



City of Blaine

City Council

November 18, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

1. Call to Order by the Mayor

2. Pledge of Allegiance

3. Roll Call

4. Awards - Presentations - Organizational Business

- 4.1.** 2024-466 Results of Bond Sale Series 2024B, 2024C, and 2024D
Sponsors: Jason Zimmerman, Finance Director

5. Communications

6. Open Forum

Open Forum is an opportunity for the public to present an issue or concern to City Council. There is a maximum of fifteen minutes set aside for open forum. Each presentation should be limited to no more than three minutes. If your item needs follow-up from the City, staff will arrange for that follow-up and will contact you to let you know what is being done. Thank you for coming this evening.

7. Adoption of Agenda

8. Approval of Consent Agenda:

All items listed under the "Consent Agenda" are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- 8.1.** 2024-538 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

- 8.2.** 2024-536 Approval of Minutes
Sponsors:

- 8.3.** RES 24-226 Resolution Authorizing the Purchase of Flow Control Valves for Water Treatment Plant #3 and Corresponding Budget Amendments

Sponsors: Nick Fleischhacker, Public Works Director

- 8.4.** RES 24-214 Resolution Granting Final Plat Approval to Divide One Existing Lot into Two Lots to be Known as Northtown Revitalization Second Addition at 100 Northtown Drive. 4th Dimension Properties, LLC. (Case File No. 24-0063/EES)
Sponsors: Sheila Sellman, City Planner

- 8.5.** 2024-525 Approve a Tobacco and Tobacco Products License for Zong Zoua LLC dba Super USA, 12080 Central Avenue NE
Sponsors: Cathy Sorensen, City Clerk

- 8.6.** 2024-527 Approve Ramsey County Master Agreement for Maintenance of Traffic Control Signal Systems
Sponsors: Daniel Schluender, Director of Engineering

- 8.7.** RES 24-221 Resolution Authorizing the Execution of a Fourth Amendment to the Amended Real Property Lease Agreement Relating to the Fogerty Arena "Ice House" Project
Sponsors: Michelle Wolfe, City Manager

- 8.8.** RES 24-227 Certify 2024 Delinquent Utility Accounts to Anoka County
Sponsors: Jason Zimmerman, Finance Director

9. 7:00 PM - Public Hearing and Items Published for a Certain Time

- 9.1.** RES 24-217 Granting an Interim Use Permit for a Land Reclamation Permit to Allow for Stockpile of Soil Onsite and Prepare Property for Future Development
Sponsors: Daniel Schluender, Director of Engineering

- 9.2.** RES 24-218 Order Improvement and Order Preparation of Plans and Specifications for the 2025 Southwest Area Street Reconstructions, Improvement Project No. T25-06
Sponsors: Daniel Schluender, Director of Engineering

10. Development Business

- 10.1.** ORD 24-2567 Second Reading
Ordinance Granting a Rezoning from Planned Business District (PBD) to Development Flex (DF) at 3629 95th Avenue NE. As-Suffah Islamic Center (Case File No. 24-0059/SLK)
Sponsors: Sheila Sellman, City Planner

- 10.2.** RES 24-200 Resolution Granting a Conditional Use Permit to Allow a Mosque (Place of Worship), K-8 Elementary School, and a Daycare/Pre-School in the

Development Flex (DF) Zoning District at 3629 95th Avenue NE. As-Suffah Islamic Center (Case File No. 24-0059/SLK)

Sponsors: Sheila Sellman, City Planner

10.3. ORD 24-2568 Second Reading

Ordinance Approving Annual Revisions to the Blaine Zoning Ordinance. City of Blaine (Case File No. 24-0060/EES)

Sponsors: Sheila Sellman, City Planner

10.4. RES 24-228

Summary Resolution for Publication of Ordinance 24-2568 Approving Annual Revisions to the Blaine Zoning Ordinance. City of Blaine (Case File No. 24-0060/ESS)

Sponsors: Cathy Sorensen, City Clerk

11. Administration

11.1. 2024-532

Motion to Authorize Mayor and City Manager to Enter into a Contract with Bolton & Menk, Inc. for Professional Design and Construction Services for the 2025 Southwest Area Street Reconstruction Project, Improvement Project No. T25-06

Sponsors: Daniel Schluender, Director of Engineering

11.2. RES 24-223

Resolution Accepting Quote from Winberg Companies, LLC in the amount of \$94,455.51 for the Lever Street Restoration Project, Improvement Project No. 17-07

Sponsors: Daniel Schluender, Director of Engineering

12. Other Business

13. Adjournment



City of Blaine Staff Report

File Number: 2024-466

Agenda Date	Status
November 18, 2024	
In Control	File Type
City Council	Presentation

Awards - Presentations - Organizational Business - Jason Zimmerman, Finance Director

Agenda Item # 4.1

Results of Bond Sale Series 2024B, 2024C, and 2024D

Executive Summary

Representatives from Baker Tilly, the City's municipal advisor, will present the sale results of bond series 2024B, 2024C, and 2024D.

Background

On September 16, 2023, the City Council approved three separate parameters resolutions authorizing the sale of bonds; series 2024B, 2024C and 2024D. The bonds are sold in three series to correspond with the intended uses of proceeds and sources to finance the debt service.

For awarding a bond sale, Blaine customarily coordinates the sale process to coincide with regularly scheduled City Council meetings. Typically, the City receives competitive bids the morning of a Council meeting and then the Council acts on the award resolution that same evening. In the overwhelming number of cases, this works very well for the City. Issues such as market volatility, unique or unusual characteristics of a bond structure, or the potential lack of a quorum to award the bids may result in justification to request greater flexibility in the bonding process.

An alternative to the traditional bonding method is an awarding resolution process which permits a separately designated committee to authorize awarding of the sale, which is referred to as a 'parameters resolution' approach. The parameters resolution authorizes the formation of a pricing committee that is authorized to sign a contract (the bond purchase agreement) to sell the bonds to an underwriter, so long as several financial benchmarks, or parameters, are satisfied.

On October 2, 2024, City staff along with representatives from Baker Tilly, the City's independent municipal advisor, participated in a call with Standard & Poor's Global Ratings (S&P) to evaluate the creditworthiness of Blaine's general obligation debt. On October 9, 2024, S&P affirmed Blaine's AAA rating, citing robust management policies and practices, revenue raising flexibility, and continued

growth in the local economy, lending to operating stability and strong reserves and liquidity.

The AAA rating, which is the highest rating assigned by S&P, includes a stable outlook which reflects the expectation that Blaine's continued economic growth, paired with strong management policies and practices, will support balanced operations and a strong overall financial profile while absorbing potentially substantial increases to its total debt.

Bids on the bonds were due at 10:00 a.m. on Thursday, November 14. A representative from Baker Tilly will be at the meeting to inform the Council of the results of the sale.

Tax-Exempt General Obligation Improvement and Equipment Bonds, Series 2024B, Subject to Certain Parameters:

Consistent with the 2024-2028 Capital Improvement Plan that was adopted by the City Council in December 2023, utility infrastructure improvements, pavement management projects, and various equipment purchases have been anticipated to be funded through bond proceeds.

The Series 2024B bonds are a general obligation of the City, secured by its full faith and credit and taxing power. The bonds have been structured with a repayment term of 15 years for utility improvements, 15 years for pavement management projects, and five years for equipment purchases.

Debt service is anticipated to be financed as follows:

- Utility Improvements - Fees charged to utility customers (Water, Sewer, Stormwater).
- Pavement Management Projects - Special assessments applied to benefiting property owners and the property tax levy.
- Equipment Purchases - Fees charged to utility customers and the property tax levy.

Financial Parameters:

- a. Maximum (par) amount of \$32,035,000
- b. Maximum interest rate (true interest cost) of 4.00%
- c. Final maturity date of February 1, 2040
- d. Award of sale within 90 days

Taxable General Obligation Temporary Tax Increment Bonds, Series 2024C, Subject to Certain Parameters:

As part of the overall financing package, the master developer of the 105th Avenue Redevelopment Area has requested the City provide Tax Increment Financing (TIF) bonds. Tax increment financing (TIF) is a financing tool meant to support local economic development, redevelopment, and housing development that would not otherwise occur without assistance. As its name suggests, TIF uses the incremental property taxes, or "tax increments," generated by the increased taxable value of a new development to help finance qualifying costs. TIF is not a tax reduction; taxes are paid on the full taxable value. The original taxable value continues to be part of the tax base that supports the tax levies of the city, county, school district, and other taxing jurisdictions. The new, additional value from development activity is "captured" from the tax base for the duration of the TIF district. After the TIF district is terminated, or "decertified," the captured value becomes part of the tax base.

Cities must follow statutory requirements, including but not limited to administrative expenses, plan modifications, reporting requirements, use of increments, excess increments, pooling, decertification, and use of funds outside the district. The Office of the State Auditor also requires annual reporting on the status of each active TIF district a municipality has outstanding.

TIF bond proceeds can be used to finance acquisition, demolition, site improvements, public infrastructure improvements, utilities, administrative and other related redevelopment costs of the TIF District. Additionally, state law clearly prohibits using TIF proceeds in a redevelopment district for vertical construction.

Municipal bonds are either categorized as taxable or tax-exempt. Series 2024C has been identified as taxable, as the proceeds are being used in part to finance activities within the bounds of private property. While this generally results in a higher interest rate due to investors paying taxes on income, the City's AAA rating and General Obligation backing makes this financing more attractive than a traditional bank loan. Additionally, taxable bonds are not subject to the same arbitrage yield restrictions that tax-exempt bonds are subject to, effectively allowing interest to be earned in excess of interest paid.

The series 2024C bonds are also structured as temporary, rather than permanent financial instruments. While the majority of municipal bonds are permanent, temporary bonds are authorized by state law for a period of up to three years (which may be extended another three years for a total of six years) to pay interest only related to the carrying cost of the bonds. Temporary bonds are "upsized" in that the proceeds are used for the purpose of the project and to pay the carrying costs, or capitalized interest. At the time the bonds are refinanced as permanent, principal and interest is then paid from the dedicated revenue source, which in this case is intended to be tax increment resulting from new development on the east side of the district. Advantages to utilizing temporary bonds in advance of permanent financing include:

- Principal repayment to align with revenue generation;
- Greater long-term flexibility when determining permanent financing; and
- Sizing the permanent structure as precisely as possible

The permanent bonds are intended to be repaid by tax increments generated within the proposed district, which is the eastern bounds of the 105th Avenue Redevelopment Area. The Series 2024C bonds are a general obligation of the City, secured by its full faith and credit and taxing power. In the event that future increment is insufficient to pay for the permanent debt service, the City will be responsible for making payments using any available funding source.

Financial Parameters:

1. Maximum (par) amount of \$28,000,000
2. Maximum interest rate (true interest cost) of 4.75%
3. Final maturity date is not later than three years from the date of issuance

Conditions and Contingencies:

1. The developer of the property in the TIF District and certain adjacent property (or one or more affiliated entities, collectively, the "Developer") and the City or the EDA shall have approved, executed and delivered a TIF Assistance and Disbursing Agreement, a Purchase Agreement, a Master Development Agreement and all other applicable documents referred to therein in forms satisfactory to the Pricing Committee (collectively, the "Financing Documents")
2. The Developer and MASC shall have approved, executed and delivered a Ground Lease for use of MASC property adjacent to the TIF District in form satisfactory to the Pricing Committee
3. The City and the EDA shall have approved and established the TIF District after a public hearing on October 7, 2024

Taxable General Obligation Temporary Tax Abatement Bonds, Series 2024D, Subject to Certain Parameters:

As part of the overall financing package, the master developer of the 105th Avenue Redevelopment Area has requested the City provide assistance in financing infrastructure improvements within the west district of the project area. As outlined in state law, by establishing existing values, the City is authorized to issue tax abatement bonds. Although values within the western district of the anticipated redevelopment area were utilized to issue the 2024A series bonds, several properties, including the event stadium and golf related concepts were valued by the County at what appears to be significantly lower values than what will be realized assuming development commences as outlined within the current development model. The intent is that the taxes generated within the abatement area will be sufficient to offset the levy needed to support the permanent debt associated with this proposed tax abatement bond, series 2024D.

The Series 2024D bonds are a general obligation of the City, secured by its full faith and credit and taxing power. Similar to the 2024A tax abatement bonds aforementioned, a new levy will be collected to support this annual debt service of the permanent debt structure.

Municipal bonds are either categorized as taxable or tax-exempt. Series 2024D has been identified as taxable, as the proceeds are being used in part to finance activities within the bounds of private property. While this generally results in a higher interest rate due to investors paying taxes on income, the City's AAA rating and General Obligation backing makes this financing more attractive than a traditional bank loan. Additionally, taxable bonds are not subject to the same arbitrage yield restrictions that tax-exempt bonds are subject to, effectively allowing interest to be earned in excess of interest paid.

The series 2024D bonds are also structured as temporary, rather than permanent financial instruments. While the majority of municipal bonds are permanent, temporary bonds are authorized by state law for a period of up to three years (which may be extended another three years for a total of six years) to pay interest only related to the carrying cost of the bonds. Temporary bonds are "upsized" in that the proceeds are used for the purpose of the project and to pay the carrying costs, or capitalized interest. At the time the bonds are refinanced as permanent, principal and interest is then paid from the dedicated revenue source, which in this case is intended to be property taxes generated from new development within the east side of the district. Advantages to utilizing temporary bonds in advance of permanent financing include:

- Principal repayment to align with revenue generation;
- Greater long-term flexibility when determining permanent financing; and
- Sizing the permanent structure as precisely as possible

Financial Parameters:

1. Maximum (par) amount of \$9,000,000
2. Maximum interest rate (true interest cost) of 4.75%
3. Final maturity date is not later than three years from the date of issuance

Conditions and Contingencies:

1. The developer of the property in the TIF District and certain adjacent property (or one or more affiliated entities, collectively, the “Developer”) and the City or the EDA shall have approved, executed and delivered a TIF Assistance and Disbursing Agreement, a Purchase Agreement, a Master Development Agreement and all other applicable documents referred to therein in forms satisfactory to the Pricing Committee (collectively, the “Financing Documents”);
2. The Developer and MASC shall have approved, executed and delivered a Ground Lease for use of MASC property adjacent to the TIF District in form satisfactory to the Pricing Committee;
3. The City and the EDA shall have approved and established the TIF District after a public hearing on October 7, 2024

Strategic Plan Relationship

Series 2024B will be used to finance utility infrastructure activities, pavement management projects, and the acquisition of capital equipment which aligns with the City's strategic priority of a well-maintained infrastructure and financial stability.

Series 2024C and 2024D will be used to finance improvements within the 105th Avenue Redevelopment Area, which is associated with the City's strategic priority of economic development.

Board/Commission Review

N/A

Financial Impact

Series 2024B proceeds will be used to fund the City's pavement management program, infrastructure improvements and the acquisition of capital equipment, consistent with the 2024-2028 Capital Improvement Plan (CIP). The associated debt is anticipated to be repaid with the general property tax levy, special assessments, and funds raised by benefiting utility funds.

Series 2024C proceeds will be used to finance acquisition, demolition, site improvements, public infrastructure improvements, utilities, administrative and other related redevelopment costs of the TIF

District within the east district of the 105th Avenue Redevelopment Area. Property taxes paid by the parcels located within the TIF District will be used to facilitate the debt service associated with the permanent bonds when sold.

Series 2024D proceeds will be used to finance infrastructure improvements within the west district of the 105th Redevelopment Area. Property taxes generated within the abatement area are anticipated to be sufficient to offset the levy needed to support the permanent bonds when sold.

Public Outreach/Input

On September 16, 2024 the City Council adopted parameters resolutions providing for the competitive negotiated sale of series 2024B, 202C, and 2024D.

Staff Recommendation

No action is necessary as this item is for informational purposes only. Representatives from Baker Tilly will present the sales results.

Attachment List

None

PAYROLL CHECKS & WIRE TRANSFERS

MONTH: OCTOBER 2024

PAYROLL CHECKS

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
10/10/24	VENDOR CHECKS	CHECK # 79889-79892	\$5,648.63
10/10/24	EMPLOYEES	DIRECT DEPOSITS	\$620,838.97
10/24/24	VENDOR CHECKS	CHECK # 79893-79900	\$12,818.90
10/24/24	EMPLOYEES	DIRECT DEPOSITS	\$634,422.11

WIRE TRANSFERS

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
10/10/24	STATE OF MINNESOTA	PAYROLL TAXES	\$41,588.85
10/10/24	I.R.S.	PAYROLL TAXES	\$190,154.20
10/10/24	P.E.R.A.		\$186,594.98
10/10/24	USCM & US BANK	DEFERRED COMP & H.S.A	\$71,183.04
10/20/23	STATE OF MINNESOTA	SEPTEMBER SALES TAX	\$39,966.00
10/25/23	21ST CENTURY	CREDIT CARDS	\$19,385.08
10/24/24	STATE OF MINNESOTA	PAYROLL TAXES	\$43,057.20
10/24/24	I.R.S.	PAYROLL TAXES	\$195,605.19
10/24/24	P.E.R.A.		\$193,565.39
10/24/24	USCM & US BANK	DEFERRED COMP & H.S.A	\$63,966.28

TOTAL \$2,318,794.82

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 11/18/2024 FOR PAYMENTS THE WEEK OF 10/11/2024**

Vendor Name	Description	Amount
BLAINE 2022 LLC	Partial escrow refund, PC23-0079, Preserve at Lexington Waters 2	\$ 22,500.00
BOULDER CONTRACTING LLC	Partial escrow refund, PC24-0049, Boulder Villas	\$ 39,297.90
LUMINATE HOME LOANS INC	Interest Rate Buy Down Program	\$ 40,000.00

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 11/18/24 FOR PAYMENTS THE WEEK OF 10/11/2024**

Vendor Name	Description	Amount
ALLEGRA PRINT & IMAGING	Records, evidence and generic cards	\$ 187.12
AMAZON CAPITAL SERVICES	iPad Case	\$ 22.49
AMAZON CAPITAL SERVICES	Rubber fingers and velcro zip ties	\$ 27.54
AMAZON CAPITAL SERVICES	Printer Labels, Rubber Bands, Easel Document Holder	\$ 77.55
AMERICAN FLAGPOLE & FLAG CO.	MN flag	\$ 226.53
ANOKA COUNTY	Record Easement, I/P 24-07 (173 89th Ave)	\$ 46.00
APPLE FORD WHITE BEAR LAKE	Recalls/Repairs; 1289	\$ 2,259.14
ASPEN MILLS INC	Brennan - 4 shirts	\$ 203.94
AT&T	cell phone tracking for investigation - # 24166738	\$ 650.00
AUTOMATIC SYSTEMS COMPANY	Dialer Comm Fail troubleshoot	\$ 1,715.00
AUTOMATIC SYSTEMS COMPANY	Altitude Valve upgrade; Tower 2	\$ 5,947.00
AUTOWASH SYSTEMS INC	Car Wash Chemicals & Check 9/20/24	\$ 755.54
BABKIN SAM	Park & Rec Refund	\$ 300.00
BAUER BUILT INC	Tires/Installation for 4506	\$ 1,187.98
BAUER BUILT INC	Tires; 1241	\$ 4,949.94
BEACON ATHLETICS LLC	New tarps for baseball fields	\$ 344.00
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 5,141.84
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 6,026.92
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 9,992.80
BLAINE 2022 LLC	Partial escrow refund, PC23-0079, Preserve at Lexington Waters 2	\$ 22,500.00
BLAINE 2022 LLC	Partial escrow refund, PC23-0026, Preserve at Lexington Waters	\$ 92,500.00
BLAINE BROTHERS INC	Alignment for 4506	\$ 395.45
BLAINE BROTHERS INC	Fuel Line Repair; 1278	\$ 9,950.81
BLAINE LOCK & SAFE INC	Keys Mark Stack room elections	\$ 70.25
BOULDER CONTRACTING LLC	Escrow Refund - 4853 130th LN NE	\$ 5,000.00
BOULDER CONTRACTING LLC	Partial escrow refund, PC24-0049, Boulder Villas	\$ 39,297.90
BOUND TREE MEDICAL LLC	Medical Supplies	\$ 467.90
BOYER TRUCKS	Starter for 1241	\$ 481.64
BOYER TRUCKS	AMP Jump pack; Mech Shop	\$ 820.00
BRAUN INTERTEC CORPORATION	Construction Materials Testing (Pleasure Creek Recon), I/P 24-06	\$ 8,388.50
CENTENNIAL SCHOOL DIST 12	Staff for Summer Centennial Square Program	\$ 6,000.00
CENTRAL TURF & IRRIGATION SUPPLY	Irrigation repair; Tom Ryan Park	\$ 373.50
CENTURYLINK	911 Service	\$ 80.52
CHET'S SHOES INC	Work Boots; New Hire Van Vleet & Chester	\$ 476.00
CHET'S SHOES INC	New Hire boots; Winter & Chainsaw; Tyler Foss	\$ 577.15
CINTAS CORPORATION	MAYC - Mats/Rugs	\$ 38.42
CINTAS CORPORATION	MAYC - Mats/Rugs	\$ 38.42
CINTAS CORPORATION	CH Mats/Rugs	\$ 205.47
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$ 219.98
CINTAS CORPORATION	CH med cabinet supplies	\$ 388.45
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$ 411.78
COMCAST	Internet for Public Wi-Fi	\$ 282.89
COMPUTER EXPLORERS	Fall Tech Camp	\$ 64.00
CONNEXUS ENERGY	951 124th LN NE/Well #12, #13	\$ 10,625.44
CONNEXUS ENERGY	10801 Town Square DR NE	\$ 10,961.93
CORE & MAIN LP	Water Main break parts; Baltimore	\$ 1,362.63
CORE & MAIN LP	3/4 Meters/Radios; Water	\$ 12,999.23
CREATIVE HOMES INC	Escrow Refund - 13136 Hupp CT NE	\$ 4,700.00

CREATIVE HOMES INC	Escrow Refund - 13116 Hupp CT NE	\$ 7,300.00
CRYSTEEL TRUCK EQUIPMENT	Chainwheels/covers; PW Stock	\$ 2,597.38
CRYSTEEL TRUCK EQUIPMENT	Sine Inverter/kit; 4621	\$ 2,891.00
CRYSTEEL TRUCK EQUIPMENT	Plow/Equipment/installation; 1290	\$ 10,419.00
CYBER ADVISORS INC	Wi-Fi Support Renewal	\$ 7,702.00
DEHNS PUMPKINS LLC	Pumpkins for Flashlight pumpkin	\$ 375.00
ECM PUBLISHERS INC	Public Hearing Notice - District I-25	\$ 304.50
ECM PUBLISHERS INC	Public Hearing Notice - Abatement Parcels 092024	\$ 347.50
ELECTRIC PUMP INC	Exhaust Fan; LS 30 & 32	\$ 2,216.62
EXPRESS SIGNS INC	Signs for Oktober Fest	\$ 290.00
FACTORY MOTOR PARTS COMPANY	Batteries for PW Stock	\$ 419.52
FERGUSON ENTERPRISES LLC #3325	Supplies for Water; B/O Fire Hose	\$ 1,036.05
FERGUSON WATERWORKS #2518	Credit	\$ (1,100.54)
FERGUSON WATERWORKS #2518	Grass net Staples: curb stop repair	\$ 40.00
FERGUSON WATERWORKS #2518	Tools for water main breaks	\$ 272.32
FERGUSON WATERWORKS #2518	Service break parts; Water	\$ 953.18
FRATTALONE COMPANIES	Escrow Refund - 10191 Xylite ST NE	\$ 2,000.00
FRIENDLY CHEVROLET INC	Replacement door panel squad 5331	\$ 259.47
GARY CARLSON EQUIPMENT CO.	Trench Box Rental; Baltimore Dig	\$ 279.00
GATEWAY FIBER JAMES BEACH	Refund for Peddler License	\$ 300.00
GMP CONSULTANTS LLC	Executive Recruitment - HR Manager	\$ 1,645.00
GMP CONSULTANTS LLC	Executive Recruitment - HR Manager	\$ 5,170.20
GRAINGER	Funnels; PW Stock	\$ 144.96
GRIDOR CONSTRUCTION INC	Water Treatment Plant 4 (Final Design & Construction), I/P 19-11	\$ 301,178.00
HAUSER DREW	DJ for Flashlight Pumpkin	\$ 172.50
HAWKINS INC	Water Treatment Chemicals	\$ 1,461.60
HORIZON ROOFING INC	Roof repair	\$ 407.00
HORIZON ROOFING INC	Roof repair	\$ 583.50
HORIZON ROOFING INC	Roof repair	\$ 1,029.62
IDEAL SERVICE INC	Well 10 VFD Fan Replacement labor	\$ 195.00
ISOM HARLAN G	Softball Umpire Fees	\$ 134.00
ISOM HARLAN G	Softball Umpire Fees	\$ 134.00
KNOWBE4 INC	Security Awareness Training Subscription	\$ 1,422.96
KOHLER SERVICES	Permit Refund B24-04361	\$ 60.00
KURILLA CONTRACTING COMPANT	2024 Storm Outlet Project, I/P 24-50	\$ 61,009.00
LAWSON PRODUCTS INC	Green Locate paint/fittings; Sewer/Water	\$ 356.48
LENNAR	Escrow Refund - 3435 110th LN NE	\$ 4,800.00
LENNAR	Permit Refund B24-02936	\$ 12,834.80
LI HUAZHEN	Refund Individual Massage	\$ 150.00
LIFE SAFETY SYSTEMS INC	Install temp sensor sprinkler riser room	\$ 570.00
LOCKRIDGE GRINDAL NAUEN PLLP	2024 State Lobbyist Services	\$ 3,166.66
LONG SHOT TRUCKING LLC	Hauling 2024 Spring Street Sweepings	\$ 6,277.50
LRS PORTABLES OF MINNESOTA	Satellite Rental - Parks	\$ 124.70
LUMINATE HOME LOANS INC	Interest Rate Buy Down Program	\$ 40,000.00
LUTHER BROOKDALE CHEVROLET	Seat belt module replacement; 5314	\$ 855.87
M/I HOMES	Escrow Refund - 11196 Pierce PL NE	\$ 5,000.00
MANAGED SERVICES INC	CH supplies tp, enmotion, liners	\$ 616.65
MARCO TECHNOLOGIES LLC	Phone System Support and Maintenance	\$ 12,583.23
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$ 635.02
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$ 1,936.98
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$ 2,459.44
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$ 2,499.76
MATTHEW HOMES INC	Escrow Refund - 11756 4th ST NE	\$ 4,700.00
MC TOOL & SAFETY SALES	PPE: New Hire; Tyler Foss	\$ 290.64
MC TOOL & SAFETY SALES	2024 Capital; F550 #4635 Shovels/The Jake hammer	\$ 306.57

MC TOOL & SAFETY SALES	2024 Capital; F350 #4634 Shovels/The Jake hammer	\$	306.57
MC TOOL & SAFETY SALES	2024 Capital; F350 #4632 Shovels/The Jake hammer	\$	306.57
MC TOOL & SAFETY SALES	Gloves/Glasses; Wells/Plants	\$	666.05
MC TOOL & SAFETY SALES	New Employee PPE; Brooks/Bowens	\$	751.40
MENARDS - BLAINE	PW: Fittings for 1235	\$	20.54
MENARDS - BLAINE	Ratchet/Socket; Meter Tools	\$	23.95
MENARDS - BLAINE	2023 Capital; Water Break Trailer #4641 build up	\$	97.96
MENARDS - BLAINE	2023 Capital; Water Break Trailer #4641 build up	\$	112.69
MENARDS - BLAINE	2023 Capital; Water Break Trailer Tools #4641	\$	136.03
MICKMAN BROTHERS INC	Mulching/Landscape; Flanders Court	\$	1,879.00
MIDWAY FORD COMPANY	Fuel Tank Straps; 5125	\$	99.88
MIDWAY FORD COMPANY	TPMS; 3402	\$	101.18
MINNESOTA CHIEFS OF POLICE ASSOC	2024 Critical Issues Training Series	\$	650.00
MINNESOTA EQUIPMENT - HAM LAKE	Credit	\$	(64.62)
MINNESOTA EQUIPMENT - HAM LAKE	Sleeves for Weed Whips	\$	11.98
MINNESOTA EQUIPMENT - HAM LAKE	B/O Safety Supplies; Streets	\$	199.74
MTI DISTRIBUTING INC	Labor Charges; PW	\$	182.40
MTI DISTRIBUTING INC	B/O Oil Pan/Pipe/Gasket: Mower 2427	\$	187.10
MTI DISTRIBUTING INC	Hydraulic Hoses - 2431	\$	311.69
MTI DISTRIBUTING INC	B/O Oil Pan/Pipe/Gasket: Mower 2427	\$	469.80
MTI DISTRIBUTING INC	Finger Kit/Deck Skirt/Canvas; 2307	\$	724.92
MTI DISTRIBUTING INC	Finger Kit/Deck Skirt/Canvas; 2307	\$	999.03
NITTI ROLLOFF SERVICES INC	Demo Refund - 11217 4th ST NE	\$	2,000.00
NORTHERN SANITARY SUPPLY CO INC	Bath Tissue for parks	\$	621.72
O'REILLY AUTOMOTIVE INC	Fuel Filters for PW Stock	\$	8.76
O'REILLY AUTOMOTIVE INC	Oil Filters/Additives; PW Stock	\$	32.86
O'REILLY AUTOMOTIVE INC	Mechanic shop supply: Cooler line	\$	92.82
O'REILLY AUTOMOTIVE INC	Brake Rotors/Pads; 5252	\$	139.99
O'REILLY AUTOMOTIVE INC	Oil Filters/Additives; PW Stock	\$	221.88
PARK CONSTRUCTION COMPANY	Full escrow refund, B23-00402, Park Construction	\$	93,183.50
PARK CONSTRUCTION COMPANY	2024 Northwest Area Street Reconstruction. I/P 24-05	\$	669,809.65
PRO-TEC DESIGN INC	Aquatone bandshell camera additions	\$	10,333.69
RECYCLE TECHNOLOGIES INC	Electronic/battery recycling; Water	\$	322.35
RIDGEWAY & ASSOCIATES	Mental Wellness Program	\$	2,010.00
ROADKILL ANIMAL CONTROL	Disposal of Dead Deer	\$	103.00
S & S INDUSTRIAL SUPPLY INC	Mechanic Shop Tools; Bit Sets	\$	303.13
SAM'S CLUB/SYNCHRONY BANK	Food for flashlight pumpkin	\$	91.84
SCHINDLER ELEVATOR CORPORATION	CH elevator repair	\$	1,228.69
ST PAUL PLUMBING AND AIR	Permit Refund B24-03311	\$	75.00
STATE OF MINNESOTA DEED	DEED Loan # CDAP-23-0112-H-FY24, Loan Repayment, Oct 2024	\$	3,619.05
STERICYCLE INC	Aug/Sept shred	\$	291.18
SUBURBAN TIRE WHOLESALE INC	Tires for PW Stock	\$	381.24
TEAMSTERS LOCAL #320 WELFARE	Police Dental - Group #1609 Monthly	\$	8,094.00
T-MOBILE USA INC	Cell phone tower dump - # 24188432	\$	100.00
ULINE	12 Chairs, 18 trash/recycling cans	\$	3,654.87
US BANK	Fiscal Agent Fees - Bond 2019B	\$	550.00
WARNING LITES OF MN	2024 Pavement Markings, I/P 24-03	\$	85,561.28
WINBERG COMPANIES LLC	Sunrise Pond Park -Parking Lot & Trail Project, I/P 23-41	\$	1,598.48
WINBERG COMPANIES LLC	Willowbrook 3rd Add Drain tile Improvement Project, I/P 22-55	\$	6,007.08
WSB & ASSOCIATES INC	2025 Zest St Construction Project, I/P 25-04	\$	17,688.75
WSB & ASSOCIATES INC	Design & Construction Svcs-2024 NW Area Street Recon, I/P 24-05	\$	73,640.35
XCEL ENERGY	Signal - Electric	\$	100.38
XCEL ENERGY	Signal - Electric	\$	131.40
ZAYO GROUP LLC	Telephone Service	\$	6,642.83
ZIEGLER INC	Truck Mats/Clips for PW Stock	\$	278.52

ZIEGLER INC

Truck Mats/Clips for PW Stock

\$ 673.40

\$ 1,781,318.78

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 11/18/2024 FOR PAYMENTS THE WEEK OF 11/01/2024**

Vendor Name	Description	Amount
HAWKINS INC	Water Treatment Chemicals	\$ 23,733.60
BRAD'S CATCH BASIN REPAIR LLC	Blaine Baseball Complex field 1 concrete and asphalt work	\$ 49,845.00

CITY OF BLAINE

SCHEDULE OF BILLS PAID

APPROVED ON 11/18/24 FOR PAYMENTS THE WEEK OF 11/01/2024

Vendor Name	Description	Amount
AMAZON CAPITAL SERVICES	PW; Chair/chargers/surge protectors	\$ 435.21
AMAZON CAPITAL SERVICES	Pads of paper, sticky notes, red pens	\$ 83.86
AMAZON CAPITAL SERVICES	Patrol general supplies-Denatured Alcohol, Retaining Compound	\$ 59.13
AMAZON CAPITAL SERVICES	Spare Monitors	\$ 987.96
AMAZON CAPITAL SERVICES	PW: Office Supplies; pens/toner/scissors/mouse	\$ 270.43
AMAZON CAPITAL SERVICES	Post it notes, toner-patrol, quick sort, Tylenol	\$ 229.42
AMAZON CAPITAL SERVICES	Wellness Workspace Equipment	\$ 1,447.53
AMAZON CAPITAL SERVICES	Supplies for flashlight pumpkin	\$ 21.99
AMAZON CAPITAL SERVICES	Phone case and charging block for Lori C	\$ 23.47
AMAZON CAPITAL SERVICES	Supplies for craft fair	\$ 33.98
AMAZON CAPITAL SERVICES	Post it notes, toner-patrol, quick sort, Tylenol	\$ 27.96
AMAZON CAPITAL SERVICES	Holster and holster equipment	\$ 252.65
AMAZON CAPITAL SERVICES	Webcam for ID Card Photos	\$ 44.99
AMAZON CAPITAL SERVICES	Cambridge Notebook, soap	\$ 31.15
AMAZON CAPITAL SERVICES	Supplies for events	\$ 47.98
AMAZON CAPITAL SERVICES	Small Cordless Vacuum	\$ 79.00
AMAZON CAPITAL SERVICES	Supplies for princess party	\$ 28.99
AMAZON CAPITAL SERVICES	RDS holsters	\$ 2,216.25
AMAZON CAPITAL SERVICES	Velcro for Wellness Equipment	\$ 18.85
AMAZON CAPITAL SERVICES	Flashlight for Flashlight pumpkin	\$ 12.59
APPLE FORD WHITE BEAR LAKE	Warranty Work/Oil Change/blades; Truck 1285	\$ 143.21
APPLE FORD WHITE BEAR LAKE	Recall's and Tires; Vehicle 3422	\$ 1,356.00
APPLE FORD WHITE BEAR LAKE	Brake & Exhaust Work/Recall; Vehicle 5240	\$ 1,191.69
AT&T	Cell phone tower dump for investigation - 24204617	\$ 95.00
AT&T MOBILITY	Employee Cell Phone Service	\$ 11,410.36
AT&T MOBILITY	Bait Trailer Data Service	\$ 66.96
AUTOWASH SYSTEMS INC	Car Wash Chemicals & Check	\$ 735.75
BARNA GUZY & STEFFEN LTD	Hearing for Therapeutic Massage and Asian Massage	\$ 200.00
BARNA GUZY & STEFFEN LTD	Hearing for Therapeutic Massage and Asian Massage	\$ 200.00
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 9,990.29
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 7,077.18
BILL'S GUN SHOP & RANGE NORTH	Range fees for firearms training	\$ 75.00
BLAINE 2022 LLC	Partial escrow refund, PC23-0026, Preserve at Lexington Waters	\$ 92,500.00
BLAINE BROTHERS INC	Lower Coolant Tube; Plow 1211	\$ 374.21
BLUEBEAM INC	Annual Subscription Renewal - Bluebeam	\$ 3,323.00
BOULDER CONTRACTING LLC	Escrow Refund - 4911 130th CT NE	\$ 5,000.00
BOYER TRUCKS	Coolant hose/pipe; Plow 1211	\$ 247.98
BOYER TRUCKS	Brake Panel; Hook Truck 1235	\$ 542.52
BOYER TRUCKS	Brake Panel; Hook Truck 1235	\$ 127.99
BOYER TRUCKS	Exhaust Parts; Plow 1201	\$ 686.77
BOYER TRUCKS	Brake Panel; Hook Truck 1235	\$ 10.23
BOYER TRUCKS	Battery Jump Pack for Mechanics Shop	\$ 820.00
BRAD'S CATCH BASIN REPAIR LLC	Blaine Baseball Complex field 1 concrete and asphalt work	\$ 49,845.00
BRAUN INTERTEC CORPORATION	Construction Materials Testing (24 SW Area Recon), I/P 24-07	\$ 5,537.00
BROADWAY AWARDS INC	Name plates for plaques	\$ 59.67
CAMPION BARROW & ASSOCIATES	Pre-employment testing	\$ 1,395.00
CAMPION BARROW & ASSOCIATES	Pre-employment testing	\$ 1,395.00
CAMPION BARROW & ASSOCIATES	Pre-employment testing	\$ 1,860.00
CAMPION BARROW & ASSOCIATES	Pre-employment testing	\$ 1,395.00
CAPITAL ONE TRADE CREDIT	Small Tools, Sign Shop - Drill set, pliers. Mech Tools	\$ 338.51

CAPITAL ONE TRADE CREDIT	2024 Capital; F350 #4634 10 pack tool set w/ batteries	\$	1,168.49
CAPITAL ONE TRADE CREDIT	2024 Capital; F550 #4635 Pressure Sprayer/Laser Level	\$	2,089.99
CAPITAL ONE TRADE CREDIT	2024 Capital; F550 #4635 Pressure Sprayer/Laser Level	\$	499.00
CARQUEST AUTO PARTS STORES	Wiper Blades; PW Stock	\$	395.52
CENTERPOINT ENERGY	Sept and Oct 2024 Gas Service	\$	8,448.21
CENTRAL TURF & IRRIGATION SUPPLY INC	Irrigation Supplies; Radisson Road	\$	423.09
CENTURYLINK	Telephone Service	\$	129.76
CHRONICLES IN HEALTH LLC	Senior program - HBP & Hypertension	\$	50.00
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$	411.78
CINTAS CORPORATION	MAYC - Mats/Rugs	\$	38.42
CINTAS CORPORATION	CH Mats/Rugs	\$	205.47
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$	219.98
CINTAS CORPORATION	MAYC medical cabinet supplies	\$	40.53
CINTAS CORPORATION	Cold storage medical cabinet supplies	\$	73.53
CINTAS CORPORATION	PD medical supply cabinet	\$	267.29
COMPUTER EXPLORERS	Fall Tech Camp	\$	45.00
CREATIVE HOMES INC	Escrow Refund - 4513 131st AVE NE	\$	7,400.00
CREATIVE HOMES INC	Escrow Refund - 13107 Hupp CT NE	\$	5,000.00
CREATIVE HOMES INC	Escrow Refund - 13156 Hupp CT NE	\$	5,000.00
CREATIVE HOMES INC	Escrow Refund - 4537 131st AVE NE	\$	5,000.00
CREATIVE HOMES INC	Escrow Refund - 4529 131st AVE NE	\$	5,000.00
CREATIVE HOMES INC	Escrow Refund - 4545 131st AVE NE	\$	5,000.00
CREATIVE HOMES INC	Escrow Refund - 13147 Isetta CIR NE	\$	7,400.00
CREATIVE HOMES INC	Escrow Refund - 13167 Isetta CIR NE	\$	5,000.00
CREATIVE HOMES INC	Escrow Refund - 13173 Isetta CIR NE	\$	5,000.00
CREATIVE HOMES INC	Escrow Refund - 13161 Isetta CIR NE	\$	5,000.00
CRYSTEEL TRUCK EQUIPMENT	Replace Towing Plate; Plow 1200	\$	4,813.00
CRYSTEEL TRUCK EQUIPMENT	Plow build up; Truck 1296	\$	10,801.00
CRYSTEEL TRUCK EQUIPMENT	Thermometer; Hook Truck 1235	\$	35.70
D R HORTON INC	Escrow Refund - 4265 130th AVE NE	\$	7,400.00
D R HORTON INC	Escrow Refund - 13014 Erskin ST NE	\$	7,400.00
D R HORTON INC	Escrow Refund - 13020 Erskin ST NE	\$	7,400.00
D R HORTON INC	Escrow Refund - 13062 Erskin ST NE	\$	4,700.00
D R HORTON INC	Escrow Refund - 13154 National ST NE	\$	7,300.00
D R HORTON INC	Escrow Refund - 13164 National ST NE	\$	7,400.00
D R HORTON INC	Escrow Refund - 13125 National ST NE	\$	4,900.00
D R HORTON INC	Escrow Refund - 13151 National ST NE	\$	7,400.00
D R HORTON INC	Escrow Refund - 13141 National ST NE	\$	7,400.00
D R HORTON INC	Escrow Refund - 13131 National ST NE	\$	4,900.00
DONE RIGHT AUTO DETAIL	Auto Detail for vehicle 3422	\$	250.00
DORAN SPECIAL PROJECTS LLC	HYDRANT METER DEPOSIT REFUND	\$	316.58
DOUGLAS KERR UNDERGROUND LLC	2024 Pleasure Creek Area St Reconstruction, I/P 24-06	\$	1,215,822.59
DOUGLAS KERR UNDERGROUND LLC	HYDRANT METER DEPOSIT REFUND	\$	4,750.00
DRESEL CONTRACTING INC	HYDRANT METER DEPOSIT REFUND	\$	4,750.00
ECM PUBLISHERS INC	Advertising & Public Notices	\$	86.00
ECM PUBLISHERS INC	Advertising & Public Notices	\$	37.62
EDWARDS ALAN	Softball Umpire Fees	\$	502.00
FACTORY MOTOR PARTS COMPANY	Vehicle Batteries for PW Stock	\$	1,032.00
FACTORY MOTOR PARTS COMPANY	Credit	\$	(153.12)
FERGUSON WATERWORKS #2518	Test Ball; Tower 2	\$	291.55
FISERV	September FISERV Payment	\$	149.84
FLAGSHIP RECREATION	Memorial Bench for Bob Therres at Happy Acres park	\$	2,619.00
FLEXIBLE PIPE TOOLS & EQUIPMENT	Sewer Hoses: Jetter #4511	\$	4,550.00
FRIENDLY CHEVROLET INC	Brake Rotors/Pads; PD Stock	\$	2,515.42
FRIENDLY CHEVROLET INC	Brake Pad kits; PD Stock	\$	648.86
GALLAGHER BENEFIT SERVICES INC	Ongoing DBM evaluations and Comp Study	\$	416.66
GALLAGHER BENEFIT SERVICES INC	Ongoing DBM evaluations and Comp Study	\$	8,000.00

GALLS LLC	Player Security Uniform for 3M	\$	168.92
GRAINGER	Steel stamps set	\$	26.54
GREAT LAKES HOME RENOVATIONS	Permit Refund B24-02809	\$	194.70
GROUP HEALTH NON-PATIENT A/R	EAP benefits	\$	244.00
GROUP HEALTH NON-PATIENT A/R	Wellness Program Non-Member Charges (Sept)	\$	224.00
HARDWOOD CREEK LUMBER	48" Pine Lathe - Streets	\$	420.00
HAUGO GEO TECHNICAL SERVICES LLC	Geotechnical Exploration-2025 SW Area Street Recon, I/P 25-06	\$	10,470.00
HAUSER DREW	Dj for Princess Party	\$	230.00
HAWKINS INC	Water Treatment Chemicals	\$	23,733.60
HOSE PROS LLC	Backflow/Hyd Meter parts	\$	303.14
HOSE PROS LLC	Hydrant Meter Parts	\$	42.65
HY-VIZ INC.	Fire Hydrant Markers; Water	\$	1,340.00
INNOVATIVE OFFICE SOLUTIONS	PW Office supplies; Paper/Binder clips/ Staples	\$	205.64
IRENE TAMBLYN AND JOHNSON TURNER LEGAL	Tamblyn Settlement Agreement, I/P 17-07	\$	68,111.43
ISOM HARLAN G	Softball Umpire Fees	\$	392.00
JM ELECTRIC LLC	Sports lighting repair at Lexington AC	\$	350.00
JONATHAN HOMES OF MN LLC	Escrow Refund - 4836 131st CT NE	\$	5,000.00
LAWSON PRODUCTS INC	Mechanic shop supplies: Bolts	\$	90.05
LAWSON PRODUCTS INC	Mechanic Shop Tools; Fittings	\$	42.96
LAWSON PRODUCTS INC	Mechanic shop supplies; Nitrile Gloves	\$	43.20
LAWSON PRODUCTS INC	Mechanic shop supplies; Grab hooks, Sleeving, Washers	\$	1,024.88
LEAR SHEREE	Home Improvement Grant Reimbursement	\$	2,500.00
LIU JIAN	Overpayment Background Fee	\$	150.00
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$	4,212.39
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$	1,257.86
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$	1,164.32
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$	606.12
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$	165.79
MARTIN MARIETTA MATERIALS	Class 5 Recycled - Eastside Park	\$	751.73
MENARDS - BLAINE	Replace Heater: Well 8	\$	589.85
MENARDS - BLAINE	Replace Heater: Well 8	\$	56.85
MENARDS - BLAINE	Mechanic shop supplies: Mag Trays; glue; bits	\$	65.94
MENARDS - BLAINE	Replace Heater: Well 8	\$	19.25
MENARDS - BLAINE	Repair supplies: Tower 2	\$	90.29
MENARDS - BLAINE	Heater/Tools for Well 10	\$	361.06
MENARDS - BLAINE	Heater/Tools for Well 10	\$	107.59
MENARDS - BLAINE	Community Outreach Trailer supplies	\$	15.95
MIDWAY FORD COMPANY	Turn Signal Switch; Vehicle 5300	\$	110.00
MINNESOTA EQUIPMENT - ISANTI	Fuel Filters; PW Stock	\$	256.67
NORTH STAR ARTS	Princesses for the event	\$	350.00
NORTHERN SANITARY SUPPLY CO INC	PW Supplies - can liners/towels/tissue	\$	699.03
NUSS TRUCK & EQUIPMENT	Engine Repair; Plow Truck 1278	\$	835.82
OLSEN CHAIN & CABLE INC	Slings for mechanic shop	\$	812.54
OPSAHL-MITCHELL WANDA KAY	Facepainting for princess party	\$	170.00
OPTUM FINANCIAL INC	HSA quarterly account fees	\$	718.25
O'REILLY AUTOMOTIVE INC	Air/Oil Filters; 5308	\$	23.82
O'REILLY AUTOMOTIVE INC	Credit	\$	(498.70)
O'REILLY AUTOMOTIVE INC	Battery for UTV 2340	\$	66.93
O'REILLY AUTOMOTIVE INC	Filters for Truck 1296	\$	23.94
O'REILLY AUTOMOTIVE INC	Stock filters for PW	\$	327.92
O'REILLY AUTOMOTIVE INC	Mechanic Shop Supply; Rear view mirror adhesive	\$	23.97
O'REILLY AUTOMOTIVE INC	Brakes/Rotors/Calipers; Vehicle 5258	\$	333.95
O'REILLY AUTOMOTIVE INC	Fuel Filter; Plow 1201	\$	11.46
O'REILLY AUTOMOTIVE INC	Motor Oil; PD Stock	\$	287.64
PIONEER MANUFACTURING COMPANY	Field Lining Paint; Parks	\$	2,655.00
PRECISE MRM LLC	2024 PW GPS Management; March-December	\$	1,480.00
PRINT CENTRAL	Business cards for Lori C	\$	39.00

RCM SPECIALTIES INC	Street Patching Material	\$	381.99
RESPEC	MapFeeder/Fulcrum subscription: Signs/Storm 4th QTR	\$	2,300.00
SIGN SOLUTIONS USA INC	Barricades for Sign Shop	\$	4,092.50
STANDARD INSURANCE COMPANY	Life Insurance - monthly	\$	9,104.25
STREICHER'S	20 cases of .223 duty ammo	\$	5,840.00
SUBURBAN TIRE WHOLESALE INC	Tires for 5324	\$	300.00
SUBURBAN TIRE WHOLESALE INC	Tires for PD Stock	\$	846.00
SUBURBAN TIRE WHOLESALE INC	Tires; Vehicle PD 5276	\$	473.04
SURPLUS SERVICES	PW Office Supplies; Pens, Toner, file folder	\$	23.00
T-MOBILE USA INC	Cell phone GPS locate service for investigation - 24099043	\$	115.00
TOLL GAS & WELDING SUPPLY	Freeze Kit; Water	\$	98.75
TOLL GAS & WELDING SUPPLY	Welding Bay Supplies	\$	18.50
TRI-STATE BOBCAT INC	B/O Sprockets; PW Stock	\$	37.32
TRI-STATE BOBCAT INC	Cutting Edges/Shoe Skids; Plow Trucks	\$	889.24
TRI-STATE BOBCAT INC	Deflector Cover/Belt; PW Stock	\$	306.74
ULINE	Evidence boxes, bags, envelopes, buckets	\$	896.96
WHAT WORKS INC	Consult fees for norms rollout	\$	2,000.00
WSB & ASSOCIATES INC	99th Ave/Baltimore St Roundabout, Design/Construction, I/P 23-01	\$	450.00
ZIEGLER INC	Equipment Filters for PW Stock	\$	333.07
		\$	1,764,099.77



City of Blaine

City Council Workshop

November 4, 2024 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

The meeting was called to order by Mayor Sanders at 5:33PM.

2. Roll Call

PRESENT: Mayor Tim Sanders, Councilmember Tom Newland, Councilmember Jess Robertson, Councilmember Terra Fleming, Councilmember Chris Massoglia, Councilmember Leslie Larson

ABSENT: Councilmember Lori Saroya

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Police Captain Joe Gerhard; Finance Director Jason Zimmerman; Director of Engineering Dan Schluender; Director of Administrative Services Scott Johnson; City Attorney Tom Loonan; Communications Manager Ben Hayle; Public Works Director Nick Fleischhacker; and Finance Analyst Nikki Beckers

3. New Business

- 3.1. 2024-508 Development Proposal for EDA owned Property at 90th Lane and University Avenue

Sponsors: Erik Thorvig, Community Development Director

Community Development Director Thorvig stated the City of Blaine Economic Development Authority (EDA) owns three parcels at 90th Lane and University Avenue. The parcels are 9011 University Avenue, 9021 University Avenue and 20 90th Lane. The parcels total 2.15 acres. The EDA acquired the parcels in separate real estate transactions in 2008 and 2012. The total acquisition costs were \$1,280,000. The parcels contained a gas station and retail building which have since been demolished. The EDA acquired the properties in anticipation

of redevelopment of the entire commercial area north of 89th Avenue and east of University Avenue. The building to the south was mostly vacant for many years after K-Mart closed. Several years ago, the building was remodeled and occupied by various tenants. With the investment of this building, a larger redevelopment of the area isn't anticipated. Therefore, the EDA could look at selling property for development on a smaller scale.

Mr. Thorvig explained in 2023, the City Council changed the land use in the 2040 Comprehensive Plan for these parcels to Medium Density Residential/Community Commercial. This was based on the Northtown Revitalization Plan and extensive discussion by the City Council regarding future land use. The current land use designation allows for residential development at densities between 6-12 units/acre in the form of detached or attached housing, but not apartments. The previous land use was high density residential/planned commercial. The properties were rezoned to County Road 10 Mixed Use along with all the properties within the Northtown area. The City held an open house on August 26, 2024, to obtain feedback from residents regarding future use of EDA owned property, which included the subject site and property at 211 89th Avenue. This information was presented to the City Council at a workshop on September 4, 2024. Comments related to housing included the following:

- Single story residential (concern about height and compatibility with single-story houses in the neighborhood)
- For-sale product, no rentals
- Smaller units
- Install turn lane to 90th Lane from University Avenue

Mr. Thorvig reported a developer has approached city staff about development of the subject site. The developer is Ranger Development, partnering with Hedberg Homes. They have previously done work in Blaine, most recently the Arroyo Villas project at 115th and Ulysses Street. They are proposing 12 twin-home style, single-level units. The units would access from 90th Lane and 3rd Street with open space, screening, and buffering along University Avenue. A homeowners association would be established for maintenance. The proposal addresses many of the concerns/comments heard at the open house, specifically related to height. However, the proposal is inconsistent with several regulations in the new County Road 10 Mixed Use District. Those include product type and height. The ordinance allows attached townhomes, with a minimum of three units and residential building heights required to be a minimum of two stories. The requirements were intended to create a more "urban style" townhome development versus a product type that you may see elsewhere in the City. Given that this site is on the edge of the Northtown area and adjacent to single-family use, though the proposal doesn't meet the requirements of the zoning ordinance, the proposal's design does make sense for the site and adjacent uses. The developer could request a rezoning to Development Flex (DF), which would allow the twin homes and a single-level design.

Mr. Thorvig commented at this point, the developer is still completing due diligence to understand the cost of the project, therefore a purchase price hasn't been discussed. The developer is seeking guidance from the City Council on whether this concept is supported. If yes, the developer will continue due diligence and determine a purchase price which would be reviewed by the EDA.

Councilmember Robertson thanked staff for the thorough presentation on this project and for engaging with the neighbors. She was of the opinion this project was consistent with the council's thoughts for this property and would provide a much needed housing product for the community. She indicated she did not support an access point to University Avenue.

Councilmember Fleming agreed stating when she was door knocking, she understood there was a need in the community for one-level units that were not apartments. She thanked staff for their efforts on this project.

Councilmember Newland was of the opinion that the proposed units would be a nice fit for the neighborhood and the proposed development would meet the needs of the surrounding residents. He indicated his only concern was if a homeowners' association for the 12 units would be able to meet the needs of the HOA.

The applicant explained the homeowners within this development would own their own home and lot. He reported the road would be public and HOA funds would only be collected for fencing, mowing and snow removal. He indicated his goal would be to have homeowners able to sit on their patios without hearing their neighbors. He commented on how each unit would have a storm area in the center of the unit.

Councilmember Fleming thanked the developer for including this in his slab on grade home designs.

Councilmember Newland anticipated these units would be fairly well received by the neighbors.

Councilmember Massoglia questioned if the City had been marketing this property. Mr. Thorvig commented the City has not been marketing this property. The applicant explained he found the property while searching through GIS online.

Councilmember Larson indicated she has known the developer for years. She reported she spoke with him again last year when she was door knocking and stated she was very impressed by the quality in the homes he builds.

Councilmember Massoglia believed this project made sense for this property. He asked that the City work to make its money back on the purchase price for the land. Mr. Thorvig explained the City would not receive \$1.28 million for this land because it was previously zoned commercial. He indicated staff would work to find a reasonable price for raw land for residential units.

Council consensus was to support this project moving forward.

3.2. 2024-447 Trunk Highway 65 Update
Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender presented the Council with an overall update on the TH

65 corridor, including Project design and Project meetings of note for both Segment 2 and Segment 3. He explained the environmental documents were submitted to the FHWA in September after receiving positive reports on the rusty patch bumblebee. He commented TKDA was reviewing the documents and would report back to the City for approval by the end of the year. After that time, right of way issues could be addressed. He reported the goal would be to have the design plans finalized by next fall with the project going out for bid in March of 2026. He commented further on the traffic modeling that was being done to better understand the temporary flow of traffic while the project was underway. He reviewed the City utilities that would be disrupted and would have to be replaced throughout the project area.

Councilmember Massoglia requested an update on the status of the noise walls. Mr. Schluender explained this segment of the project has six noise walls and four were voted in and two were not.

Councilmember Robertson asked who would be approaching the landowners for rights of way discussions. Mr. Schluender stated MnDOT would be conducting those conversations. He anticipated these conversations would be held sooner rather than later.

Councilmember Robertson questioned if MnDOT would be placing signage along the corridor to inform the public of the project timeline. Mr. Schluender stated he would speak with MnDOT about advanced signage.

Councilmember Massoglia asked how many lanes of traffic would remain open throughout construction. Mr. Schluender reported the contract requires MnDOT to keep two lanes of traffic in each direction on Highway 65.

Councilmember Newland inquired when the TH65 project would wrap up. Mr. Schluender explained the project would begin in 2026 and would wrap up in 2028.

3.3. 2024-491 2025-2029 Capital Equipment Plan
Sponsors: Jason Zimmerman, Finance Director

Finance Director Zimmerman stated at the September 16 City Council Workshop, the general capital equipment (non-utility) requests for 2025-2029 were reviewed. Several attachments were provided, including: 2025-2029 [Capital Equipment Fund Summary](#), [2025-2029 Detailed Equipment List](#), and the [2025-2029 Capital Equipment Presentation](#). General feedback from the Council at the conclusion of the workshop was for staff to:

- Ensure the City's equipment is replaced at reasonable intervals to maintain the existing service model
- Reduce the 2025 equipment request from \$4.3 million, as initially proposed
- Develop an annual expenditure model that is generally linear and based on historical price increases
- Create a model to reduce the City's reliance on equipment certificates (debt) by 2030

Finance Analyst Beckers reported finance staff worked with requesting departments to

revise the 2025-2029 Capital Equipment Fund Summary. The model was developed using the 2024 amended capital equipment fund budget of \$3,034,467 and increasing it by 3% annually to account for inflation in creating a spending target for each year of the CIP. In order to accommodate the established targets based on the proposed model, several important actions are incorporated, including deferrals, removals, and alternative funding sources.

Mr. Zimmerman commented on the current finance software, noting it was outdated and difficult to use. He explained a financial software replacement was necessary, but has been deferred for the time being. He stated this upgrade was only needed once every 10-15 years. Staff commented further on the capital equipment plan and requested feedback from the council if there was support for the revised plan.

Councilmember Massoglia asked if a subscription model was available for the finance software, versus paying close to \$1 million for the software. Mr. Zimmerman discussed the upfront and annual fees that would be required for the new finance software. He indicated it was expensive to implement and maintain new software.

Councilmember Newland asked if the plan was reality or were the deferrals in place for the sake of deferring. He commented it appeared the accounting software was necessary and questioned why the expense had been deferred. Mr. Zimmerman stated the finance department was not in a place logistically, to implement new software. He believed it was in the City's best interest to pause and evaluate the needs of the finance department prior to making this purchase.

Public Works Director Fleischhacker discussed how important it was to staff to make future purchases without the use of debt. He reported he had several pieces of equipment that may require more maintenance dollars than was typically spent to keep equipment running. While he understood things may be difficult in the short term, he believed the long-term goals would greatly benefit the City.

Councilmember Larson inquired how the City's finance software compared to the finance director's previous city. Mr. Zimmerman stated the software was not good. He reported the City's software was 20 years old. He commented on how finance software has evolved over the past 20 years. City Manager Wolfe indicated staff has discussed moving the finance software out five years with the understanding this may need to be moved up. She commented on how the current software was not able to generate basic reports. She reported staff will be evaluating and considering its needs to figure out what the options were for the City's financial software.

Councilmember Massoglia thanked staff for taking another look at the capital equipment plan. He stated he supported the changes that were made. He appreciated the fact the City would be moving away from large debt payments in the future.

Councilmember Robertson commented she appreciated the policy-driven method that was being used when considering this plan. She anticipated this method would assist with setting budgets going forward. She thanked staff for being willing and able to pivot and consider other options within this plan.

Ms. Wolfe stated staff would be looking at winter retreat dates for the Council after the election. She indicated the work of the finance team on the budget has been stellar. She thanked her department heads as well for their impressive work on the budget. She stated she was very proud to see the great work coming from her staff members.

Council consensus was to direct staff to bring the capital equipment plan forward for council approval at a future meeting.

4. Other Business

Ms. Wolfe reported there was some significant damage to monuments at Veterans Memorial Park. She reported one of the police department's detectives used video footage and spoke with the party that had rented the park, and no suspects have been identified to date. She recommended the losses be turned over the League of Minnesota Cities.

City Attorney Loonan advised the losses would not reach the City's deductible, so the City will be paying for the damages, but the League will be doing the subrogation piece. He indicated the form the renter filled out states they will be responsible for any losses or damages. He commented if the renter wants to fight this, the matter will end up in litigation and the League of Minnesota Cities will pursue this for the City, and recover what they can from the renter.

Ms. Wolfe explained staff has let the renting party know that the matter has been turned over to the League of Minnesota Cities and has been in contact with Steve Guider about the matter. She reported the winter/spring recreation guide is going to print and noted staff was proposing to charge more for the rental of Tom Ryan Park. She indicated staff was discussing having a site manager, Boy Scout Troop or CSO on site when events are hosted at Tom Ryan Park.

Councilmember Larson supported the use of a Boy Scout Troop or other volunteers overseeing events at Tom Ryan Park.

Councilmember Robertson asked if the language within the rental contract was strong enough to address damages, should they occur. Mr. Loonan believed the language was strong enough within the rental contract. He reported the issue that arises was when a smaller amount of damage occurs that wasn't worth pursuing and the City would be responsible for the expenses.

Councilmember Massoglia inquired if staff looked at installing cameras within this park. Ms. Wolfe stated staff had looked into this and it would cost over \$100,000 to install cameras.

Ms. Wolfe indicated the City could increase the damage deposit for renting this park in order to assist with covering costs. The Council supported this recommendation.

5. Adjournment

The workshop was adjourned at 6:56PM.



City of Blaine

City Council

November 4, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order by the Mayor

The meeting was called to order at 7:02PM by Mayor Sanders followed by the Pledge of Allegiance and the Roll Call.

2. Pledge of Allegiance

3. Roll Call

PRESENT: Mayor Tim Sanders, Councilmember Tom Newland, Councilmember Lori Saroya, Councilmember Jess Robertson, Councilmember Terra Fleming, Councilmember Chris Massoglia, Councilmember Leslie Larson

ABSENT:

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Police Captain Joe Gerhard; Finance Director Jason Zimmerman; Director of Engineering Dan Schluender; Director of Administrative Services Scott Johnson; City Attorney Tom Loonan; Communications Manager Ben Hayle; and Public Works Director Nick Fleischhacker

4. Awards - Presentations - Organizational Business

None.

5. Communications

Councilmember Robertson thanked the city's election team for their great work on early voting for the upcoming election.

City Manager Wolfe reviewed a letter she received from the Minnesota Board of Peace Officers Standards and Training. She explained compliance checks are conducted on a yearly basis, but not every department is checked on a yearly basis. She reported on September 26, 2024 a post board standards coordinator conducted a compliance check at the Blaine Police Department. She

stated after a comprehensive review of records the department passed. She indicated the director of the Board of Peace Officers encouraged city staff to recognize the department for their efforts, which was the reason she was sharing this information with staff and the city council. A round of applause was offered by all in attendance.

6. Open Forum

Open Forum is an opportunity for the public to present an issue or concern to City Council. There is a maximum of fifteen minutes set aside for open forum. Each presentation should be limited to no more than three minutes. If your item needs follow-up from the City, staff will arrange for that follow-up and will contact you to let you know what is being done. Thank you for coming this evening.

Mayor Sanders opened the Open Forum at 7:08PM.

Dr. Roger Day, 9701 Xebec Street, discussed a crime that was being committed by the State of Minnesota that was deactivating his home medical business. He stated this is causing great harm both state and nationwide. He provided the council with a four-page handout on a class action lawsuit that he had filed. He explained he was seeking a formal referral from the police department to the BCA in order for this organization to take up this case.

Gary Schutta, 3801 85th Avenue, explained he lived next to Old Dominion. He indicated he sent the council a document that detailed reasons he believed the variance should not be approved. He commented on how the site was designed to have parking at the front of the lot and Old Dominion has now shifted the employee parking to the side of the property. He asked that the city council do the right thing and not allow for storage of trailers in the front of the property.

Dave Folden, 10452 Vermillion Circle, stated he lives in The Sanctuary neighborhood. He reported he was a 15-year resident and owned two businesses in Blaine. He commented on Anoka County's recycling goals for 2030 and noted this goal has distorted Walter's expansion proposal. He indicated he has heard from Walter's and the city council that this was the larger factor in the proposed expansion. However, he has had direct correspondence with the MPCA and the County Commissioner. He reported the County's goals for 2030 emphasized goals and progress and do not emphasize law and mandates. He noted the language was soft in a lot of spots, but the main focus was to set a goal. He explained the County Commissioner is going to communicate with the State to ensure there was progress towards the 75% recycling goal. He was of the opinion the County's goals have been inappropriately used to push the Walter's expansion project forward and has manufactured an urgency. He feared this has created mistrust with both the City and the council. He was of the opinion that the County's recycling goals do not need to be solved in the heart of Blaine's residential neighborhoods or adjacent to the NSC or the new baseball stadium and the surrounding 105th Avenue development. He indicated there was more appropriate vacant land suited for this purpose. He recommended this garbage transfer facility be considered elsewhere and not be adjacent to Blaine's residential neighborhoods.

Michael Brees, 2456 Arnold Palmer Drive, explained he spoke with Director Thorvig about a development panel. He believed this was a great idea and would create more efficiencies for developers going forward. He stated he would be happy to serve on this panel. He explained he liked Walter's and noted he contracted with them for the National Sports Village. He indicated he was concerned with how an expansion of the Walter's facility would adversely impact his

development. He stated the smell from the Walter's property was real, and he feared how an expansion would compound this concern. He reported he did not want patrons sitting on his rooftop patio smelling refuse while eating or drinking at his establishment. He recommended the proper solution be considered for this site before considering the Walter's expansion.

Dana Carlson, 287 117th Avenue, addressed the council regarding some crimes that occurred against his children. He reported he was in need of documentation to assist with properly reporting these crimes. Mayor Sanders stated he would have the City Attorney or other staff members be in contact with Mr. Carlson.

Dale Sprouse, 12880 Lexington Avenue, expressed opposition to rezoning a portion of property at 125th Avenue and Lexington Avenue to High Density. He explained there were a lot of people in attendance at this meeting that were against rezoning this property. He asked that the City stop overbuilding and say no to the proposed project. He feared the city's schools were overburdened. He recommended the council not move forward with the rezoning for the portion of property at 125th Avenue and Lexington Avenue to High Density, noting the planning commission recommended denial of this request.

Elmer Stevenson, 12565 Zest Street, reported the city council took away the high density zoning on his property less than 1/8 of a mile from where the new high density was proposed. He stated he could not understand why the council was considering this action and feared the city would be opening itself up to a lawsuit if this project were to move forward.

Allen Albright, 3340 122nd Avenue NE, stated there has been a great injustice done here. He commented on how the notification system was broken when only a handful of people were notified of the agenda item and the residents had to take action themselves to notify others. He asked that the city council make a change so this doesn't occur again in the future.

There being no further input, Mayor Sanders closed the Open Forum at 7:28PM.

7. Adoption of Agenda

The agenda was adopted as presented.

8. Approval of Consent Agenda:

All items listed under the "Consent Agenda" are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

Moved by Councilmember Robertson, seconded by Councilmember Newland, that the following items on the Consent Agenda be approved.

Mayor Sanders stated he would be abstaining from voting on Item 8.3.

Motion adopted 6-0-1 (Mayor Sanders abstained on Item 8.3).

Due to a technical issue, Mayor Sanders recessed the City Council meeting at 7:30PM.

Mayor Sanders reconvened the City Council meeting at 7:34PM.

- 8.1.** 2024-519 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director
- 8.2.** 2024-515 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk
- 8.3.** RES 24-222 Approve Premise Permit for Lawful Gambling Activity for Ham Lake Area Chamber of Commerce
Sponsors: Cathy Sorensen, City Clerk
- 8.4.** 2024-489 Approve a Tobacco and Tobacco Products License for VPS Global Solutions LLC DBA MGM Wine & Spirits
Sponsors: Cathy Sorensen, City Clerk
- 8.5.** RES 24-216 Resolution Accepting SCORE Grant Funds and Authorizing the Mayor and City Manager to Execute the 2025 Agreement for The Residential Recycling Program
Sponsors: Jason Zimmerman, Finance Director
- 8.6.** RES 24-205 Resolution Authorizing the Purchase of a Network Switch for the Lexington Athletic Complex and Associated Budget Amendment
Sponsors: Paul Grosse, IT Manager, Jason Zimmerman, Finance Director
- 8.7.** RES 24-213 Resolution Authorizing Change Order No. 1 in the Amount of \$58,100 for the 2024 Storm Sewer Lining Project, Improvement Project No. 24-51 and Associated Budget Amendments
Sponsors: Daniel Schluender, Director of Engineering
- 8.8.** RES 24-211 Resolution to Receive Feasibility Report and Order Public Hearing for the 2025 Southwest Area Street Reconstructions, I/P 25-06
Sponsors: Daniel Schluender, Director of Engineering

- 8.9.** RES 24-212 Resolution to Receive Petition and Order Public Hearing for Vacation of a 54-ft length portion of the Drainage and Utility Easement, according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V24-05
Sponsors: Daniel Schluender, Director of Engineering

9. 7:00 PM - Public Hearing and Items Published for a Certain Time

- 9.1.** RES 24-203 Resolution Granting a Conditional Use Permit to Allow a Fitness Center in the Light Industrial (I-1) Zoning District at 1491 94th Lane NE. Cindi Nikituk (Farrell's eXtreme Bodyshaping) (Case File No. 24-0062/SLK)
Sponsors: Sheila Sellman, City Planner

City Planner Sellman stated the applicant is requesting a Conditional Use Permit (CUP) to open a fitness center in a multi-tenant building. The applicant is requesting a conditional use permit for a fitness center that will provide fitness classes and coaching. The hours of operation are 4:30AM-12:30PM and 4PM-7PM Monday-Friday, Saturday 5:30AM-11AM, and closed on Sunday. Staff commented on the request in further detail and recommended approval with one condition.

Mayor Sanders opened the public hearing at 7:37PM.

There being no public input, Mayor Sanders closed the public hearing at 7:37PM.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adopt a Resolution Granting a Conditional Use Permit to Allow a Fitness Center in the Light Industrial (I-1) Zoning District at 1491 94th Lane NE.

Motion adopted unanimously.

- 9.2.** RES 24-210 Resolution Granting a Conditional Use Permit Amendment to Allow Sheds/Accessory Structures in the Corner Side Yard for the Marquest Meadows North Development in the Development Flex (DF) Zoning District. Kara Werth (Case File No. 24-0064/SAS)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a conditional use permit amendment to allow accessory structures in the corner side yard for the Marquest Meadows North development. Staff commented further on the request and recommended approval with conditions.

Mayor Sanders opened the public hearing at 7:42PM.

There being no public input, Mayor Sanders closed the public hearing at 7:42PM.

Moved by Councilmember Fleming, seconded by Councilmember Massoglia, to adopt a

Resolution Granting a Conditional Use Permit Amendment to Allow Sheds/Accessory Structures in the Corner Side Yard for the Marquest Meadows North Development in the Development Flex (DF) Zoning District.

Councilmember Massoglia thanked staff for expediting this request. He stated he appreciated the fact the neighbors supported this request.

Councilmember Newland asked if the \$500 fee was waived for the applicant. Community Development Director Thorvig reported conditional use permits have a \$500 fee, which covers staff time for the application. He indicated the council has on occasion, waived fees. He noted this was done by the council at their last meeting for this application.

Councilmember Newland questioned why the fee was waived.

Councilmember Massoglia commented he did not believe this applied to the matter that was before the city council because the fee waiver was addressed and voted on at a previous meeting.

Motion adopted unanimously.

- 9.3.** 2024-497 Approve an Off Sale Liquor License for VPS Global Solutions LLC DBA MGM Wine & Spirits located at 255 County Road 10 NE
 Sponsors: Cathy Sorensen, City Clerk

Communications Manager Hayle stated council is asked to approve an off-sale liquor license for VPS Global Solutions LLC DBA MGM Wine & Spirits located at 255 County Road 10 NE. It was noted a public hearing is required prior to the approval of an off-sale liquor license in the city. Pranitha Rachakatla, applicant, is purchasing the current MGM Wine & Spirits and has applied for an off-sale liquor license for VPS Global Solutions LLC DBA MGM Wine & Spirits located at 255 County Road 10 NE. The applicant has met the licensing requirements by completing all necessary forms and paying associated fees. Blaine Police Department has conducted a background investigation on the applicant and found no reason to deny the license. The liquor licenses, if approved, would be valid until June 30, 2025 and eligible for renewal July 1, 2025. All required information will be submitted to the state's alcohol and gambling enforcement division upon approval of the licenses by the council.

Mayor Sanders opened the public hearing at 7:46PM.

There being no public input, Mayor Sanders closed the public hearing at 7:46PM.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to Approve an Off Sale Liquor License for VPS Global Solutions LLC DBA MGM Wine & Spirits located at 255 County Road 10 NE.

Motion adopted unanimously.

- 9.4.** RES 24-215 Resolution Certifying Delinquent Special Charges

Finance Director Zimmerman requested the council consider conducting a public hearing for unpaid special charges and other municipal services, to be certified to property taxes for collection in 2025. Each year, the city encounters unpaid charges for municipal services, including abatement of weeds and trees, false alarm, rental licenses, and other related charges. These outstanding balances represent a financial obligation to the city, and according to state statutes, the city has the authority to assess unpaid charges against the property through a certification process. These charges, when unpaid for a significant period, may affect the city's ability to provide continuous services efficiently. To ensure proper revenue collection and avoid disruption in services, unpaid balances are proposed to be certified to the respective property taxes for recovery. A list of properties with unpaid charges has been compiled, and notices have been sent to the affected property owners. The public hearing provides an opportunity for the Council to review any objections or concerns from property owners regarding their unpaid balances. After consideration, the Council may decide to adjust, reduce, or certify the full amount of these charges.

Mayor Sanders opened the public hearing at 7:48PM.

There being no public input, Mayor Sanders closed the public hearing at 7:48PM.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to adopt a Resolution Certifying Delinquent Special Charges.

Motion adopted unanimously.

10. Development Business

- 10.1.** RES 24-197 Resolution Granting a Comprehensive Plan Amendment to Change from Planned Commercial (PC) to High Density Residential 2 (HDR2) on the Southwest Corner Lexington Avenue and 125th Avenue NE. Lexington Crossings (HJ Development) (Case File No. 24-0057/SAS)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a comprehensive land use plan to change from Planned Commercial to High Density Residential 2 (HDR2) for approximately 3.34 acres at the corner of 125th Avenue and Lexington Avenue.

Moved by Councilmember Robertson, seconded by Councilmember Fleming, to table action on this item to a date uncertain and direct staff to place this item on the December 16, 2024 workshop meeting agenda.

Councilmember Robertson commented she lived on Lexington Avenue and explained she was familiar with the traffic on this roadway. She was asking for the item to be tabled to allow council to further discuss this proposal. She indicated she supported commercial development and unique amenities in Blaine. She commented she also appreciated the

wetlands in Blaine. She supported the city council working to find a path for this development to move forward without requiring a comprehensive plan amendment.

Councilmember Massoglia asked if this path forward would keep the commercial zoning for this property.

Councilmember Robertson stated this was the case.

Councilmember Massoglia indicated he could support this property remaining commercial. He thanked the residents that were in attendance and thanked those that provided feedback to the council. He reported the voices of the neighbors do matter and thanked the residents who reached out to him.

Councilmember Larson commented she was confused about the path forward.

Councilmember Robertson explained she would like the council to revisit the issue with staff and the developer in order to bring a commercial development forward. She indicated she did not want this project to die, but rather wanted to see it move forward without the housing component.

Councilmember Saroya indicated she was confused by the amendment. She reported the planning commission voted unanimously to deny the amendment. She asked why the city council could not deny the comprehensive amendment and the development could then be reconsidered by the applicant. She questioned why the council was more concerned about the relationship with the developer than the residents living in this area. She stated this was not her ward and she was so frustrated by the proposed action before the council and explained she would be a no vote for the amendment to table.

Councilmember Robertson clarified she had made a motion to table. She explained she brought this motion forward after having discussions with staff and staff believed this was the best direction forward. She indicated if a vote were taken on Item 10.1 and it fails, the applicant would have to bring back a new application. Mr. Thorvig reported if the application were denied, the applicant would not be able to make a similar request for one year. He stated if the council were to table action to a future workshop meeting, further discussion could be held regarding the path forward for this development.

Councilmember Larson commented on the intent of the developer was to have high density within this commercial development. She stated according to the applicant, the commercial uses cannot move forward without the proposed high density residential. She believed the developer has been dangling commercial in front of the city over the true intention, which was to have high density residential. She indicated she did not trust this developer based on the language that was included in his narrative. She reported she received 120 emails where residents requested her to vote nay on this item. She stated there was an overwhelming number of residents living in this area that did not want high density residential included in the commercial development. She did not support tabling action on this item in order to discuss how to make it work. She was prepared to say she did not want housing included in this commercial development.

Councilmember Fleming stated she has heard from no one who wants the apartment

complex. She indicated when she knocked on doors two years ago, she heard that residents wanted commercial development on this property, which was the manner in which this property was zoned. She explained if the council were to deny the comprehensive plan amendment, the applicant would have to wait one year to come back with a plan for this property. She indicated Councilmember Robertson was proposing to table action on this vote in order to allow the council to speak with the developer to see if there was a path forward for this development that did not include high density housing.

Councilmember Saroya asked what the other options were for this property. She indicated the developer has stated the commercial development will not occur without the residential. She stated she has been against this project from the start. She commented there was a neighboring property that wants to purchase this property and asked if this had been considered versus pushing commercial on this property.

Councilmember Newland stated he could support tabling this item to a December workshop meeting.

Councilmember Larson asked how many votes were needed to table an item.

Mayor Sanders reported this would require a simple majority. He requested staff speak to the statutory requirements for city council consideration of agenda items. Mr. Thorvig stated typically, per statute, the council has to take action on items in 60 days, and a 60-day extension could be granted. He reported the deadline for this item is January 4, 2025. He indicated the applicant can always extend an application for a period of time beyond that date. He envisioned the council would discuss this on December 16 and it would be decided what meeting the council would further address this item in January of 2025.

Councilmember Larson asked if the developer has had this property under purchase agreement for quite some time. Mr. Thorvig stated it was his understanding the developer has had the property under purchase agreement for a significant period of time and this agreement would expire in 2025.

Councilmember Larson commented on how this property has not developed because this developer has had the land tied up in a purchase agreement. She indicated if the council were to vote down the comprehensive plan amendment, the developer would have to reconsider his plans, or another developer would have a chance to develop this land. Mr. Thorvig indicated he was uncertain as to what the provisions were within the purchase agreement or when it would expire in 2025. He commented on the significant infrastructure costs that the developer would have to incur in order to develop this property because of the wetlands.

Councilmember Fleming indicated she was not in favor of the apartment complex. However, she was supportive of commercial development on this property. She stated she would be willing to work with this developer given how he had an understanding of the challenges on this site. She reiterated that she would vote no if the project came back to the City Council with an apartment building.

Councilmember Larson asked for more details on why Councilmember Robertson was proposing to table this item.

Councilmember Robertson indicated she was hoping to move this development forward without needing a comprehensive plan amendment.

Councilmember Saroya commented she would like to say with respect, this motion reminds her of the actions that were taken on the 99th Avenue apartments. She feared there was something else going on, given the fact it was one day before the election.

Councilmember Fleming called for a point of order, stating speaking about the election was not relevant.

Councilmember Saroya shared further comments regarding the 99th Avenue apartment project.

Councilmember Massoglia called for a point of order, noting the 99th Avenue apartments were not on the agenda for discussion.

Councilmember Saroya stated she feared action was being delayed on this item and that after the election the direction of the council would change, as was done with the 99th Avenue apartments.

Councilmember Robertson explained she took issue with this statement, noting her name was not on the ballot and she was not trying to do anyone favors. She asked that Councilmember Saroya not make comments like this because this project has nothing to do with politics. Rather she was trying to bring a project forward that has the potential to be really great and would provide more commercial options for the residents in the area.

Councilmember Newland called the question.

Motion to table action on this item to a date uncertain and direct staff to place this item on the December 16, 2024 workshop meeting agenda adopted 5-2 (Councilmembers Larson and Saroya opposed).

- 10.2.** RES 24-160 Resolution Granting a Variance to Store Semi-Trailers in a Portion of the Front Yard at 3701 85th Avenue NE. Old Dominion Freight Line (Case File No. 24-0046/EES)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a variance from the requirement that outdoor storage be limited to side and rear yards to allow for front yard storage of semi trailers. This item was previously considered by the City Council and tabled to allow for more information. The request for a variance to allow front yard storage of semi trailers was first considered by the City Council on September 4, 2024 and was tabled to September 16, 2024 to allow for engagement with the nearby residents. Staff facilitated a meeting with the nearby residents and Old Dominion staff and consultants. A primary concern in that meeting was whether a sound wall would be effective in reducing noise and a desire to allow for more time to research the efficacy of sound barriers. The applicant requested an

extension to the 60-day rule in Minnesota Statute 15.99 to allow for more time to research sound barriers. On September 16, 2024 the City Council tabled the item to a date uncertain, no later than November 18, 2024 to allow for research to be conducted. It was noted staff has provided several options for action on this item for the Council to consider. These options were further discussed with the Council.

Moved by Mayor Sanders, seconded by Councilmember Newland, to remove this item from the table for discussion.

Motion adopted unanimously.

Councilmember Newland stated this topic has been before the council for a number of years and he looked forward to the council finding a solution to the noise concerns. He indicated he was not thrilled with the option that was presented by Old Dominion where they are asking for all the parking and will then provide a sound wall. He explained he was disappointed by the fact Old Dominion would not provide the sound wall unless all of their parking was approved. He had hoped the city would have been able to work together with Old Dominion on this matter. He feared the applicant would set a precedent if the requested parking were approved. He believed the best solution would be to deny the variance request.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to deny a Resolution Granting a Variance to Store Semi-Trailers in a Portion of the Front Yard at 3701 85th Avenue NE.

Councilmember Larson commented she received a tour of the Old Dominion property last week. She discussed the changes that have been made to the property to assist with addressing noise, noting the PA system had been removed. She indicated the noise coming from the site in the middle of the night was coming from the snow plows and stated the applicant has asked the snow plow company to turn off their beeping.

Councilmember Massoglia indicated he disagreed with Councilmember Newland. He was of the opinion the proposed sound wall was a tremendous compromise and showed the applicant was willing to work with the community. He stated he supported allowing this industrial property owner being allowed to utilize his property, which was located directly off of I-35W, even though there has been complaints from one adjacent property owner. He explained if the request were denied, the sound wall would not move forward, which would greatly benefit the neighbors.

Councilmember Saroya indicated there were complaints from more than one property owner. She noted this property was located in Ward 1 and there were ongoing issues. She stated she has spoken with the neighbors and understood there were issues with noise, smell, and vibration. She commented on how one neighbor has issues with their doors not closing anymore because their foundation has shifted. She questioned why homes were located next to this facility, and recommended the council work to mitigate the harm that was being caused to the neighbors. She commented on the detailed email that was sent to the Council from Gary Schutta, stating the increased noise and vibrations has become unbearable. She did not support escalating an issue that already exists. She commented she would be a no vote on the parking expansion on this property.

Councilmember Massoglia stated the applicant could currently park along the entire length of their building, which meant denying the variance isn't going to address this parking. He noted there was one property owner that abuts Area A and C. He indicated if the request were denied, all of the neighbors would still have the noise and the sound wall would not be installed. He commented if the city were to allow the parking, the sound wall would be installed, which he believed would be better than the current situation.

Councilmember Newland explained he has given this request a great deal of thought and stated he believed one resident matters. He indicated he spoke with Mr. Schutta and he understood Mr. Schutta feels like it is him against the trucking world or him against City Hall. He stated this resonated with him. He understood the council could not always get things right, but in this instance, he recommended the city live up to and enforce the ordinances that were in place with respect to parking. He did not support the city making an exception that would open the door for future parking issues on other properties.

Councilmember Robertson asked if there were outstanding enforcement or compliance issues on this property. Ms. Sellman reported she has not looked at the case file, but she understood there were issues with outdoor storage.

Councilmember Massoglia stated he respected Councilmember Newland's comment and that he wanted to look out for the little guy. He commented he appreciated this line of thought, but he was of the opinion the council had the responsibility to look out for the entire city. He indicated this business has been in Blaine since the 1970s and encouraged the council to look at the big picture as well.

Councilmember Newland explained he would be voting to deny because he was looking out for the city as a whole, in that he wanted this site to be consistent with other properties.

Councilmember Massoglia stated because this building was so old, if it had been built today, it would have been placed at the front of Area A and Old Dominion was previously allowed to park in Area A. He commented further on how the variance process allowed for properties to be considered on a case by case basis.

Councilmember Larson stated if the council were to vote no, the sound wall would be lost.

Councilmember Newland indicated the site was purchased with the building where it was and this was no surprise to Old Dominion. He supported the city enforcing the codes that were currently in place.

Councilmember Saroya asked if the employees were not parking in an employee lot. Ms. Sellman commented the applicant was in attendance and would be better equipped to address this question.

Kevin Davidson, Director of Real Estate for Old Dominion Freight Line, reported the employee parking lot was moved for safety reasons. He indicated employees now walk straight across into the office area.

Councilmember Massoglia reiterated that staff and the planning commission were

recommending, at least, that parking be allowed in Area A, as has been allowed in the past. Ms. Sellman stated this was correct.

Motion to deny failed 3-4 (Councilmembers Larson, Massoglia, Robertson and Mayor Sanders opposed).

Moved by Councilmember Massoglia, seconded by Councilmember Larson, to adopt a Resolution Granting a Variance to Store Semi-Trailers in Areas A, B and C of the Front Yard at 3701 85th Avenue NE with the condition the applicant is required to install a sound wall.

Councilmember Robertson asked what portion of the front yard would be allowed to be used for parking.

Councilmember Massoglia recommended parking be allowed in Areas A, B and C because this would ensure a sound wall was installed.

Motion to approve failed 3-4 (Councilmembers Newland, Robertson, Saroya and Mayor Sanders opposed).

Councilmember Robertson indicated she was not supportive of approving parking in Areas A, B and C.

Councilmember Massoglia asked if Councilmember Robertson could support parking in Areas A and B.

Councilmember Robertson commented this was not what the applicant was requesting.

Councilmember Massoglia stated the Council could opt to approve parking in these two areas, and the applicant could make a decision on whether or not to proceed in this manner.

Councilmember Larson suggested parking be allowed in Areas A and B with no sound wall.

Councilmember Massoglia indicated he could support this motion, but believed the sound wall would benefit the neighborhood.

Councilmember Robertson asked if any conditions should be considered if this motion were to move forward. Mr. Thorvig reviewed the conditions that could be considered by the council, noting a 60-foot setback could be required from the south property line.

Moved by Councilmember Larson, seconded by Councilmember Massoglia, to adopt a Resolution Granting a Variance to Store Semi-Trailers in Areas A and B of the Front Yard at 3701 85th Avenue NE with a 60-foot setback requirement from the south property line.

Councilmember Robertson indicated she did not want to impede a business from doing business on their property, while also considering the concerns of the neighbors. She asked if there was some type of sound barrier that could be installed in Area B to assist with mitigating noise.

Daniel Jensen, Stinson LLP, explained he was a representative for Old Dominion. He commented on the research that he had done regarding the sound wall. He indicated the problem was that the noise levels at the site as measured by the city are below the normal levels that sound walls are used for. He stated it was hard to get data on how much noise dampening could happen when the levels on the site were this low. He reported it was estimated the sound levels would be reduced by five decibels if the sound wall were constructed. He indicated the sound wall could assist with reducing traffic noise from I-35W, which would be a benefit to the adjacent residents.

Motion adopted 5-2 (Councilmembers Newland and Saroya opposed).

- 10.3.** RES 24-199 Resolution Granting Preliminary Plat Approval to Divide One Existing Lot into Two Lots to be Known as Northtown Revitalization Second Addition at 100 Northtown Drive. 4th Dimension Properties, LLC. (Case File No. 24-0056/EES)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a preliminary plat to divide one existing lot into two lots. The existing lot includes Hobby Lobby, the former LA Fitness, and parking lot. The plat will split the lot to allow separate ownership of the Hobby Lobby box and the LA Fitness box. Staff commented further on the request and reported the planning commission recommends approval with conditions.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Granting Preliminary Plat Approval to Divide One Existing Lot into Two Lots to be Known as Northtown Revitalization Second Addition at 100 Northtown Drive.

Motion adopted unanimously.

- 10.4.** ORD 24-2567 First Reading
Ordinance Granting a Rezoning from Planned Business District (PBD) to Development Flex (DF) at 3629 95th Avenue NE. As-Suffah Islamic Center (Case File No. 24-0059/SLK)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a rezoning to Development Flex (DF) to allow for a K-8 school with a daycare and a Mosque. The subject site is currently zoned Planned Business district and does not allow elementary schools. Staff commented further on the ordinance and requested the ordinance be introduced.

Declared by Mayor Sanders that Ordinance No. 24-2567, "Ordinance Granting a Rezoning from Planned Business District (PBD) to Development Flex (DF) at 3629 95th Avenue NE," be introduced and placed on file for second reading at the November 18, 2024 Council meeting.

10.5. ORD 24-2568 First Reading

Ordinance Approving Annual Revisions to the Blaine Zoning Ordinance. City of Blaine (Case File No. 24-0060/EES)

Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated annually, staff reviews the zoning code to identify areas for improvement. This process was established following substantial revisions to the zoning code in 2020 to ensure that the code remains current and prevent the need for such substantial revisions. Changes this year include modification to the park dedication calculation, changes to setbacks in response to variance granting in 2024, and rewriting of intent/purpose statements for commercial and industrial districts. Staff commented further on the ordinance and requested the ordinance be introduced.

Declared by Mayor Sanders that Ordinance No. 24-2568, "Ordinance Approving Annual Revisions to the Blaine Zoning Ordinance," be introduced and placed on file for second reading at the November 18, 2024 Council meeting.

11. Administration

None.

12. Other Business

None.

13. Adjournment

Moved by Councilmember Massoglia, seconded by Councilmember Fleming, to adjourn the meeting at 9:01PM.

Motion adopted unanimously.



City of Blaine Staff Report

File Number: RES 24-226

Agenda Date	Status
November 18, 2024	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: - Nick Fleischhacker, Public Works Director

Agenda Item # 8.3

Resolution Authorizing the Purchase of Flow Control Valves for Water Treatment Plant #3 and Corresponding Budget Amendments

Executive Summary

The Water Division is seeking authorization to purchase Flow Control Valves for Water Treatment Plant #3 and Corresponding Budget Amendments.

Background

Water Treatment Plant #3 has three flow control valves that regulate the forward flow through the filters and the backwash flow. These valves are becoming increasingly unreliable and need to be replaced. Without them, Water Treatment Plant #3 cannot produce water, which would reduce the amount filtered by 2.5 million gallons.

Originally, Water Treatment Plant #3 was scheduled for a rehabilitation project in 2023. However, failures at Water Treatment Plant #1 necessitated postponing the project. Although these valves were included in the 2023 Capital Improvement Plan (CIP), they were not bonded due to the issues at Water Plant #1. Staff have identified savings in the water, source and storage, electric budget line resulting from the limited availability of Water Plant #4 and are requesting an amendment to the 2024 operating budget to purchase these valves.

Strategic Plan Relationship

Replacing these valves aligns with the City's strategic plan goal #3 Infrastructure Management.

Board/Commission Review

N/A

Financial Impact

These valves will be funded by the Water Division Operating funds. The low utilization of electricity at Water Treatment Plant #4 will help fund this purchase. Staff is recommending a budget amendment to reallocate \$86,300.00 from electric to general supplies as identified below.

Public Outreach/Input

N/A

Staff Recommendation

By resolution, authorize the budget amendment to facilitate the purchase of flow control valves for Water Treatment Plant #3.

Attachment List

1. Backwash Flow Valves Q24836-A (1)
2. NWPE Sole Source Letter



City of Blaine

Signature Copy

Resolution: RES 24-226

Resolution Authorizing the Purchase of Flow Control Valves for Water Treatment Plant #3 and Corresponding Budget Amendments

WHEREAS, the City of Blaine is mandated by the Environmental Protection Agency (EPA) and the Minnesota Department of Health to provide safe drinking water; and

WHEREAS, sound budgeting principles promote appropriating necessary funds required to accomplish approved objectives; and

WHEREAS, the City Council of the City of Blaine ("City Council") has the authority to authorize transfers and budget amendments between accounting funds; and

WHEREAS, the quoted price of replacement valves is \$86,300.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Blaine hereby, approve the following expenditure decrease for the 2024 budget:

Fund/Account	Amount
Water, Source and Storage, Electric 601.50.530.537.5510-4330	\$86,300

BE IT FURTHER RESOLVED that the City Council of the City of Blaine hereby authorizes the following expenditure increase to the 2024 budget:

Fund/Account	Amount
Water, Source and Storage, General Supplies 601.50.530.537.5510-4210	\$86,300

PASSED by the City Council of the City of Blaine this 18th day of November 2024.

Northwestern Power Equipment Co., Inc.

QUOTE

Company: City of Blaine

Contact: Chris Imdieke

Project: WTP#3 Backwash Flow Control Valves

Quote Number: 24836-A

10.23.2024

Darin Kluck

djkluck@nwpeco.com

(c) 612.240.9105

(o) 651.628.0683

Item	Qty Size		Description	Unit Price \$	Total \$
1	2	8" 1000 GPM	Cla-Val Model 631BY-BCSVYKCKOKX Electronic Interface Control Valve with Pressure Reducing X117D Valve Position Transmitter , ductile iron, stainless steel anti-cavitation trim, 150# flanged, with isolation valves, opening and closing speed controls, epoxy coating inside and out (21.38" laying length)	24,400	48,800
2	1	10" 2500 GPM	Same as above (26.00" laying length)		28,500
3	2	8"	Cla-Val Model XP2F Data Acquisition & Flow Metering Package , see link below https://www.cla-val.com/wp-content/uploads/2024/09/S-XP2F-X35.pdf	4,500	9,000
				TOTAL NET PRICE	\$86,300

Pricing Comments

Taxes not included

Freight not included

Start-up included

Quote valid for 60 days

Submittals 1-3 Days after receipt of order,

Delivery: 5 weeks after receipt of approved drawings

Term: Net 30 Days, FOB: Shipping point

Northwestern Power Equipment Co
PO BOX 131180
Roseville, MN 55113

October 23, 2024

City of Blaine
Water Department
Blaine, MN 55449

Dear City of Blaine:

Northwestern Power Equipment Company is the sole manufacturer representative for Cla-Val Control Valves throughout the upper Midwest to include Minnesota. We frequently receive requests for pricing directly from municipalities on various control valve requirements.

We appreciate your continuing business relationship and look forward to providing the best possible solutions for Water Treatment Plant #3

Sincerely,

Darin Kluck

Northwestern Power Equipment Company



City of Blaine

Staff Report

File Number: RES 24-214

Agenda Date	Status
November 18, 2024	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: - Sheila Sellman, City Planner

Agenda Item # 8.4

Resolution Granting Final Plat Approval to Divide One Existing Lot into Two Lots to be Known as Northtown Revitalization Second Addition at 100 Northtown Drive. 4th Dimension Properties, LLC. (Case File No. 24-0063/EES)

Executive Summary

The applicant is requesting a final plat to divide one existing lot into two lots. The existing lot includes Hobby Lobby, the former LA Fitness, and parking lot. The plat will split the lot to allow separate ownership of the Hobby Lobby box and the LA Fitness box.

Background

Planning Commission Public Hearing	10/08/24
City Council (Preliminary Plat)	11/04/24
City Council (Final Plat)	11/18/24
Action Deadline	01/03/25

Staff report prepared by Elizabeth Showalter, Community Development Specialist, and Teresa Barnes, Project Engineer

The final plat is consistent with the approved preliminary plat, Resolution No. 24-199.

Evaluation of Request

Planning Analysis

Zoning

The property is zoned County Road 10 Mixed Use (MU) which was established specifically for the Northtown Mall area.

Land Use Designation

The property is guided Community Commercial (CC).

Surrounding Zoning and Uses

All surrounding uses have the same zoning and land use (MU and CC). The neighboring properties are other parts of the Northtown Mall property, including the main mall parcel and outlot/parking lot parcels.

Existing Conditions

The lot proposed for platting consists of two existing anchor spots in the mall (Hobby Lobby and the former LA Fitness), and a portion of the adjacent parking lot.

History

The property was platted earlier this year as Northtown Revitalization. The applicant is requesting to replat one lot from that subdivision to facilitate separate ownership of land.

Plat

The applicant is proposing to subdivide one existing lot into two lots. There is no minimum lot size in the MU district.

A Conditional Use Permit (CUP) was issued earlier in 2024 concurrently with the original Northtown Revitalization plat for shared access and zero lot line buildings. That CUP allows for the two lots to be created without direct public access and without setbacks from the property lines. Revised access agreements must be recorded to the two new lots.

A parking analysis is attached to this report based on the use of the former LA fitness for another fitness use. That use would require a CUP. The parking analysis demonstrates adequate parking is available. Compliance with the parking requirements will be reviewed for any proposed use of the vacant space as part of a CUP or building permit application.

No development is proposed with this subdivision.

Engineering Analysis

Grading/Storm Drainage

The proposed project does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities

No new connections are proposed.

Wetlands/Watershed/FEMA

There are no wetlands or FEMA flood plain on the existing site. A Coon Creek Watershed District (CCWD) review is not required.

Access/Street Design/Sidewalks/Trails

No new access point will be granted. No additional street design, sidewalks or trails will be required.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. The Planning Commission does not review final plats.

Financial Impact

Not applicable.

Public Outreach/Input

Notifications are not required for final plats.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Zoning and Location Map
2. Final Plat



City of Blaine

Signature Copy

Resolution: RES 24-214

Resolution Granting Final Plat Approval to Divide One Existing Lot into Two Lots to be Known as Northtown Revitalization Second Addition at 100 Northtown Drive. 4th Dimension Properties, LLC. (Case File No. 24-0063/EES)

WHEREAS, an application has been filed by 4th Dimension Properties, LLC, as Case File No. 24-0063 for a final plat known as Northtown Revitalization Second Addition; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota, described as follows:

Lot 13 NORTHTOWN REVITALIZATION

WHEREAS, the Blaine City Council granted preliminary plat approval on November 4, 2024, subject to the conditions as contained in Blaine City Council Resolution No. 24-199; and

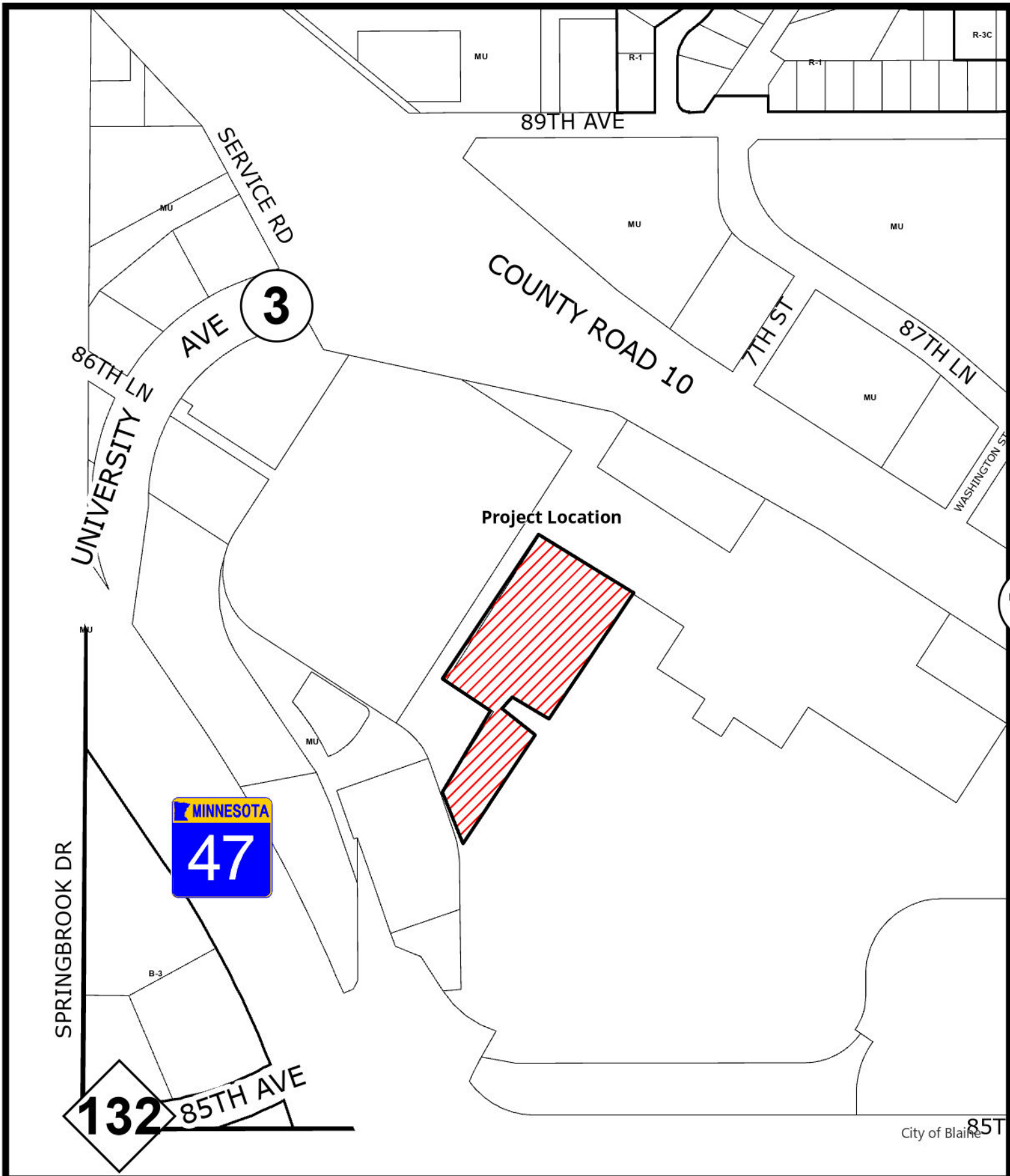
WHEREAS, the final plat is in general conformance with the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Northtown Revitalization Second Addition per Section 75-33 of the subdivision regulations is hereby granted subject to the listed conditions.

NOW, THEREFORE, BE IT FURTHER RESOLVED The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Northtown Revitalization Second Addition.

1. The developer is responsible for recording plat mylars with Anoka County. Proof of recording must be provided prior to issuance of building permits.
2. The building official shall review and approve copies of dedicated access easements that permit the owners of portions of the building located on either side access to the other side for purposes of maintaining fire and life safety systems.
3. The applicant is responsible for recording access easements and shared parking agreements with Anoka County.

PASSED by the City Council of the City of Blaine this 18th day of November, 2024.



BlaineMN.gov

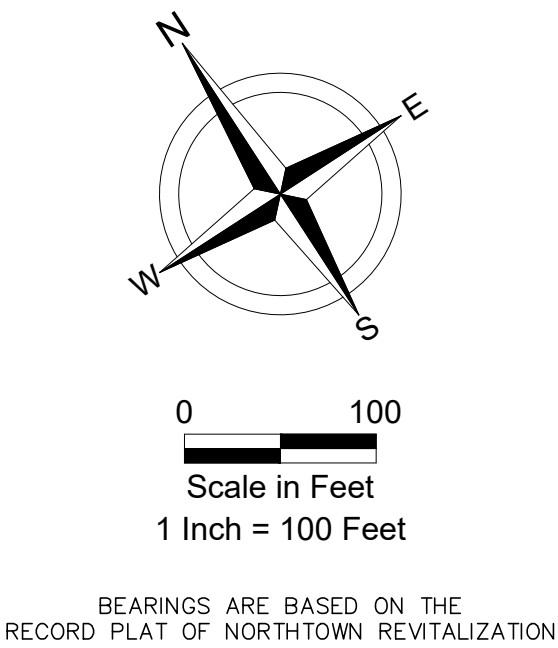
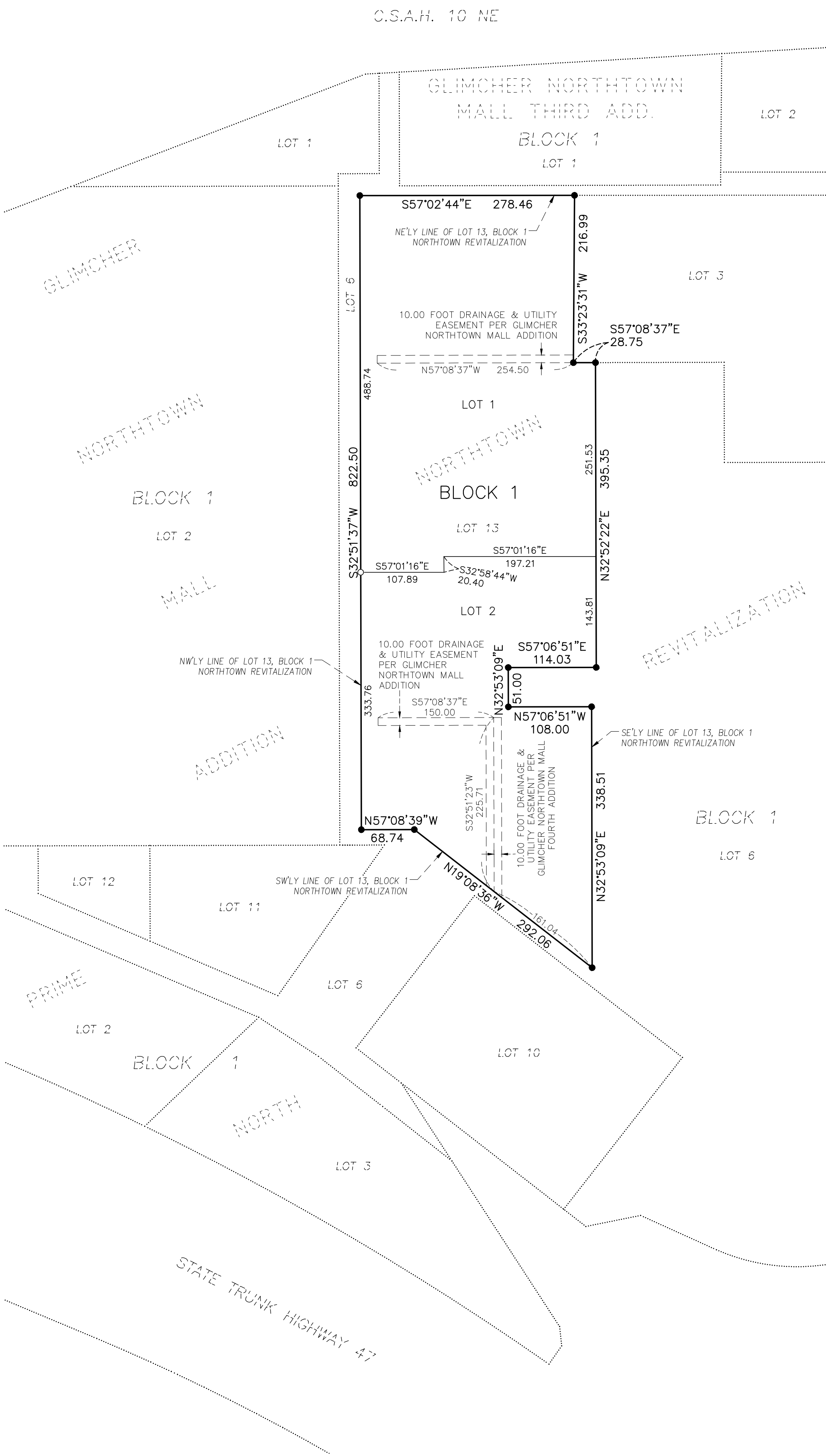
Case File No. 24-0063
Northtown Revitalization 2nd Addition

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



NORTHTOWN REVITALIZATION SECOND ADDITION

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 31, TWP. 31, RNG. 23



LEGEND
○ SET 5/8 INCH BY 18 INCH REBAR WITH YELLOW PLASTIC CAP NO. 54139
● FOUND 5/8 INCH BY 18 INCH REBAR WITH YELLOW PLASTIC CAP NO. 54139
NOTE: SOME LOT CORNERS CREATED BY THIS PLAT FELL WITHIN EXISTING BUILDING WALLS AND COULD NOT BE MONUMENTED.

DEDICATION AND CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS: That Northtown Mall Territories, LLC, a Delaware limited liability company, owner of that part of the Southwest Quarter of Section 31, Township 31 North, Range 23 West of the Fifth Principal Meridian in Anoka County, Minnesota described as follows:

Lot 13, Block 1 of NORTHTOWN REVITALIZATION, according to the recorded plat thereof, Anoka County, Minnesota,

Has caused the same to be surveyed and platted as NORTHTOWN REVITALIZATION SECOND ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said Northtown Mall Territories, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer
this ____ day of _____, 20__.

Signed: Northtown Mall Territories, LLC

Felix Reznick, Manager

STATE OF FLORIDA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20__ by Felix Reznick, Manager of Northtown Mall Territories, LLC, a Delaware limited liability company, on behalf of the company.

Signature

Printed Name

Notary Public _____ County, State of _____

My Commission Expires _____

I Aaron Skattum do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01 Subd. 3, as of the date of this certificate are shown and labeled on this plat, and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20__.

Aaron Skattum, Licensed Land Surveyor
Minnesota License Number 54139

State of _____
County of _____
This instrument was acknowledged before me on this ____ day of _____, 20__, by Aaron Skattum.

Signature

Printed Name

Notary Public _____ County, State of _____

My Commission Expires _____

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of NORTHTOWN REVITALIZATION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this ____ day of _____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Blaine, Minnesota

By _____, Mayor

By _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20__.

By _____
David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR / TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20__.

Property Tax Administrator

By _____, Deputy

COUNTY RECORDER / REGISTRAR OF TITLES

County of Anoka, State of Minnesota
I hereby certify that this plat of NORTHTOWN REVITALIZATION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20__, at ____ o'clock ____M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

By _____, Deputy



City of Blaine Staff Report

File Number: 2024-525

Agenda Date	Status
November 18, 2024	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.5

Approve a Tobacco and Tobacco Products License for Zong Zoua LLC dba Super USA, 12080 Central Avenue NE

Executive Summary

Council is asked to approve a tobacco and tobacco products license which will allow the applicant to sell tobacco products.

Background

Povhau Vang, applicant, has applied for a tobacco and tobacco products license for Zong Zoua LLC dba Super USA, located at 12080 Central Avenue NE. Mr. Vang is purchasing Super USA which currently holds an existing tobacco license. The applicant has met the licensing requirements by completing all necessary forms and paying associated fees. Blaine Police Department has conducted a background investigation on the applicant and found no reason to deny the license. If approved, the tobacco license will be effective through December 31, 2024 and eligible for renewal for 2025.

Strategic Plan Relationship

This item relates to the Growth Management strategic priority in the 2023-2026 strategic plan by providing additional opportunities for businesses to thrive while ensuring safe practices are employed.

Board/Commission Review

N/A

Financial Impact

Issuance of the license, including background checks, is included in the license fee adopted by city council.

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve a tobacco and tobacco products license for Zong Zoua LLC dba Super USA, located at 12080 Central Avenue NE

Attachment List

None



City of Blaine Staff Report

File Number: 2024-527

Agenda Date	Status
November 18, 2024	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: - Daniel Schluender, Director of Engineering

Agenda Item # 8.6

Approve Ramsey County Master Agreement for Maintenance of Traffic Control Signal Systems

Executive Summary

Ramsey County is working to have a master signal agreement with each city to use the same consistent language describing maintenance responsibilities for all signals that the County is operating. This master signal agreement includes the signal information, locations and maintenance responsibility for certain components of each signal.

Background

Staff at Ramsey County recently approached City of Blaine staff about entering into a Master Agreement for Maintenance of Traffic Control Signal Systems. Ramsey County is working with all cities to standardize language associated with Joint Powers Agreements (JPAs) that were entered between the cities and Ramsey County for maintenance of certain traffic control signal systems. For the City of Blaine, this includes four traffic control signal systems on County Road J (85th Avenue) which lies on the border between Ramsey County and Anoka County and the cities of Blaine and Moundsvew. The signals identified in the agreement are located at:

- County Road J and Xylite Street
- County Road J and Coral Sea Street
- County Road J and I35W Service Drive
- County Road J and 93rd Lane

The master agreement does not obligate the City of Blaine for any maintenance activities that were not already identified and agreed to in previous JPA's for the traffic signal systems that were approved by the city, Ramsey County and Anoka County. The City of Blaine is responsible for all maintenance and

costs associated with the overhead luminaries for the signal systems at Xylite Street, Coral Sea Street and the I35W Service Drive.

Strategic Plan Relationship

The project aligns with the City's strategic initiatives for growth management and providing a well-maintained infrastructure.

Board/Commission Review

N/A

Financial Impact

There is no new or changed financial impact to the City of Blaine. The master agreement does not obligate the City to engage in any work that was not already part of a previously approved Joint Powers Agreement for the traffic control signal systems identified in the master agreement.

Public Outreach/Input

N/A

Staff Recommendation

By motion, approve the agreement and authorize the Mayor and City Manager to execute said agreement

Attachment List

1. Ramsey County Master Signal Agreement_Blaine_11052024



City of Blaine

Signature Copy

Resolution:

Approve Ramsey County Master Agreement for Maintenance of Traffic Control Signal Systems

**MASTER AGREEMENT
FOR MAINTENANCE OF TRAFFIC CONTROL SIGNAL SYSTEMS
AGREEMENT NO. PW2023-04M**

THIS AGREEMENT is between Ramsey County, ("County"), and the City of Blaine ("City"), for the maintenance and operation of certain traffic control signal systems the within the City of Blaine:

WHEREAS, the County owns and operates traffic control signal systems within the City "Signal Systems". These Signal Systems may be located at intersections where all legs are controlled by the County or at intersections in which one or more legs are controlled by the City or another city; and

WHEREAS, it is the intent of the parties to identify herein the allocation of maintenance and power provision responsibilities for the Signal Systems, in accordance with County policies identified in Ramsey County Board Resolution 78-1394 (policy for lighting Ramsey County roadways) and Ramsey County Board Resolution 81-1001 (policy for allocation of costs for traffic control signal systems), and as agreed by the parties; and

WHEREAS, it is the intent of the parties to document and periodically update this Master Agreement with a list of all known Signal Systems (those traffic control signal systems located on a County road or highway within the City) and the allocation of maintenance and power provision responsibilities. Exhibit A-1 to this Master Agreement will serve as that documentation; and

WHEREAS, it is the intent of the parties to further document and periodically update this Master Agreement with a list of all known stand-alone pedestrian crossing signals (those pedestrian crossings located on County roads and highways, but not on a Signal System, within the City) ("Ped Signals") and the allocation of maintenance and power provision responsibilities. Exhibit A-2 to the Master Agreement will serve as that documentation; and

WHEREAS, it is the intent of the parties to further document and periodically update this Master Agreement with a list of all known traffic control signal systems controlled by Anoka County ("Anoka County Signals") within the City and the allocation of maintenance and power provision responsibilities. Exhibit B to the Master Agreement will serve as that documentation; and

WHEREAS, it is the intent of the parties that at intersections with a least one City leg, the City shall be responsible for provision of electrical power and related costs for the Signal System ("Provision of Power") and shall be responsible for the maintenance of street and ambient lighting incorporated into the Signal System ("Luminaires"); and

WHEREAS, where a Signal System is located at intersection on the border of two or more cities, where the costs or responsibilities of the City may be shared with another city, it is the intent of the Parties to allow the City and other city (or cities) to allocate costs and responsibilities outside of this Master Agreement and nothing herein is intended to adjust those separate arrangements between the cities, nor do those agreements impact the allocations identified herein.

NOW, THEREFORE, IT IS AGREED:

1. **ALLOCATION OF MAINTENANCE RESPONSIBILITIES:** The County is responsible for all maintenance responsibilities for any Signal System listed on Exhibits A-1 and A-2, except as provided below.
 - a. The City shall be responsible for the Provision of Power for those Signal Systems listed on Exhibits A-1 and A-2, where the City is the indicated responsible party for "Maintenance Responsibility - Power".

- b. The City shall be responsible for maintenance of Luminaires for those Signal Systems listed on Exhibits A-1 and A-2, where the City is the indicated responsible party for “Maintenance Responsibility - Luminaire”
 - c. The City shall be responsible for the maintenance of Traffic Control elements of the Signal Systems where the City is the indicated responsible party for Maintenance Responsibility – Traffic Control”)
- 2. **SHARED CITY STREETS:** City allocated responsibilities may be shared between multiple cities when a leg of the intersection falls on a border road or is otherwise shared by two or more cities. The details of any shared maintenance or cost agreement between cities shall be documented outside of this Master Agreement, and shall have no impact on the obligations of the parties hereto. Furthermore, if a responsibility listed on Exhibit A-1 or Exhibit A-2 as a City responsibility is shared by the City and another city through another verbal or written agreement, that outside agreement shall not limit the obligation of the City to the County and the County can expect the City to fulfill its obligations under this Master Agreement and to seek reimbursement according to these outside agreements, as they may exist.
- 3. **EFFECT ON PREVIOUS AGREEMENTS:** Exhibits A-1 and A-2 represent the existing agreed to allocation of responsibilities for each identified Signal System listed thereon, and supersede any previous agreements between County and City with respect thereto.
- 4. **MAINTENANCE RESPONSIBILITIES:** Maintenance Responsibilities are defined as follows:
 - a. **Maintenance Responsibility – Power:** All aspects of providing all necessary power to the Signal System for the proper operation of its elements installed, including without limitation, display or indicator lamps, emergency vehicle preemption (“EVP”) systems, luminaires (street lights and other ambient lighting), lights for illuminating signages, electronic displays, and traffic monitoring cameras. Responsible party must provide for the connection of the Signal Systems to a public source of electrical power, maintain the power elements of the Signal System, repair or replace power elements in the event of damage or deterioration of the battery backup system, including replacement of the batteries, will be the responsibility of the County.
 - b. **Maintenance Responsibility – Luminaires:** All aspects of any ambient lighting (street light) installed on the Signal System, including replacing bulbs or other expended illumination elements and repair or replacement of any pole, hood, lens, or other element solely for operation of the luminaire due to damage, deterioration, or replacement of the Signal System.
 - c. **Maintenance Responsibility – Traffic Control:** All remaining elements of the Signal Systems (except as provided below), including replacing lamps or bulbs in any traffic control indicator or display (both vehicle and pedestrian) and the repair or replacement of any upright poles, mast arms, display or indicator heads/units, traffic control signs attached to the Signal System, cabinets, controllers, controller equipment, traffic sensors, accessible pedestrian signal systems (“APS”) due to damage or deterioration. Replacement of Signal Systems due to end of useful life will be determined based on the cost share policy in place at the time.
 - a. EVP systems will be managed as provided in Section 8.
 - b. Painting of the current Signal Systems, including regular updates to maintain a professional appearance, shall be performed by the County. The County and Anoka County shall be equally responsible, fifty percent each. Upon replacement of new Signal Systems, painting of Signal Systems shall be the responsibility of the City requesting the painting.

- d. **Anoka County Signal Systems:** Where identified on Exhibit B, the notation is for convenience only, and the allocation of responsibilities shall be governed by the agreement with Anoka County.
- 5. **NON-TRAFFIC CONTROL SIGNS:** No signs may be attached to a Signal System without approval of the County Traffic Engineer. Any sign installed at the request of the City will be installed, maintained, and repaired by the County, but the costs of such work will be reimbursed by the City.
- 6. **TIMING OF SIGNALS:** All timing and related adjustments of the traffic control signal shall be determined by the County through its Traffic Engineer, and no changes shall be made to these adjustments without the approval of the County.
- 7. **PERMIT REQUIRED:** The City will obtain a permit to work on a Signal System in order to coordinate work in the right-of-way, ensure sufficient traffic control is provided, and manage access and workmanship on Signal Systems. The City will be responsible for any costs associated with traffic control or County forces needed to effectuate City works on the Signal Systems.
- 8. **EVP SYSTEMS:** The EVP system shall be operated, maintained, revised, or removed in accordance with the following conditions and requirements:
 - a. All installation, modifications, revisions and maintenance of the EVP System considered necessary or desirable for any reason, shall be done by the County's forces, or, upon concurrence in writing by the County's Traffic Engineer, may be done by others, all at the cost and expense of the City.
 - b. Emitter units may be installed and used only on vehicles responding to an emergency as defined in Minnesota Statutes Chapter 169.01, Subdivision 3 in Section 169.011.
 - c. All timing of said EVP system shall be determined by the County, through its Traffic Engineer.
- 9. **PAYMENT AND RAMSEY COUNTY REIMBURSEMENT RATES:**
 - a. The County shall submit an invoice to the City annually, listing all labor, expenses for third-party contractors, equipment, materials or supplies used.
 - b. The City shall promptly pay Ramsey County for the full amount due.
 - c. Labor costs and equipment costs will be at the adopted rates for work performed by County employees.
 - d. The adopted labor rates may include actual hourly rates of the employee (or a per hour equivalent for salaried employees), costs representing the hourly share of benefits, perks and other employment expenses, a provision for costs associated with the provision of a work location, transportation, supplies and training for the employee, and a provision for administration.
 - e. The adopted equipment rates may be based on market rental rates or, if specialized equipment, on a pro rata share of the anticipated useful life of the equipment, plus costs to cover all consumables (fuel, parts), plus a reasonable costs associated with maintenance of the equipment.
 - f. Materials and supplies shall be actual costs incurred by the County.
 - g. Contractor costs shall be as actually paid by the County for the work covered by this agreement.
- 10. **WORKERS AND WORKERS COMP:** Any and all persons engaged in work performed under this Agreement who are employed by the County shall be considered employees of the County regardless of

whether the work performed is on City or County property, and any and all claims that may arise under the Worker's Compensation Act of this State on behalf of those employees so engaged shall be the responsibility of the County. Any and all persons engaged in work performed under the Agreement who are employed by the City shall be considered employees of the City regardless of whether the work performed is on City or County property, and any and all claims that may arise under the Worker's Compensation Act of the State on behalf of those employees so engaged shall be the responsibility of the City.

11. **INDEMNIFICATION AND THIRD-PARTY CLAIMS:** The City and County shall indemnify, defend, and hold each other harmless against any and all liability, losses, costs, damages, expenses, claims, or action, including attorney's fees, which the indemnified party, its officials, agents, or employees may hereafter sustain, incur, or be required to pay, arising out of or by reason of any act or omission of the indemnifying party, its officials, agents or employees, in the execution, performance, or failure to adequately perform the indemnifying party's obligation pursuant to the Agreement. Any and all claims made by any third party as a consequence of any negligent act or omission on the part of an employee or contractor of a party as they are engaged on any of the work contemplated herein, shall be the obligation and responsibility of the party employing or retaining the worker, unless another agreement allocates responsibility differently. Nothing in this Agreement shall constitute a waiver by the County or the City of any statutory or common immunities, limits, or exceptions on liability.
12. **TERMINATION AND REPLACEMENT AGREEMENT:** This Master Agreement may not be terminated, except by mutual agreement of the parties. However, should either party be in default of its obligations under this Master Agreement three times within a twelve-month period or should a default continue for more than 30 days, the City Public Works Director and the County Traffic Engineer of Public Works shall meet and discuss proposed practices to ensure that additional defaults do not occur in the future. Said meeting shall occur within 30 days of the non-defaulting party making a written request to the defaulting party. Should the parties not be able to come to an agreement regarding how to resolve the defaults, the non-defaulting party may give notice to the defaulting party that they request a County-led maintenance plan be invoked. After notice is received, the County-led maintenance plan will take effect on the first of the month six months after the notice. Under a County-led maintenance plan, the County will perform all responsibilities contemplated herein for all Signal Systems identified on Exhibits A-1 and A-2 (as the same may be amended from time to time and the parties will split the costs based on the number of legs entering the intersection. EVP and painting will continue to be 100% the cost responsibility of the City, but the work will be done by the County. The City will reimburse the County for the City's share of those costs. The City's share shall be equal to the ratio of the number of legs entering the intersection which are controlled by the City to the total number of legs entering the intersection. The costs will be calculated as provided in Section 9 (plus the costs of electricity), plus an additional 15% for administration. At any time, if an emergency exists and the City is unable to perform its obligations, the County may perform the work necessary and seek reimbursement for its actual costs. At any time, if an emergency exists and the County is unable to perform its obligations, the City may perform the work necessary and seek reimbursement for its actual costs.
13. **ADDING OR REMOVING SIGNAL SYSTEMS:** The signals included in this Master Agreement may be added or removed by updating Exhibits A-1 and/or A-2, as applicable. A signal may be added to Exhibit A-1 or A-2:
 - a. **COOPERATIVE AGREEMENT:** If a new signal is installed (or an existing one is replaced) and the allocation of maintenance responsibilities is identified in a properly approved cooperative agreement adopted in anticipation of the development or installation of the signal, the signal may be added to Exhibit A-1 or A-2 (as applicable) and the maintenance responsibilities allocated as provided in the cooperative agreement. The governing cooperative agreement number must be noted for reference.

- b. **MAINTENANCE AGREEMENT:** If the parties approve a different allocation of maintenance responsibilities through a property adopted separate formal agreement, the change may be reflected on Exhibits A-1 and/or A2 (as applicable) and the maintenance responsibilities allocated as provided therein. The separate agreement number must be noted for reference.
- c. **TRACKING PURPOSES ONLY (PED SIGNALS):** If a Ped Signal is located on a County road or highway, it may be added to Exhibit A-2 as long as the City is assuming all responsibility and costs for the operation and maintenance.
- d. **REMOVAL OF SYSTEM:** If a Signal System or Ped Signal is physically removed, the signal may be removed from Exhibit A-1 or A-2 (as applicable).

The inclusion or removal of a signal system from Exhibit A-1 or A-2 under this section must be ratified by the County's Traffic Engineer and the City's Public Works Director, and the new Exhibit A-1 or A-2 shall be noted with the effective date of the change. It is intended that formal approval by the parties' governing bodies is delegated to the two representatives for this limited purpose.

- 14. **STANDARDIZATION:** The allocation of maintenance responsibilities as provided on Exhibits A-1 and A-2 for any individual signal included thereon may be changed to bring it in line with the standard allocation of responsibility listed below. The change of the allocation of maintenance responsibilities to the standard allocation must be ratified by the County's Traffic Engineer and the City's Director of Engineering, and the new Exhibit A-1 and/or A-2 shall be noted with the effective date of the change. It is intended that formal approval by the parties' governing bodies is delegated to the two representatives for this limited purpose.

STANDARD ALLOCATION OF MAINTENANCE RESPONSIBILITIES			
TYPE OF SIGNAL	TRAFFIC CONTROL	LUMINAIRE	POWER
Traffic Control Signal Systems (Signal Systems)	County	City	City
Pedestrian Crossing Signal Systems (Ped Signals)	City	City	City

- 15. **AMENDMENTS:** Any other change to the allocation of maintenance responsibilities or inclusion or removal from the lists on Exhibits A-1 and/or A-2 must be done by amendment to this Master Agreement and no delegation is being contemplated by these terms.
- 16. **NOTICES:** All notices shall be in writing and shall be sent by electronic mail, United States mail or common carrier delivery service to the address provided below.

For City:
 Director of Engineering
 City of Blaine
 10801 Town Square Dr NE
 Blaine, MN 55449
 Email: dschluender@blainemn.gov

For County:
 Traffic Engineer of Public Works
 Ramsey County Department of Public Works
 1425 Paul Kirkwold Drive
 Arden Hills, MN 55112
 Email:

(Signature page to follow)

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures.

CITY OF BLAINE, MINNESOTA

In presence of

By: _____

Its: Mayor

By: _____

Its: City Manager

Date: _____

RAMSEY COUNTY

Recommended for approval:

Brad Estochen, P.E.
County Engineer
Ramsey County
Public Works Department

By: _____
Chairperson
Board of Ramsey County Commissioners

Approved as to Form:

Assistant Ramsey County Attorney

Attest:

By: _____
Chief Clerk – Ramsey County Board

Date: _____

Date: _____

Exhibits A-1, A-2, and B

Traffic Signals on County Roads and Highways Within the City of Blaine

This below Exhibits A-1, A-2, and B document the current identified Signal Systems, Ped Signals and MnDOT Signals within the City of Blaine. Pursuant to Section 13 of the Master Agreement, this Exhibit A-1 and/or Exhibit A-2 may be periodically replaced with updated versions. This versions set forth below are current as of July 31, 2023, and have been adopted by the parties as demonstrated by the verification of the County's Traffic Engineer and the City's City Engineer.

RAMSEY COUNTY

(print name) _____
Traffic Engineer
Dated: _____

CITY OF BLAINE

(print name) _____
Director of Engineering
Dated: _____

Exhibit A-1. Traffic control signal systems (Signal Systems)

CSAH	TRF No.	Cross Street	Maintenance Responsibility		
			Traffic Control	Luminaire	Power
CSAH 1 (County Road J)	616	Xylite Street	County	City*	City*
	663	Coral Sea St	County	City*	City*
	385	I 35W Service Dr NE	County	City	City

*Sharing the responsibility with another city.

Exhibit A-2. Signals for pedestrian crossing (PED SIGNALS)

CSAH	TRF No.	Cross Street	Maintenance Responsibility		
			Traffic Control	Luminaire	Power
-	-	-	-	-	-

Exhibit B – Anoka County operated signals

County Road	TRF No.	Cross Street	Maintenance Responsibility			Electric Power Cost
			Routine	Lamping	Luminaire	
CSAH 32 (County Rd J)	-	93 rd Lane	Anoka	Anoka	Anoka	Anoka



City of Blaine Staff Report

File Number: RES 24-221

Agenda Date	Status
November 18, 2024	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: - Michelle Wolfe, City Manager

Agenda Item # 8.7

Resolution Authorizing the Execution of a Fourth Amendment to the Amended Real Property Lease Agreement Relating to the Fogerty Arena "Ice House" Project

Executive Summary

The lease agreement between the city and Fogerty Arena needs to be amended to reflect an agreement previously approved in April 2024, which terminated Anoka County's rights and obligations with respect to the arena.

Background

At the April 15, 2024 meeting, City Council approved an agreement to terminate Anoka County's rights and obligations with respect to Fogerty Arena. The Anoka County Board also approved that same agreement. It is now necessary to amend the lease between the city of Blaine and Fogerty Arena. The language of paragraph 3 of the Amended Real Property Lease Agreement dated June 24, 2008, is proposed to be amended by deleting that language which grants the County the right to annually appoint a member to the Lessee's Board of Directors and to possess a 1/9th voting interest on such Board. All other terms and conditions of the previous lease documents shall remain in full force and effect. The Fogerty Arena's Board of Directors has already approved the proposed lease amendment as outlined in this item.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

Approved the Resolution amending the lease.

Attachment List

1. Amendment



City of Blaine

Signature Copy

Resolution: RES 24-221

Resolution Authorizing the Execution of a Fourth Amendment to the Amended Real Property Lease Agreement Relating to the Fogerty Arena "Ice House" Project

BE IT RESOLVED By the City Council (the "Council") of the City of Blaine, Anoka and Ramsey Counties, Minnesota (the "City") as follows:

Section 1. The Blaine Economic Development Authority (the "EDA") has received from Fogerty Arena, "The Ice House", a Minnesota nonprofit corporation (the "Borrower"), a proposal that the EDA issue its Recreational Facility Revenue Refunding Note (Fogerty Arena "The Ice House" Project), Series 2020 in a principal amount not to exceed \$4,000,000 (the "Note"), pursuant to Minnesota Statutes, Chapter 469.152 to 469.1655 (the "Act") to (i) assist in financing improvements to the Borrower's facilities located at 9250 Lincoln Street NE in the City (the "Facilities"), including without limitation, replacement or renovation of the compressor system for the ice arena; and (ii) refund the outstanding balance of the City's Recreational Facility Revenue Note, Series 2012 (Fogerty Arena, "The Ice House" Project); (iii) pay a portion of the interest on the note, if necessary; and (iv) pay a portion of the costs of issuing the note, if necessary (collectively the "Project"). The Facilities will be owned and operated by the Borrower on land owned by and leased from the City.

Section 2. By a resolution adopted on March 16, 2020, the City Council approved an amendment to the City's existing lease of the Facilities with the Borrower (the "Existing Lease") to extend the lease term beyond the term of the Note.

Section 3. The Borrower has requested that the Existing Lease be further amended to permit non-exclusive use of the City's adjacent parking lots during the term of the lease.

Section 4. Pursuant to a Third Amendment to Amended Real Property Lease Agreement (the "Lease Amendment") to be executed by the Borrower, the City will extend the term of the lease previously entered into with the Borrower and grant a license for the non-exclusive use of the City's adjacent parking lots during the term of the lease. A draft of the Lease Amendment has been submitted to the City Council.

Section 5. Authorization to Execute Agreements. The form of the proposed Lease Amendment is hereby approved in substantially the form heretofore presented to the City Council, together with such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by Bond Counsel prior to the execution of the Lease Amendment, and the Mayor and City Manager of the City are authorized to execute the Lease Amendment in the name of and on behalf of the City and such other documents as Bond Counsel consider appropriate in connection with the issuance of the Note. In the event of the absence or disability of the Mayor or the City Manager such officers of the City as, in the opinion of the City Attorney, may act on their behalf, shall without further act or authorization of the City

Council do all things and execute all instruments and documents required to be done or executed by such absent or disabled officers. The execution of any instrument by the appropriate officer or officers of the City herein authorized shall be conclusive evidence of the approval of such documents in accordance with the terms hereof.

NOW THEREFORE BE IT RESOLVED, in consideration of the foregoing, the covenants contained in the New Lease and other good and valuable consideration, the receipt and sufficiency of which each party herby acknowledges, Lessor and Lessee agree as follows:

1. That the language of paragraph 3 of the Amended Real Property Lease Agreement dated June 24, 2008, shall be amended by deleting that language which grants the County the right to annually appoint a member to the Lessee's Board of Directors and to possess a 1/9th voting interest on such Board.
2. Except as amended above, all other terms and conditions of the previous Lease Documents shall remain in full force and effect.

IN WITNESS WHEREOF, Lessor, Lessee and County have hereunto set their hands and seals, as of the day and year first written above.

PASSED by the City Council of the City of Blaine this 18th day of November, 2024.

**FOURTH AMENDMENT TO
AMENDED REAL PROPERTY LEASE AGREEMENT**

THIS FOURTH AMENDMENT TO THE AMENDED REAL PROPERTY LEASE AGREEMENT is made as of this _____ day of _____ 2024 by and between the City of Blaine, a municipal corporation under the laws of the State of Minnesota ("Lessor"), and Fogerty Arena, "The Ice House", a Minnesota non-profit corporation ("Lessee").

RECITALS

- A. Lessor, the County of Anoka ("County"), and Lessee (formerly North Suburban Civic Center, Inc.) are parties to a Real Property Lease Agreement dated June 29, 1982, (the "Old Lease"),
- B. Lessor and Lessee are also parties to a Lease dated October 2, 2001 (the "New Lease").
- C. Lessor and Lessee are also parties to an Amended Real Property Lease Agreement dated June 24, 2008, pursuant to which the term of the New Lease was extended and the County's interest in the Old Lease was terminated. The Amended Real Property Lease Agreement was recorded on September 3, 2008, as Document No. 2002640.001 in the office of the Anoka County Recorder, State of Minnesota.
- D. Lessor and Lessee are also parties to a Second Amended Real Property Lease Agreement dated September 6, 2012, pursuant to which the legal description of the leased premises was clarified and amended to include a legal description for the property on which the Curling Facility is located. The Second Amended Real Property Lease Agreement was recorded on August 28, 2013 as Document No. 2067680.001 in the office of the Anoka County Recorder, State of Minnesota.
- E. Lessor and Lessee are also parties to a Third Amended Real Property Lease Agreement dated April 29, 2020, pursuant to which the Lease term was extended and now terminated January 1, 2055, and in addition the Lessee was granted a non-exclusive license to use City owned off street public parking lots adjacent to the Leased Premises. The Third Amendment to Amended Real Property Lease Agreement was recorded May 1, 2020 as Document No. 2269779.003 in the Office of the Anoka County Recorder, State of Minnesota.
- F. Pursuant to the terms of paragraph 3 of the Amended Real Property Lease Agreement all rights, title, interest, and authority of the County in the Lease and the premises, including the right to terminate the Lease were terminated. However, the Amended Real Property Lease Agreement provided the County would retain the right to appoint a member to Lessee's Board of Directors to possess a 1/9th voting interest on such Board and further provided such right is considered part of the Lease and could only be changed with permission of the Anoka County Board of Commissioners and the Blaine City Council.

G. Lessor, Lessee, and the County executed the Agreement to Terminate Anoka County's Rights and Obligations ("Termination Agreement") with Respect to the Fogerty Arena dated _____, attached hereto as Exhibit A.

H. In order to properly document the termination of all County rights relating to the Fogerty Arena in accordance with the Termination Agreement, Lessor and Lessee desire to enter into this Fourth Amendment to the Amended Real Property Lease Agreement.

NOW, THEREFORE, in consideration of the foregoing, the covenants contained in the New Lease and other good and valuable consideration, the receipt and sufficiency of which each party hereby acknowledges, Lessor and Lessee agree as follows:

1. That the language of paragraph 3 of the Amended Real Property Lease Agreement dated June 24, 2008 shall be amended by deleting that language which grants the County the right to annually appoint a member to the Lessee's Board of Directors and to possess a 1/9th voting interest on such Board.
2. Except as amended above, all other terms and conditions of the previous Lease Documents shall remain in full force and effect.

IN WITNESS WHEREOF, Lessor, Lessee and County have hereunto set their hands and seals, as of the day and year first written above.

CITY OF BLAINE

By: _____

Its: Mayor

By: _____

Its: City Manager



State of Minnesota)
)ss
County of Anoka)

This foregoing instrument was acknowledged before me on this _____ day of _____, 2024 by _____, the Mayor of the City of Blaine, a Minnesota Municipal Corporation on behalf of the Municipal Corporation.

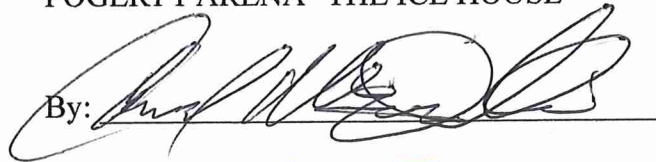
Notary Public

State of Minnesota)
)ss
County of Anoka)

This foregoing instrument was acknowledged before me on this _____ day of _____, 2024 by _____, the Manager of the City of Blaine, a Minnesota Municipal Corporation on behalf of the Municipal Corporation.

Notary Public

LESSEE
FOGERTY ARENA "THE ICE HOUSE"

By: 

Its: President

By: 

Its: Vice President

State of Minnesota)
)ss
County of Anoka)

This foregoing instrument was acknowledged before me on this 28th day of October, 2024 by President, the Vice President of The Ice House, a Minnesota non-profit corporation, on behalf of the Corporation

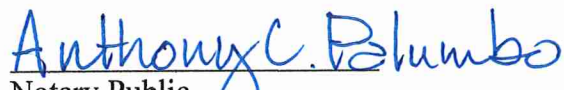

Notary Public



EXHIBIT A

AGREEMENT TO TERMINATE ANOKA COUNTY'S RIGHTS AND OBLIGATIONS

[to be attached]



City of Blaine Staff Report

File Number: RES 24-227

Agenda Date	Status
November 18, 2024	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: - Jason Zimmerman, Finance Director

Agenda Item # 8.8

Certify 2024 Delinquent Utility Accounts to Anoka County

Executive Summary

The Council annually certifies delinquent utilities to Anoka County for collection with the following year's property taxes. This process protects the city by establishing the unpaid amounts as a lien on the related properties. The certification process also serves as the city's collection process.

Background

Section 86-147 of the Blaine City Code provides the procedure for certifying delinquent amounts to the County for assessment. The current City Ordinance applicable to these charges provides certain deadlines that must be met prior to the City certifying a charge as delinquent. First, the City provides notice of charges to the account holder in compliance with Section 86-146 of the Code. If the charge remains unpaid after 30 days, it becomes overdue and the City sends an overdue notice to the resident. If the overdue payment is not resolved within 14 days of that notice, the account is considered delinquent.

On September 16, 2024 all customers with a delinquent utility bill subject to certification were sent a letter notifying them that if the account was not paid, it would be included in the certification process for collection. If payment is not received before the November 1, 2024 deadline for remittance to the county, the attached resolution authorizes staff to certify the amount due to the Anoka County Auditor for collection with 2025 property taxes. Each account certified to Anoka County will also be charged a \$50.00 certification fee in accordance with the city's fee schedule.

The amount to be certified for collection is \$630,292.52 for delinquent utilities. The certifications represent 741 properties with utility certifications. The amount to be certified is about \$100,012.33 more than the \$530,280.19 initially authorized in 2023. Certification fees amount to \$37,050.00.

Amounts certified in previous years are as follows:

2023 - \$530,280.19
2022 - \$473,330.18
2021 - \$423,871.22
2020 - \$408,738.75
2019 - \$449,337.06
2018 - \$451,443.17
2017 - \$392,787.93
2016 - \$350,340.49
2015 - \$546,169.04
2014 - \$535,937.12
2013 - \$538,126.43
2012 - \$594,954.47
2011 - \$554,735.52
2010 - \$545,176.51
2009 - \$531,238.38

The amount to be certified reflects less than 3% of the total revenues of the City's utility funds. Revenues include billings, interest earned, and various grants, where billings make up the vast majority of revenues.

Strategic Plan Relationship

The collection of delinquent utility bills and invoices provides needed revenue to maintain the City's utility funds and supports the financial sustainability of the City.

Board/Commission Review

N/A

Financial Impact

Delinquent utilities certified to the county for collection represent roughly 3% of annual billings. Nearly 85% of delinquent accounts are collected the following year, and nearly 100% are collected within three years of certification.

Public Outreach/Input

N/A

Staff Recommendation

Adopt the resolution certifying delinquent utilities for collection with 2025 property taxes.

Attachment List

1. 2024 Delinquent Utility Certification List



City of Blaine

Signature Copy

Resolution: RES 24-227

Certify 2024 Delinquent Utility Accounts to Anoka County

WHEREAS, the records of the Public Utilities Billing Department lists certain accounts as delinquent; and

WHEREAS, pertinent Minnesota Statutes authorize certification of the delinquent accounts to the County tax rolls for collection.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the City Clerk is hereby authorized and directed to certify to the County Auditor the amount of these delinquent accounts, together with a legal description of the premises served, as set forth in the attached document.

BE IT FURTHER RESOLVED by the City Council of the City of Blaine that the County Auditor is hereby requested to record the attached delinquent accounts as part of the tax levy on the premises served to be collected during the ensuing year.

PASSED by the City Council of the City of Blaine this 18th day of November, 2024

2024 Delinquent Utility Certification List

Property ID Number	Delinquent Amount	Administration Fee	Total Certification	Utility Account Number
31-31-23-14-0024	\$ 960.62	\$ 50.00	\$ 1,010.62	100006-000
31-31-23-24-0034	786.45	50.00	836.45	100037-001
31-31-23-41-0040	168.39	50.00	218.39	100060-000
31-31-23-23-0024	481.56	50.00	531.56	100079-001
31-31-23-22-0065	983.45	50.00	1,033.45	100088-000
30-31-23-33-0022	1,352.41	50.00	1,402.41	100121-000
31-31-23-44-0063	969.91	50.00	1,019.91	100178-001
32-31-23-23-0006	562.78	50.00	612.78	100185-000
31-31-23-44-0084	975.70	50.00	1,025.70	100199-000
31-31-23-23-0031	230.44	50.00	280.44	100212-000
31-31-23-14-0062	212.48	50.00	262.48	100219-000
31-31-23-21-0058	802.66	50.00	852.66	100240-001
31-31-23-41-0087	1,144.63	50.00	1,194.63	100241-001
31-31-23-22-0058	975.98	50.00	1,025.98	100262-002
32-31-23-44-0050	894.77	50.00	944.77	100264-000
31-31-23-41-0051	796.21	50.00	846.21	100314-001
31-31-23-44-0099	321.03	50.00	371.03	100321-001
31-31-23-44-0055	928.11	50.00	978.11	100327-001
31-31-23-24-0016	1,021.36	50.00	1,071.36	100331-000
32-31-23-32-0029	811.53	50.00	861.53	100339-000
31-31-23-22-0022	937.60	50.00	987.60	100395-000
31-31-23-14-0086	841.19	50.00	891.19	100400-001
31-31-23-14-0026	698.49	50.00	748.49	100409-000
32-31-23-31-0040	767.51	50.00	817.51	100424-000
31-31-23-14-0031	924.51	50.00	974.51	100433-001
31-31-23-42-0084	1,000.39	50.00	1,050.39	100460-000
31-31-23-22-0059	292.03	50.00	342.03	100465-000
31-31-23-42-0025	222.96	50.00	272.96	100468-000
31-31-23-41-0075	812.21	50.00	862.21	100500-000
32-31-23-23-0028	658.05	50.00	708.05	100507-000
32-31-23-44-0033	586.47	50.00	636.47	100556-000
31-31-23-41-0060	941.88	50.00	991.88	100604-000
32-31-23-31-0041	814.46	50.00	864.46	100625-000
31-31-23-22-0011	625.55	50.00	675.55	100637-000
31-31-23-21-0024	190.70	50.00	240.70	100662-001
31-31-23-42-0053	435.62	50.00	485.62	100666-002
31-31-23-41-0110	857.22	50.00	907.22	100678-001
31-31-23-42-0052	859.87	50.00	909.87	100696-002
31-31-23-24-0017	424.73	50.00	474.73	100714-001
31-31-23-44-0053	397.65	50.00	447.65	100740-001
31-31-23-41-0042	869.89	50.00	919.89	100761-000
31-31-23-44-0033	845.18	50.00	895.18	100778-003
31-31-23-42-0011	757.21	50.00	807.21	100789-000
30-31-23-33-0021	891.19	50.00	941.19	100802-000
32-31-23-44-0078	549.74	50.00	599.74	100822-001
31-31-23-14-0063	763.39	50.00	813.39	100824-000
32-31-23-44-0078	432.59	50.00	482.59	100833-001
31-31-23-44-0080	227.61	50.00	277.61	100847-000

32-31-23-44-0015	678.34	50.00	728.34	100877-000
32-31-23-31-0016	752.09	50.00	802.09	100904-000
33-31-23-33-0007	622.28	50.00	672.28	100941-000
32-31-23-42-0012	922.41	50.00	972.41	100948-001
31-31-23-44-0106	740.62	50.00	790.62	100983-000
31-31-23-24-0012	917.06	50.00	967.06	100996-000
30-31-23-33-0046	304.55	50.00	354.55	101012-001
32-31-23-32-0039	874.92	50.00	924.92	101018-000
31-31-23-22-0137	1,352.32	50.00	1,402.32	101019-000
32-31-23-31-0030	736.27	50.00	786.27	101078-000
32-31-23-43-0008	837.94	50.00	887.94	101079-000
32-31-23-42-0026	153.47	50.00	203.47	101080-000
32-31-23-42-0061	591.13	50.00	641.13	101092-002
32-31-23-23-0041	788.29	50.00	838.29	101130-000
32-31-23-41-0037	748.24	50.00	798.24	101161-001
32-31-23-31-0050	947.38	50.00	997.38	101184-000
31-31-23-11-0025	816.02	50.00	866.02	101194-000
31-31-23-44-0108	910.66	50.00	960.66	101216-001
32-31-23-41-0035	228.24	50.00	278.24	101229-000
30-31-23-23-0045	773.07	50.00	823.07	101251-002
30-31-23-23-0075	915.60	50.00	965.60	101268-001
30-31-23-23-0066	402.23	50.00	452.23	101280-001
30-31-23-23-0071	844.17	50.00	894.17	101317-000
30-31-23-23-0062	669.41	50.00	719.41	101326-001
30-31-23-23-0010	700.61	50.00	750.61	101383-000
30-31-23-23-0020	841.33	50.00	891.33	101386-000
30-31-23-11-0088	217.58	50.00	267.58	101411-001
30-31-23-14-0009	1,000.33	50.00	1,050.33	101449-000
30-31-23-14-0074	1,176.19	50.00	1,226.19	101492-000
30-31-23-14-0103	776.61	50.00	826.61	101530-000
30-31-23-13-0067	1,295.55	50.00	1,345.55	101592-000
30-31-23-42-0007	240.89	50.00	290.89	101648-001
30-31-23-44-0153	1,081.26	50.00	1,131.26	101747-000
30-31-23-44-0129	1,029.10	50.00	1,079.10	101766-000
30-31-23-43-0022	809.53	50.00	859.53	101783-000
30-31-23-43-0023	915.04	50.00	965.04	101784-000
30-31-23-43-0018	946.67	50.00	996.67	101790-000
30-31-23-44-0151	934.80	50.00	984.80	101809-000
30-31-23-44-0156	815.37	50.00	865.37	101812-001
30-31-23-24-0006	779.10	50.00	829.10	101859-001
30-31-23-24-0030	830.05	50.00	880.05	101890-001
30-31-23-24-0053	285.10	50.00	335.10	101891-001
30-31-23-24-0120	888.54	50.00	938.54	101900-000
30-31-23-24-0105	105.11	50.00	155.11	101920-000
30-31-23-24-0057	777.04	50.00	827.04	101928-000
30-31-23-41-0083	966.68	50.00	1,016.68	101950-000
30-31-23-24-0034	778.33	50.00	828.33	101961-001
30-31-23-42-0045	764.24	50.00	814.24	101979-001
30-31-23-41-0074	847.10	50.00	897.10	102020-002

30-31-23-42-0154	940.57	50.00	990.57	102022-000
30-31-23-24-0168	807.50	50.00	857.50	102064-000
30-31-23-42-0112	889.18	50.00	939.18	102156-000
30-31-23-42-0128	818.23	50.00	868.23	102172-001
30-31-23-44-0022	979.41	50.00	1,029.41	102178-000
30-31-23-42-0107	897.04	50.00	947.04	102192-000
30-31-23-41-0084	1,020.29	50.00	1,070.29	102201-001
30-31-23-42-0102	757.83	50.00	807.83	102223-001
30-31-23-42-0106	787.43	50.00	837.43	102224-000
30-31-23-42-0113	706.46	50.00	756.46	102265-002
30-31-23-34-0013	305.24	50.00	355.24	102320-003
30-31-23-43-0012	838.11	50.00	888.11	102334-000
30-31-23-31-0140	772.11	50.00	822.11	102365-001
30-31-23-34-0023	204.16	50.00	254.16	102402-002
30-31-23-11-0090	1,483.53	50.00	1,533.53	102474-000
30-31-23-31-0155	620.40	50.00	670.40	102486-000
30-31-23-32-0035	708.63	50.00	758.63	102503-001
20-31-23-24-0028	226.48	50.00	276.48	102543-001
20-31-23-24-0035	952.88	50.00	1,002.88	102554-000
20-31-23-24-0036	800.19	50.00	850.19	102555-000
30-31-23-24-0141	1,250.50	50.00	1,300.50	102581-001
30-31-23-24-0136	1,014.77	50.00	1,064.77	102586-002
30-31-23-32-0020	697.96	50.00	747.96	102604-002
30-31-23-31-0215	614.42	50.00	664.42	102616-000
32-31-23-23-0083	983.29	50.00	1,033.29	102628-000
29-31-23-23-0047	1,089.95	50.00	1,139.95	102729-001
29-31-23-23-0025	1,302.57	50.00	1,352.57	102742-000
29-31-23-23-0021	802.31	50.00	852.31	102766-002
19-31-23-44-0047	914.77	50.00	964.77	102793-000
29-31-23-23-0110	876.24	50.00	926.24	102839-000
30-31-23-12-0040	959.05	50.00	1,009.05	102844-000
30-31-23-12-0022	1,226.60	50.00	1,276.60	102845-000
30-31-23-11-0066	219.28	50.00	269.28	102857-000
30-31-23-11-0074	1,300.93	50.00	1,350.93	102861-000
30-31-23-12-0018	298.00	50.00	348.00	102878-001
29-31-23-23-0090	840.92	50.00	890.92	102917-000
20-31-23-33-0006	687.74	50.00	737.74	102935-002
32-31-23-23-0091	1,383.90	50.00	1,433.90	102942-000
31-31-23-23-0013	932.41	50.00	982.41	102976-000
34-31-23-12-0031	1,591.87	50.00	1,641.87	102983-000
34-31-23-22-0033	867.54	50.00	917.54	103022-000
34-31-23-22-0031	1,144.95	50.00	1,194.95	103059-000
34-31-23-24-0016	865.03	50.00	915.03	103072-000
34-31-23-24-0041	956.13	50.00	1,006.13	103137-001
32-31-23-43-0070	1,291.57	50.00	1,341.57	103141-001
34-31-23-31-0002	220.72	50.00	270.72	103174-000
33-31-23-33-0033	935.12	50.00	985.12	103194-001
32-31-23-43-0069	952.12	50.00	1,002.12	103207-003
34-31-23-23-0058	2,538.02	50.00	2,588.02	103225-000

33-31-23-14-0020	857.58	50.00	907.58	103255-000
34-31-23-24-0069	1,260.27	50.00	1,310.27	103338-000
33-31-23-14-0013	958.62	50.00	1,008.62	103343-000
33-31-23-14-0038	354.45	50.00	404.45	103368-000
30-31-23-12-0073	846.49	50.00	896.49	103390-001
30-31-23-12-0099	928.32	50.00	978.32	103429-001
33-31-23-14-0047	943.92	50.00	993.92	103443-000
33-31-23-33-0038	845.01	50.00	895.01	103491-001
34-31-23-42-0014	929.14	50.00	979.14	103573-000
30-31-23-21-0155	692.91	50.00	742.91	103596-000
19-31-23-34-0053	927.60	50.00	977.60	103652-000
19-31-23-34-0039	852.22	50.00	902.22	103700-002
34-31-23-34-0041	1,033.14	50.00	1,083.14	103712-000
27-31-23-33-0039	894.96	50.00	944.96	103753-001
33-31-23-32-0143	210.28	50.00	260.28	103813-000
27-31-23-34-0087	1,354.24	50.00	1,404.24	103864-000
34-31-23-22-0103	617.53	50.00	667.53	103887-003
27-31-23-34-0083	986.98	50.00	1,036.98	103945-002
27-31-23-33-0031	203.24	50.00	253.24	104061-000
30-31-23-11-0103	1,172.19	50.00	1,222.19	104087-000
27-31-23-34-0108	998.44	50.00	1,048.44	104103-000
10-31-23-32-0089	755.82	50.00	805.82	104163-000
10-31-23-32-0038	1,114.33	50.00	1,164.33	104174-001
34-31-23-34-0086	743.56	50.00	793.56	104198-000
27-31-23-34-0122	727.68	50.00	777.68	104289-002
27-31-23-34-0118	1,125.82	50.00	1,175.82	104295-001
19-31-23-33-0122	771.74	50.00	821.74	104333-002
33-31-23-33-0076	877.77	50.00	927.77	104354-002
33-31-23-33-0061	215.54	50.00	265.54	104399-002
34-31-23-23-0005	265.04	50.00	315.04	110013-000
34-31-23-23-0014	220.63	50.00	270.63	110021-000
34-31-23-22-0004	920.52	50.00	970.52	110027-000
34-31-23-34-0003	904.39	50.00	954.39	110044-000
27-31-23-43-0066	1,266.72	50.00	1,316.72	110065-000
27-31-23-34-0072	918.67	50.00	968.67	110073-000
27-31-23-34-0015	315.88	50.00	365.88	110083-000
34-31-23-21-0050	662.02	50.00	712.02	110085-002
27-31-23-34-0020	254.05	50.00	304.05	110099-001
4-31-23-23-0044	758.25	50.00	808.25	110169-000
8-31-23-41-0101	925.17	50.00	975.17	110192-000
13-31-23-41-0006	357.32	50.00	407.32	110222-000
34-31-23-24-0004	779.43	50.00	829.43	110275-000
9-31-23-24-0039	1,007.01	50.00	1,057.01	110280-000
8-31-23-41-0078	134.73	50.00	184.73	110287-000
9-31-23-24-0017	253.14	50.00	303.14	110306-001
4-31-23-33-0055	210.23	50.00	260.23	110417-001
15-31-23-31-0018	357.32	50.00	407.32	110437-002
9-31-23-23-0042	908.77	50.00	958.77	110452-000
9-31-23-42-0008	272.01	50.00	322.01	110475-001

9-31-23-23-0024	846.07	50.00	896.07	110480-000
15-31-23-13-0007	357.32	50.00	407.32	110496-000
15-31-23-32-0008	357.32	50.00	407.32	110531-000
4-31-23-23-0020	503.59	50.00	553.59	110554-002
2-31-23-43-0008	357.32	50.00	407.32	110600-000
4-31-23-33-0023	222.40	50.00	272.40	110621-001
4-31-23-23-0067	934.85	50.00	984.85	110648-002
9-31-23-33-0036	465.94	50.00	515.94	110654-001
4-31-23-33-0087	232.96	50.00	282.96	110795-000
4-31-23-33-0028	841.97	50.00	891.97	110814-000
4-31-23-21-0031	2,260.61	50.00	2,310.61	110829-002
4-31-23-21-0035	887.63	50.00	937.63	110830-000
4-31-23-33-0073	211.93	50.00	261.93	110857-002
4-31-23-21-0045	750.08	50.00	800.08	110869-002
4-31-23-21-0018	1,205.16	50.00	1,255.16	110870-000
13-31-23-22-0013	212.72	50.00	262.72	110913-000
4-31-23-24-0026	919.91	50.00	969.91	110938-000
16-31-23-44-0029	894.76	50.00	944.76	111002-001
15-31-23-23-0004	1,581.92	50.00	1,631.92	111034-000
15-31-23-32-0014	186.70	50.00	236.70	111072-000
12-31-23-34-0073	1,301.36	50.00	1,351.36	111128-001
13-31-23-21-0042	212.38	50.00	262.38	111147-000
13-31-23-21-0046	1,086.32	50.00	1,136.32	111156-001
13-31-23-21-0010	665.83	50.00	715.83	111182-000
12-31-23-33-0082	506.26	50.00	556.26	111193-001
14-31-23-42-0048	601.41	50.00	651.41	111422-002
12-31-23-23-0027	421.83	50.00	471.83	111466-002
12-31-23-23-0022	789.69	50.00	839.69	111485-003
12-31-23-23-0017	553.06	50.00	603.06	111492-003
12-31-23-31-0084	1,040.31	50.00	1,090.31	111506-002
12-31-23-21-0058	555.09	50.00	605.09	111533-004
14-31-23-31-0045	793.54	50.00	843.54	111612-002
12-31-23-21-0051	1,664.14	50.00	1,714.14	111651-002
1-31-23-24-0060	1,818.63	50.00	1,868.63	111787-002
1-31-23-31-0005	822.44	50.00	872.44	111799-002
1-31-23-32-0020	268.56	50.00	318.56	111825-002
1-31-23-32-0056	212.25	50.00	262.25	111853-002
1-31-23-32-0081	418.98	50.00	468.98	111924-002
1-31-23-42-0076	298.80	50.00	348.80	111945-002
1-31-23-42-0005	604.13	50.00	654.13	112023-002
1-31-23-31-0028	509.00	50.00	559.00	112117-002
1-31-23-32-0060	622.08	50.00	672.08	112131-002
1-31-23-41-0048	901.15	50.00	951.15	112135-002
14-31-23-33-0024	1,121.67	50.00	1,171.67	112175-002
14-31-23-33-0039	1,022.68	50.00	1,072.68	112182-002
1-31-23-24-0067	1,419.62	50.00	1,469.62	112236-002
1-31-23-23-0038	258.44	50.00	308.44	112338-002
1-31-23-12-0052	245.17	50.00	295.17	112408-002
18-31-23-34-0077	176.35	50.00	226.35	300005-002

18-31-23-31-0116	921.19	50.00	971.19	300011-001
18-31-23-31-0086	1,357.16	50.00	1,407.16	300015-002
18-31-23-31-0074	879.21	50.00	929.21	300074-000
18-31-23-31-0062	988.46	50.00	1,038.46	300079-001
18-31-23-34-0123	250.39	50.00	300.39	300114-001
18-31-23-31-0034	1,038.96	50.00	1,088.96	300120-001
18-31-23-43-0098	104.16	50.00	154.16	300127-000
18-31-23-43-0099	787.43	50.00	837.43	300141-000
18-31-23-31-0096	639.08	50.00	689.08	300170-001
18-31-23-43-0029	946.04	50.00	996.04	300182-000
18-31-23-42-0010	770.16	50.00	820.16	300189-000
18-31-23-31-0066	916.13	50.00	966.13	300201-000
18-31-23-42-0045	786.79	50.00	836.79	300249-000
18-31-23-43-0002	850.75	50.00	900.75	300288-000
18-31-23-43-0036	1,037.57	50.00	1,087.57	300300-001
18-31-23-31-0032	184.99	50.00	234.99	300309-001
18-31-23-34-0047	688.79	50.00	738.79	300327-000
18-31-23-34-0005	152.42	50.00	202.42	300331-001
18-31-23-43-0025	583.77	50.00	633.77	300335-000
18-31-23-34-0026	602.33	50.00	652.33	300357-000
18-31-23-34-0074	1,064.93	50.00	1,114.93	300379-001
18-31-23-34-0042	519.49	50.00	569.49	300383-000
18-31-23-34-0021	859.79	50.00	909.79	300387-000
18-31-23-34-0099	727.46	50.00	777.46	300410-001
18-31-23-34-0111	923.32	50.00	973.32	300435-000
18-31-23-33-0043	837.47	50.00	887.47	300492-000
18-31-23-33-0029	440.08	50.00	490.08	300500-000
18-31-23-33-0036	766.39	50.00	816.39	300536-001
18-31-23-33-0060	376.10	50.00	426.10	300548-001
17-31-23-33-0021	422.60	50.00	472.60	300593-000
17-31-23-34-0001	263.52	50.00	313.52	300595-000
18-31-23-24-0030	1,035.35	50.00	1,085.35	300599-002
18-31-23-13-0056	669.90	50.00	719.90	300600-000
18-31-23-24-0045	932.82	50.00	982.82	300624-001
18-31-23-24-0010	363.94	50.00	413.94	300641-000
18-31-23-21-0067	854.58	50.00	904.58	300649-000
18-31-23-21-0083	823.75	50.00	873.75	300655-000
18-31-23-21-0048	467.45	50.00	517.45	300660-000
18-31-23-24-0089	806.36	50.00	856.36	300675-000
7-31-23-31-0023	593.82	50.00	643.82	300804-001
7-31-23-34-0070	1,255.39	50.00	1,305.39	300867-000
7-31-23-31-0100	204.00	50.00	254.00	300874-000
7-31-23-31-0012	423.73	50.00	473.73	300919-000
7-31-23-31-0033	797.12	50.00	847.12	300925-000
7-31-23-33-0043	684.82	50.00	734.82	300928-001
7-31-23-33-0041	781.93	50.00	831.93	300966-000
7-31-23-34-0039	906.30	50.00	956.30	300967-001
7-31-23-31-0019	845.14	50.00	895.14	300968-000
7-31-23-34-0022	904.45	50.00	954.45	300981-001

7-31-23-32-0034	252.48	50.00	302.48	300999-000
7-31-23-43-0040	810.91	50.00	860.91	301011-000
7-31-23-32-0029	786.33	50.00	836.33	301012-000
7-31-23-32-0030	1,075.13	50.00	1,125.13	301023-000
7-31-23-32-0022	888.19	50.00	938.19	301028-000
7-31-23-33-0057	881.53	50.00	931.53	301044-001
18-31-23-13-0027	437.24	50.00	487.24	301088-001
18-31-23-13-0015	479.89	50.00	529.89	301090-000
18-31-23-13-0011	335.97	50.00	385.97	301120-000
18-31-23-12-0009	881.43	50.00	931.43	301128-001
18-31-23-13-0024	900.24	50.00	950.24	301137-002
18-31-23-12-0068	1,060.36	50.00	1,110.36	301175-000
18-31-23-22-0018	329.18	50.00	379.18	301176-000
18-31-23-22-0033	820.86	50.00	870.86	301189-000
18-31-23-21-0097	883.29	50.00	933.29	301205-000
18-31-23-21-0092	167.62	50.00	217.62	301212-002
7-31-23-42-0079	199.45	50.00	249.45	301266-000
7-31-23-42-0015	939.87	50.00	989.87	301310-000
7-31-23-42-0013	497.06	50.00	547.06	301312-000
7-31-23-41-0081	214.25	50.00	264.25	301330-001
7-31-23-41-0002	901.25	50.00	951.25	301333-000
7-31-23-42-0100	1,161.53	50.00	1,211.53	301365-000
7-31-23-41-0071	1,070.32	50.00	1,120.32	301371-000
7-31-23-14-0040	481.24	50.00	531.24	301441-000
7-31-23-43-0018	910.55	50.00	960.55	301469-001
7-31-23-13-0040	790.01	50.00	840.01	301503-000
7-31-23-41-0046	980.85	50.00	1,030.85	301545-002
7-31-23-41-0041	836.74	50.00	886.74	301575-000
8-31-23-13-0017	991.11	50.00	1,041.11	301592-000
8-31-23-14-0021	937.83	50.00	987.83	301599-000
8-31-23-32-0011	812.36	50.00	862.36	301631-001
8-31-23-14-0076	782.19	50.00	832.19	301679-000
8-31-23-14-0036	1,191.16	50.00	1,241.16	301698-000
8-31-23-14-0012	773.39	50.00	823.39	301706-001
7-31-23-31-0095	1,040.44	50.00	1,090.44	301729-001
7-31-23-13-0067	184.54	50.00	234.54	301730-000
8-31-23-14-0011	336.65	50.00	386.65	301759-000
7-31-23-13-0007	922.33	50.00	972.33	301764-000
7-31-23-41-0034	798.16	50.00	848.16	301797-001
7-31-23-44-0033	1,117.00	50.00	1,167.00	301869-000
7-31-23-44-0038	1,275.65	50.00	1,325.65	301874-000
8-31-23-23-0024	770.89	50.00	820.89	301886-000
8-31-23-23-0051	773.47	50.00	823.47	301924-000
8-31-23-23-0050	388.06	50.00	438.06	301925-002
8-31-23-23-0020	323.34	50.00	373.34	301971-001
7-31-23-14-0071	834.24	50.00	884.24	301972-000
7-31-23-24-0013	207.44	50.00	257.44	301990-000
7-31-23-24-0010	1,052.16	50.00	1,102.16	302010-001
8-31-23-23-0070	112.67	50.00	162.67	302017-000

7-31-23-13-0103	257.64	50.00	307.64	302082-002
8-31-23-42-0040	767.22	50.00	817.22	302108-000
18-31-23-11-0017	785.96	50.00	835.96	302134-000
18-31-23-22-0022	925.25	50.00	975.25	302140-000
8-31-23-42-0016	688.32	50.00	738.32	302172-001
8-31-23-42-0014	1,352.57	50.00	1,402.57	302173-000
7-31-23-11-0054	922.99	50.00	972.99	302200-000
18-31-23-22-0027	240.35	50.00	290.35	302226-001
9-31-23-23-0006	796.71	50.00	846.71	302236-000
18-31-23-21-0106	892.75	50.00	942.75	302257-000
9-31-23-22-0047	983.33	50.00	1,033.33	302290-000
9-31-23-22-0022	896.14	50.00	946.14	302323-000
8-31-23-41-0060	911.07	50.00	961.07	302368-000
9-31-23-32-0088	1,443.06	50.00	1,493.06	302436-000
8-31-23-41-0055	1,148.89	50.00	1,198.89	302441-000
8-31-23-41-0046	1,756.77	50.00	1,806.77	302467-000
17-31-23-33-0017	920.90	50.00	970.90	302482-000
8-31-23-24-0008	298.22	50.00	348.22	302486-001
9-31-23-33-0048	2,336.50	50.00	2,386.50	302494-000
8-31-23-24-0017	796.62	50.00	846.62	302560-001
8-31-23-22-0012	1,942.06	50.00	1,992.06	302562-000
9-31-23-33-0038	1,219.98	50.00	1,269.98	302568-000
7-31-23-11-0103	946.60	50.00	996.60	302607-000
9-31-23-33-0067	1,024.64	50.00	1,074.64	302608-000
8-31-23-13-0059	883.13	50.00	933.13	302654-000
8-31-23-21-0029	452.46	50.00	502.46	302663-001
7-31-23-14-0086	812.30	50.00	862.30	302681-000
7-31-23-14-0088	1,109.42	50.00	1,159.42	302719-000
18-31-23-14-0032	933.68	50.00	983.68	302740-000
18-31-23-11-0050	958.46	50.00	1,008.46	302758-000
18-31-23-14-0071	196.20	50.00	246.20	302773-000
18-31-23-11-0054	872.42	50.00	922.42	302774-000
18-31-23-14-0038	840.78	50.00	890.78	302813-000
18-31-23-11-0060	1,155.25	50.00	1,205.25	302821-000
8-31-23-11-0072	359.75	50.00	409.75	302862-000
16-31-23-44-0035	1,053.03	50.00	1,103.03	302867-000
8-31-23-11-0087	988.15	50.00	1,038.15	302936-000
8-31-23-24-0088	1,075.01	50.00	1,125.01	302992-000
7-31-23-33-0069	424.22	50.00	474.22	303013-000
18-31-23-11-0083	245.21	50.00	295.21	303027-001
9-31-23-24-0022	665.43	50.00	715.43	303048-000
8-31-23-24-0098	852.66	50.00	902.66	303073-000
8-31-23-24-0118	724.84	50.00	774.84	303131-000
8-31-23-21-0158	597.71	50.00	647.71	303179-001
8-31-23-21-0185	684.73	50.00	734.73	303181-000
8-31-23-21-0182	164.36	50.00	214.36	303187-000
9-31-23-22-0048	1,093.59	50.00	1,143.59	303211-001
18-31-23-13-0031	1,036.59	50.00	1,086.59	303220-002
8-31-23-33-0027	890.63	50.00	940.63	303235-000

9-31-23-43-0168	1,151.63	50.00	1,201.63	303308-000
9-31-23-43-0186	867.05	50.00	917.05	303348-001
9-31-23-43-0028	1,630.51	50.00	1,680.51	303411-000
9-31-23-43-0071	689.72	50.00	739.72	303443-002
9-31-23-43-0062	245.02	50.00	295.02	303457-001
9-31-23-23-0075	782.91	50.00	832.91	303461-000
9-31-23-43-0044	874.70	50.00	924.70	303469-000
17-31-23-11-0007	1,116.28	50.00	1,166.28	303476-001
9-31-23-41-0010	579.54	50.00	629.54	303611-000
9-31-23-14-0080	902.18	50.00	952.18	303688-000
10-31-23-32-0017	488.27	50.00	538.27	303757-000
9-31-23-14-0089	690.48	50.00	740.48	303815-000
9-31-23-13-0035	1,363.02	50.00	1,413.02	303826-000
15-31-23-22-0062	2,014.26	50.00	2,064.26	304042-000
9-31-23-44-0103	233.67	50.00	283.67	304058-002
9-31-23-44-0097	809.24	50.00	859.24	304062-001
9-31-23-44-0082	199.11	50.00	249.11	304075-001
9-31-23-44-0165	651.92	50.00	701.92	304158-004
10-31-23-41-0022	1,028.65	50.00	1,078.65	304236-001
9-31-23-14-0217	445.05	50.00	495.05	304333-000
10-31-23-23-0027	690.50	50.00	740.50	304337-000
9-31-23-14-0321	699.53	50.00	749.53	304369-000
15-31-23-12-0066	776.50	50.00	826.50	304424-000
10-31-23-41-0081	246.00	50.00	296.00	304430-001
10-31-23-33-0060	269.78	50.00	319.78	304434-000
10-31-23-22-0067	201.18	50.00	251.18	304498-000
10-31-23-41-0067	188.14	50.00	238.14	304519-000
10-31-23-12-0029	198.64	50.00	248.64	304579-000
10-31-23-32-0074	887.04	50.00	937.04	304614-001
10-31-23-24-0035	777.54	50.00	827.54	304619-001
10-31-23-24-0039	1,421.51	50.00	1,471.51	304620-001
12-31-23-33-0024	203.87	50.00	253.87	304679-000
10-31-23-32-0047	1,188.97	50.00	1,238.97	304683-001
7-31-23-22-0009	1,793.50	50.00	1,843.50	304718-002
10-31-23-21-0128	568.45	50.00	618.45	304754-000
10-31-23-24-0037	1,303.57	50.00	1,353.57	304773-001
7-31-23-23-0111	297.37	50.00	347.37	304778-002
7-31-23-23-0097	784.64	50.00	834.64	304845-002
10-31-23-44-0046	830.16	50.00	880.16	304847-001
7-31-23-22-0073	1,087.44	50.00	1,137.44	304903-000
7-31-23-24-0046	1,339.32	50.00	1,389.32	304955-000
7-31-23-23-0124	3,293.80	50.00	3,343.80	304966-000
7-31-23-23-0139	1,305.24	50.00	1,355.24	304982-000
12-31-23-13-0008	444.75	50.00	494.75	305023-001
12-31-23-13-0032	676.52	50.00	726.52	305085-000
7-31-23-24-0106	248.58	50.00	298.58	305100-001
7-31-23-22-0060	1,288.28	50.00	1,338.28	305203-002
7-31-23-24-0068	1,297.59	50.00	1,347.59	305241-001
7-31-23-22-0097	1,110.14	50.00	1,160.14	305264-000

9-31-23-34-0086	1,211.60	50.00	1,261.60	305342-001
10-31-23-24-0019	1,458.23	50.00	1,508.23	305400-000
7-31-23-24-0108	2,203.97	50.00	2,253.97	305471-000
11-31-23-23-0020	1,062.62	50.00	1,112.62	305578-000
3-31-23-33-0023	1,349.11	50.00	1,399.11	305582-000
10-31-23-11-0081	1,193.95	50.00	1,243.95	305938-000
10-31-23-13-0031	803.92	50.00	853.92	306049-000
10-31-23-11-0247	1,176.10	50.00	1,226.10	306059-002
15-31-23-12-0011	605.43	50.00	655.43	306079-001
10-31-23-22-0130	820.02	50.00	870.02	306084-001
10-31-23-22-0144	186.97	50.00	236.97	306124-002
9-31-23-34-0119	1,026.41	50.00	1,076.41	306194-002
10-31-23-22-0178	753.26	50.00	803.26	306265-004
17-31-23-23-0099	187.80	50.00	237.80	306304-002
9-31-23-31-0078	605.29	50.00	655.29	306345-002
19-31-23-23-0116	586.29	50.00	636.29	4000017-003
29-31-23-31-0003	389.49	50.00	439.49	4000606-000
32-31-23-43-0039	385.77	50.00	435.77	4000626-002
24-31-23-44-0011	616.39	50.00	666.39	4000818-000
8-31-23-34-0023	5,276.11	50.00	5,326.11	4001146-000
26-31-23-32-0010	2,792.05	50.00	2,842.05	4001195-002
19-31-23-22-0076	538.32	50.00	588.32	4001272-004
8-31-23-34-0036	1,047.16	50.00	1,097.16	4001313-001
32-31-23-43-0034	1,071.87	50.00	1,121.87	4400083-001
32-31-23-12-0010	420.60	50.00	470.60	4400159-002
5-31-23-31-0045	912.87	50.00	962.87	600072-000
5-31-23-13-0051	607.55	50.00	657.55	600073-000
5-31-23-11-0041	658.70	50.00	708.70	600078-000
5-31-23-11-0059	1,490.80	50.00	1,540.80	600082-002
5-31-23-11-0007	857.01	50.00	907.01	600104-000
5-31-23-42-0010	1,053.38	50.00	1,103.38	600130-000
5-31-23-42-0008	813.96	50.00	863.96	600131-000
6-31-23-43-0079	448.05	50.00	498.05	600208-000
6-31-23-43-0054	807.86	50.00	857.86	600216-002
6-31-23-43-0061	227.68	50.00	277.68	600232-001
6-31-23-43-0035	858.69	50.00	908.69	600252-002
6-31-23-43-0025	315.02	50.00	365.02	600253-000
6-31-23-43-0012	943.50	50.00	993.50	600256-000
6-31-23-44-0047	1,187.41	50.00	1,237.41	600258-000
6-31-23-44-0075	1,056.80	50.00	1,106.80	600260-000
6-31-23-43-0022	219.21	50.00	269.21	600275-002
6-31-23-44-0091	774.82	50.00	824.82	600278-000
6-31-23-43-0020	295.26	50.00	345.26	600286-001
6-31-23-44-0026	880.62	50.00	930.62	600291-000
6-31-23-44-0085	822.78	50.00	872.78	600312-002
5-31-23-42-0076	410.38	50.00	460.38	600343-003
5-31-23-42-0073	336.76	50.00	386.76	600344-001
6-31-23-43-0131	786.10	50.00	836.10	600355-000
6-31-23-44-0087	866.06	50.00	916.06	600364-000

6-31-23-43-0100	684.61	50.00	734.61	600400-001
6-31-23-43-0094	757.60	50.00	807.60	600413-001
6-31-23-43-0087	648.52	50.00	698.52	600419-000
5-31-23-31-0054	1,023.59	50.00	1,073.59	600421-000
6-31-23-14-0017	1,253.03	50.00	1,303.03	600457-001
6-31-23-42-0022	355.95	50.00	405.95	600598-002
6-31-23-42-0070	925.58	50.00	975.58	600632-001
6-31-23-41-0109	731.48	50.00	781.48	600710-002
5-31-23-14-0067	902.37	50.00	952.37	600742-000
5-31-23-14-0006	497.62	50.00	547.62	600780-000
5-31-23-14-0074	1,084.50	50.00	1,134.50	600786-000
5-31-23-14-0045	308.62	50.00	358.62	600805-001
5-31-23-14-0008	781.00	50.00	831.00	600810-000
5-31-23-13-0007	414.72	50.00	464.72	600824-001
5-31-23-11-0048	1,008.89	50.00	1,058.89	600829-001
5-31-23-13-0005	948.57	50.00	998.57	600850-000
5-31-23-11-0028	269.10	50.00	319.10	600856-000
5-31-23-32-0090	671.75	50.00	721.75	600923-000
5-31-23-32-0085	899.22	50.00	949.22	600958-000
5-31-23-23-0006	818.16	50.00	868.16	600979-000
5-31-23-21-0019	806.69	50.00	856.69	601046-000
5-31-23-32-0105	231.71	50.00	281.71	601050-001
5-31-23-32-0043	882.47	50.00	932.47	601075-003
5-31-23-23-0025	812.25	50.00	862.25	601094-001
5-31-23-31-0019	635.50	50.00	685.50	601101-000
5-31-23-31-0009	672.94	50.00	722.94	601108-000
5-31-23-22-0005	493.81	50.00	543.81	601129-001
5-31-23-21-0058	828.54	50.00	878.54	601141-001
5-31-23-23-0064	822.76	50.00	872.76	601185-000
5-31-23-23-0046	905.99	50.00	955.99	601189-000
5-31-23-23-0029	232.69	50.00	282.69	601197-000
6-31-23-13-0008	349.28	50.00	399.28	601252-001
6-31-23-43-0001	282.49	50.00	332.49	601262-001
6-31-23-11-0012	995.83	50.00	1,045.83	601285-000
6-31-23-11-0067	914.43	50.00	964.43	601319-001
6-31-23-11-0090	1,004.65	50.00	1,054.65	601339-000
6-31-23-11-0098	958.66	50.00	1,008.66	601342-000
6-31-23-11-0031	867.24	50.00	917.24	601361-000
6-31-23-11-0058	904.39	50.00	954.39	601396-001
6-31-23-44-0080	639.20	50.00	689.20	601402-000
5-31-23-31-0067	843.99	50.00	893.99	601411-000
5-31-23-24-0005	1,130.35	50.00	1,180.35	601420-000
5-31-23-24-0023	825.09	50.00	875.09	601425-000
5-31-23-24-0011	795.69	50.00	845.69	601437-000
5-31-23-24-0048	1,126.83	50.00	1,176.83	601448-000
5-31-23-24-0043	1,134.87	50.00	1,184.87	601457-001
5-31-23-33-0065	1,313.50	50.00	1,363.50	601468-001
5-31-23-24-0056	938.63	50.00	988.63	601475-000
5-31-23-31-0033	835.75	50.00	885.75	601480-001

5-31-23-21-0073	909.97	50.00	959.97	601502-000
6-31-23-22-0009	349.28	50.00	399.28	601506-001
5-31-23-44-0019	1,055.85	50.00	1,105.85	601575-000
5-31-23-44-0034	1,035.07	50.00	1,085.07	601661-000
5-31-23-44-0013	1,176.73	50.00	1,226.73	601679-000
5-31-23-44-0021	1,059.40	50.00	1,109.40	601710-000
5-31-23-31-0073	983.31	50.00	1,033.31	601754-000
4-31-23-24-0058	1,273.67	50.00	1,323.67	601779-000
4-31-23-24-0069	1,118.56	50.00	1,168.56	601784-000
4-31-23-13-0032	1,017.98	50.00	1,067.98	601812-000
5-31-23-31-0127	1,124.63	50.00	1,174.63	601818-001
4-31-23-31-0021	1,159.66	50.00	1,209.66	601906-001
4-31-23-42-0005	1,307.75	50.00	1,357.75	601917-000
4-31-23-21-0059	242.17	50.00	292.17	601993-000
4-31-23-12-0039	1,145.77	50.00	1,195.77	602025-002
6-31-23-44-0138	573.93	50.00	623.93	602066-000
4-31-23-12-0057	100.00	50.00	150.00	602094-000
4-31-23-14-0043	793.86	50.00	843.86	602173-000
4-31-23-14-0020	1,436.64	50.00	1,486.64	602184-001
3-31-23-44-0014	2,732.39	50.00	2,782.39	602224-001
3-31-23-41-0009	1,184.84	50.00	1,234.84	602245-000
5-31-23-22-0058	1,456.36	50.00	1,506.36	602273-001
6-31-23-14-0071	1,620.48	50.00	1,670.48	602329-000
6-31-23-13-0088	1,232.58	50.00	1,282.58	602385-001
6-31-23-13-0095	1,007.00	50.00	1,057.00	602398-000
3-31-23-44-0100	581.47	50.00	631.47	602466-000
6-31-23-13-0089	1,065.27	50.00	1,115.27	602553-000
3-31-23-41-0025	1,432.12	50.00	1,482.12	602580-000
6-31-23-13-0072	1,430.46	50.00	1,480.46	602621-002
3-31-23-13-0017	1,175.62	50.00	1,225.62	602698-000
4-31-23-14-0046	1,251.10	50.00	1,301.10	602812-000
3-31-23-13-0076	242.67	50.00	292.67	602937-002
2-31-23-23-0038	1,209.66	50.00	1,259.66	603026-002
5-31-23-14-0084	187.95	50.00	237.95	603027-004
3-31-23-12-0041	706.53	50.00	756.53	603078-002
3-31-23-24-0011	207.90	50.00	257.90	606167-004
3-31-23-24-0030	333.70	50.00	383.70	606295-002
3-31-23-24-0052	715.83	50.00	765.83	606324-002
3-31-23-21-0040	2,941.88	50.00	2,991.88	606402-002
3-31-23-21-0030	3,992.39	50.00	4,042.39	606414-002
3-31-23-21-0061	2,201.88	50.00	2,251.88	606464-002
3-31-23-43-0080	609.30	50.00	659.30	606508-002
3-31-23-31-0071	214.59	50.00	264.59	606617-002
19-31-23-32-0051	696.03	50.00	746.03	700008-000
19-31-23-32-0086	180.99	50.00	230.99	700044-002
19-31-23-32-0058	820.10	50.00	870.10	700066-001
19-31-23-23-0009	242.35	50.00	292.35	700102-000
19-31-23-23-0008	1,083.41	50.00	1,133.41	700113-000
19-31-23-31-0082	918.17	50.00	968.17	700158-000

19-31-23-24-0063	1,161.13	50.00	1,211.13	700166-000
19-31-23-31-0088	376.36	50.00	426.36	700183-000
19-31-23-31-0035	792.37	50.00	842.37	700191-002
19-31-23-32-0121	569.22	50.00	619.22	700233-001
19-31-23-31-0065	937.23	50.00	987.23	700235-000
19-31-23-23-0085	434.30	50.00	484.30	700368-001
19-31-23-22-0013	940.04	50.00	990.04	700379-001
19-31-23-23-0051	118.86	50.00	168.86	700421-000
19-31-23-21-0012	833.25	50.00	883.25	700426-000
19-31-23-21-0021	221.81	50.00	271.81	700467-004
19-31-23-21-0104	719.66	50.00	769.66	700485-000
19-31-23-22-0024	817.07	50.00	867.07	700492-000
19-31-23-22-0031	845.33	50.00	895.33	700518-001
19-31-23-21-0116	486.23	50.00	536.23	700542-001
19-31-23-12-0077	445.34	50.00	495.34	700558-000
19-31-23-21-0081	991.89	50.00	1,041.89	700563-000
19-31-23-12-0090	726.94	50.00	776.94	700564-000
19-31-23-21-0096	329.19	50.00	379.19	700632-000
19-31-23-12-0047	822.69	50.00	872.69	700643-001
19-31-23-12-0026	1,224.83	50.00	1,274.83	700651-000
19-31-23-12-0025	1,447.24	50.00	1,497.24	700666-002
19-31-23-13-0005	1,104.83	50.00	1,154.83	700674-000
19-31-23-12-0012	886.72	50.00	936.72	700675-000
19-31-23-21-0045	885.93	50.00	935.93	700684-000
19-31-23-12-0039	1,035.27	50.00	1,085.27	700697-000
19-31-23-12-0011	882.39	50.00	932.39	700707-000
19-31-23-12-0010	1,166.81	50.00	1,216.81	700710-000
19-31-23-13-0003	274.81	50.00	324.81	700712-000
19-31-23-12-0006	440.28	50.00	490.28	700736-000
19-31-23-13-0085	976.86	50.00	1,026.86	700741-000
19-31-23-32-0020	612.05	50.00	662.05	700790-000
19-31-23-13-0031	791.01	50.00	841.01	700793-000
19-31-23-13-0027	232.36	50.00	282.36	700798-003
19-31-23-21-0111	870.62	50.00	920.62	700810-001
20-31-23-23-0010	830.96	50.00	880.96	700871-000
20-31-23-22-0048	897.91	50.00	947.91	700902-001
20-31-23-23-0006	355.25	50.00	405.25	700910-001
20-31-23-22-0025	216.94	50.00	266.94	700923-002
16-31-23-33-0149	712.60	50.00	762.60	701019-000
16-31-23-34-0164	772.93	50.00	822.93	701124-000
16-31-23-33-0217	889.86	50.00	939.86	701195-002
16-31-23-32-0145	478.15	50.00	528.15	701298-000
16-31-23-22-0122	905.85	50.00	955.85	701330-001
16-31-23-32-0204	856.41	50.00	906.41	701361-000
16-31-23-32-0221	809.20	50.00	859.20	701378-000
16-31-23-23-0161	1,152.85	50.00	1,202.85	701574-000
16-31-23-11-0032	1,235.82	50.00	1,285.82	701581-001
19-31-23-42-0020	702.75	50.00	752.75	701585-001
16-31-23-22-0084	450.93	50.00	500.93	701661-001

19-31-23-14-0014	715.38	50.00	765.38	701730-004
17-31-23-33-0038	709.51	50.00	759.51	701741-001
17-31-23-33-0027	555.68	50.00	605.68	701763-000
16-31-23-22-0124	1,758.03	50.00	1,808.03	701778-000
19-31-23-14-0044	1,021.90	50.00	1,071.90	701797-000
19-31-23-14-0069	1,226.23	50.00	1,276.23	701817-001
19-31-23-14-0076	929.79	50.00	979.79	701870-001
17-31-23-14-0072	448.48	50.00	498.48	701914-003
22-31-23-22-0016	986.54	50.00	1,036.54	701954-000
16-31-23-21-0082	1,416.85	50.00	1,466.85	702035-001
16-31-23-21-0073	973.05	50.00	1,023.05	702106-001
22-31-23-23-0029	1,560.07	50.00	1,610.07	702155-000
18-31-23-44-0031	729.26	50.00	779.26	702209-000
19-31-23-11-0037	1,230.56	50.00	1,280.56	702216-001
17-31-23-11-0011	1,392.23	50.00	1,442.23	702268-000
19-31-23-11-0115	834.40	50.00	884.40	702352-000
17-31-23-11-0021	235.31	50.00	285.31	702374-000
17-31-23-14-0151	268.24	50.00	318.24	702379-000
18-31-23-44-0024	136.21	50.00	186.21	702391-000
22-31-23-32-0016	1,541.49	50.00	1,591.49	702478-000
17-31-23-11-0059	1,296.15	50.00	1,346.15	702483-000
19-31-23-11-0102	716.96	50.00	766.96	702512-000
17-31-23-11-0042	1,028.69	50.00	1,078.69	702620-000
22-31-23-23-0015	1,932.52	50.00	1,982.52	702637-000
19-31-23-42-0044	745.69	50.00	795.69	702701-000
10-31-23-21-0057	659.88	50.00	709.88	702722-001
10-31-23-21-0060	699.41	50.00	749.41	702725-001
19-31-23-41-0046	1,107.79	50.00	1,157.79	702852-001
22-31-23-21-0013	179.57	50.00	229.57	702877-000
32-31-23-42-0064	213.50	50.00	263.50	702938-002
17-31-23-32-0015	902.35	50.00	952.35	702994-002
17-31-23-32-0035	1,296.47	50.00	1,346.47	703024-002
18-31-23-41-0060	1,267.41	50.00	1,317.41	703169-002
14-31-23-33-0011	261.14	50.00	311.14	703227-002
18-31-23-41-0090	1,156.91	50.00	1,206.91	703413-002
14-31-23-33-0110	266.14	50.00	316.14	706322-002
24-31-23-42-0085	1,078.57	50.00	1,128.57	800041-000
24-31-23-41-0039	873.39	50.00	923.39	800069-000
24-31-23-14-0040	371.02	50.00	421.02	800078-001
24-31-23-42-0043	881.33	50.00	931.33	800138-001
24-31-23-41-0074	770.56	50.00	820.56	800143-000
24-31-23-41-0015	781.26	50.00	831.26	800163-000
24-31-23-44-0026	1,163.81	50.00	1,213.81	800166-001
24-31-23-11-0002	331.46	50.00	381.46	800176-002
24-31-23-42-0054	799.06	50.00	849.06	800214-004
24-31-23-42-0088	608.17	50.00	658.17	800216-000
24-31-23-42-0084	914.73	50.00	964.73	800229-000
24-31-23-42-0020	1,214.14	50.00	1,264.14	800231-000
26-31-23-14-0042	368.75	50.00	418.75	800270-000

26-31-23-14-0027	927.77	50.00	977.77	800290-000
26-31-23-14-0104	814.17	50.00	864.17	800299-000
26-31-23-11-0022	151.07	50.00	201.07	800311-000
26-31-23-11-0101	786.34	50.00	836.34	800368-001
26-31-23-11-0130	752.18	50.00	802.18	800383-000
26-31-23-11-0126	809.78	50.00	859.78	800386-002
26-31-23-11-0108	252.71	50.00	302.71	800390-000
24-31-23-33-0024	908.37	50.00	958.37	800479-000
26-31-23-13-0018	1,166.04	50.00	1,216.04	800539-001
26-31-23-12-0016	475.65	50.00	525.65	800618-000
24-31-23-13-0108	804.19	50.00	854.19	800664-000
26-31-23-13-0106	954.76	50.00	1,004.76	800685-000
24-31-23-34-0042	808.78	50.00	858.78	800695-000
26-31-23-11-0036	778.96	50.00	828.96	800716-000
26-31-23-11-0032	809.93	50.00	859.93	800720-002
24-31-23-34-0030	884.11	50.00	934.11	800723-000
24-31-23-34-0034	210.26	50.00	260.26	800749-000
24-31-23-34-0087	849.81	50.00	899.81	800751-000
26-31-23-13-0112	262.45	50.00	312.45	800762-000
24-31-23-34-0026	924.91	50.00	974.91	800768-000
24-31-23-13-0118	821.06	50.00	871.06	800801-000
26-31-23-13-0054	831.21	50.00	881.21	800812-000
26-31-23-12-0074	1,071.92	50.00	1,121.92	800823-000
26-31-23-13-0051	833.22	50.00	883.22	800845-001
26-31-23-14-0101	1,037.54	50.00	1,087.54	800954-000
26-31-23-14-0052	730.84	50.00	780.84	800999-000
24-31-23-14-0068	864.93	50.00	914.93	801012-000
24-31-23-14-0022	805.31	50.00	855.31	801059-000
35-31-23-44-0017	964.00	50.00	1,014.00	880011-002
35-31-23-44-0054	788.16	50.00	838.16	880079-000
35-31-23-41-0007	540.36	50.00	590.36	880118-000
35-31-23-44-0055	766.50	50.00	816.50	880120-000
35-31-23-41-0066	947.02	50.00	997.02	880125-000
35-31-23-43-0040	660.11	50.00	710.11	880205-001
35-31-23-43-0098	1,119.05	50.00	1,169.05	880228-000
35-31-23-42-0047	228.84	50.00	278.84	880291-001
35-31-23-43-0111	759.36	50.00	809.36	880296-000
35-31-23-42-0071	793.22	50.00	843.22	880306-000
35-31-23-43-0065	840.46	50.00	890.46	880313-001
36-31-23-34-0009	349.28	50.00	399.28	880363-001
36-31-23-22-0013	349.28	50.00	399.28	880366-000
32-31-23-44-0014	554.23	50.00	604.23	101199-001
30-31-23-24-0158	176.88	50.00	226.88	102526-001
2-31-23-43-0003	335.63	50.00	385.63	110418-000
1-31-23-33-0007	132.01	50.00	182.01	110504-001
7-31-23-41-0064	223.48	50.00	273.48	301555-000
10-31-23-31-0004	389.48	50.00	439.48	303590-001
10-31-23-33-0096	140.47	50.00	190.47	304193-000
22-31-23-33-0015	294.74	50.00	344.74	4001349-001

5-31-23-14-0075	158.28	50.00	208.28	600733-002
4-31-23-34-0007	487.41	50.00	537.41	602102-001
6-31-23-13-0042	1,100.82	50.00	1,150.82	602564-002
5-31-23-14-0084	788.19	50.00	838.19	603027-003
20-31-23-23-0027	455.58	50.00	505.58	700840-000
14-31-23-33-0085	109.39	50.00	159.39	706360-001
35-31-23-41-0081	340.37	50.00	390.37	880073-000
Totals \$	593,242.52 \$	37,050.00 \$	630,292.52	741



City of Blaine

Staff Report

File Number: RES 24-217

Agenda Date	Status
November 18, 2024	
In Control	File Type
City Council	Resolution

7:00 PM - Public Hearing and Items Published for a Certain Time - Daniel Schluender, Director of Engineering

Agenda Item # 9.1

Granting an Interim Use Permit for a Land Reclamation Permit to Allow for Stockpile of Soil Onsite and Prepare Property for Future Development

Executive Summary

The City of Blaine received an application for earth removal and or land reclamation permit on November 1, 2024 from Menomonie Land 11 LLC. The contractor is proposing to import sand to raise the site to grade per grading plan at 3100 101st Avenue.

Background

The property owner, Menomonie Land 11 LLC, has acquired the property located at 3100 101st Ave NE, currently platted as Lot 1 Block 1 of Larsons Estates. The property is a total of 12.29 acres with approximately 7.8 acres of wetland on the east and south side of the property.

The property owner is currently planning construction of a building to begin in Spring 2025. The current client will need occupancy of the building by October of 2025. Therefore, import of fill to the site will need to begin this fall in order to begin construction as soon as possible in spring of 2025. Sand will be imported to raise the site to grade as shown in the provided grading plan.

Provided that more than 15,000 cubic yard of soil will be disturbed, the amount triggers the need for an interim use permit. Staff is recommending that the applicant be allowed a timeframe of December 2024 to Spring 2025, after which time the applicant can reapply if there is still material to be removed and the operation has been conducted in a manner that has minimized disruption to the surrounding properties and roadways.

The hours of operation for the work are limited to 7:00AM to 9:00PM, Monday through Friday and 7:00AM-4:00PM Saturdays.

Erosion control measures will be required to be maintained during construction, including daily watering to minimize dust. Staging of the work will be required to minimize the amount of exposed material that is subjected to wind and water erosion. The applicant will need to stabilize the site with a minimum 4 inches of topsoil, seed, and mulch. A cash escrow will be required as surety for stabilization of the project.

No physical site development is proposed, nor would it be permitted with this application other than the import of material that would bring the site to the proposed grading plan elevations. Any subsequent site development, extension of utilities, building construction, and access improvements or other specific development approvals will require future review by the Planning Commission and City Council when those plans have been developed. Notice of this IUP application was published in the Star Tribune on Friday, November 8, 2024.

Strategic Plan Relationship

This item is part of the city's strategic plan for Growth Management.

Board/Commission Review

This item was not presented to any boards or commissions. Public input will be received by council at the Public Hearing.

Financial Impact

No Financial Impact to the city for this request.

Public Outreach/Input

Notice was officially published for the calling of the Public Hearing.

Staff Recommendation

By motion, approve the Resolution granting an interim use permit.

Attachment List

1. _L1 B1 Larson's Estate - Land Reclamation Plan_10.31.24 (2)
2. IUP for Import - Narrative_11.1.24
3. Permit 23-074



City of Blaine

Signature Copy

Resolution: RES 24-217

Granting an Interim Use Permit for a Land Reclamation Permit to Allow for Stockpile of Soil Onsite and Prepare Property for Future Development

WHEREAS, an application has been filed by Menomonie Land 11 LLC on behalf of 3100 101st Avenue NE as Interim Use Permit; and

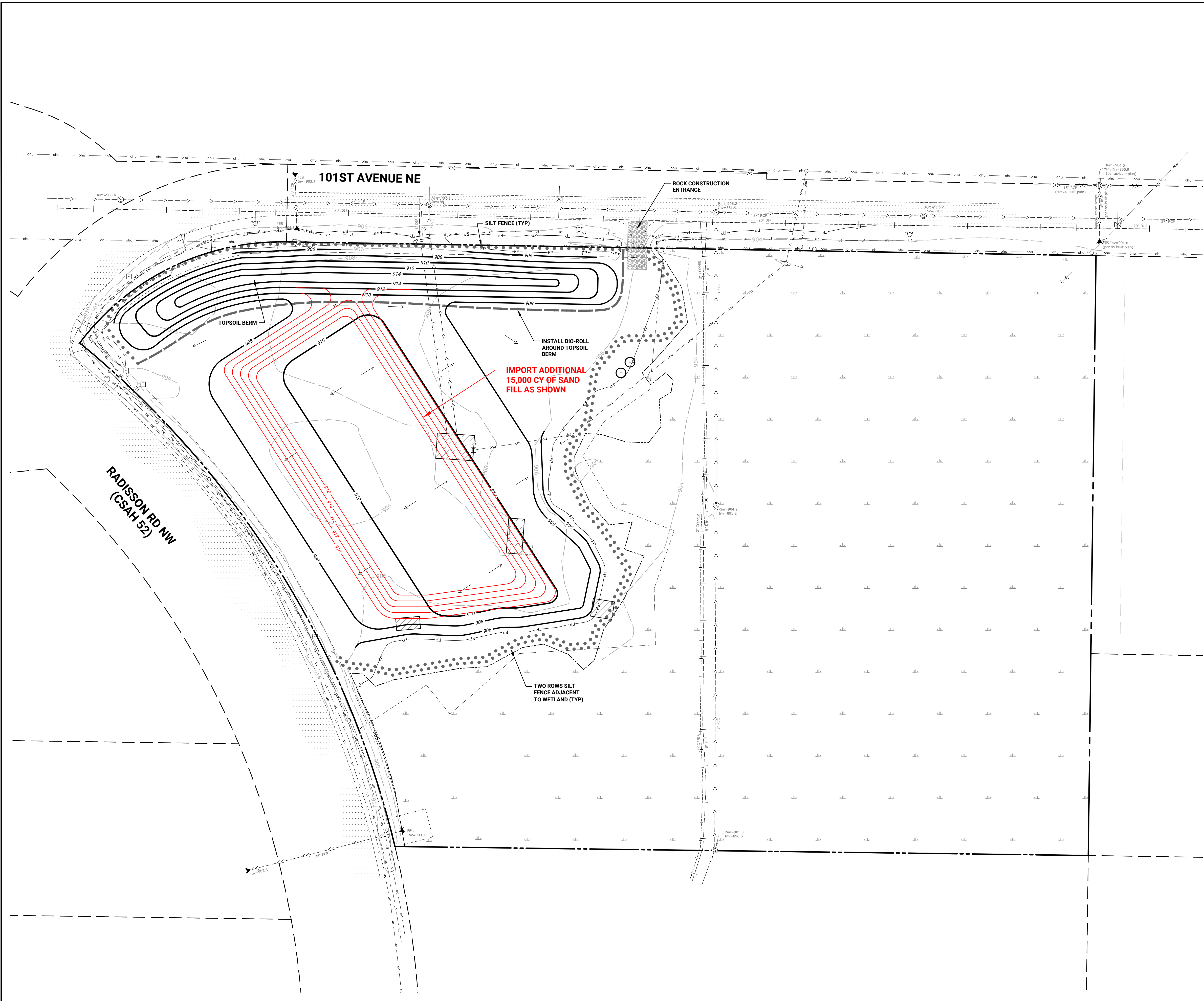
WHEREAS, the Blaine City Council has reviewed said case on November 18, 2024

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that an interim use permit is hereby approved per Section 33.05 of the zoning ordinance for a Land Reclamation Permit based on the following conditions:

1. Applicant to follow the attached grading plan for final grade elevations. Only topsoil to be stockpiles and only designated soils shall be imported.
2. Permanent restoration must be established within 14 days of final grade and area shall include 4" topsoil, seed and mulch.
3. Applicant to maintain required erosion control devices.
4. Applicant shall abide by the hours of operation of 7:00AM-9:00PM Monday-Friday and 7:00AM-4:00PM Saturdays as approved by the City at the request of the applicant.
5. All site work must be completed by Spring 2025.
6. Interim use permit may be revoked by the City at the City's sole discretion in 2025 upon 30 days notice to the applicant.
7. Applicant shall post a \$10,000 cash escrow to ensure the successful completion of the work and site stabilization.

PASSED by the City Council of the City of Blaine on this 18th day of November 2024.

10/27/24 c:\users\cmr\one\cadd\pdp\pdp\development\contour\blaine\landscap\cadd\mxd\mxd\102715_grade.dwg



LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	EASEMENT LINE
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND CABLE
	UNDERGROUND TELEPHONE
	OTHER SYMBOLS
	WETLAND LINE
	RCWD REGULATORY FLOOD LINE (905.1)
	10' CONTOUR
	2' CONTOUR
	SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)
	SILT FENCE
	BIO ROLL
	ROCK ENTRANCE

BENCHMARK	
MINNESOTA DEPARTMENT OF TRANSPORTATION GSD STATION #101670, NAMED 0280 Z	
ELEVATION: 908.07 (NAVD 88)	

- | GOVERNING SPECIFICATIONS | |
|--------------------------|--|
| 1. | THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION 'STANDARD SPECIFICATIONS FOR CONSTRUCTION' AND THE CITY OF BLAINE SPECIFICATIONS. |
| 2. | THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD). |
| 3. | THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS. |

- | GRADING NOTES | |
|---------------|---|
| 1. | VEHICLE TRACKING REDUCTION DEVICE, SILT FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED. |
| 2. | CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN. |
| 3. | CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEED, OR LANDSCAPED. |
| 4. | ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDARS DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED. |
| 5. | ALL SLOPES STEEPER THAN 3:1 SHALL HAVE MNDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL. |
| 6. | STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING OR INACTIVITY. |



CALL BEFORE YOU DIG

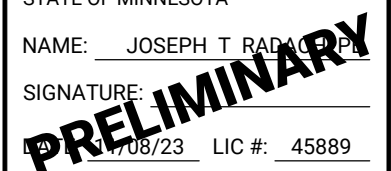
811

Know what's below.
Call before you dig.



8195 VERNON STREET, ROCKFORD, MN 55973
TEL: 612.730.2265 | WWW.CONTOURCD.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

NAME: JOSEPH T. RADTKE
SIGNATURE: 
10/28/23 LIC #: 45889

REVISIONS	ISSUE DATE: 11/09/23	BY: JTR
1.	11/15/23 PER RCWD	
2.	12/19/23 ADJUST SILT FENCE ON EAST SIDE	
3.		
4.		
5.		
6.		
7.		

OWNER

MENOMONIE LAND 11 L.L.C.
4558 TRADING POST TRAIL SOUTH
AFTON, MN 55001

GRADING & DRAINAGE PLAN

LOT 1, BLOCK 1, LARSON'S ESTATE
3100 101ST AVENUE NE
BLAINE, MINNESOTA

SHEET NUMBER

C3.1



November 1, 2024

Sheila Sellman – City Planner
Members of the City Council and Planning Commission

City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

Re: **Lot 1, Block 1, Larson's Estate**
3100 101st Avenue NE
Interim Use Permit

Ms. Sellman and Members of the City Council/Planning Commission:

On behalf of Blainespec IRA LLC and Menomonie Land 11 LLC, Contour Civil Design LLC is pleased to present this request for an Interim Use Permit for importing sand fill to the subject site to ready the land for building construction in the spring.

Overview

- Land Area: 12.25 acres
- Existing Zoning: I-1, Light Industrial
- Proposed Zoning: I-1, Light Industrial
- Purpose: Import approximately 15,000 cubic yards of sand fill to ready the site for development

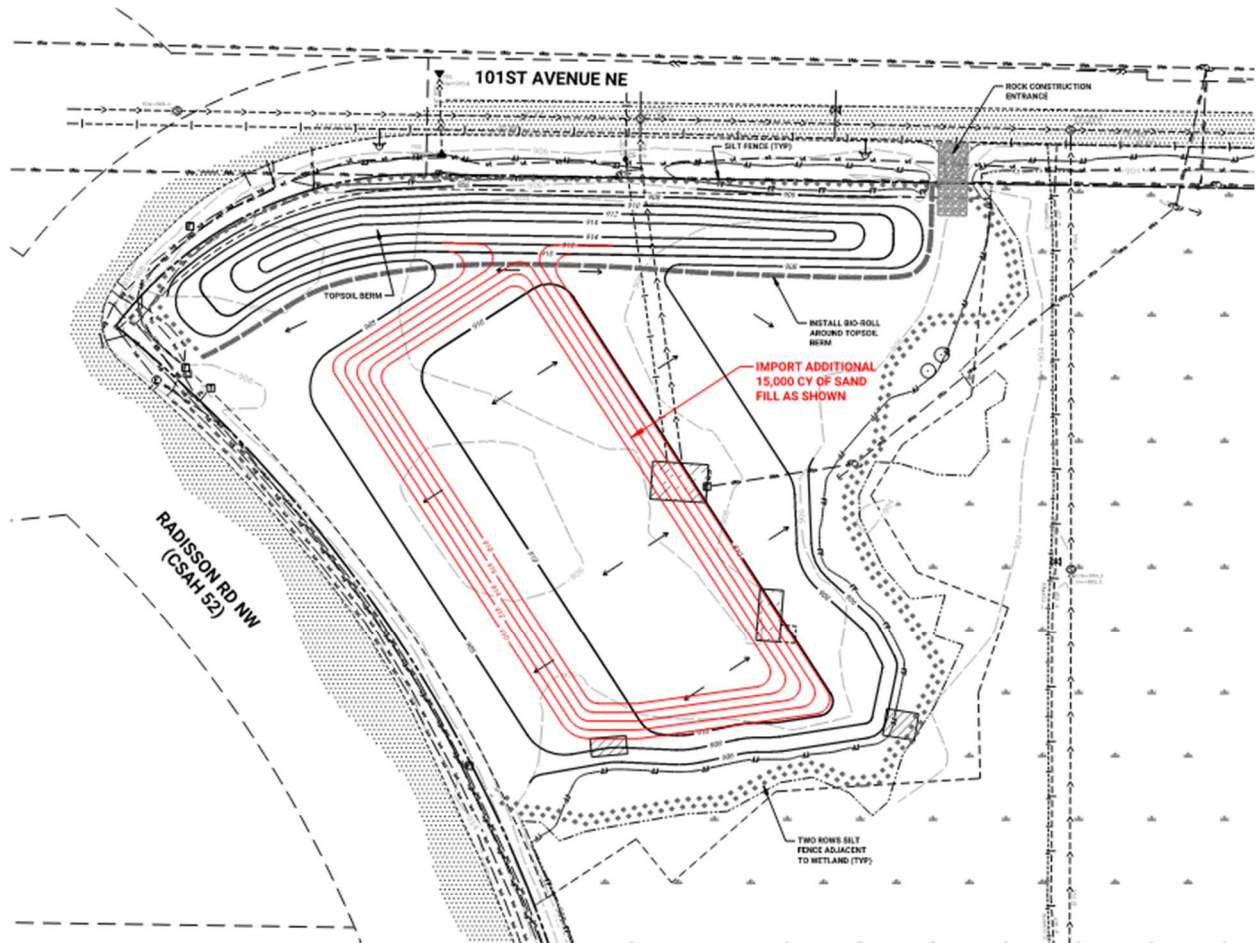
Request

We are seeking an interim use permit to import approximately 15,000 cubic yards of sand fill to ready the site for building construction in the spring of 2025. In December of 2023, we received a land reclamation permit from the City of Blaine and an erosion control permit from Rice Creek Watershed District to clear the upland areas of the site and import approximately 5,000 cubic yards of fill. Both permits are still active, however the land reclamation permit from the City of Blaine limits the amount of import to 5,000 cubic yards. Therefore, we are requesting an interim use permit to import the required fill for future building construction.

We intended to start construction on a 58,320 square foot industrial office/warehouse building in the spring of 2025. The tenants we have under contract for the building require occupancy in October 2025. To meet this schedule, we need to import fill to the site this fall to begin building construction as soon as possible in the spring of 2025.

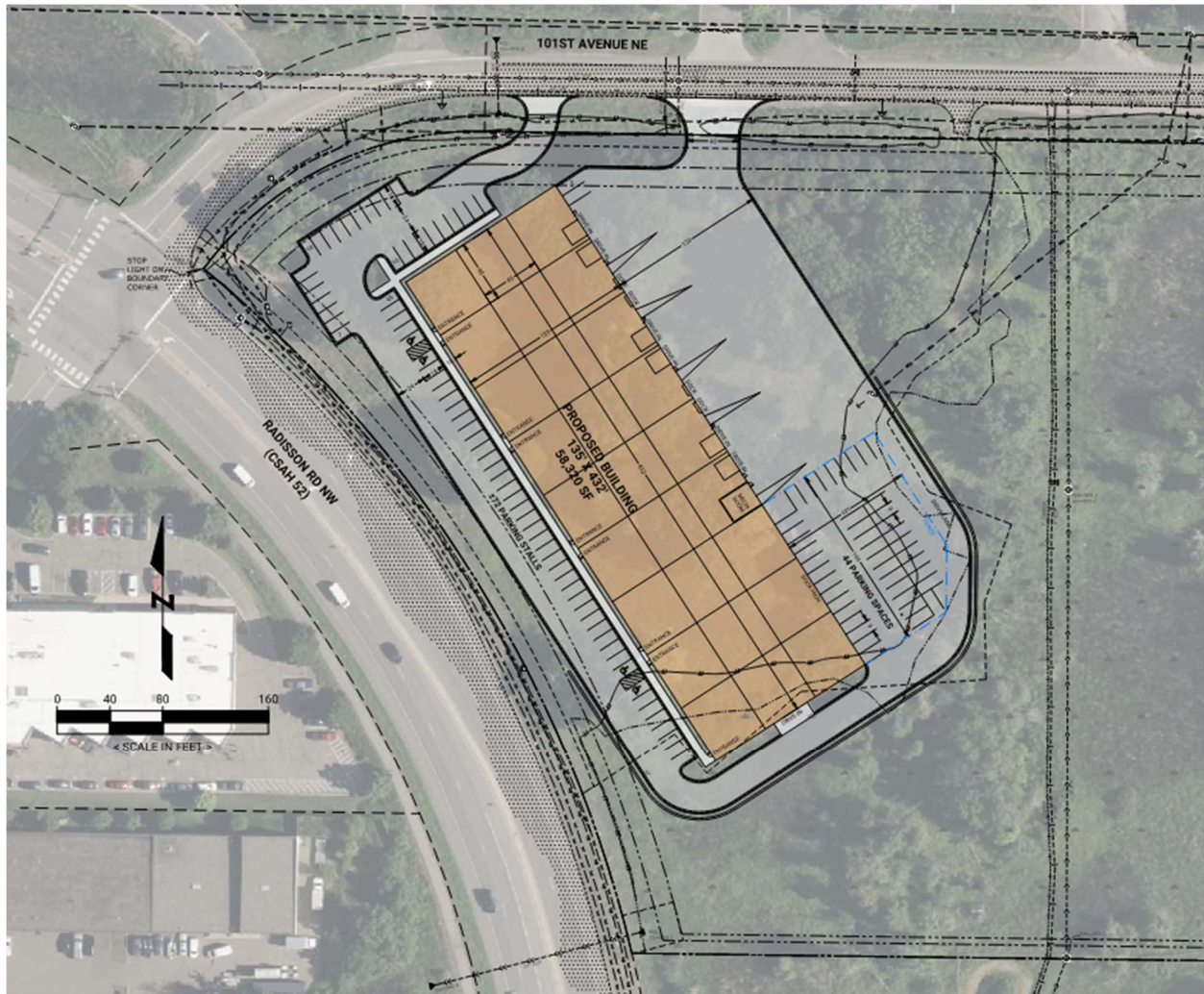
Interim Use Plan

The below plan shows in red the additional fill to be imported to the site.



Future Building Plan

The below plan shows the future building plan.



Schedule

Import Sand

Commencement:	December of 2024
Completion:	January 2025

Building Construction

Commencement:	March 2025
Completion:	October 2025

Closing

We are excited to partner with the City of Blaine to bring this development and these businesses to the community. Your guidance and feedback are welcomed. If you have any questions or require further information, please contact me at 612-730-2265 or via email at jradach@contourcd.com.

Respectfully,

A handwritten signature in blue ink, appearing to read "Joe T. R.", is positioned above the typed name.

Joseph Radach PE
Contour Civil Design LLC
P.O. Box 89
Rockford, MN 55373

RICE CREEK WATERSHED DISTRICT

4325 Pheasant Ridge Drive, Suite 611

Blaine, MN 55449

Phone: (763) 398-3070 / Fax: (763) 398-3088

<http://www.ricecreek.org>

PERMIT 23-074

Expires on 06/20/2025

Pursuant to the Rules and Regulations of the Rice Creek Watershed District and the District policies and standards, and based upon the statements and information contained in the permit application, letters, maps, and plans submitted by the applicant and other supporting data, all of which are made a part hereof by reference, permission is hereby granted to the permittee named below to conduct the activity described below. **If an extension to the permit is needed, the permittee should submit a written request to the District at least 2 weeks prior to the expiration date.**

Name of Project 3100 101st Ave NE Site Grading & Berm			
Project Description Demolition, clearing and grubbing, site grading for future development.			
Property Location 3100 101st Ave NE		County Anoka	Municipality Blaine
Permittee Names Contour Land, LLC BlaineSpec IRA, LLC JSN Properties, LLC Rechner, LLC Menomonie Land 11, LLC		Permittee Contacts Joseph Radach (Primary Contact) Jon Rausch Jesse Neuman Ben Drew Luke Appert	
Permittee Address (No. & Street, City, State, Zip code) 8195 Vernon Street, Rockford, MN 55373			
Permittee Phone #'s 612-730-2265	Permittee Fax	Permittee Cell Phone	Permittee e-mail jradach@contourcd.com
Overall Surety Paid \$2,500	Surety Paid in Cash / LOC \$2,500 / 0	Cash Paid By Menomonie Land 11, LLC	Letter of Credit Expiration
In accordance with the attached plan received at the District on (date received): 12/18/2023			

Authorized Signature:



Nick Tomczik, Administrator
Date of Issuance: 12/20/2023

SPECIAL STIPULATIONS

1. None.

EROSION AND SEDIMENT CONTROL STIPULATIONS

1. Erosion control measures shall be in place prior to grading activities and maintained through project completion. These features can include sediment logs, erosion blankets, sod, riprap, silt fence and temporary or permanent vegetation.
2. The District Inspector may require additional erosion control features, dependent upon site condition.
3. Refer to the MPCA "Protecting Water Quality in Urban Areas" manual at <http://www.pca.state.mn.us/water/pubs/sw-bmpmanual.html> for BMPs.
4. Please contact the District Inspector at 763-398-3070 if you have questions or to discuss site stabilization practices.

GENERAL PROVISIONS

1. The project shall be in accordance with the plans most recently submitted and approved by the District as part of the record of this project.
2. This permit is not assignable by the Permittee, except with the written consent of the RCWD.
3. The Permittee shall grant access to the site at all reasonable times during and after construction to authorized representatives of the RCWD for inspection of the work authorized hereunder.
4. In all cases where the Permittee, by performing the work authorized by this permit, shall involve the taking, using, or damaging of any property rights or interests of any other person or persons, or of any publicly owned lands or improvements thereon or interests therein, the Permittee, before proceeding, shall obtain the written consent of all persons, agencies, or authorities concerned, and shall acquire all property, rights and interests needed for the work.
5. This permit is permissive only. No liability shall be imposed on the RCWD or any of its officers, agents, or employees, officially or personally, on account of the granting hereof or on account of any damage to any person or property resulting from any act or omission of the Permittee or any of its agents, employees, or contractors. This permit shall not be construed as estopping or limiting any legal claims or right of action of any person against the Permittee, its agents, employees or contractors, for any damage or injury resulting from any such act or omission, or as estopping or limiting any legal claim or right of action of the RCWD against the Permittee, its agents, employees, or contractors for violation of or failure to comply with the permit or applicable provisions of law. If during the work conditions are encountered indicating that soil or groundwater contaminants may be present, work must cease until the RCWD has been informed. The RCWD may require additional information and may require that the stormwater management plan be amended in order to properly manage site stormwater in the presence of contaminants.
6. Any stormwater management facilities approved as part of this permit shall be properly maintained in perpetuity to assure that they continue to function as originally designed.
7. After vegetation is in place and erosion control features have been removed, notify the District Inspector at 763-398-3070. Once the Inspector verifies that site conditions comply with all permit requirements, your cash surety will be returned to the remitter.
8. **FAILURE TO COMPLY WITH THE PROVISIONS OF THIS PERMIT IS A VIOLATION OF THE LAW AND MAY RESULT IN FORFEITURE OF PERMITTEE'S SURETY AND/OR THE PERMITTEE BEING CHARGED WITH A MISDEMEANOR.**



SHEET NUMBER C4.1	EROSION CONTROL PLAN LOT 1, BLOCK 1, LARSON'S ESTATE 3100 101ST AVENUE NE BLAINE, MINNESOTA
--	--



City of Blaine

Staff Report

File Number: RES 24-218

Agenda Date	Status
November 18, 2024	
In Control	File Type
City Council	Resolution

7:00 PM - Public Hearing and Items Published for a Certain Time - Daniel Schluender, Director of Engineering

Agenda Item # 9.2

Order Improvement and Order Preparation of Plans and Specifications for the 2025 Southwest Area Street Reconstructions, Improvement Project No. T25-06

Executive Summary

Council is asked to conduct the public hearing and consider ordering the improvements and preparation of the project plans and specifications for the 2025 Southwest Area Street Reconstructions, Improvement Project No. T25-06.

Background

Notice for this hearing has been published and mailed. An open house for affected property owners was held on November 6, 2024.

The proposed project will reconstruct the following streets:

- 87th Lane from west cul-de-sac to Able Street
- 88th Avenue from Jefferson Street to Jackson Street
- 88 ½ Avenue from Van Buren Street to Able Street
- Jefferson Street from south cul-de-sac to 89th Avenue
- Madison Street from 88th Avenue to 89th Avenue
- Monroe Street from 88th Avenue to 89th Avenue
- Quincy Street from 88th Avenue to 89th Avenue
- Jackson Street from 87th Lane to 89th Avenue
- Van Buren Street from County Highway 10 Frontage Road to 88 ½ Avenue

The estimated cost of these proposed improvements is \$4,335,630, of which \$976,568 is proposed to be assessed over a fifteen-year period. In addition, replacement of existing sanitary sewer castings and rings and select hydrants and valves at an estimated cost of \$404,560 is proposed to be paid for by City

Public Utility Funds. The remaining portion of \$2,954,502 is proposed to be paid from the City's Pavement Management Program Fund.

Schedule of Actions

07/15/2024	Initiate Project and Order Preparation of Feasibility Report
11/4/2024	Receive Feasibility Report and Order Public Hearing
11/6/2024	Public Information meeting/Open House
11/18/2024	Hold Public Hearing, order improvements, order preparation of plans and specifications
01/20/2025	Approve plans and specifications, order advertisement for bids
02/24/2025	Open Bids
03/17/2025	Award Contract
May-Sept 2025	Construct Improvements
Spring 2026	Hold Assessment Hearing
January 2027	First Assessment payment due with real estate taxes

Strategic Plan Relationship

The project aligns with the City's strategic initiatives for growth management and providing a well-maintained infrastructure by providing high-quality street surfaces.

Board/Commission Review

Not applicable.

Financial Impact

The project will be funded by a combination of assessments and bond proceeds placed in the City Pavement Management Program fund, Public Utility Funds. The 2024 project budget included \$391,000 for consulting. To date, \$63,059 has been encumbered. The 2025 project budget in the 2025-2029 Capital Improvement Plan is \$3,650,500 and includes consulting, construction, and contingency, bringing the total budget to \$4,041,500. With estimated improvement costs of \$4,335,630, future adjustments may be needed in 2025. Typically, no budget amendments are presented until construction bids are opened and awarded by the City Council.

Funding Source	2024 Adopted Budget	2025 Proposed Budget
PMP Funds	\$391,000	\$2,471,000
Special Assessments	-	\$729,500
Water Utility Funds	-	\$390,000
Sewer Utility Funds	-	\$60,000

TOTAL	\$391,000	\$3,650,500
-------	-----------	-------------

Public Outreach/Input

The project is being conducted pursuant to MN Statutes, Chapter 429 and is compliant with all public notification requirements thereof.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. 25-06 Project Area Map
2. 25-06 Feasibility Report - Final



City of Blaine

Signature Copy

Resolution: RES 24-218

Order Improvement and Order Preparation of Plans and Specifications for the 2025 Southwest Area Street Reconstructions, Improvement Project No. T25-06

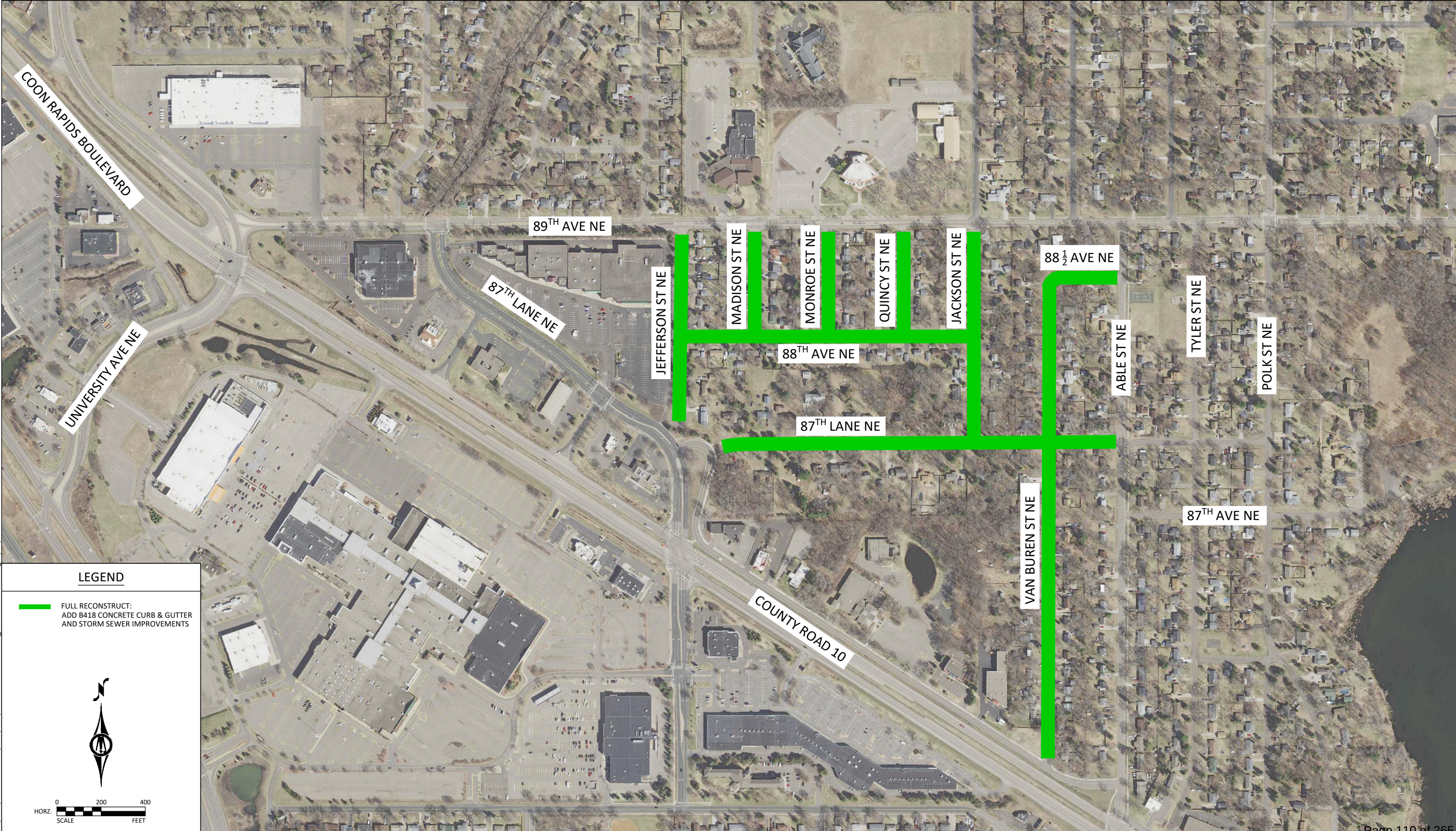
WHEREAS, Resolution No. 24-211 the Blaine City Council, adopted on the 4th day of November, 2024, ordered a public hearing on the proposed project; and

WHEREAS, the required notices were published and mailed to benefiting property owners, and the public hearing was held on the 18th day of November, 2024, at which time all persons desiring to be heard were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Blaine as follows:

1. Such improvements are hereby ordered as proposed in the Feasibility Report, which was accepted by Resolution No. 24-211 adopted on the 4th day of November, 2024.
2. The City Engineer is hereby designated as the Engineer for this improvement and is directed to prepare plans and specifications for the making of this improvement.
3. The City Council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax exempt bonds.

PASSED by the City Council of the City of Blaine this 18th day of November, 2024.





**BOLTON
& MENK**

Real People. Real Solutions.



Feasibility Report for

Improvement Project No. 25-06
Pavement Management Program

2025 Southwest Area Street Reconstruction Project

Bolton & Menk, Inc. Project No. 24X.135124
October 28, 2024

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

By:

Michael Nill, P.E.
License No. 26914

Submitted by:

Bolton & Menk, Inc.
3507 High Point Drive North
Bldg. 1, Suite E130
Oakdale, MN 55128

Table of Contents

I.	EXECUTIVE SUMMARY	1
II.	PROJECT HISTORY	1
III.	PROJECT AREA CHARACTERISTICS	2
A.	STREETS AND UTILITIES.....	2
B.	DRAINAGE CHARACTERISTICS.....	2
C.	MISCELLANEOUS EXISTING CHARACTERISTICS.....	2
IV.	PROPOSED IMPROVEMENTS	2
A.	SANITARY SEWER.....	3
B.	WATER MAIN	3
C.	STREET CONSTRUCTION.....	3
D.	STORM DRAINAGE	3
V.	IMPACT OF PROPOSED IMPROVEMENTS	3
VI.	SUMMARY OF ESTIMATED PROJECTS COSTS.....	4
VII.	ASSESSMENT METHODOLOGY.....	4
VIII.	FINANCING.....	5
IX.	SCHEDULE	6
X.	PROJECT FEASIBILITY AND RECOMMENDATION	6

Appendix

Appendix A – Figures

- Figure 1: Location Map
- Figure 2: Assessable Properties

Appendix B – Exhibits

- Exhibit 1: Proposed Assessment Roll – Single Family Residential
- Exhibit 2: Proposed Assessment Roll – Commercial/Industrial

I. EXECUTIVE SUMMARY

The proposed project consists of full reconstruction, including new concrete curb and gutter, aggregate base, bituminous pavement, and storm sewer improvements on the following rural, residential streets:

- 87th Lane, from west cul-de-sac to Able Street
- 88th Avenue, from Jefferson Street to Jackson Street
- 88 ½ Avenue, from Van Buren Street to Able Street
- Jefferson Street, from south cul-de-sac to 89th Avenue
- Madison Street, from 88th Avenue to 89th Avenue
- Monroe Street, from 88th Avenue to 89th Avenue
- Quincy Street, from 88th Avenue to 89th Avenue
- Jackson Street, from 87th Avenue to 89th Avenue
- Van Buren Street, from County Highway 10 Frontage Road to 88 ½ Avenue

Additional proposed improvements on the above streets include replacement of water main valves and hydrants, sanitary sewer manhole castings, traffic control signage, and appurtenant construction.

The location of the proposed project area within the City of Blaine is shown on attached Figure 1 in Appendix A.

The total estimated project cost of the proposed improvements is **\$4,335,630.00**, of which **\$976,568.01** is proposed to be assessed over a fifteen-year period. In addition, replacement of existing sanitary sewer castings and rings and select hydrants and valves at an estimated cost of **\$404,560.00** is proposed to be paid for by City Public Utility Funds. The remaining portion of **\$2,954,501.99** is proposed to be paid from the City's Pavement Management Program Fund.

The project is necessary, cost-effective, and feasible and would result in a benefit to the properties proposed to be assessed.

II. PROJECT HISTORY

The Blaine City Council initiated the project and ordered the preparation of a feasibility report on July 15, 2024, with Resolution No. 24-137.

This report is based on field observations, record drawing information, aerial photography, and a topographic survey performed during the summer of 2024.

III. PROJECT AREA CHARACTERISTICS

A. STREETS AND UTILITIES

The streets in the proposed project areas were originally constructed in the 1960s with a section consisting of approximately 2 inches of bituminous pavement on 4 inches of aggregate base and no concrete curb and gutter. The streets received a 1.5-inch bituminous mill and overlay in 1999. The pavement has reached the point of failure with significant block, transverse, and longitudinal cracking and has failed to a point where an overlay is not feasible.

The majority of the sanitary sewer consists of 8-inch diameter vitrified clay pipe (VCP), with the exception of Jefferson Street, which has 12-inch diameter reinforced concrete pipe (RCP).

The majority of the water main is 6-inch diameter cast iron pipe (CIP). The only exception is Jefferson Street, which has 10-inch diameter CIP.

The storm sewer consists of 12-inch to 33-inch diameter RCP.

B. DRAINAGE CHARACTERISTICS

Stormwater generated within the project site sheets toward the pavement edge of the road and is captured in existing catch basins where it is then routed toward the 87th Lane NE trunk storm sewer system. The trunk storm sewer conveys collected flows west toward the Jefferson Street cul-de-sac where it is ultimately discharged off the project site. The trunk storm sewer system also serves as the regional outlet to Laddie Lake as well as a constructed wet sedimentation basin within the Anoka County Library property.

C. MISCELLANEOUS EXISTING CHARACTERISTICS

Based on the Geotechnical Exploration Report completed by Haugo Geotechnical Services, LLC, primary soil groups within the project site reflect HSG-A and HSG-B type soils, which are conducive to infiltration. Boring results also indicated perched groundwater at an average depth of 9.0' below existing grade. Lastly, a defined Moderate Vulnerability Drinking Water Supply Management Area (DWSMA) has been identified to cover the entirety of the project site.

IV. PROPOSED IMPROVEMENTS

The proposed improvements consist of full reconstruction of all the streets to the city's standard residential street typical section, including B418 concrete curb and gutter, and storm sewer repairs and replacements. The existing storm sewer system will be supplemented with new storm sewer as needed.

The existing sanitary sewer castings and adjusting rings would be replaced. 10 hydrants and 18 valves are proposed to be replaced. The improvements are necessary, cost-effective, and feasible. It is not anticipated that any additional right-of-way would be needed for the project. Each improvement is further described as follows:

A. SANITARY SEWER

Public Works and Engineering staff have reviewed the existing sanitary sewer along the project corridor and concur that there are no issues with the existing mains. All sanitary sewer lines on the project were lined with a cured-in-place pipe between 2009 and 2011. The project would include the removal of the existing manhole castings and adjusting rings and installation of new castings and concrete adjusting rings on all sanitary manholes.

B. WATER MAIN

Public Works and Engineering staff have reviewed the water main installation dates and water main break data along the project corridor and concur that the existing cast iron water main installed in the mid-1960s has no issues indicating the need for replacement or repair. The hydrants and valve boxes were also inspected. All valves and old-style hydrants would be replaced with this project area.

C. STREET CONSTRUCTION

All streets would be reconstructed to the city's standard typical section for reconstructed residential streets, which consists of 3.5 inches of bituminous pavement over 4 inches of class 5 aggregate base and B418 concrete curb and gutter. The current street width is approximately 30 feet from edge to edge of pavement. It is proposed to reconstruct these streets to the city standard width of 29 feet from back of curb to back of curb.

D. STORM DRAINAGE

To improve the drainage characteristics throughout the project site, existing roads will be narrowed by approximately 1-foot to reflect the city's typical street section and equipped with curb and gutter. New storm sewer will be installed where necessary, existing storm sewer structures will be rehabilitated, and multiple Best Management Practices (BMPs) will be installed to meet applicable CCWD stormwater management requirements. Sump catch basin structures will also be installed as a BMP throughout the project where appropriate to aid in the removal of sediment.

As mentioned previously in paragraph III.C of this report, a defined Moderate Vulnerability DWSMA has been identified to cover the entirety of the project site with soil types that are conducive to infiltration. Therefore, volume reduction BMPs strategically placed throughout the project site, in addition to sump structures at primary outfall locations, will be considered the primary stormwater treatment features implemented as part of this project.

V. IMPACT OF PROPOSED IMPROVEMENTS

The proposed street improvements would not create any new maintenance issues for the Public Works staff other than the annual cleaning of added sump manholes. The City would work with affected property owners and the Contractor to resolve any situations that arise during construction. Short term traffic delays, construction dust and noise, and erosion would occur. Efforts to minimize these impacts include the restriction of work hours and dust and erosion control measures. Any disruptions that occur to existing yards, sprinkler systems, and driveways would be restored.

VI. SUMMARY OF ESTIMATED PROJECTS COSTS

A breakdown of the estimated construction and administrative costs is shown in the following table. All costs are based on anticipated unit prices for the 2025 construction season and include a 10% contingency to account for elements of construction that are unknown at this time.

Estimated Project Costs		
Item		Total
Construction Costs		
Street/Storm Sewer		\$3,023,900
Water Main		\$246,900
Sanitary Sewer		\$64,300
Total Estimated Construction Costs		\$3,335,100
Administrative Costs		
Engineering	18%	\$600,318
Assessment	1%	\$33,351
Legal	1%	\$33,351
Administration	5%	\$166,755
Capitalized Interest	4%	\$133,404
Bonding	1%	\$33,351
Total Estimated Administrative Costs		\$1,000,530
Total Estimated Project Costs		\$4,335,630

VII. ASSESSMENT METHODOLOGY

It is proposed that the project be assessed over 15 years in accordance with the City's Assessment Policy. All streets would be assessed using methods described within the City of Blaine Special Assessment Policy, which will include using the unit assessment method for the single-family residential properties and the linear foot assessment method for the commercial properties.

In accordance with the City of Blaine Special Assessment Policy, 35% of the street and storm sewer project costs are assessed to single-family zoned residential properties that have assessable frontage along the project area and 50% to commercial properties. Public utility funds are responsible for 100% of the sanitary sewer and water main costs.

See Figure 2 in Appendix A for the parcels proposed to be assessed and Exhibits 1 and 2 for the proposed assessment rolls.

VIII. FINANCING

Based on the previous Estimated Project Costs table, the total estimated project cost is **\$4,335,630.00**. The proposed project would be temporarily financed by the city. Permanent funding would be provided by the Pavement Management Program (PMP) Funds, Public Utility Funds, and the costs assessed to the benefiting parcels in accordance with the current City of Blaine Special Assessment Policy and Minnesota Statutes Chapter 429, Special Assessment Laws.

A breakdown of the costs assigned to each funding source to finance the estimated projects costs for each street is shown in the following table:

Financing Summary	
Item	Funding Source
Temporary Funding Source	City Internal Funds
Permanent Funding Source	PMP Funds, Public Utility Funds, and Assessments
Financing	Total
Total Paid from PMP Funds	\$2,954,502
Total Paid from Public Utility Funds	\$404,560
Total Generation from Assessments	\$976,568
Total Financing	\$4,335,630

A. FINANCE STATEMENT

With reference to this Feasibility Report for Improvement Project 25-06 as prepared by Bolton & Menk, Inc., dated October 28, 2024:

1. The project would be temporarily funded through existing City internal funds whereupon permanent financing would be obtained through the city's Pavement Management Program Funds, Public Utility Funds, and assessments.
2. Sufficient moneys are currently available from the City's internal funds to temporarily fund the special assessment portion of the project. It is estimated that **\$976,568.01** would be assessed.
3. Sufficient moneys are currently available from the City's Pavement Management Fund and Public Utility Fund to pay for the proposed street and utility improvements for the project at an estimated cost of **\$3,359,062.00**.

IX. SCHEDULE

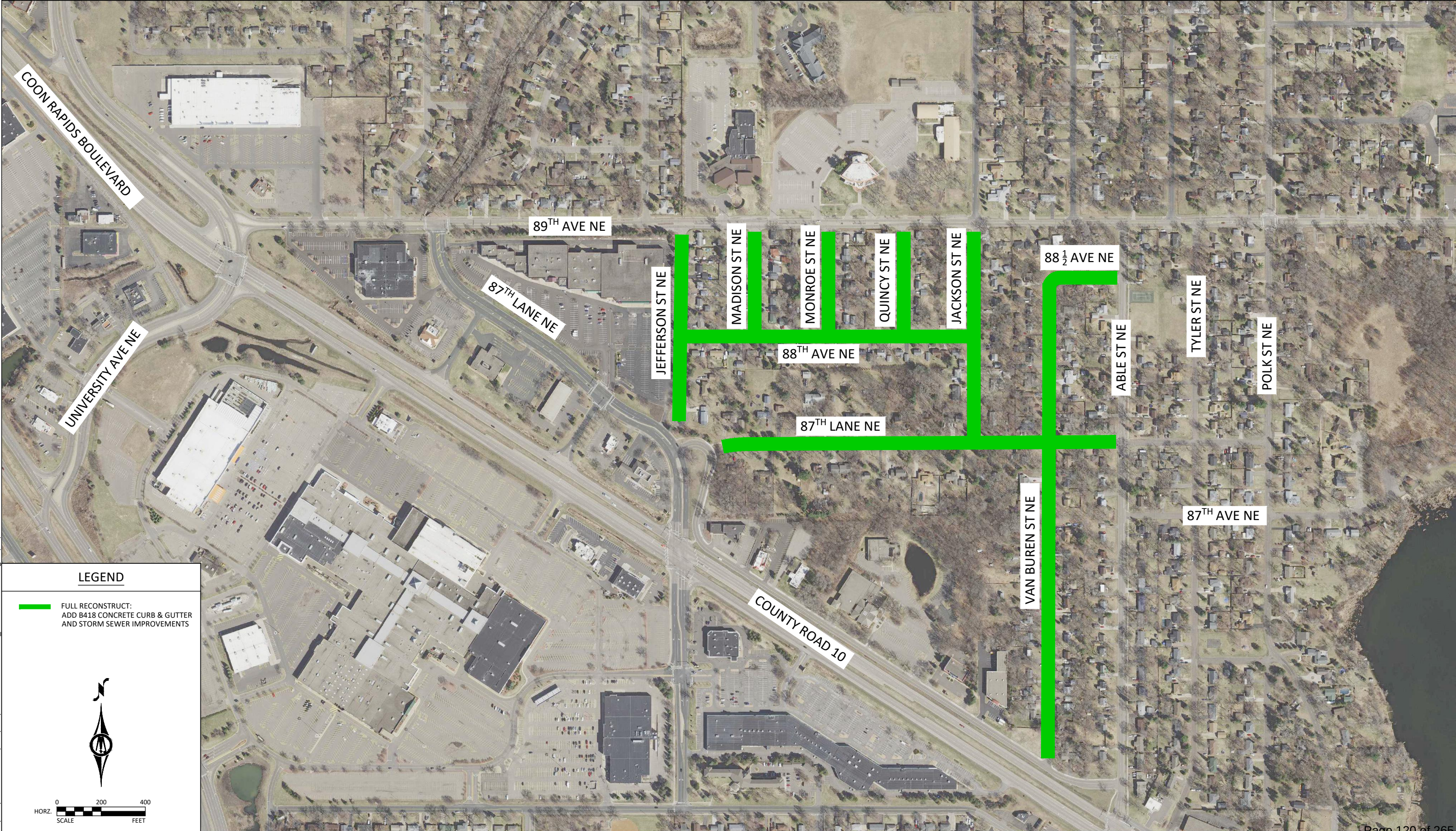
The following schedule allows for construction to be completed during the 2025 construction season:

Proposed Project Schedule	
November 4, 2024	Receive feasibility report, order public hearing
November 6, 2024	Public information meeting/open house
November 18, 2024	Hold public hearing, order improvements, order preparation of plans & specifications
January 20, 2025	Approve plans & specifications, order advertisement for bids
February 24, 2025	Open bids
March 17, 2025	Award contract
May - Sept 2025	Construct improvements
Spring 2026	Hold assessment hearing
January 2027	First assessment payment due with real estate taxes

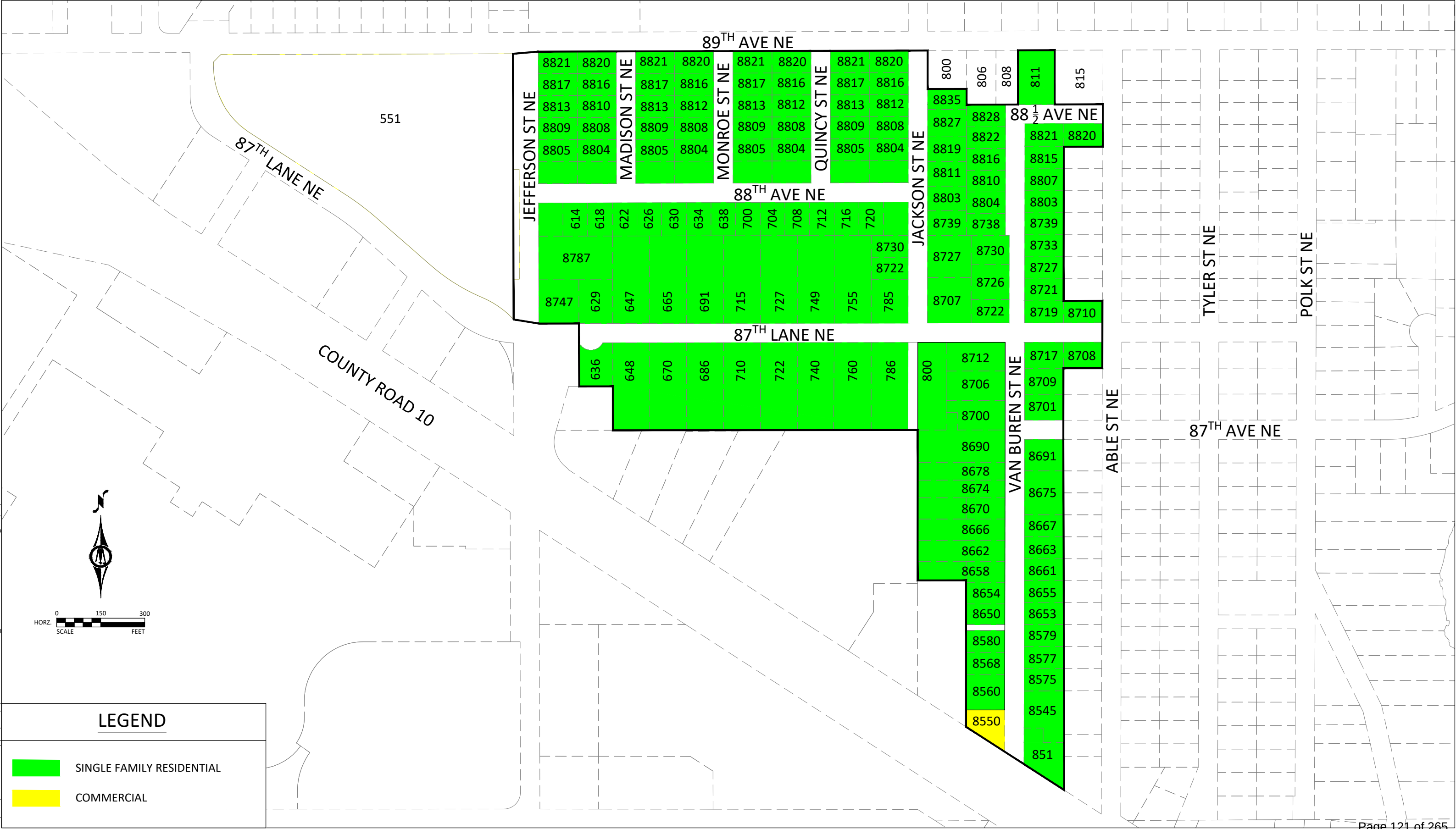
X. PROJECT FEASIBILITY AND RECOMMENDATION

The project as proposed is technically and financially feasible, cost effective, and would result in a benefit to the properties proposed to be assessed. It is recommended that the Council accept this report, hold a public hearing, and order the proposed improvements.

Appendix A: Figures



H:\BLA\24\135124000\CAD\C3D\FGR-135124-FIGURE 1_LOCATION MAP.dwg 10/10/2024 7:14:30 AM



Appendix B: Exhibits

2025 SOUTHWEST AREA STREET RECONSTRUCTION

CITY OF BLAINE

**EXHIBIT NO. 1A - SINGLE FAMILY RESIDENTIAL
PROPOSED ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*		\$2,396,000	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)		
ADMINISTRATIVE COSTS		\$718,800			
TOTAL COST		\$3,114,800			
RESIDENTIAL ASSESSMENT RATE		x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST		\$1,090,180 ÷	16825.4 LF	=	\$64.79
RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT			ASSESSABLE RESIDENTIAL LOT UNITS		
\$64.79	X	13576.5 LF	=	\$879,621.44 ÷	146 =
					\$6,024.80
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
31-31-23-41-0002	8835 JACKSON ST NE	KUBISZEWSKI, JASON	1	\$6,024.80	\$6,024.80
31-31-23-41-0004	811 88 1/2 AVE NE	BRADLEY, BRIAN JOSEPH	1	\$6,024.80	\$6,024.80
31-31-23-41-0007	8707 JACKSON ST NE	PULCHAN ANAND	1	\$6,024.80	\$6,024.80
31-31-23-41-0008	8727 JACKSON ST NE	NIELSON, DAVID B	1	\$6,024.80	\$6,024.80
31-31-23-41-0009	8726 VAN BUREN ST NE	SOLOMONSON BETZE K	1	\$6,024.80	\$6,024.80
31-31-23-41-0010	8722 VAN BUREN ST NE	HAGGENMILLER, SCOTT A	1	\$6,024.80	\$6,024.80
31-31-23-41-0012	8730 VAN BUREN ST NE	WAGGONER CHRISTINE	1	\$6,024.80	\$6,024.80
31-31-23-41-0013	8712 VAN BUREN ST NE	BARRETT DAN	1	\$6,024.80	\$6,024.80
31-31-23-41-0016	8700 VAN BUREN ST NE	SHEPPARD, JAMES T	1	\$6,024.80	\$6,024.80
31-31-23-41-0031	8708 ABLE ST NE	HAAVISTO, MARY E	1	\$6,024.80	\$6,024.80
31-31-23-41-0034	8701 VAN BUREN ST NE	MOORE, OLIVER	1	\$6,024.80	\$6,024.80
31-31-23-41-0035	8709 VAN BUREN ST NE	JOHNSON BRUCE E & DENISE M	1	\$6,024.80	\$6,024.80
31-31-23-41-0036	8717 VAN BUREN ST NE	PETERSEN NANCY L	1	\$6,024.80	\$6,024.80
31-31-23-41-0084	8820 ABLE ST NE	SALDANA, TIMOTHY A	1	\$6,024.80	\$6,024.80
31-31-23-41-0092	8710 ABLE ST NE	HALL, HAILEY	1	\$6,024.80	\$6,024.80
31-31-23-41-0093	8719 VAN BUREN ST NE	ARNOLD, SUZIE	1	\$6,024.80	\$6,024.80
31-31-23-41-0094	8721 VAN BUREN ST NE	WOELM DAVID W & M L	1	\$6,024.80	\$6,024.80
31-31-23-41-0095	8727 VAN BUREN ST NE	SWANSON JR, DONALD M	1	\$6,024.80	\$6,024.80

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*		\$2,396,000	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)		
ADMINISTRATIVE COSTS		\$718,800			
TOTAL COST		\$3,114,800			
RESIDENTIAL ASSESSMENT RATE		x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST		\$1,090,180 ÷	16825.4 LF	=	\$64.79
RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE	AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$64.79	X	13576.5 LF	=	\$879,621.44 ÷ 146	= \$6,024.80
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
31-31-23-41-0096	8733 VAN BUREN ST NE	HATHAWAY DICK L & JEAN F	1	\$6,024.80	\$6,024.80
31-31-23-41-0097	8739 VAN BUREN ST NE	HOVERMAN, BRIAN T	1	\$6,024.80	\$6,024.80
31-31-23-41-0098	8803 VAN BUREN ST NE	JIMENEZ, IVAN ROBERTO ALEMAN	1	\$6,024.80	\$6,024.80
31-31-23-41-0099	8807 VAN BUREN ST NE	STOUTENBURG, MAX T	1	\$6,024.80	\$6,024.80
31-31-23-41-0100	8815 VAN BUREN ST NE	OCHOA KARINA	1	\$6,024.80	\$6,024.80
31-31-23-41-0101	8821 VAN BUREN ST NE	FORMAN JONATHON B	1	\$6,024.80	\$6,024.80
31-31-23-41-0102	8828 VAN BUREN ST NE	BURT GERALD E & KELLY A	1	\$6,024.80	\$6,024.80
31-31-23-41-0103	8822 VAN BUREN ST NE	MCLAIN KATHRYN A	1	\$6,024.80	\$6,024.80
31-31-23-41-0104	8816 VAN BUREN ST NE	RUSSIE, ROBERT A	1	\$6,024.80	\$6,024.80
31-31-23-41-0105	8810 VAN BUREN ST NE	WILSON STUART	1	\$6,024.80	\$6,024.80
31-31-23-41-0106	8804 VAN BUREN ST NE	HANSEN HELEN	1	\$6,024.80	\$6,024.80
31-31-23-41-0107	8738 VAN BUREN ST NE	LARSON, KELLY L	1	\$6,024.80	\$6,024.80
31-31-23-41-0108	8739 JACKSON ST NE	FAIRBANKS LEROY F	1	\$6,024.80	\$6,024.80
31-31-23-41-0109	8803 JACKSON ST NE	SCHUELLER, CORRIE L	1	\$6,024.80	\$6,024.80
31-31-23-41-0110	8811 JACKSON ST NE	THOMAS, DANIEL	1	\$6,024.80	\$6,024.80
31-31-23-41-0111	8819 JACKSON ST NE	LAMB, JESSE D	1	\$6,024.80	\$6,024.80
31-31-23-41-0112	8827 JACKSON ST NE	MCALONIE CHRISTOPHER & THUTHAO	1	\$6,024.80	\$6,024.80
31-31-23-41-0114	8706 VAN BUREN ST NE	ASI ANOKA COUNTY INC	1	\$6,024.80	\$6,024.80
31-31-23-41-0117	800 87TH LN NE	STONE STEVE H	1	\$6,024.80	\$6,024.80
31-31-23-42-0001	8820 JACKSON ST NE	DAILEY JACOB CHRISTOPHER	1	\$6,024.80	\$6,024.80
31-31-23-42-0002	8816 JACKSON ST NE	PHILLIPS, CHARLES WILLIAM	1	\$6,024.80	\$6,024.80
31-31-23-42-0003	8812 JACKSON ST NE	LARSON WILLIAM R JR & D K	1	\$6,024.80	\$6,024.80
31-31-23-42-0004	8808 JACKSON ST NE	GREENHAGEN PROPERTIES LLC	1	\$6,024.80	\$6,024.80
31-31-23-42-0005	8804 JACKSON ST NE	KUNZMANN TRUSTEE ROBERT L	1	\$6,024.80	\$6,024.80
31-31-23-42-0006	8800 JACKSON ST NE	WOODEN DEAN	1	\$6,024.80	\$6,024.80
31-31-23-42-0007	8801 QUINCY ST NE	BOHRER FAMILY TRUST	1	\$6,024.80	\$6,024.80
31-31-23-42-0008	8805 QUINCY ST NE	HARRIS CAROLYN SUZANNE	1	\$6,024.80	\$6,024.80

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*		\$2,396,000	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)		
ADMINISTRATIVE COSTS		\$718,800			
TOTAL COST		\$3,114,800			
RESIDENTIAL ASSESSMENT RATE		x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST		\$1,090,180 ÷	16825.4 LF	=	\$64.79
RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$64.79	X	13576.5 LF	= \$879,621.44	÷ 146	= \$6,024.80
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
31-31-23-42-0009	8809 QUINCY ST NE	HPA BORROWER 2018-1 ML LLC	1	\$6,024.80	\$6,024.80
31-31-23-42-0010	8813 QUINCY ST NE	KALIHER KEVIN J & JILL M	1	\$6,024.80	\$6,024.80
31-31-23-42-0011	8817 QUINCY ST NE	XIONG, DOUA	1	\$6,024.80	\$6,024.80
31-31-23-42-0012	8821 QUINCY ST NE	LACASSE, LISA A	1	\$6,024.80	\$6,024.80
31-31-23-42-0013	8820 QUINCY ST NE	LITTLE, DONALD M	1	\$6,024.80	\$6,024.80
31-31-23-42-0014	8816 QUINCY ST NE	RICHARDS, DELANO	1	\$6,024.80	\$6,024.80
31-31-23-42-0015	8812 QUINCY ST NE	THOMPSON, SUSAN L	1	\$6,024.80	\$6,024.80
31-31-23-42-0016	8808 QUINCY ST NE	WOOD CHASE	1	\$6,024.80	\$6,024.80
31-31-23-42-0017	8804 QUINCY ST NE	HANSEN MICHAEL	1	\$6,024.80	\$6,024.80
31-31-23-42-0018	8800 QUINCY ST NE	KOLAR, ARLENE H	1	\$6,024.80	\$6,024.80
31-31-23-42-0019	8801 MONROE ST NE	NIEMANN STEVEN	1	\$6,024.80	\$6,024.80
31-31-23-42-0020	8805 MONROE ST NE	CROMEY, STEVEN A	1	\$6,024.80	\$6,024.80
31-31-23-42-0021	8809 MONROE ST NE	SCHULTZ, DODIE JEAN	1	\$6,024.80	\$6,024.80
31-31-23-42-0022	8813 MONROE ST NE	HECKMAN JAMES B & DORIS J	1	\$6,024.80	\$6,024.80
31-31-23-42-0023	8817 MONROE ST NE	MARQUEZ GARCIA, MARIA GUADALUPE	1	\$6,024.80	\$6,024.80
31-31-23-42-0024	8821 MONROE ST NE	ELLWOOD, JEANNIE A	1	\$6,024.80	\$6,024.80
31-31-23-42-0025	8820 MONROE ST NE	NEUMANN TRUSTEE THOMAS A	1	\$6,024.80	\$6,024.80
31-31-23-42-0026	8816 MONROE ST NE	HENICK, CHRISTOPHER	1	\$6,024.80	\$6,024.80
31-31-23-42-0027	8812 MONROE ST NE	KOWALSKY SUSAN	1	\$6,024.80	\$6,024.80
31-31-23-42-0028	8808 MONROE ST NE	PORTER BRIAN A	1	\$6,024.80	\$6,024.80
31-31-23-42-0029	8804 MONROE ST NE	STEGEER LEE V	1	\$6,024.80	\$6,024.80
31-31-23-42-0030	8800 MONROE ST NE	SAUER FRED WILLIAM	1	\$6,024.80	\$6,024.80
31-31-23-42-0031	8801 MADISON ST NE	GUERTIN DEBRA	1	\$6,024.80	\$6,024.80
31-31-23-42-0032	8805 MADISON ST NE	LEHMAN PAUL J & WANDA D	1	\$6,024.80	\$6,024.80
31-31-23-42-0033	8809 MADISON ST NE	SCOTT, KAREN J M	1	\$6,024.80	\$6,024.80
31-31-23-42-0034	8813 MADISON ST NE	NGUYEN, LONG	1	\$6,024.80	\$6,024.80
31-31-23-42-0035	8817 MADISON ST NE	HUNT DEAN & CATHERINE A	1	\$6,024.80	\$6,024.80

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*		\$2,396,000	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)		
ADMINISTRATIVE COSTS		\$718,800			
TOTAL COST		\$3,114,800			
RESIDENTIAL ASSESSMENT RATE		x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST		\$1,090,180 ÷	16825.4 LF	=	\$64.79
RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE	AMOUNT ASSESSED	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$64.79	X	13576.5 LF	=	\$879,621.44 ÷	146 = \$6,024.80
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
31-31-23-42-0036	8821 MADISON ST NE	MORTON, BRADLEY W	1	\$6,024.80	\$6,024.80
31-31-23-42-0037	8820 MADISON ST NE	JOHANSEN RODNEY I	1	\$6,024.80	\$6,024.80
31-31-23-42-0038	8816 MADISON ST NE	ROMERO ULISES ARIZA	1	\$6,024.80	\$6,024.80
31-31-23-42-0039	8810 MADISON ST NE	CIZMIC STOJAN & ANDJA	1	\$6,024.80	\$6,024.80
31-31-23-42-0040	8808 MADISON ST NE	LAWRENCE TIMOTHY A	1	\$6,024.80	\$6,024.80
31-31-23-42-0041	8804 MADISON ST NE	JOHNSON BRANDEN LEE	1	\$6,024.80	\$6,024.80
31-31-23-42-0042	8800 MADISON ST NE	OMMART, DOUGLAS S	1	\$6,024.80	\$6,024.80
31-31-23-42-0043	8801 JEFFERSON ST NE	RAUSCHNOT BENJAMIN	1	\$6,024.80	\$6,024.80
31-31-23-42-0044	8805 JEFFERSON ST NE	HELMERICK, DEAN J	1	\$6,024.80	\$6,024.80
31-31-23-42-0045	8809 JEFFERSON ST NE	SOHLBERG, ROBERT	1	\$6,024.80	\$6,024.80
31-31-23-42-0046	8813 JEFFERSON ST NE	ZAWADSKI TIMOTHY A	1	\$6,024.80	\$6,024.80
31-31-23-42-0047	8817 JEFFERSON ST NE	MUDICK, MITCHELL A	1	\$6,024.80	\$6,024.80
31-31-23-42-0048	8821 JEFFERSON ST NE	BACKUS, DAVID M	1	\$6,024.80	\$6,024.80
31-31-23-42-0049	724 88TH AVE NE	BRENDEN STEVEN M & DIANE M	1	\$6,024.80	\$6,024.80
31-31-23-42-0050	720 88TH AVE NE	STONEBERG LINDA K & DANIEL J	1	\$6,024.80	\$6,024.80
31-31-23-42-0051	716 88TH AVE NE	CHAPMAN TRUSTEE GERALDINE GUNIL	1	\$6,024.80	\$6,024.80
31-31-23-42-0052	712 88TH AVE NE	COSTELLO ANDREW JOSEPH	1	\$6,024.80	\$6,024.80
31-31-23-42-0053	708 88TH AVE NE	RAMOS VALENTE MILIAN	1	\$6,024.80	\$6,024.80
31-31-23-42-0054	704 88TH AVE NE	KIRKHOLM, MARSHALL J	1	\$6,024.80	\$6,024.80
31-31-23-42-0055	700 88TH AVE NE	BRIANT, JERENE M	1	\$6,024.80	\$6,024.80
31-31-23-42-0056	638 88TH AVE NE	JORDAN SCOTT T	1	\$6,024.80	\$6,024.80
31-31-23-42-0057	634 88TH AVE NE	13 FREMONT AVENUE LLC	1	\$6,024.80	\$6,024.80
31-31-23-42-0058	630 88TH AVE NE	JORDAN MARY ANN	1	\$6,024.80	\$6,024.80
31-31-23-42-0059	626 88TH AVE NE	MUTZBERG, STACIE RENEE	1	\$6,024.80	\$6,024.80
31-31-23-42-0060	622 88TH AVE NE	PROSSER TROY R	1	\$6,024.80	\$6,024.80
31-31-23-42-0061	618 88TH AVE NE	FLEISCHFRESSER ANNA B	1	\$6,024.80	\$6,024.80
31-31-23-42-0062	614 88TH AVE NE	SCHMIDT ALAN D & LEEGARD LYNN	1	\$6,024.80	\$6,024.80

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*		\$2,396,000	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)		
ADMINISTRATIVE COSTS		\$718,800			
TOTAL COST		\$3,114,800			
RESIDENTIAL ASSESSMENT RATE		x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST		\$1,090,180 ÷	16825.4 LF	=	\$64.79
RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE	AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$64.79	X	13576.5 LF	=	\$879,621.44 ÷ 146	= \$6,024.80
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
31-31-23-42-0063	610 88TH AVE NE	LOOMIS, BOBBI	1	\$6,024.80	\$6,024.80
31-31-23-42-0064	786 87TH LN NE	LYTTLE, ANNYETTA	1	\$6,024.80	\$6,024.80
31-31-23-42-0067	722 87TH LN NE	MOLINE JUSTIN	1	\$6,024.80	\$6,024.80
31-31-23-42-0068	710 87TH LN NE	DREVER, JESSICA J	1	\$6,024.80	\$6,024.80
31-31-23-42-0069	686 87TH LN NE	KOSKA WADE W	1	\$6,024.80	\$6,024.80
31-31-23-42-0070	670 87TH LN NE	RYAN LAURI J	1	\$6,024.80	\$6,024.80
31-31-23-42-0071	648 87TH LN NE	CLANCY, TIMOTHY	1	\$6,024.80	\$6,024.80
31-31-23-42-0074	636 87TH LN NE	SANCHEZ-SALGADO, ISAAC R	1	\$6,024.80	\$6,024.80
31-31-23-42-0075	8730 JACKSON ST NE	SIEDSCHLAG STEVEN T & TERRY L	1	\$6,024.80	\$6,024.80
31-31-23-42-0076	785 87TH LN NE	HARTMANN, SHERRIE A	1	\$6,024.80	\$6,024.80
31-31-23-42-0077	8722 JACKSON ST NE	SWENSON PHILLIP D	1	\$6,024.80	\$6,024.80
31-31-23-42-0078	755 87TH LN NE	LEWIS NANCY O	1	\$6,024.80	\$6,024.80
31-31-23-42-0079	749 87TH LN NE	BLANKENBURG SANRA JEAN	1	\$6,024.80	\$6,024.80
31-31-23-42-0080	727 87TH LN NE	SCHMIDT, VALERIE S	1	\$6,024.80	\$6,024.80
31-31-23-42-0081	715 87TH LN NE	PETERSON MARK	1	\$6,024.80	\$6,024.80
31-31-23-42-0082	691 87TH LN NE	AGBENU KOKU SEDOFIA	1	\$6,024.80	\$6,024.80
31-31-23-42-0083	665 87TH LN NE	ORNELAS MARTIN	1	\$6,024.80	\$6,024.80
31-31-23-42-0084	647 87TH LN NE	GONDEK, RICHARD L	1	\$6,024.80	\$6,024.80
31-31-23-42-0085	8747 JEFFERSON ST NE	JAMALUDDIN ABDULLAH M	1	\$6,024.80	\$6,024.80
31-31-23-42-0086	629 87TH LN NE	NYGAARD, MATTHEW L	1	\$6,024.80	\$6,024.80
31-31-23-42-0087	8787 JEFFERSON ST NE	BAXTER LYLE F & J A	1	\$6,024.80	\$6,024.80
31-31-23-42-0089	760 87TH LN NE	JOHNSON, GINGER E	1	\$6,024.80	\$6,024.80
31-31-23-42-0090	740 87TH LN NE	BROOKS OMARI	1	\$6,024.80	\$6,024.80
31-31-23-44-0002	8678 VAN BUREN ST NE	BARRETT TRUSTEE JOSEPH M	1	\$6,024.80	\$6,024.80
31-31-23-44-0003	8654 VAN BUREN ST NE	SEDERBERG TOM M	1	\$6,024.80	\$6,024.80
31-31-23-44-0007	8560 VAN BUREN ST NE	EILOLA KYLE	1	\$6,024.80	\$6,024.80
31-31-23-44-0015	8674 VAN BUREN ST NE	GERHARD, LEONARD	1	\$6,024.80	\$6,024.80

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*		\$2,396,000	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)		
ADMINISTRATIVE COSTS		\$718,800			
TOTAL COST		\$3,114,800			
RESIDENTIAL ASSESSMENT RATE		x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST		\$1,090,180 ÷	16825.4 LF	=	\$64.79
RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT			ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$64.79	X		13576.5 LF	=	\$879,621.44
				÷	146
				=	\$6,024.80
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
31-31-23-44-0017	8670 VAN BUREN ST NE	VOELS JOSEPH M	1	\$6,024.80	\$6,024.80
31-31-23-44-0020	8662 VAN BUREN ST NE	WAGNER JAMES E & DAWN	1	\$6,024.80	\$6,024.80
31-31-23-44-0022	8658 VAN BUREN ST NE	STONE BRANDEN	1	\$6,024.80	\$6,024.80
31-31-23-44-0023	8650 VAN BUREN ST NE	MULLEN DANE	1	\$6,024.80	\$6,024.80
31-31-23-44-0024	8580 VAN BUREN ST NE	BONACCORSI TYLER	1	\$6,024.80	\$6,024.80
31-31-23-44-0025	8568 VAN BUREN ST NE	WHITE TONY	1	\$6,024.80	\$6,024.80
31-31-23-44-0026	8579 VAN BUREN ST NE	SINN-JENSEN, REBECCA	1	\$6,024.80	\$6,024.80
31-31-23-44-0027	8577 VAN BUREN ST NE	BUSKIRK, DAVID R	1	\$6,024.80	\$6,024.80
31-31-23-44-0028	8575 VAN BUREN ST NE	STOJEVICH, JOHN	1	\$6,024.80	\$6,024.80
31-31-23-44-0097	8653 VAN BUREN ST NE	LOCKWOOD STEVE	1	\$6,024.80	\$6,024.80
31-31-23-44-0098	8655 VAN BUREN ST NE	BEST SENDREA EMANI	1	\$6,024.80	\$6,024.80
31-31-23-44-0099	8661 VAN BUREN ST NE	DUNBLAIZER, ETHAN	1	\$6,024.80	\$6,024.80
31-31-23-44-0100	8663 VAN BUREN ST NE	VEST, BRIAN KEITH	1	\$6,024.80	\$6,024.80
31-31-23-44-0101	8667 VAN BUREN ST NE	MORLAN, LINDSEY	1	\$6,024.80	\$6,024.80
31-31-23-44-0104	8691 VAN BUREN ST NE	OLSON GREGG H	1	\$6,024.80	\$6,024.80
31-31-23-44-0105	8545 VAN BUREN ST NE	KIRK, FRANK	1	\$6,024.80	\$6,024.80
31-31-23-44-0106	851 COUNTY ROAD 10 NE	EILERS PAMELA J	1	\$6,024.80	\$6,024.80
31-31-23-44-0107	8675 VAN BUREN ST NE	XIONG BAOBAI	1	\$6,024.80	\$6,024.80
31-31-23-44-0110	8690 VAN BUREN ST NE	GROESBECK NED J & KRISTINE A	1	\$6,024.80	\$6,024.80
31-31-23-44-0112	8666 VAN BUREN ST NE	AMUNDSEN JASON A	1	\$6,024.80	\$6,024.80
TOTALS:			146		\$879,620.80

2025 SOUTHWEST AREA STREET RECONSTRUCTION - AREA 1

CITY OF BLAINE

**EXHIBIT NO. 1B - COMMERCIAL/INDUSTRIAL
PROPOSED ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$2,396,000	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR COSTS, AND WATERSHED PERMIT REQUIREMENT COSTS)		COMMERCIAL/ INDUSTRIAL ASSESSMENT PERCENTAGE	COMMERCIAL/ INDUSTRIAL ASSESSMENT RATE PER FRONT FOOT
ADMINISTRATIVE COSTS	<u>\$718,800</u>		TOTAL COST PER FRONT FOOT		
TOTAL COST	\$3,114,800				
ASSESSABLE COST	\$3,114,800 ÷	16825.4 LF	=	\$185.12	X 50% = \$92.56
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
31-31-23-44-0006	8550 VAN BUREN	BLAINE ECONOMIC DEVELOPMENT AUTHORITY	0.0**	\$92.56	\$0.00
TOTALS:			0.0		\$0.00

**Denotes 150' corner lot credit given



City of Blaine

Staff Report

File Number: ORD 24-2567

Agenda Date	Status
November 18, 2024	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.1

Second Reading

Ordinance Granting a Rezoning from Planned Business District (PBD) to Development Flex (DF) at 3629 95th Avenue NE. As-Suffah Islamic Center (Case File No. 24-0059/SLK)

Executive Summary

The applicant is requesting a rezoning to Development Flex (DF) to allow for a K-8 school with a daycare and a Mosque. The subject site is currently zoned Planned Business district and does not allow elementary schools.

Background

Planning Commission (Public Hearing)	10/08/24
City Council (1st Reading)	11/04/24
City Council (2nd Reading) (CUP)	11/18/24
Action Deadline (60 Days)	11/09/24
Action Deadline (City Extended - 60 Days)	01/08/25

Staff report prepared by Shawn Kaye, Planner, and Teresa Barnes, Project Engineer

Rezoning

Section 27.03 Criteria for granting zoning/comprehensive plan amendments:

The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City. Although there are no explicit findings that must be made in conjunction with rezoning, appropriate considerations include:

- Whether the proposed district is consistent with the Comprehensive Plan.

- How the proposed district differs from the existing district.
- How the proposed district meets the goals and policies of the City.

The DF District is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance. The DF District also attempts to create a reasonable balance between the interests of the property owner in freely developing his property with greater flexibility in land uses, and at the same time protect the interest of surrounding properties in the following ways:

- By encouraging a more creative approach in housing developments, that will result in quality living environments through innovative design and aesthetic controls;
- By permitting a combination of housing types and style, including single, two-family, and multiple family dwellings, with the exception of mobile homes;
- By allowing flexibility in design by permitting cluster developments and a variety of architectural styles and treatments;
- By allowing for any type of ownership, private, condominium, or rental;
- By allowing flexibility in setback and height restrictions;
- By allowing non-residential uses, such as commercial or light industrial uses which will serve the inhabitants of such district, provided such non-residential uses will enhance the character, amenities, and convenience of those who live in the proposed development;
- By providing an efficient use of land resulting in more cost efficient installation of utilities, streets, and other facilities.
- By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas;
- By contributing to the tax base of the community without making undue demands on the community services; and
- By providing the means for greater creativity and flexibility in environmental design than is provided under the strict application of the Blaine Zoning Ordinance and Subdivision Ordinance, while, at the same time, preserving the health, safety, order, convenience, prosperity, and general welfare of the City of Blaine and its inhabitants.

The applicant proposes that the proposed project meets the following criteria for the DF zoning district:

- That the proposal shall provide for a wider range of housing types, price ranges and styles than could be accomplished under the existing zoning;
 - Not applicable. This project involves a school, not housing. The proposal is very similar / almost identical to the East Blaine Mosque and Academy project that was approved by the Blaine City Council earlier this year. Although this proposal does not include housing, this project does provide for a wider range of amenities than what could be accomplished under the existing code, because the proposal includes an elementary school, which is currently not permitted under the existing zoning (place of worship and daycare uses are currently permitted under existing zoning).
- That the proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning;

- This proposal involves re-purposing an existing building that was originally intended for post-secondary education to elementary school purposes. The proposal provides amenities that are greater than the minimum requirements under existing zoning because an elementary school is not currently permitted, only post-secondary and pre-K education purposes are currently permitted (house of worship and daycare uses are currently permitted under existing zoning).
- c. That the proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan;
 - The proposed development is compatible with the purposes and intents of the ordinance and the comprehensive plan. This project simply re-purposes an existing development, permitting diversified uses is one intent of DF zoning, and supporting educational opportunities for Blaine citizens is one of the purposes and intents of the comprehensive plan.
- d. That the proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible;
 - This project is not detrimental in any way to the environment. This project does not alter the Subject Property in any meaningful way. Rather, all currently existing environmental aspects and natural features of the subject property will remain in place, and it is simply the use of the building that is going to slightly change from its original use of post-secondary education to the proposed use of elementary education (house of worship and daycare uses are currently permitted under existing zoning).
- e. That the proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems;
 - There will not be any undue burden upon the public services and facilities. This project simply proposes the re-purposing of an existing building that was originally designed for a use that is nearly identical to what is currently being proposed. Moreover, no additional Sewer Access Charges (SAC) are being assessed, as the proposed use does not exceed the SAC units afforded to the current use. Streets and other systems serving the property are sufficient to accommodate the proposed use of an elementary school, mosque, and daycare. There are two main entrances to the business park where the subject property is located; one off of Hamline Avenue to the east, and the other off 95th Avenue to the south, both of which are arterial roads that can easily handle anticipated traffic.
- f. That the proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas; and
 - Yes. The current building, the old Rasmussen College building, was built as the "last" parcel in a business park (i.e., the subject property is the parcel located the farthest from either entrance into the business park), and it is well integrated into the overall scheme of the surrounding properties and the business park. This proposal will not have any effect on the land uses of the surrounding properties or of the business park as a whole.
- g. That the proposal be consistent with all other applicable city and state regulations.
 - The applicant, As-Suffah Islamic Center, is working with all other regulatory agencies such as the Building Inspections Department and the fire marshall, to meet all other applicable

city and state regulations. This proposal is consistent with all other applicable city and state regulations.

Evaluation of Request

Planning Analysis

Zoning

The subject site is currently zoned PBD (Planned Business District).

Land Use Designation

The current land use designation is PI (Planned Industrial)/PC (Planned Commercial).

Surrounding Zoning and uses

The site is surrounded by properties zoned Planned Business District (PBD) and guided Planned Industrial/Planned Commercial (PI/PC) on the south, east, and west. A vacant single family parcel is to the north (located in the City of Lexington). The surrounding properties on the south, east, and west are part of Blaine Preserve Business Park.

Existing Conditions

The site was developed as the Rasmussen College and is currently occupied by Medway, a mental health therapy medical office.

History

In 2006, the City approved a code amendment to allow a post-secondary education use as a conditional use in the PBD. At that time, the PBD zoning did not contain a provision for schools or education uses, but did and currently encourages business and professional offices, research facilities and financial institutions as some of the primary non-manufacturing land uses.

The rationale in 2006 for supporting the proposed code amendment to allow post-secondary education was based on the following findings:

- Post-secondary education, particularly of a business or technical nature, would provide convenient employee training locations for support of the existing work force and Blaine employers.
- The presence of post-secondary colleges and institutions would create a positive reflection on the community and business environment.
- The specific location and proposal by Minnesota School of Business (Pheasant Ridge Drive) would add significant value to the CSM Business Park and help set the standard, both in land use and building architecture, for the CSM development and the I-35 corridor.

In August 2009, Rasmussen College received a Conditional Use Permit (CUP) to construct a 25,000 square foot college (post-secondary education), and for a zero-lot line for a shared driveway access between sites. Also in 2009, a preliminary and final plat was approved to subdivide 30.57 acres into one lot for the Rasmussen College building and three outlots.

In 2022, Rasmussen College closed the Blaine location. The building was leased by Medway to operate a

mental health therapy medical office in 2022. In May 2022, the Council approved a CUP for a medical office (Medway) to operate a mental health therapy use focused on children. This medical office (Medway) plans to remain on the site for approximately two years, therefore, their existing CUP will remain in place.

Site Plan

The applicant is requesting to rezone from PBD to DF, and a CUP for a religious institution (mosque), K-8 school, and daycare/preschool. The PBD zoning does not allow K-8 schools (elementary), therefore the applicant is requesting a rezoning.

The mosque, school, and daycare will utilize the existing building and parking with minimal interior renovations. The mosque will have capacity for approximately 118 people for worship services. Currently, the applicant projects that approximately 150 students will enroll for grades K-8 at the time of relocation from 8710 Central Avenue NE, where they have been located since 2019. The enrollment is proposed to increase to approximately 200 students over the next two years when the space occupied by Medway is converted to school space. The school will operate from 8AM - 3:15PM Monday to Friday. The classroom size for each grade will be around 20 students per class.

Students will be dropped off and picked up. Students will not be transported by bus. As-Suffah Academy will instruct its students and families to follow the traffic plan in order to control and manage the flow of traffic during peak hours. The traffic plan includes stacking of cars within the parking lot. As-Suffah Academy will have staff directing student arrival and dismissal with radio communication, and will direct traffic during drop-off and pick-up times as necessary.

The applicant intends to use the same drop-off procedure that it uses at its current location. Families will be allowed to drop off children at school between 7:15AM to 8AM, and pick-up will divide student dismissal into two (2) time slots, with families given specific time slots for pick-up. The first dismissal will begin at 3:15PM, and the second will begin at 3:30PM.

The main purpose of having a mosque in the same facility as As-Suffah Academy is to serve the needs of the students during the school year, although community members will be allowed to pray at the mosque when school is not in session. Outside of school hours, the mosque will be available to community members for prayer and worship.

The applicant intends to install a fenced-in playground in a location on the southwest corner of the building consisting of approximately 4,500 square feet.

Parking

Places of worship require at least one (1) parking space for each four (4) seats in accordance with the design capacity of the main auditorium. According to the submitted plans, the capacity is 118 people. Mosques don't have seats for worship, but parking is calculated the same way, therefore requiring 30 parking stalls. Schools, elementary, junior high, public or private: at least three (3) parking spaces per classroom, plus necessary spaces for student drop off and may be reduced at the zoning administrator's discretion.

There are 11 classrooms proposed, therefore the parking requirement for the school is 33 stalls. The daycare use requires at least one (1) parking space for each three hundred (300) square feet of floor

area. There is 866 s.f of daycare proposed, therefore the parking requirement is three stalls.

Business and professional offices or public administration buildings: At least one (1) parking space for each two hundred fifty (250) square feet of floor area. Based on the submitted plans, the proposed office space (889 s.f) will require four parking stalls.

The existing use of the building Medway is proposed to remain as a tenant for approximately two years. The required parking for medical clinics is at least one (1) space for each one hundred fifty (150) square feet of floor area. Therefore, the 6,482 sf used by Medway will require 43 parking stalls.

In total, 113 parking stalls are required for the proposed uses. The submitted site plan indicates there are 168 parking stalls available on site after site modifications for the proposed playground and drive aisles. Parking is met. The site plan indicates a stacking area on site for pickup or drop off.

Other schools that are in industrial areas

Karner Blue Education Center (K-8 school, focusing on providing learning for students who have emotional behavioral disorders, autism and developmental cognitive disabilities) is located at 3764 95th Avenue NE and is zoned DF and guided PI. In 2013, the property was rezoned from PBD to DF to allow the school. A CUP and rezoning to DF was approved by the City Council in June 2024 to allow a mosque (place of worship), K-8 School, and daycare at the previously owned Minnesota School of Business in the DF zoning district

Different types of schools and where they are allowed

The proposed use is a K-8 school and a daycare. Schools that are K-12, regardless of whether they are public or private, are allowed in residential zoning districts, and certain commercial districts. K-12 schools are not permitted in the PBD. "Preschools", or schools that offer education/care for children prior to kindergarten, are defined in the zoning code as a Day Care Center. Day care centers, including preschools, are licensed by the Minnesota Department of Human Services, which is different from a K-12 school. Religious schooling that occurs during worship services (e.g. Sunday school), are considered an accessory use to the primary place of worship, and do not require city approval.

Engineering Analysis

Transportation Plan

The narrative provided included a site plan with the proposed vehicular stack shown. The City of Blaine would state that the property allows for six vehicles to be in an area with active drop-off/pick-up with an additional twelve cars in the queue. As stated in the narrative, this provides additional vehicular stack as compared to the existing school site. Should additional stacking of vehicles become necessary, the City can work with the school to create additional areas to allow for additional vehicle accommodation.

Grading/Storm Drainage

The proposed project does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities

The proposed development will utilize the existing utilities to the building. No new connections are proposed.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Wetlands/Watershed/FEMA

There are no wetlands or FEMA flood plain on the existing site. A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The development will utilize the existing access points to the existing parking area. No new access points will be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

The developer will need to obtain any and all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Attachment List:

Zoning and Location Map

Narrative/Floor Plan

Site Plan

Existing CUP Resolution (Medway)

Public Comments

Unapproved Planning Commission Minutes 10/8/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning. The meeting minutes are attached for reference on the public hearing comments.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.

Staff Recommendation

By motion, approve the ordinance.

Attachment List

1. Attachments
2. Public Comments
3. Unapproved PC Minutes 100824



City of Blaine

Signature Copy

Resolution:

Second Reading

Ordinance Granting a Rezoning from Planned Business District (PBD) to Development Flex (DF) at 3629 95th Avenue NE. As-Suffah Islamic Center (Case File No. 24-0059/SLK)

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

Lot 1, Block 1, BLAINE PRESERVE BUSINESS PARK SECOND ADDITION

Section 2. The above described property is hereby rezoned from:

~~Planned Business District (PBD)~~

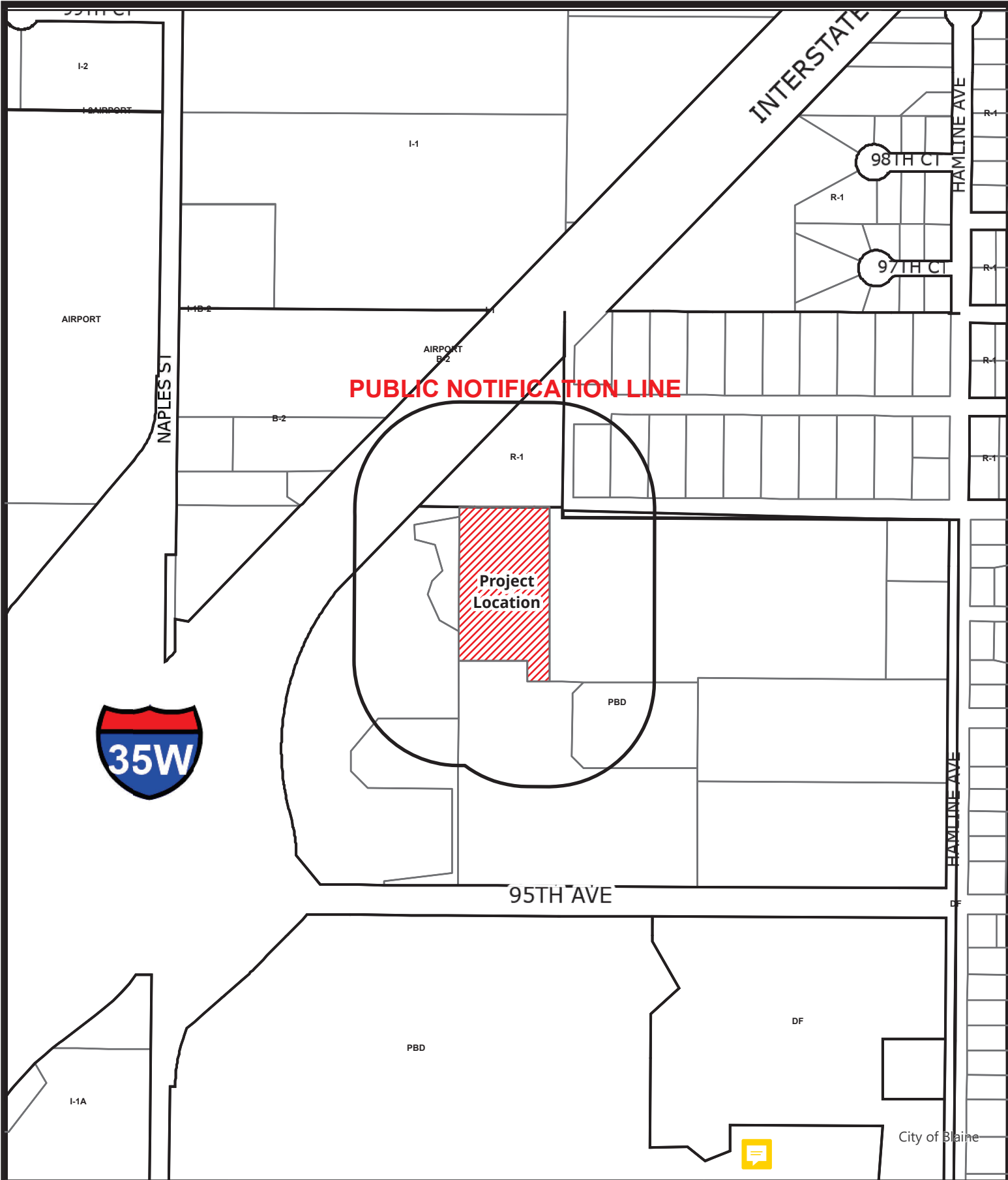
to

Development Flex (DF)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 4th day of November, 2024.

PASSED by the City Council of the City of Blaine this 18th day of November, 2024.



BlaineMN.gov

Case File No. 24-0059 As-Suffah Islamic Center

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



FERDINAND F. PETERS, ESQ. LAW FIRM
711 Smith Avenue South
St. Paul, Minnesota 55107
Phone: (651) 647-6250 Fax: (651) 560-7022
jsmigielski@ferdlaw.com

September 6, 2024

Ms. Sheila Sellman
Planning & Community Development
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449
ssellman@blainemn.gov

Sent Via On-Line Portal & Email

RE: As-Suffah Islamic Center (ASIC)
Application for Conditional Use Permit and Rezoning to Development Flex
3629 95th Avenue NE, Blaine, MN 55014
Property Parcel ID No.: 26-31-23-32-0010

Dear Ms. Sellman:

I am the attorney for As-Suffah Islamic Center (ASIC), a Minnesota non-profit religious organization and private elementary school. This letter accompanies As-Suffah's application (the "**Application**") for a conditional use permit and request to re-zone the old Rasmussen University building located at 3629 95th Avenue NE in Blaine (the "**Property**").

The purpose of this Application is to request re-zoning of the Property to Development Flex District, and a conditional use permit (or an amendment to the existing conditional use permit) so that As-Suffah Islamic Center can operate a daycare, house of worship, and elementary school at the Property.

As-Suffah Islamic Center has recently signed an enforceable purchase agreement to buy the Property from its current owner, Farasle Group, LLC, conditioned on the City's approval of As-Suffah's re-zoning request and conditional use permit Application.

The current zoning for the Property, Planned Business District, already permits the Property to be used for daycare and house of worship purposes, but elementary school purposes are not allowed in a Planned Business District,¹ and it is for that reason As-Suffah Islamic Center requests that the Property be re-zoned to Development Flex.

This letter also provides the City of Blaine with some background information about As-Suffah Islamic Center and a narrative about how it plans to use the Property.

¹ However, the current zoning does allow for post-secondary education and private instruction.

As-Suffah Islamic Center & As-Suffah Academy

As-Suffah Islamic Center (ASIC) is a non-profit organization that operates a private, kindergarten to 8th-grade religious elementary school under the name As-Suffah Academy. As-Suffah Islamic Center also operates a mosque that primarily serves to support religious instruction and religious services for the As-Suffah Academy students.

As-Suffah Academy has been in continuous operation since 2019, when it first opened as the Darul Arqam Islamic School as part of the Darul Arqam Center for Excellence, located at 8710 Central Avenue NE in Blaine.

In 2023, As-Suffah Academy registered with the state of Minnesota as its own non-profit entity: As-Suffah Islamic Center (ASIC). As-Suffah Academy is still located at its original location in the Darul Arqam Center for Excellence.

As-Suffah's current enrollment is approximately 110 students in kindergarten through 8th grade, and As-Suffah currently employs 13 full-time staff and 4 part-time staff. As-Suffah estimates that when it moves to the Property, it will have a maximum K–8 student enrollment of around 150 students, as well as a better learning environment.

School hours at the Property will be 8:00 a.m. to 3:15 p.m., Monday to Friday. The classroom size for each grade will be around 20 Students per class.

Subject to approval of a new certificate of occupancy, As-Suffah Academy intends to use the Property in its "as-is" condition, without performing any remodeling work or construction prior to occupying the Property and using it as an elementary school. Although designed as a post-secondary school, the current layout and design of the Property are more than adequate for As-Suffah Academy's pre-K–8th Grade needs.

As-Suffah Islamic Center also intends to operate a pre-K / daycare at the Property, subject to obtaining any needed licensing and/or building approvals.

The Mosque at As-Suffah Islamic Center

The main purpose of having a mosque in the same facility as As-Suffah Academy is to serve the needs of the students at As-Suffah Academy during the school year, although community members will be allowed to pray at the mosque when school is not in session.

Outside of school hours, the mosque will be available to community members for prayer and worship. The anticipated maximum attendance by community members at any one time will be approximately fifty (50) congregants. As-Suffah anticipates that its prayer room at the Property will be approximately 1,120 square feet.

Because of the fairly small number of non-students that will be using the mosque's prayer area at any one time, As-Suffah Academy intends to use the Property for a mosque in its "as-is" condition, without performing any remodeling work or construction prior to occupying the Property and using it as a house of worship.

The traditional Muslim call to prayer will not be broadcast outside of the building, and there will not be any other external noises related to any of the prayer activities taking place at the mosque. The only exterior activities planned at the Property will be playground or recess activities associated with As-Suffah Academy. As-Suffah Islamic Center does not host funerals or weddings.

Existing CUP, MedWay Support Services & ASIC's Plans for Growth

The current owner of the Property, Farasle Group, LLC is under common control with the Property's current and sole occupant: MedWay Support Services, a health provider.

As-Suffah Islamic Center has agreed with Farasle Group that MedWay Support Services can continue to operate at the Property for, at most, two (2) years from the date that As-Suffah Islamic Center purchases the Property.

While Medway transitions out of the Property, As-Suffah Islamic Center will develop plans to convert the existing MedWay space to expand the school over the next two years to a maximum of around 200 students. As-Suffah will then implement those changes once MedWay Support Services has moved out of the Property.

MedWay Support Services provides the following health services to its patients:

- Children's Therapeutic Services and Supports (CTSS)
- Early Intensive Developmental and Behavioral Intervention (EIDBI)
- Home-Based Children's Mental Health Services
- School-Based Children's Mental Health Services with special Ed needs.
- Mental Health Career Program

Approximately 25 to 30 patients visit MedWay Support Services each day, and there are approximately the same number of MedWay staff members that support those patients. Based on scheduling of the patients' appointments and staffing needs, MedWay Support Services uses a maximum of approximately 25 to 30 parking spaces at a time.

As-Suffah Islamic Center has no concerns about occupying the Property at the same time as MedWay Support Services. As-Suffah Islamic Center believes that the school, mosque, and daycare can all operate at the Property in harmony with MedWay Support Services, and that none of these four proposed occupants of the Property will cause any undue interruption to the others.

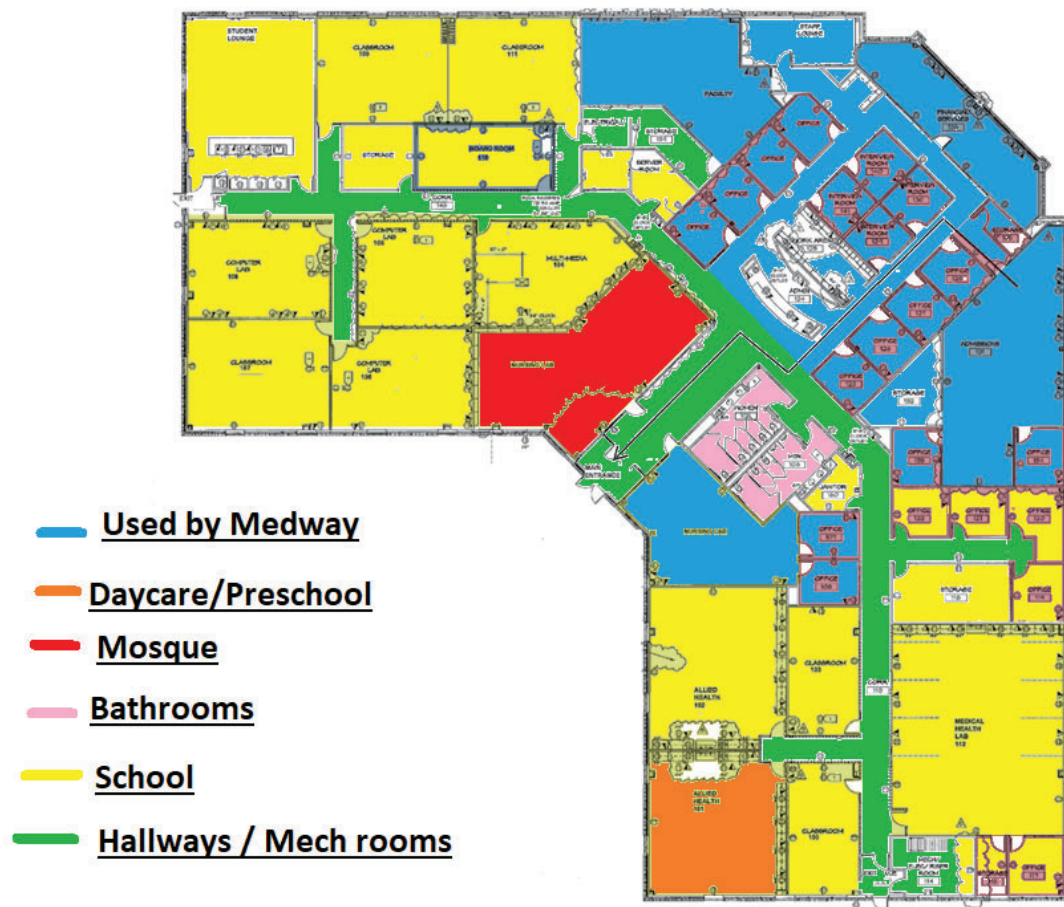
MedWay Support Services currently operates at the Property pursuant to a conditional use permit that was approved by the City of Blaine on May 2, 2022.

Because MedWay Support Services will continue to operate at the Property after ASIC purchases the Property, ASIC requests that MedWay's current conditional use permit remain in effect until MedWay vacates the Property, whether that entails the City approving ASIC's requested uses of mosque, daycare, and elementary school under a second conditional use permit, or by amending the current conditional use permit.

Internal Layout of the Property: Shared Space

As-Suffah Islamic Center and MedWay Support Services have agreed to share use of the Property. The following diagram roughly shows how the Property will be divided among the various users. A fully detailed site-plan is also provided with this Application.

Floor Plan



General Information Regarding Shared Use of the Building

Square Feet. The building on the Property consists of approximately 24,585 square feet.

Mosque. The prayer room will be in the “Nursing Lab” identified in red on the above floorplan and is approximately 1,120 square feet.

Daycare. The proposed daycare location, around 866 square feet, is identified in orange, above.

Medway Support Services. The space allocated to MedWay Support Services is identified in blue on the above diagram, and it consists of approximately 6,482 square feet. MedWay’s use of the Property has not changed in any meaningful way from when it applied for its conditional use permit with the City of Blaine, and it currently has: 2 offices, 1 file room, 2 storage rooms, 4 other general-use staff rooms, 3 group therapy rooms, and 9 individual therapy rooms.

As-Suffah Academy. Approximately 16,117 square feet of the building will be used exclusively by As-Suffah Academy for the elementary school. As-Suffah Academy will have 11 classrooms, 1 lunchroom, 6 offices, 3 storage rooms, and a staff lounge.

Bathrooms. The bathrooms (in pink, above) are shared by all building occupants as common areas. The bathrooms are included in the elementary school square footage.

ASIC Office Space. The total building space dedicated to ASIC office space (inclusive of the school *and* the mosque) is 889 square feet.

Detailed Floorplan. Please refer to the following chart, which corresponds to the detailed site plan on the subsequent page, to note precisely which rooms are intended for which purposes. The site plan also includes square footage measurements for each room.

The fully detailed site plan, on page 7 below, is also attached to this Application as a separate PDF document.

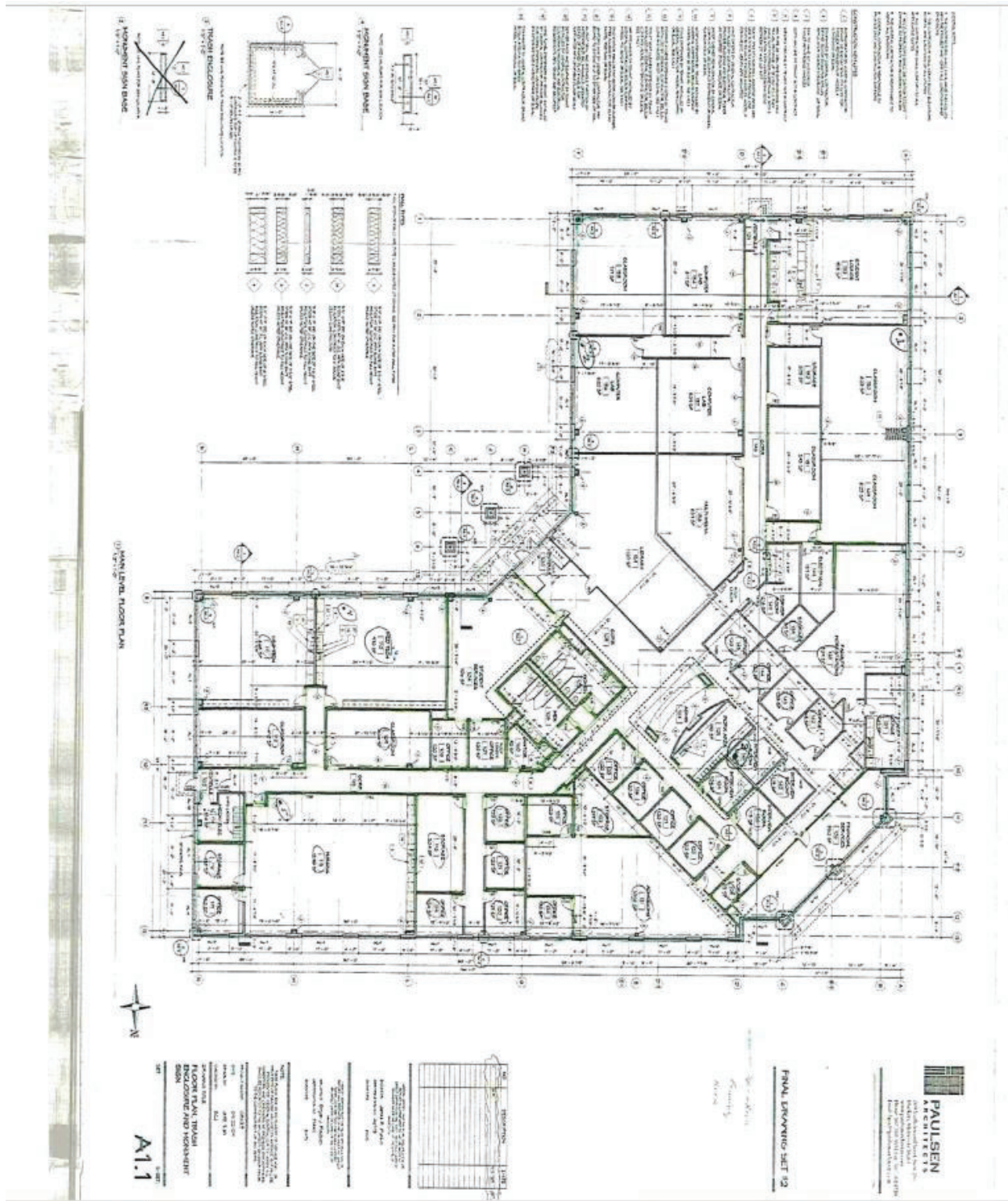
SITE PLAN REFERENCE CHARGE

(Site plan is on the following page.)

ASIC Use (Mosque, School, Daycare)	
Room No. (on site plan)	Planned Activity
153	Student Lounge: Cafeteria / Lunchroom As-Suffah Students will eat here between 11 AM and 1 PM.
150	Classroom
149	Classroom
152	Storage Room
151	Classroom
154	Classroom
155	Classroom
156	Classroom
157	Classroom
158	Staff Lounge
159	Mosque
120	Principal's office
121	Vice Principal's office
122	Imam's office (Mosque use)
107	Accounting Office
108	Accounting Office
119	Admission office
118	Storage Room
109	Classroom
112	Classroom
110	Classroom
111	Pre-k/ Daycare
116	Storage Room
117	Admission office
115	Classroom

Medway Use	
Room No. (on site plan)	Planned Activity
136	Group therapy activity room
123	Office
126	Storage Room
127	Skill Therapy training room
128	Skill Therapy room
135	File Room
145	Office
142	Skill Therapy room
143	Skill Therapy room
144	Skill Therapy room
137	Staff Lounge
138	Staff work area
139	Storage Room
125	Work & print & copy Area
124	Front Desk Area
107	Speech room
108	OT room
104	OT/Speech group room
131	Group therapy activities room
132	Storage Room
133	Skill Therapy room
134	Skill Therapy room

SITE PLAN
(Also attached to this Application in PDF format.)



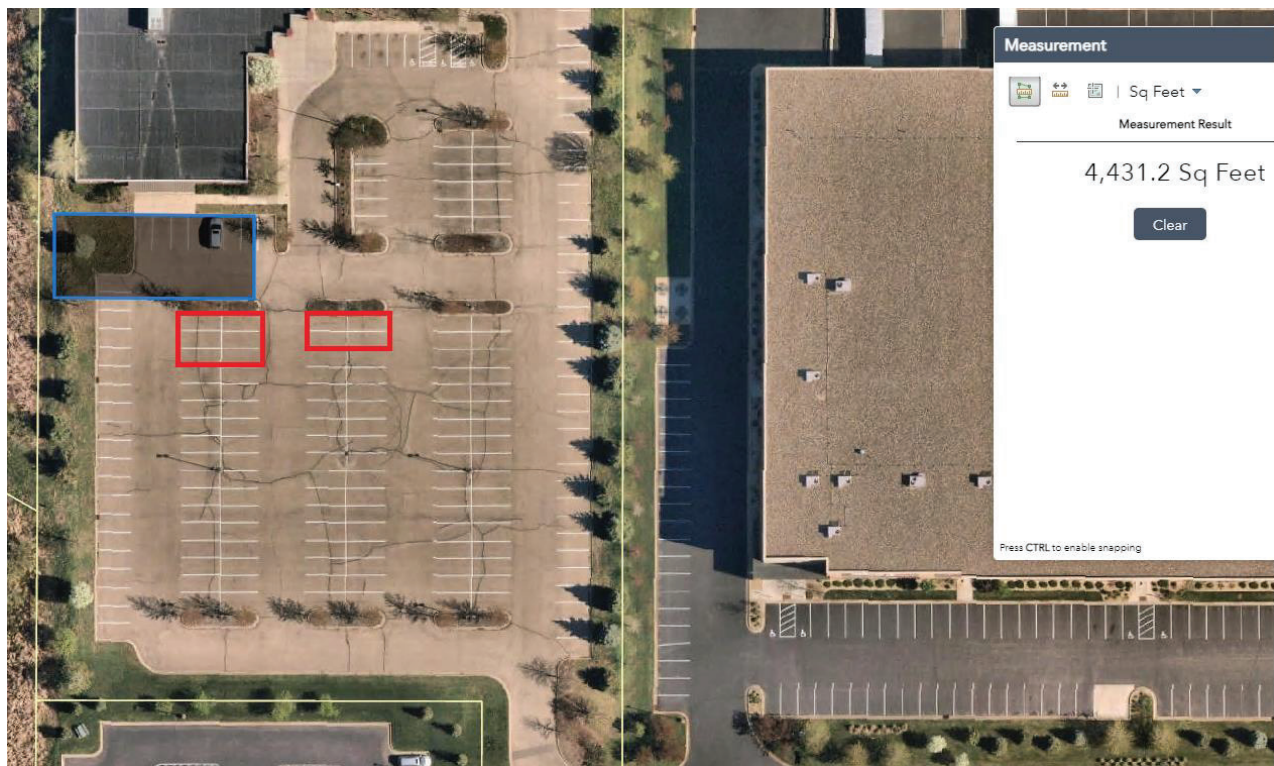
Outside Areas: Playground & Parking

The Property currently has approximately one hundred eighty-six (186) standard parking stalls, and approximately seven (7) ADA accessible parking stalls.

As-Suffah Academy intends to install a fenced-in playground in the approximate location of the area marked in blue on the diagram below, consisting of approximately 4,500 square feet. Construction the playground in this location may require a new travel lane.

Therefore, As-Suffah intends, subject to the City's review and approval, to remove the parking stalls from one or both of the areas outlined in red, to replace the driving lanes eliminated by the playground area. This will reduce the total number of standard parking stalls to between approximately 168 and 172 parking stalls. The impacted median divider islands will be moved and re-curbed to appropriate locations to the south, to demarcate the new driving lanes.

Additionally, As-Suffah is very willing to consider other areas on the Property that the City might suggest as more appropriate for the playground location. As-Suffah will follow all licensing, permitting, and building code procedures and regulations in constructing the playground area.



As-Suffah Academy also requests that if it proves too complicated or difficult to finalize the location of the playground in connection with the current Application, that the construction of the playground can be approved and completed after the CUP and re-zoning have been approved. As-Suffah will construct the playground because it wants its students to have an area to play and exercise, but building the playground area is not required for As-Suffah Academy to open its school.

The following diagram shows how the parking lot will be divided for use between ASIC and MedWay Support Services. Around thirty-five (35) parking stalls will be allocated to MedWay Support Services, and around sixty (60) stalls for As-Suffah Islamic Center.



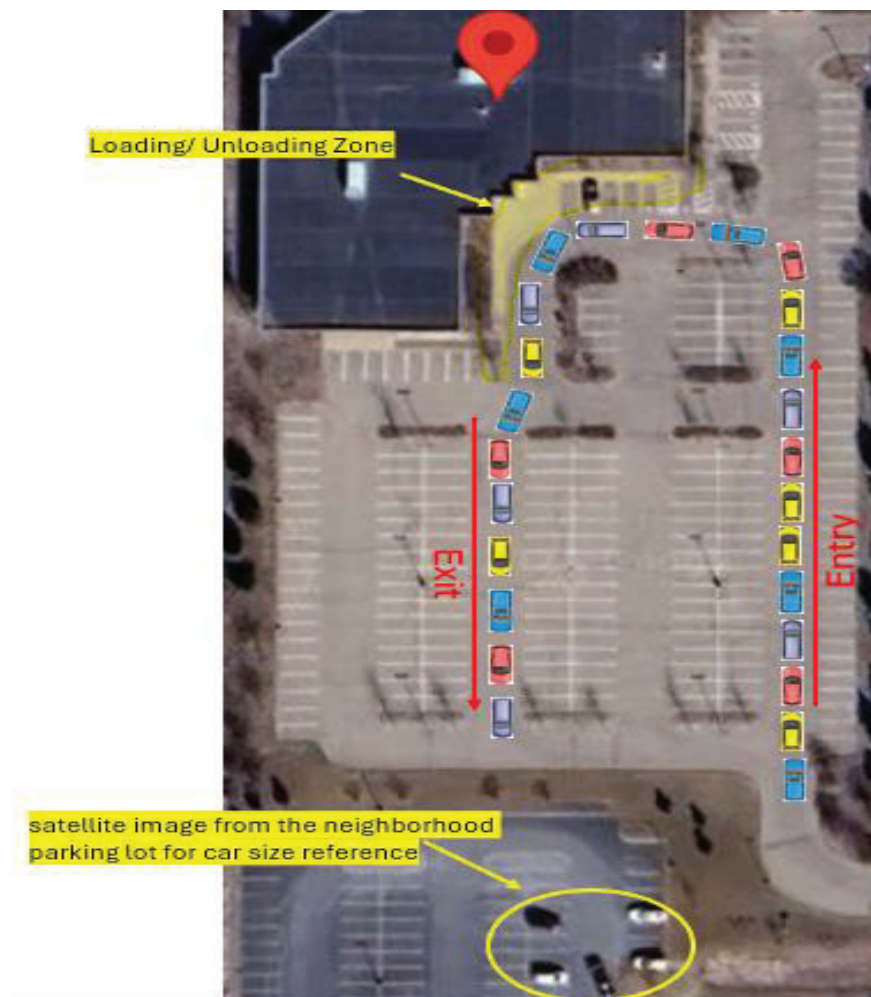
Please also see the attached parking-lot site plan for referencing stall sizes and dimensions.

Traffic Plan: Student Pick-up & Drop-off

As-Suffah Academy will instruct its students and families to follow the traffic plan on the next diagram, in order to control and manage the flow of traffic during peak hours. Students will not be transported by bus. As-Suffah Academy will require its families to drop-off and pick-up students to and from school, and there is plenty of room in the large parking lot located on the Property to accommodate the anticipated traffic. As-Suffah Academy will have staff directing student arrival and dismissal with radio communication, and will direct traffic during drop-off and pick-up times as necessary.

Stacking of Vehicles During Pick-Up and Drop-Off.

Based on the following satellite image and the average vehicle size, As-Suffah estimates that with proper traffic control, at least 25 vehicles can be “stacked” in a single the a car- line between the “loading zone” and the end of the driveway that leads into the Property, without the car-line encroaching on any neighboring driveway.



However, although As-Suffah Academy estimates that at least 25 cars can be stacked before they arrive at the loading zone, 25 cars is far less than the current number of cars that stack in the car-line at As-Suffah's current location. At its current location, there are only around 10 to 15 vehicles in the car-line at any one time, and As-Suffah currently uses the same pick-up and drop-off procedure that it is proposing now.

Additionally, if the number of cars in the car-line exceeds the capacity of the indicated stacking lane, As-Suffah has the option to additionally use the middle lane, between the entrance lane and the exit lane, to accommodate incoming traffic. In that case, cars entering the Property would form two stacking lanes, one in the eastern-most lane and one in the middle lane, and As-Suffah would have additional traffic control measures in place to ensure that the two lanes merge smoothly into the loading zone.

Student Drop-Off.

As-Suffah intends to use the same drop-off procedure that it uses at its current location. Families will be allowed to drop-off children at school between 7:15 and 8:00 a.m. Between this time, around 55 to 60 cars are expected. Based on traffic patterns at As-Suffah's current site, As-Suffah expects that there will not be more than 10 to 12 cars in the car-line at any one time during drop off. Because this is the same procedure that As-Suffah currently uses, As-Suffah has no reason to expect that the average number of cars in the car-line will change at the new location.

Student Pick-Up.

As-Suffah intends to divide student dismissal into two (2) time slots, with families given specific time slots for pick-up. The first dismissal will begin at 3:15 p.m., and the second will begin at 3:30 p.m.

From 3:15 to 3:30 p.m., As-Suffah expects between 25 to 30 cars, and from 3:30 to 3:45 p.m., we expect approximately around the same number of vehicles, for a total of approximately 55 to 60 cars at dismissal. Dividing dismissal time into two sessions will help alleviate traffic congestion during the dismissal process.

Again, this is the same procedure that As-Suffah uses at its current location, where there are only between 10 to 15 cars in the car-line at any one time during the afternoon pick-up. As-Suffah expects that to stay the same at its new location.

Building Inspections Pending; Property to be Utilized "As-Is":

Because the Rasmussen building was designed and intended as a school, As-Suffah Academy does not intend to make any structural or non-structural changes to the Property. As-Suffah Academy is not going to perform any construction or make any alterations or improvements to the Property other than installing a playground.

Except for installing the playground and making any changes to the parking lot necessary as a result (both of which could be completed after the CUP and re-zoning are approved), As-Suffah Academy intends to use the School Building and the Property as-is, in its current condition. Even though the School Building was originally intended for post-secondary education, it easily suits As-Suffah Academy's needs for its pre-K to 8th grade students, as well as the mosque and daycare.

However, As-Suffah is committed to making whatever changes are required, if any, by the City of Blaine Fire Marshal and Department of Building Inspections in order to receive a new certificate of occupancy.

Building and Fire Marshal inspections of the Property are currently pending, and the sewer availability inspection has already been completed. No additional sewer availability charges (SAC) are required for As-Suffah's intended use of the Property.

REZONING

Additionally, As-Suffah Academy believes that this Application meets the City's criteria for approval for re-zoning and conditional use permit for use of the Property as a school, house of worship, and daycare for the following reasons:

- As-Suffah's proposed use of the Property provides amenities, facilities, and open spaces greater than the minimum requirements under existing zoning;
- As-Suffah's proposed use of the Property is compatible with the purposes and intents of the Development Flex District and with the comprehensive plan;
- As-Suffah's proposed use of the Property will in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible.
- As-Suffah's proposed use of the Property will not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems
- As-Suffah's proposed use of the Property will not disturb the already "desirable and unified" environment within the boundaries of the Property, nor will As-Suffah's use of the Property be detrimental to any future land uses in the surrounding areas.
- As-Suffah's proposed use of the Property is consistent with all other applicable City and State regulations.

CONDITIONAL USE PERMIT REQUIREMENTS

- As-Suffah's proposed use of the Property will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area because there is no new development being proposed.
- As-Suffah's proposed use of the Property will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district because As-Suffah is not planning to make any changes to the Property.
- As-Suffah's proposed use of the Property will have an appearance that will not have an adverse effect upon adjacent properties because it is not changing.
- As-Suffah's proposed use of the Property will be reasonably related to the overall needs of the City and to the existing land use because the building on the Property was already designed as a school, and the City has recognized having sufficient educational resources as one of the City's needs.
- As-Suffah's proposed use of the Property is consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use because two of the proposed uses (daycare and house of worship) are already permitted at the Property, and the additional use, elementary school, is very similar to other uses that are already permitted, such as post-secondary education.
- As-Suffah's proposed use of the Property does not conflict with the comprehensive plan of the City.
- As-Suffah's proposed use of the Property will not cause traffic hazard or congestion because the Property was already designed to accommodate a large number of students driving to and from the Property for education purposes.
- The Property has adequate utilities, access roads, drainage and necessary facilities to accommodate As-Suffah's proposed use of the Property because the proposed use of the Property is consistent with the originally proposed use and the current design of the Property.

[This space is blank.]

Attachments and Conclusion

Please note that the following items are included with this letter and As-Suffah Academy's Application:

1. Owner Consent Form, signed by Farasle Group LLC, authorizing As-Suffah Islamic Center to submit this Application
2. Approval of Existing Conditional Use Permit (MedWay Support Services)
3. 2022 ALTA Survey of the Property
4. Internal Site Plan of the Building
5. Parking-Lot Site-plan with stall size and dimensions
6. Original Site Construction Plans dated July 17, 2009 (Rasmussen University)

In summary, ASIC respectfully requests re-zoning of the Property to Development Flex, and a new conditional use permit (or an amendment to the existing conditional use permit) that will allow the Property to be used for all of ASIC's proposed uses, plus the existing use of the Property by MedWay Support Services.

Thank you for your attention to this letter. We look forward to working with the City in approving As-Suffah Academy's request for rezoning and a conditional use permit.

Please contact me if you have any questions or if you would like any additional information.

Sincerely,



Jay Smigielski
Attorney at Law

cc: Land Title, Inc. (Imountain@landtitleinc.com)
John Cameron, Esq., *Attorney for Current Property Owner, Farasle Group, LLC*
(john@cameronlawoffice.com)

KEY NOTES

1. CONSTRUCT BITUMINOUS PAVEMENT AS SPECIFIED BELOW.
2. BIT. WEAR COURSE
3. BIT. BASE COURSE
4. AGGREGATE BASE (CLASS 5)
5. COMPACTION DENSITY BETWEEN 95% AND 100% OF THE MARSHALL DENSITY. 100% FOR AGGREGATE BASE.
6. SOILS SPECIFICATION SUPERSEDES ABOVE LISTED SPECS.
7. 8" (4") CONCRETE CURBS & GUTTERS PER DETAIL SHEET SIDEWALK (4") WITH CLASS 5 AGGREGATE (4"), WIDTH VARIES.
8. PED. RAMP PER STANDARD SIDEWALK RAMP DETAILS. SEE DETAIL SHEET C-7. MINOT STANDARD PLATE TOP. USE PARALLEL RAMP OPTION.
9. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY-WHITE ON BLUE BACKGROUND.
10. CONSTRUCT TRASH ENCLOSURE ON 6" CONCRETE PAD, SEE ARCHITECTURAL PLANS.
11. INSTALL LIGHT BOLLARD PER DETAIL ON PHOTO-METRICS PLAN.
12. MATCH EXISTING CURBS AND GUTTERS.
13. MATCH EXISTING BITUMINOUS PAVEMENT.
14. REFER TO LIGHTING & PHOTO-METRIC PLAN FOR LIGHT LOCATIONS & SPECIFICATIONS.
15. TRANSFORMER PAD BY GENERAL CONTRACTOR. INSTALL PER UTILITY COMPANY SPECIFICATIONS.
16. FIRE LANE NO PARKING SIGN - WHITE.
17. NOT USED.
18. PLANTING AREA - SEE LANDSCAPE PLAN.
19. INSTALL TYPE II TRAFFIC BARRIER TO BE REMOVED AT TIME OF FUTURE STREET CONSTRUCTION.
20. ACCESSIBLE PARKING SIGN (MINOT 87-84 AND 87-88). CENTER SIGN ON PARKING STALL LOCATION PER GENERAL CONTRACTOR. MOUNT ON FLANGED CHANNEL POST.

SITE LEGEND:

- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- EX CONCRETE PAVEMENT
- 8" (4") CURB AND GUTTER
- EX CURB AND GUTTER
- 5" CONCRETE SIDEWALK
- PROPERTY BOUNDARY
- UTILITY AND DRAINAGE EASEMENT
- PARKING COUNT
- DIRECTION OF TRAFFIC FLOW

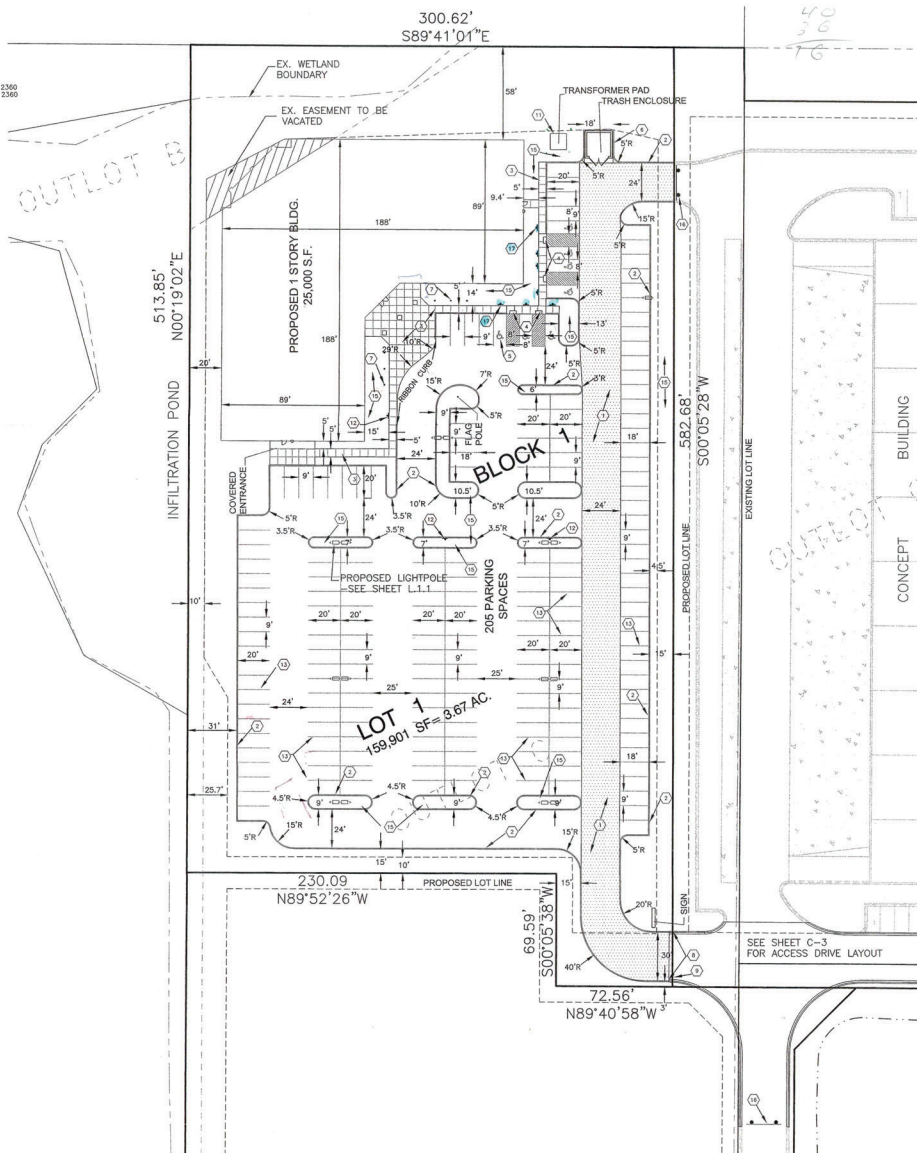
SITE PLAN NOTES:

1. ALL DIMENSIONS SHOWN ARE TO TOP FACE OF CURBS, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND SPECIFICATIONS AND LOCATIONS OF EXITS, STAIRS, APERTURES, AND STOPS.
2. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
3. ALL CONCRETE SIDEWALKS ADJACENT TO BUILDING SHALL BE SEPARATED WITH A 1/2" EXPANSION JOINT.
4. CONSTRUCT ACCESSIBLE PEDESTRIAN RAMP PER ADAAG & MINOT STANDARDS. PROVIDE CONTRACTING DETECTABLE WARNING STRIP. MAX. SLOPE 1:20.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FIRE MARSHAL FOR POSTING OF FIRE LANCES, CURB MARKING & SIGNAGE.
6. SEE SHEET C-2 FOR ACCESS DRIVE LAYOUT AND IMPROVEMENTS TO BE COMPLETED BY OTHERS.

BENCHMARK:

IN LIND LAKES, WEST ON TH 49 FROM JCT OF TH 49 AND FAI 35W THEN LT ON ULAC TO SUNSET AVE THEN LT ON SUNSET AVE TO FAI 35W, AT NW COR OF CO RD 12 (SUNSET AVE) BRD OVER FAI 35, 20.0 FT WEST OF SUNSET AVE, 215 FT WEST OF GUARDRAIL, 8.6 FT NORTH OF NW COR OF BRD, 3.7 FT SOUTH OF WET POST, 37.69 FT EAST OF RM 1, 223.23 FT NORTH OR RM 2.

ELEV.=929.29 NWD 88



LEGAL DESCRIPTION
OUTLOT C OF BLAINE PRESERVE BUSINESS PARK, ANOKA COUNTY, MINNESOTA

DEVELOPMENT DATA

COMPREHENSIVE PLAN LAND USE: Business / Office Park

EXISTING ZONING: Planned Business District (PBD)

PROPOSED PERFORMANCE STANDARDS:

Parking Setback	ROW	30'
	Side	15'
	Rear	20'
Building Setback	ROW	50' or one-half (1/2) of building height, whichever is greater
	Side	15' or one-half (1/2) of the total building height, whichever is greater
	Rear	20' or one-half (1/2) of the total building height, whichever is greater
	All setbacks shall be determined from Planned Right-of-Way (ROW).	

PARKING STALL REQUIREMENTS:

Office Area	1 / 200 SqFt
Warehouse Area	1 / 2,000 SqFt
Handicapped	1 per 25 Stalls

SITE DATA

Total Area =	159,901 SF = 3.67 AC
Proposed Impervious Area =	108,672 SF = 2.50 AC
Percent Proposed Impervious vs Total Area =	68%

PARKING STALL PROVIDED:

New Building (25,625 sf) 205 Stalls (8/1000 SqFt)

Includes 7 HC Stall

DEVELOPER:
UNITED PROPERTIES INVESTMENT, LLC
3500 AMERICAN BLVD W.
SUITE 200
BLAINE, MN 55431
(952) 837-8525
CONTACT: BILL KATTER

RASMUSSEN COLLEGE
LOT 1, BLOCK 1, BLAINE PRESERVE BUSINESS PARK
SECOND ADDITION
BLAINE, MINNESOTA
SITE CONSTRUCTION PLANS

SITE PLAN

PREPARED BY:
QUALITY SITE DESIGN, LLC
2000 Hwy 100 N, Ste 100
Blaine, MN 55431
(952) 837-8525
Fax: (952) 837-8525
Date: 8/14/19
Rev. No. 2414
Scale: 1" = 40'

DATE: 12-12-08	DESIGNED BY: VN	CHECKED BY: SS	FILE NO.: 00321
DATE: 02-17-09	DESIGNED BY: VN	CHECKED BY: SS	FILE NO.: 00321
DATE: 08-14-09	DESIGNED BY: VN	CHECKED BY: SS	FILE NO.: 00321

SHEET INDEX

- C-0 COVER SHEET
- C-1 EXISTING CONDITIONS
- C-2 SITE PLAN
- C-3 OVERALL BUSINESS PARK LAYOUT PLAN
- C-4 GRADING, DRAINAGE & EROSION CONTROL PLAN
- C-5 SWPP PLAN
- C-6 UTILITY PLAN
- C-7 SANITARY SEWER & WATER MAIN DETAILS
- C-8 STORM SEWER & GRADING DETAILS
- C-11 LANDSCAPE PLAN
- EP SITE PHOTO-METRICS PLAN

DEVELOPER AND OWNER:

UNITED PROPERTIES INVESTMENT, LLC
C/O WILLIAM P. KATTER
3500 AMERICAN BLVD. WEST
SUITE 200
BLOOMINGTON, MN 55431
PH (952) 837-8525

PROJECT ARCHITECT:

ACI BOLLARD
C/O MIKE MRSKVIC
11477 OLIVE CROWN ROAD
SUITE 100
ST. LOUIS, MO 63141
PH (314) 991-9993

CIVIL ENGINEER:

QUALITY SITE DESIGN, LLC
C/O SCOTT DAHLKE
3600 HOLLY LAKE BL
SUITE 100
PLYMOUTH, MN 55447
PH (763) 550-9058
FX (763) 746-2993

OCCUPANT:

RASMUSSEN COLLEGE
C/O ZACH WASLEW
745 MCCLINTOCK DRIVE
SUITE 145
BURN ROSE, IL 60057
PH (630) 366-2822



City of Blaine
Anoka County, Minnesota
Signature Copy

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Resolution: RES 22-078

File Number: RES 22-078

Granting a Conditional Use Permit to Occupy and Operate a Mental Health Therapy Use (Medical Office) Focused on Children and Adolescents in a PBD (Planned Business District) Zoning District at 3629 95th Avenue NE. MedWay Support Services (Case File No. 22-0026/SLK)

WHEREAS, an application has been filed by Minnesota Management Inc. as Conditional Use Permit Case File No. 22-0026 for MedWay Support Services; and

WHEREAS, said case involves the property described as follows:

Lot 1 Block 1 Blaine Preserve Business Park Second Addition

WHEREAS, the Blaine City Council held a public hearing and has reviewed said case on May 2, 2022; and

WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 30.52 (d) and 27.04 of the Zoning Ordinance to occupy and operate a mental health therapy use (medical office) focused on children and adolescents in PBD (Planned Business District) zoning district with the following conditions:

1. All signage requires a separate permit meeting the requirements of the zoning ordinance.
2. The applicant must obtain a certificate of occupancy from the City prior to occupying the building.

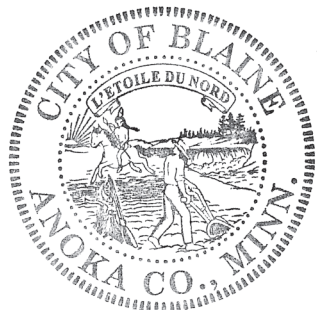
PASSED by the City Council of the City of Blaine this 2nd day of May, 2022.

Signed by:

Tim Sanders, Mayor

Date

May 2, 2022



Attest by:



Catherine Sorensen, CMC, City Clerk

Date

May 2, 2022

From: Amadu Barrie <amadubarrie@yahoo.com>

Sent: Friday, September 20, 2024 10:23 AM

To: Alan Goracke <agoracke@blainemn.gov>; Sheila Sellman <ssellman@blainemn.gov>

Cc: Jarai Barry <jaraibarry@gmail.com>

Subject: 3629 95th Ave NE Circle Pine MN -As-Suffah Academy Approval

Amadu Barrie

11238 Pierce Street NE

Blaine, MN 55434

amadubarrie@yahoo.com

Cell: 2145977512

Work Cell: 6518020217

09/20/2024

City Planners of Blaine

10801 Town Square Drive NE

Blaine, MN 55449

Dear City Planners,

I am writing to express my strong support for the approval of the school building for As-Suffah Academy. As a resident of Blaine, and a parent who is deeply invested in my children's education, I believe this project is vital to the future of our community.

I currently serve as a Quality Engineer Senior Supervisor at Abbott Medical. My family and I recently moved from Hugo to Blaine specifically for the opportunity to have my children attend As-Suffah Academy. This school provides a unique and valuable educational environment that aligns with our values and aspirations for their academic and personal growth.

Our journey to Minnesota began when my family and I relocated from Texas, motivated by the state's strong job market and excellent quality of education. My wife-Jarai Barry, who is a nurse working for Health Partners, and I were both drawn to Minnesota for its opportunities. Since arriving, we have been impressed by the educational standards and the welcoming nature of the community. I firmly believe that As-Suffah Academy will further strengthen Blaine's reputation as a city that supports high-quality education, diversity, and the growth of its residents.

The approval of this school building will have a positive impact not only on families like mine but also on the broader community by providing another strong educational institution. I kindly urge you to consider the long-term benefits this project will bring to our city.

Thank you for your time and consideration. Please feel free to forward my email to others on your team if I missed anyone.

Sincerely,

Amadu Barrie

Proud Resident of Blaine MN

From: [Henry](#)
To: [Nichole Swanson](#); [Maisa Olson](#); [Jonathan Gorzycki](#); [Terri Homan](#); [Lauren Deonauth](#); [Jason Halpern](#); [agoracke@blqinmn.gov](#); [Planning](#); [Patricia Robinson](#)
Subject: Opposition to Proposed Apartment Building and Mosque Construction
Date: Tuesday, October 8, 2024 11:58:40 AM

Dear City Council/Planning Committee

I hope this letter finds you well. I am writing to express my concerns regarding the proposed construction of an apartment building and mosque in Blaine and outline why I believe it is not in the city's best interest to proceed with these developments.

1. **Impact on Infrastructure:** The construction of a new apartment building will bring an influx of residents, which could strain the city's existing infrastructure. Roads, public transportation, water supply, and sewage systems may struggle to accommodate the added demand, leading to a deterioration in the quality of services for current residents.
2. **Traffic Congestion and Parking Issues:** Apartment buildings and mosques, by nature of their purpose, attract a significant number of people. This would likely result in increased traffic congestion in the surrounding areas, particularly during peak hours or religious services. Limited parking options could lead to overflow into nearby residential streets, negatively impacting the quality of life for current residents.
3. **Compatibility with the Surrounding Area:** The proposed developments may not be in keeping with the character and aesthetic of the surrounding neighborhood. For instance, the scale and design of an apartment complex may clash with a community primarily consisting of single-family homes. Similarly, religious institutions of any kind can sometimes become focal points for tension if not integrated sensitively into the local context.
4. **Noise and Disruption:** Both the apartment building and the mosque may bring with them noise disruptions. Construction activity will cause noise pollution in the short term, but even after completion, the influx of residents, coupled with the calls to prayer or large gatherings at the mosque, may disrupt the peaceful atmosphere of the community.
5. **Property Values:** Increased density and proximity to high-traffic areas can often negatively affect the property values of surrounding homes. Potential buyers may be deterred from purchasing homes in areas adjacent to high-rise apartment buildings or religious institutions, fearing increased congestion and noise.
6. **Community Sentiment:** It is important to ensure that any development aligns with the desires and needs of the existing community. Some residents may feel uncomfortable with large-scale changes to their neighborhood, particularly if there are concerns about cultural or social integration, or simply an attachment to the current composition of their environment. Community opposition should be taken into account.

In conclusion, while development is often a sign of progress, it is crucial that such projects are planned and executed with sensitivity to the needs and desires of the current residents, and with a clear understanding of how they will impact the broader city infrastructure and quality of life. I urge the city to reconsider this proposal and explore alternative sites or solutions that

would be better suited for both developments without adversely affecting the existing community.

Thank you for your consideration

Sincerely,

Henry McAuley

From: [omar.ali](#)
To: [Planning](#)
Subject: Conditional use permit
Date: Sunday, October 27, 2024 10:47:05 AM

As a resident of blaine and a parent of As-Asuffah. We asking the city of Blaine to grant permission to use the building at 3629 95th ave NE Blaine. We asking your support in this issue. Thank you for your support.

Sent via the Samsung Galaxy S24+, an AT&T 5G smartphone

From: [Shamsa Burci](#)
To: [Planning](#)
Subject: For the new building.
Date: Sunday, October 27, 2024 9:29:29 PM

We want a bigger building because the building we are in right now isn't big enough for the growing community of As suffah Islamic center, 3629 95th Avenue NE. (PC24-0059/SLK) The school for the students who attend to practice Islamic studies and regular schoolwork are seeing that there are more new students and not enough room for a lot of people. We hope that they can use this building for our growing community.

Sincerely, Kawthar Haji.

From: [Slah Jendoubi](#)
To: [Planning](#)
Subject: Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE (PC24-0059)
Date: Sunday, October 27, 2024 9:25:07 PM

Slah Jendoubi
5760 Matterhorn Dr. NE
Fridley, MN 55432
Sjedoubi55432@gmail.com
612-749-3864

10/27/2024

Council Members of the City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

Subject: Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE (PC24-0059)

Dear City of Blaine Council Members,

I am writing to express my strong support for the approval of the Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE.

I am Slah Jendoubi, a volunteer at As-Suffah Academy. In my family, we place a strong emphasis on the value of good education. All my family members (7 of us) are university graduates. My daughter and her family moved to Blaine 4 years ago and now they reside at 10935 Nassau Cir NE. This summer, my son and his wife moved with his sister to Blaine too. One of the main reasons my children are moving to Blaine is the education of their children.

Your approval of the Rezoning/Conditional Use Permit will result in many benefits to the community and the city of Blaine and I will only mention a few of them.

1. Will significantly improve/impact the community by promoting a good and safe education environment.
2. Will lead to stronger local economies, as small businesses thrive in areas with increased foot traffic.
3. Will lead to a more sustainable, inclusive, diverse and vibrant community.

Thank you for your support and consideration.

Sincerely,
Slah Jendoubi
As-Suffah Volunteer

From: [A.M Rashid](#)
To: [Planning](#)
Subject: Support for As-Suffah Islamic Center (PC24-0059/SLK)
Date: Sunday, October 27, 2024 11:20:22 PM

Dear City Council Members,

My name is AbdulKadir Rashid, and I am writing to express my support for the Conditional Use Permit for As-Suffah Islamic Center (Project: PC24-0059/SLK) at 3629 95th Ave NE, Circle Pines. My children currently attend As-Suffah Academy, and I am confident this mosque and K-8 school will greatly benefit our community by providing an essential space for education, worship, and community gatherings.

I respectfully urge you to approve this permit to help As-Suffah Academy continue its positive impact on families like mine and many others.

Thank you for your consideration.

Sincerely,

AbdulKadir Rashid
6305 5th St NE, Fridley, MN 55432

Abdulkadir M. Rashid,
Cell: +1206-504-9191/+1612-504-9328
[Email: Abdulkadir.mrashid@gmail.com](mailto:Abdulkadir.mrashid@gmail.com)

From: [Abdimalik Adan](#)
To: [Planning](#)
Subject: Rezoning/Conditional Use Permit - As-Suffah Islamic Center, 3629 95th AV NE(PC24-0059/SLK)
Date: Monday, October 28, 2024 1:42:44 PM

Hello

As a Blaine resident in ward 3 and a proud dad of three kids whose two of them are in that school, I would like to voice my support for the above reference and would appreciate the approval of the project for the better future of our childrens.

Thanks

Abdimalik Adan

From: [Deqa Adan](#)
To: [Planning](#)
Subject: Support for Conditional Use Permit Approval for As-Suffah Academy
Date: Monday, October 28, 2024 5:12:02 PM

Dear City Council of Blaine,

I hope this message finds you in good health. My name is Deqa Adan and I am a parent on the waiting list for As-Suffah Academy. I am reaching out regarding the final approval of the Conditional Use Permit for As-Suffah Academy, located at (3629 95th Ave. NE, Circle Pines, MN 55014) This permit is essential for establishing the school as a K-8 educational facility, and it represents a significant opportunity for many families waiting for this important resource.

I kindly ask for your support in approving this permit, as it would greatly benefit many of us seeking a culturally specific educational environment. Our children often feel disconnected from nearby schools, and this academy could provide a nurturing space that aligns with their values and identity.

Your participation and support are vital to making this vision a reality.

Best regards,

Deqa Adan

156 103rd Ave NW

Coon Rapids MN 55448

From: [Amina A](#)
To: [Planning](#)
Subject: Rezoning/Conditional Use Permit -As-Suffah Islamic Center, 3629 95th Avenue NE (PC24-0059)
Date: Monday, October 28, 2024 7:04:53 PM

Dear City Council of Blaine,

I hope this message finds you in good health. My name is Amina Aden, reside at 2631 Moundsview BLVD, Mounds View, MN 55112. I am one of the parents whose children go to As-sulfa Academy.

I am reaching out regarding the final approval of the Conditional Use Permit for As-Suffah Academy, located at 3629 95th Ave. NE, Circle Pines, MN 55014. This permit is essential for establishing the school as a K-8 educational facility, and it represents a significant opportunity for my family and many families waiting for this important resource.

I kindly ask for your support in approving this permit, as it would greatly benefit many of us seeking a culturally specific educational environment. Our children often feel disconnected from nearby schools, and this academy could provide a nurturing space that aligns with their values and identity. Your participation and support are vital to making this vision a reality.

Best regards,
Amina

From: [DEEKO HASSAN](#)
To: [Planning](#)
Subject: Proposed Blaine School/mosque
Date: Monday, October 28, 2024 3:55:29 PM

Dear City Planning Team,

My name is Deeko Hassan. I am a resident of St. Paul, a pharmacist, and a business owner in Minneapolis. I strongly support Al Suffah Academy at 3629 95th Avenue NE. Furthermore, I am a parent of a Second grader who has attended Al-Suffah Academy since he was in kindergarten. I also have two other children who will attend this school next year. I have been driving my child over 45 minutes each way because this school provides a unique and valuable educational environment that aligns with my values and aspirations for their academic and personal growth; as a child of Minnesota public education, I am grateful for it. I have also experienced the identity of not fitting in with the greater student body because of how I dressed or my beliefs. And now that I have children of my own, I would like them not to experience that, but rather a place where they feel accepted and are not intended by their peers. Thus, I highly recommend that Blain City Planners approve Al-Suffah Academy to proceed.

Best regards,

Deeko Hassan, ALS. Director, RPH. PharmD

From: [Muno Mohamud](#)
To: [Planning](#)
Subject: Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE (PC24-0059)
Date: Monday, October 28, 2024 7:40:08 PM

Muno Mohamud, live in Brooklyn Park mn

10/28/2024

Council Members of the City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

Dear City of Blaine Council Members,

I would like to express my gratitude support for the approval of the Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE.

My name is Muno Mohamud, a parent of children at As-Suffah Academy. My kids go to As-Suffah Academy for three years. I notice a significant improvement with my kids. Also, they always feel save, secure and comfortable when they are at As-Suffah Academy. The leaders and teachers are very kind, friendly, supportive, and patient. They treat everyone at their fairly and equally.

Your approval of the Rezoning/Conditional Use Permit will result in many benefits to the community and the city of Blaine.

Thank you for your support and consideration.

Sincerely,
Muno Mohamud
As-Suffah Academy Parent.

From: [A. J.](#)
To: [Planning](#)
Subject: Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE (PC24-0059)
Date: Tuesday, October 29, 2024 7:54:37 AM

Council Members of the City of Blaine

10801 Town Square Drive NE
Blaine, MN 55449

Subject: Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE (PC24-0059)

Dear City of Blaine Council Members,

I am writing to express my strong support for the approval of the Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE.

I am a resident of the city of Blaine. I live in The Community of Deacon's Walk, near the Target and Blaine Sports Center at 10935 Nassau circle ne Blaine, MN, 55449.

In regards to the Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE (PC24-0059) I believe this is a great asset to the City of Blaine. As a mother myself with a three year old boy I would be interested in signing up my son for this school. I think it could be a great contribution to the growing population of Blaine. As a Muslim woman myself this is uniting idea that could generate more opportunities for the city of Blaine. I've lived in Blaine now for 4 years and I love to see the progress and wonderful change that the city has to offer. It's always nice to have options and opportunities for Blaine to grow and I would like to see this building be used as an education Institution.

Your approval of the Rezoning/Conditional Use Permit will result in many benefits to the community and the city of Blaine.

It will also significantly improve and impact our community by promoting a good and safe education environment.

This will lead to stronger local economies, as small businesses thrive in areas with increased foot traffic and interest. It is leading the way to a sustainable, inclusive, diverse, and vibrant community for us all.

Thank you for your support and consideration. Thank you for your time.

Best,
Alaa Jendoubi

Get [Outlook for Android](#)

From: [Nasteho Omar](#)
To: [Planning](#)
Subject: As-Suffah Academy
Date: Tuesday, October 29, 2024 8:34:34 AM

*Rezoning/Conditional Use Permit – As-Suffah Islamic Center, 3629 95th Avenue NE
(PC24-0059/SLK)

Dear; City planing Team

I hope this message finds you well.

My name is Nasteho Omar I am a resident of Blaine I am writing to request your support in obtaining a conditional use permit for As-Suffah Academy, an Islamic private school that seeks to repurpose the old Ramsey CC building in Blaine as a mosque and K-8 educational facility.

Currently, the academy is housed in a small, outdated building that significantly limits the opportunities for our students. The new space would provide a much-needed size upgrade, including larger classrooms, modern facilities, and an outdoor area where the children can engage in physical activities. This change would immensely benefit the students, allowing them to thrive both academically and socially in an environment that better meets their needs.

As-Suffah Academy serves as both a school and a community hub, offering a holistic education rooted in Islamic values. Upgrading to this larger space would not only improve the quality of education but also support the local Muslim community by providing a proper mosque for prayer and gatherings. We kindly ask for your support in the conditional use permit process so that we can continue to grow and provide the best for our students and their families. Thank you for your time and consideration. Please feel free to reach out if you need any additional information.

253-334-4767

Warm Regards,
Nasteho Omar,
A mother to AS-Suffah Academy school students

From: [Ms Ms](#)
To: [Planning](#)
Subject: Rezoning/Conditional Use Permit – As-Suffah Islamic Center, 3629 95th Avenue NE (PC24-0059/SLK)
Date: Wednesday, October 30, 2024 6:41:47 AM

Dear City Planning Team,

I hope this message finds you well. My name is Safiya, and I am a resident of New Brighton. I am reaching out to respectfully request your support in the approval of a conditional use permit for As-Suffah Academy. This Islamic private school intends to repurpose the former Ramsey CC building in Blaine as a mosque and K-8 educational facility.

Currently, our academy is situated in a small, outdated space, which limits the opportunities available to our students. Relocating to a larger building would offer spacious classrooms, updated facilities, and outdoor areas that encourage physical activity, greatly enhancing the academic and social experiences of our students.

As-Suffah Academy functions as both an educational institution and a community center, offering a well-rounded curriculum. Expanding into this larger space would not only enrich the educational experience but also provide the local Muslim community with a dedicated mosque for prayer and gatherings. We kindly request your support in the conditional use permit process to allow us to continue nurturing our students and supporting their families. Thank you for your time and consideration. Please feel free to reach out should you need any further information.

Sincerely,
A mother of As-Suffah Academy students

Safiya
Sent from [Outlook for iOS](#)

From: [Ubah Yusuf](#)
To: [Planning](#)
Subject: Hi my name is Ubah Yusuf a parent at As-suffah academy school.My husband and I have being living in Anoka County for 23 years.Blaine is our home and we need your support so we can have a nice place for our kids and family.This is my child"s third year ...
Date: Thursday, October 31, 2024 8:58:23 AM

Sent from my iPhone

From: [Abdi Anab](#)
To: [Planning](#)
Subject: In support of As-suffah Academy
Date: Wednesday, November 6, 2024 12:00:53 AM

Dear City Planning Team,

We are Anab Abdi and Salih Tassiello, proud business owners and parents of a kindergartener who attends As-Suffah Academy located at [3629 95th Ave NE, Circle Pines](#). One of the main reasons we chose this school for our son was the numerous praises and recommendations we received from other parents whose children also attended the school. The teachers and staff at As-Suffah Academy are incredibly welcoming, professional, and organized. Within just two months of enrollment, our son has already learned how to read, which is a testament to the exceptional educational environment provided by this school. It perfectly aligns with our values and aspirations for our child's academic and personal growth. Therefore, we highly recommend that the Blaine City Planners approve Al-Suffah Academy to proceed.

Best regards, Anab Abdi & Salih Tassiello

From: [Irfan Sandozi](#)
To: [Planning](#)
Subject: Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE (PC24-0059)
Date: Tuesday, November 12, 2024 3:19:38 PM

Irfan Sandozi,
2166 Lakebrook Dr.
New Brighton, MN 55112

Email:sandozi@yahoo.com

Telephone: 651-335-1007

11/11/2024

Council Members of the City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

Subject: Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE(PC24-0059)

Dear City of Blaine Council Members,

I am writing to express my strong support for the approval of the Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE.

I am Dr. Irfan Sandozi, a volunteer at As-Suffah Academy. In my family, we place a strong emphasis on the value of good education. My wife, Dr. Afshan Anjum is a faculty at the University of Minnesota, associate professor of Child and adolescent Psychiatry. My four children who. are physicians in various stages of their training and careers, have a strong desire to move to Blaine. One of the main reasons my children are planning moving to Blaine is the education institutions, such as availability of private schools and educational facilities, which align with our religious and cultural beliefs.

Your approval of the Rezoning/Conditional Use Permit will result in many benefits to the community and the city of Blaine.

It will not only significantly improve/impact the community by promoting a good and safe education environment, but well lead to stronger local economies, as small businesses thrive in areas with increased foot traffic. Overall, we feel this will lead to a more sustainable, inclusive, diverse and vibrant community.

Thank you for your support and consideration.

Sincerely,
Irfan Sandozi
As-Suffah Volunteer
Sent from my iPhone Sent from my iPhone

From: [Ahmed Abdi](#)
To: [Planning](#)
Subject: Support As sufah school
Date: Wednesday, November 13, 2024 7:44:09 AM

Sent from my T-Mobile 5G Device

My name is Ahmed Mohamed Abdi and my children in the As Sufah school and we need masjid our community.

From: [Shakeeb Syed](#)
To: [Planning](#); [Tim Sanders](#); [Leslie Larson](#); [Jess Robertson](#); [Chris Massoglia](#); [Tom Newland](#); [Terra Fleming](#); [Lori Saroya](#)
Subject: Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE (PC24-0059)
Date: Wednesday, November 13, 2024 2:36:03 PM

Dear City of Blaine Council Members,

I am writing to express my strong support for the approval of the Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE.

I am Shakeeb Syed, a parent of kids that go to As-Suffah Academy. In my family, we place a strong emphasis on the value of good education. I moved from Eagan to enroll my kids in As-Suffah Academy because I liked their vision to nurture future leaders and give impactful education.

Your approval of the Rezoning/Conditional Use Permit will result in many benefits to the community and the city of Blaine.

Thank you for your support and consideration.

Sincerely,
Shakeeb Syed
As-Suffah Parent



City of Blaine

Planning Commission

October 8, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, October 8, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth, Gorzycki, Halpern, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Homan.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

4. Public Hearing

- 4.4.** 2024-426 Case File No. 24-0059 // As-Suffah Islamic Center // 3629 95th Avenue NE
The applicant is requesting the following:
1. Rezoning from Planned Business District (PBD) to Development Flex (DF).
 2. Conditional use permit to allow a mosque (place of worship), K-8 elementary school, and a daycare/pre-school in the Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner.

Jay Smigielski, Attorney for Ferdinand F Peters Law Firm, introduced himself to the

commission stating he was a representative for the applicant. He explained this was an existing school building that would be repurposed for another type of school. He indicated the only use that was not permitted on this site, was the elementary school, while secondary and post-secondary was allowed. He noted the same transportation routines would be followed for this school as was currently being done at their other site.

The public hearing for Case File 24-0059 was opened at 8:59PM.

Iman Asad, Executive Director of Muslim American Society of Minnesota, reported he was in favor of this application. He discussed how the community was seeing growth and a lot of this growth was coming from Muslim families. He explained many of these families were sending their children to schools in Fridley and Brooklyn Park. He urged the commission to support this application.

Aleem Maahammad, 4780 128th Street, voiced his support for the As Suffah Islamic Center. He indicated he attended a recent city council meeting where the National Stem Champion Muminah Mohammed was recognized. He reported this student was a resident of Blaine and brings great pride to this community. He encouraged the planning commission to support the As Suffah Islamic Center as this would be a positive impact on the city of Blaine.

Adam, stated he supported the school moving into the city of Blaine, noting the community needed more schools. He urged the commission to support the proposed K-8 school.

Dr. Gassar explained he recently moved to Minnesota. He discussed how important this school would be for his children and the community.

Barb Bailey asked if the Minnesota School of Business would be used for a mosque and school.

Chair Goracke reported this was the case but noted this was an entirely different request.

Ms. Bailey reported the two buildings that were being proposed for a mosque and school were less than one mile apart. She encouraged the commission to take under consideration the amount of funding that would leave the school district once these two new schools are open.

The public hearing was closed at 9:06PM.

Commissioner Olson explained she was able to choose where her children went to school, and she believed this was a great location for a K-8 school.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0059A a rezoning from Planned Business District (PBD) to Development Flex (DF) with the following rationale:

Case 24-0059A:

- 1. The DF zoning district affords the City the opportunity to provide input on items**

that would benefit the surrounding neighborhoods and the City as a whole. The DF District also attempts to create a reasonable balance between the interests of the property owner in freely developing their property with greater flexibility in land uses.

2. The DF zoning allows the City the opportunity to apply standards consistent with other recent developments.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0059B a conditional use permit to allow a mosque, K-8 elementary school, and a daycare/pre-school in the Development Flex (DF) zoning district with the following conditions:

Case 24-0059B:

1. Site plan approval is required as part of the building permit application. All site improvements, if any, to be included in the Site Improvement Performance Agreement (SIPA), and covered by an acceptable financial guarantee.
2. The City reserves the right to require the mosque and school to provide on-site traffic management.
3. All signage requires separate permits meeting the requirements of the zoning code.
4. Directional signage shall be provided in the parking lot for the drop-off and pick-up area.
5. Temporary uses such as outdoor events, are not permitted without a specific special event licensed issued by the City.
6. School hours shall be limited to 8AM to 4PM.
7. Each classroom is capped at 25 students.

Motion seconded by Commissioner Deonauth. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the November 4, 2024 city council meeting.



City of Blaine Staff Report

File Number: RES 24-200

Agenda Date	Status
November 18, 2024	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.2

Resolution Granting a Conditional Use Permit to Allow a Mosque (Place of Worship), K-8 Elementary School, and a Daycare/Pre-School in the Development Flex (DF) Zoning District at 3629 95th Avenue NE. As-Suffah Islamic Center (Case File No. 24-0059/SLK)

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) to allow for a mosque, K-8 school, and a daycare.

Background

Planning Commission Public Hearing	10/08/24
City Council (Conditional Use Permit)	11/18/24
Action Deadline (60 Days)	11/09/24
Action Deadline (City Extended - 60 Days)	01/08/25

Staff report prepared by Shawn Kaye, Planner, and Teresa Barnes, Project Engineer

Evaluation of Request

Planning Analysis

Zoning

The subject site is currently zoned PBD (Planned Business District).

Land Use Designation

The current land use designation is Planned Industrial/Planned Commercial (PI/PC).

Surrounding Zoning and uses

The site is surrounded by properties zoned Planned Business District (PBD) and guided PI/PC on the south, east, and west. A vacant single family parcel is to the north (located in the City of Lexington). The

surrounding properties on the south, east, and west are part of Blaine Preserve Business Park.

Existing Conditions

The site was developed as the Rasmussen College and is currently occupied by Medway, a mental health therapy medical office.

History

In 2006, the City approved a code amendment to allow a post-secondary education use as a conditional use in the PBD. At that time, the PBD zoning did not contain a provision for schools or education uses, but did and currently encourages business and professional offices, research facilities and financial institutions as some of the primary non-manufacturing land uses.

The rationale in 2006 for supporting the proposed code amendment to allow post-secondary education was based on the following findings:

- Post-secondary education, particularly of a business or technical nature, would provide convenient employee training locations for support of the existing work force and Blaine employers.
- The presence of post-secondary colleges and institutions would create a positive reflection on the community and business environment.
- The specific location and proposal by Minnesota School of Business (Pheasant Ridge Drive) would add significant value to the CSM Business Park and help set the standard, both in land use and building architecture, for the CSM development and the I-35 corridor.

In August 2009, Rasmussen College received a CUP to construct a 25,000 square foot college (post-secondary education), and for a zero-lot line for a shared driveway access between sites. Also in 2009, a preliminary and final plat was approved to subdivide 30.57 acres into one lot for the Rasmussen College building and three outlots.

In 2022, Rasmussen College closed the Blaine location. The building was leased by Medway to operate a mental health therapy medical office in 2022. In May 2022, the Council approved a CUP for a medical office (Medway) to operate a mental health therapy use focused on children. This medical office (Medway) plans to remain on the site for approximately two years, therefore, their existing CUP will remain in place.

Site Plan

The applicant is requesting to rezone from PBD to DF, and a CUP for a religious institution (mosque), K-8 school, and daycare/preschool. The PBD zoning does not allow K-8 schools (elementary), therefore the applicant is requesting a rezoning.

The mosque, school, and daycare will utilize the existing building and parking with minimal interior renovations. The mosque will have capacity for approximately 118 people for worship services. Currently, the applicant projects that approximately 150 students will enroll for grades K-8 at the time of relocation from 8710 Central Avenue NE, where they have been located since 2019. The enrollment is proposed to increase to approximately 200 students over the next two years when the space occupied by Medway is converted to school space. The school will operate from 8AM - 3:15PM Monday to Friday.

The classroom size for each grade will be around 20 students per class.

Students will be dropped off and picked up. Students will not be transported by bus. As-Suffah Academy will instruct its students and families to follow the traffic plan in order to control and manage the flow of traffic during peak hours. The traffic plan includes stacking of cars within the parking lot. As-Suffah Academy will have staff directing student arrival and dismissal with radio communication, and will direct traffic during drop-off and pick-up times as necessary.

The applicant intends to use the same drop-off procedure that it uses at its current location. Families will be allowed to drop off children at school between 7:15AM to 8AM, and pick-up will divide student dismissal into two (2) time slots, with families given specific time slots for pick-up. The first dismissal will begin at 3:15PM, and the second will begin at 3:30PM.

The main purpose of having a mosque in the same facility as As-Suffah Academy is to serve the needs of the students during the school year, although community members will be allowed to pray at the mosque when school is not in session. Outside of school hours, the mosque will be available to community members for prayer and worship.

The applicant intends to install a fenced-in playground in a location on the southwest corner of the building consisting of approximately 4,500 square feet.

Parking

Places of worship require at least one (1) parking space for each four (4) seats in accordance with the design capacity of the main auditorium. According to the submitted plans, the capacity is 118 people. Mosques don't have seats for worship, but parking is calculated the same way, therefore requiring 30 parking stalls. Schools, elementary, junior high, public or private: At least three (3) parking spaces per classroom, plus necessary spaces for student drop off and may be reduced at the zoning administrator's discretion.

There are 11 classrooms proposed, therefore the parking requirement for the school is 33 stalls. The daycare use requires at least one (1) parking space for each three hundred (300) square feet of floor area. There is 866 s.f of daycare proposed, therefore the parking requirement is 3 stalls.

Business and professional offices or public administration buildings: At least one (1) parking space for each two hundred fifty (250) square feet of floor area. Based on the submitted plans, the proposed office space (889 s.f) will require four parking stalls.

The existing use of the building Medway is proposed to remain as a tenant for approximately 2 years. The required parking for medical clinics is at least one (1) space for each one hundred fifty (150) square feet of floor area. Therefore, the 6,482 sf used by Medway will require 43 parking stalls.

In total, 113 parking stalls are required for the proposed uses. The submitted site plan indicates there are 168 parking stalls available on site after site modifications for the proposed playground and drive aisles. Parking is met. The site plan indicates a stacking area on site for pickup or drop off.

Other schools that are in industrial areas

Karner Blue Education Center (K-8 school, focusing on providing learning for students who have

emotional behavioral disorders, autism and developmental cognitive disabilities) is located at 3764 95th Avenue NE and is zoned DF and guided PI. In 2013, the property was rezoned from PBD to DF to allow the school. A CUP and rezoning to DF was approved by the City Council in June 2024 to allow a mosque (place of worship), K-8 School, and daycare at the previously owned Minnesota School of Business in the DF zoning district

Different types of schools and where they are allowed

The proposed use is a K-8 school and a daycare. Schools that are K-12, regardless of whether they are public or private, are allowed in residential zoning districts, and certain commercial districts. K-12 schools are not permitted in the PBD. "Preschools", or schools that offer education/care for children prior to kindergarten, are defined in the zoning code as a Day Care Center. Day care centers, including preschools, are licensed by the Minnesota Department of Human Services, which is different from a K-12 school. Religious schooling that occurs during worship services (e.g. Sunday school), are considered an accessory use to the primary place of worship, and do not require city approval.

Engineering Analysis

Transportation Plan

The narrative provided included a site plan with the proposed vehicular stack shown. The City of Blaine would state that the property allows for six vehicles to be in an area with active drop-off/pick-up with an additional twelve cars in the queue. As stated in the narrative, this provides additional vehicular stack as compared to the existing school site. Should additional stacking of vehicles become necessary, the City can work with the school to create additional areas to allow for additional vehicle accommodation.

Grading/Storm Drainage

The proposed project does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities

The proposed development will utilize the existing utilities to the building. No new connections are proposed.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Wetlands/Watershed/FEMA

There are no wetlands or FEMA flood plain on the existing site. A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The development will utilize the existing access points to the existing parking area. No new access points will be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

The developer will need to obtain any and all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Conditional Use Permit

A city exercises “quasi-judicial” authority when considering a CUP application. This means the city’s role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

In the Planned Business District, places of worship and a daycare are permitted through a CUP and can be approved regardless of the outcome of the rezoning. All uses in the Development Flex zone require a CUP.

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The building is existing. The proposed use as a mosque and school will not create an excessive burden on existing parks, schools, streets and other public facilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - The use of a mosque and school in an existing building is deemed compatible with the adjoining properties and the intended character of the zoning district. The DF district is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance. The DF district also attempts to create a reasonable balance between the interests of the property owner in freely developing his property with greater flexibility in land uses, and at the same time protect the interests of surrounding properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The building is existing and does not have an adverse effect.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The DF district is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance. The DF district also attempts to create a reasonable balance between the interests of the property owner in freely developing their property with greater flexibility in land uses, and at the same time protect the interest of surrounding properties. The use of a mosque and school is consistent.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The site is guided PI/PC. Other schools and places of worship are located within the PI land use, and are not in conflict.
7. The use will not cause traffic hazard or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.

- The proposed development, once constructed, will have the required utility services, adequate roads and necessary drainage facilities to service the proposed development.

Attachment List:

Zoning and Location Map

Narrative/Floor Plan

Site Plan

Existing CUP Resolution (Medway)

Public Comments

Unapproved Planning Commission Minutes 10/8/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit. The meeting minutes are attached for reference on the public hearing comments.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.

Staff Recommendation

My motion, adopt the resolution.

Attachment List

1. Attachments
2. Public Comments
3. Unapproved PC Minutes 100824



City of Blaine

Signature Copy

Resolution: RES 24-200

Resolution Granting a Conditional Use Permit to Allow a Mosque (Place of Worship), K-8 Elementary School, and a Daycare/Pre-School in the Development Flex (DF) Zoning District at 3629 95th Avenue NE. As-Suffah Islamic Center (Case File No. 24-0059/SLK)

WHEREAS, an application has been filed by Farasle Group LLC as Conditional Use Permit Case File No. 24-0059 for As-Suffah Islamic Center; and

WHEREAS, said case involves the property described as follows:

Lot 1, Block 1, BLAINE PRESERVE BUSINESS PARK SECOND ADDITION

WHEREAS, the Blaine Planning Commission held a public hearing on October 8, 2024, and recommended approval regarding said Conditional Use Permit; and

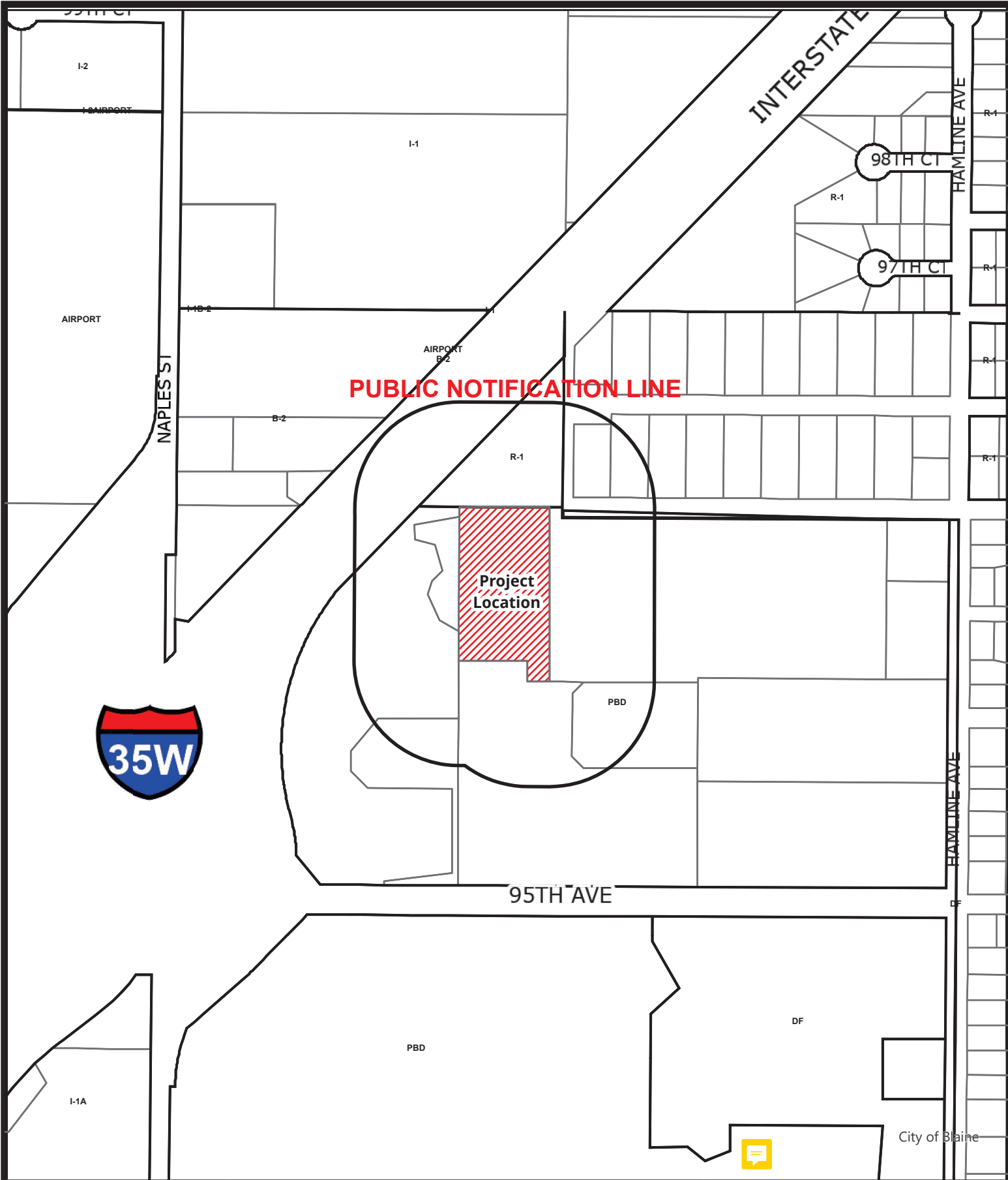
WHEREAS, the Blaine City Council has reviewed said case on November 18, 2024; and

WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Sections 27.03, 27.04, and 29.110 of the Zoning Ordinance to allow a mosque, K-8 elementary school, and a daycare/pre-school in the Development Flex (DF) zoning district with the following conditions:

1. Site plan approval is required as part of the building permit application. All site improvements, if any, to be included in the Site Improvement Performance Agreement (SIPA), and covered by an acceptable financial guarantee.
2. The City reserves the right to require the mosque and school to provide on-site traffic management.
3. All signage requires separate permits meeting the requirements of the zoning code.
4. Directional signage shall be provided in the parking lot for the drop-off and pick-up area.
5. Temporary uses such as outdoor events, are not permitted without a specific special event licensed issued by the City.
6. School hours shall be limited to 8AM to 4PM.
7. Each classroom is capped at 25 students.

PASSED by the City Council of the City of Blaine this 18th day of November, 2024.



BlaineMN.gov

Case File No. 24-0059 As-Suffah Islamic Center

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



FERDINAND F. PETERS, ESQ. LAW FIRM
711 Smith Avenue South
St. Paul, Minnesota 55107
Phone: (651) 647-6250 Fax: (651) 560-7022
jsmigielski@ferdlaw.com

September 6, 2024

Ms. Sheila Sellman
Planning & Community Development
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449
ssellman@blainemn.gov

Sent Via On-Line Portal & Email

RE: As-Suffah Islamic Center (ASIC)
Application for Conditional Use Permit and Rezoning to Development Flex
3629 95th Avenue NE, Blaine, MN 55014
Property Parcel ID No.: 26-31-23-32-0010

Dear Ms. Sellman:

I am the attorney for As-Suffah Islamic Center (ASIC), a Minnesota non-profit religious organization and private elementary school. This letter accompanies As-Suffah's application (the "**Application**") for a conditional use permit and request to re-zone the old Rasmussen University building located at 3629 95th Avenue NE in Blaine (the "**Property**").

The purpose of this Application is to request re-zoning of the Property to Development Flex District, and a conditional use permit (or an amendment to the existing conditional use permit) so that As-Suffah Islamic Center can operate a daycare, house of worship, and elementary school at the Property.

As-Suffah Islamic Center has recently signed an enforceable purchase agreement to buy the Property from its current owner, Farasle Group, LLC, conditioned on the City's approval of As-Suffah's re-zoning request and conditional use permit Application.

The current zoning for the Property, Planned Business District, already permits the Property to be used for daycare and house of worship purposes, but elementary school purposes are not allowed in a Planned Business District,¹ and it is for that reason As-Suffah Islamic Center requests that the Property be re-zoned to Development Flex.

This letter also provides the City of Blaine with some background information about As-Suffah Islamic Center and a narrative about how it plans to use the Property.

¹ However, the current zoning does allow for post-secondary education and private instruction.

As-Suffah Islamic Center & As-Suffah Academy

As-Suffah Islamic Center (ASIC) is a non-profit organization that operates a private, kindergarten to 8th-grade religious elementary school under the name As-Suffah Academy. As-Suffah Islamic Center also operates a mosque that primarily serves to support religious instruction and religious services for the As-Suffah Academy students.

As-Suffah Academy has been in continuous operation since 2019, when it first opened as the Darul Arqam Islamic School as part of the Darul Arqam Center for Excellence, located at 8710 Central Avenue NE in Blaine.

In 2023, As-Suffah Academy registered with the state of Minnesota as its own non-profit entity: As-Suffah Islamic Center (ASIC). As-Suffah Academy is still located at its original location in the Darul Arqam Center for Excellence.

As-Suffah's current enrollment is approximately 110 students in kindergarten through 8th grade, and As-Suffah currently employs 13 full-time staff and 4 part-time staff. As-Suffah estimates that when it moves to the Property, it will have a maximum K–8 student enrollment of around 150 students, as well as a better learning environment.

School hours at the Property will be 8:00 a.m. to 3:15 p.m., Monday to Friday. The classroom size for each grade will be around 20 Students per class.

Subject to approval of a new certificate of occupancy, As-Suffah Academy intends to use the Property in its "as-is" condition, without performing any remodeling work or construction prior to occupying the Property and using it as an elementary school. Although designed as a post-secondary school, the current layout and design of the Property are more than adequate for As-Suffah Academy's pre-K–8th Grade needs.

As-Suffah Islamic Center also intends to operate a pre-K / daycare at the Property, subject to obtaining any needed licensing and/or building approvals.

The Mosque at As-Suffah Islamic Center

The main purpose of having a mosque in the same facility as As-Suffah Academy is to serve the needs of the students at As-Suffah Academy during the school year, although community members will be allowed to pray at the mosque when school is not in session.

Outside of school hours, the mosque will be available to community members for prayer and worship. The anticipated maximum attendance by community members at any one time will be approximately fifty (50) congregants. As-Suffah anticipates that its prayer room at the Property will be approximately 1,120 square feet.

Because of the fairly small number of non-students that will be using the mosque's prayer area at any one time, As-Suffah Academy intends to use the Property for a mosque in its "as-is" condition, without performing any remodeling work or construction prior to occupying the Property and using it as a house of worship.

The traditional Muslim call to prayer will not be broadcast outside of the building, and there will not be any other external noises related to any of the prayer activities taking place at the mosque. The only exterior activities planned at the Property will be playground or recess activities associated with As-Suffah Academy. As-Suffah Islamic Center does not host funerals or weddings.

Existing CUP, MedWay Support Services & ASIC's Plans for Growth

The current owner of the Property, Farasle Group, LLC is under common control with the Property's current and sole occupant: MedWay Support Services, a health provider.

As-Suffah Islamic Center has agreed with Farasle Group that MedWay Support Services can continue to operate at the Property for, at most, two (2) years from the date that As-Suffah Islamic Center purchases the Property.

While Medway transitions out of the Property, As-Suffah Islamic Center will develop plans to convert the existing MedWay space to expand the school over the next two years to a maximum of around 200 students. As-Suffah will then implement those changes once MedWay Support Services has moved out of the Property.

MedWay Support Services provides the following health services to its patients:

- Children's Therapeutic Services and Supports (CTSS)
- Early Intensive Developmental and Behavioral Intervention (EIDBI)
- Home-Based Children's Mental Health Services
- School-Based Children's Mental Health Services with special Ed needs.
- Mental Health Career Program

Approximately 25 to 30 patients visit MedWay Support Services each day, and there are approximately the same number of MedWay staff members that support those patients. Based on scheduling of the patients' appointments and staffing needs, MedWay Support Services uses a maximum of approximately 25 to 30 parking spaces at a time.

As-Suffah Islamic Center has no concerns about occupying the Property at the same time as MedWay Support Services. As-Suffah Islamic Center believes that the school, mosque, and daycare can all operate at the Property in harmony with MedWay Support Services, and that none of these four proposed occupants of the Property will cause any undue interruption to the others.

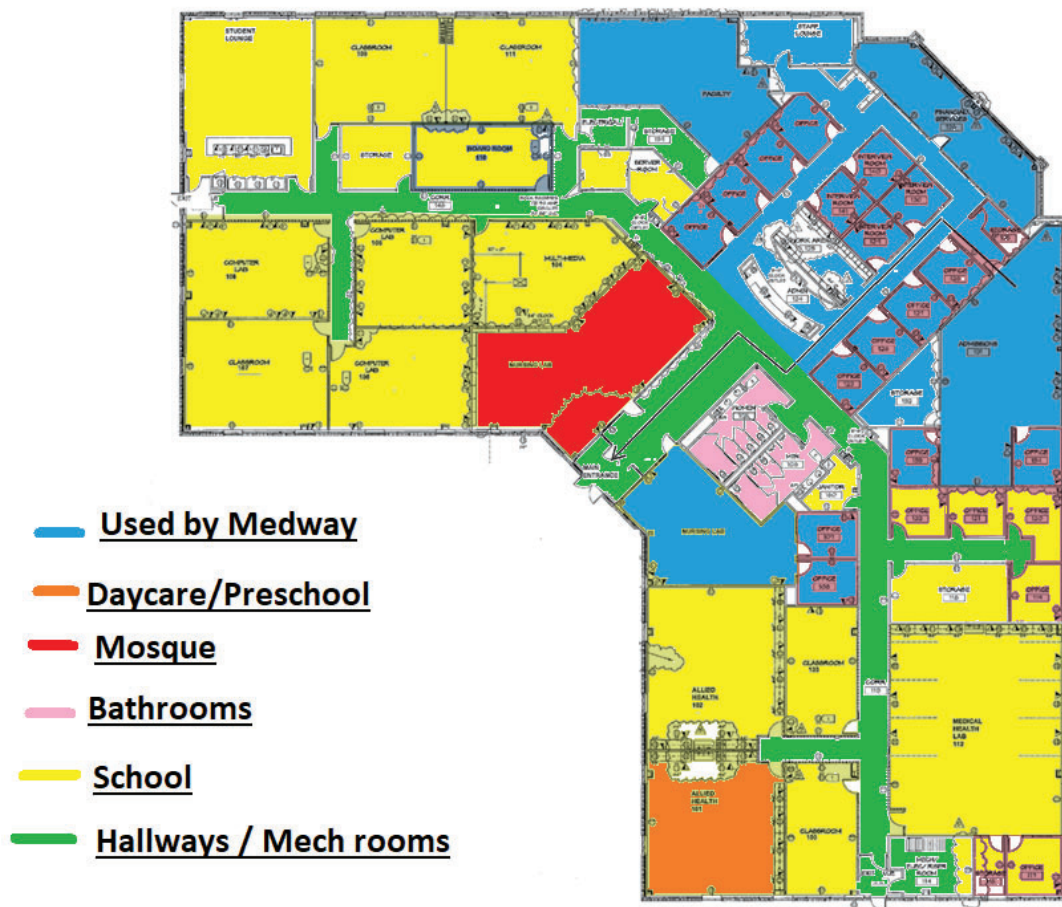
MedWay Support Services currently operates at the Property pursuant to a conditional use permit that was approved by the City of Blaine on May 2, 2022.

Because MedWay Support Services will continue to operate at the Property after ASIC purchases the Property, ASIC requests that MedWay's current conditional use permit remain in effect until MedWay vacates the Property, whether that entails the City approving ASIC's requested uses of mosque, daycare, and elementary school under a second conditional use permit, or by amending the current conditional use permit.

Internal Layout of the Property: Shared Space

As-Suffah Islamic Center and MedWay Support Services have agreed to share use of the Property. The following diagram roughly shows how the Property will be divided among the various users. A fully detailed site-plan is also provided with this Application.

Floor Plan



General Information Regarding Shared Use of the Building

Square Feet. The building on the Property consists of approximately 24,585 square feet.

Mosque. The prayer room will be in the “Nursing Lab” identified in red on the above floorplan and is approximately 1,120 square feet.

Daycare. The proposed daycare location, around 866 square feet, is identified in orange, above.

Medway Support Services. The space allocated to MedWay Support Services is identified in blue on the above diagram, and it consists of approximately 6,482 square feet. MedWay’s use of the Property has not changed in any meaningful way from when it applied for its conditional use permit with the City of Blaine, and it currently has: 2 offices, 1 file room, 2 storage rooms, 4 other general-use staff rooms, 3 group therapy rooms, and 9 individual therapy rooms.

As-Suffah Academy. Approximately 16,117 square feet of the building will be used exclusively by As-Suffah Academy for the elementary school. As-Suffah Academy will have 11 classrooms, 1 lunchroom, 6 offices, 3 storage rooms, and a staff lounge.

Bathrooms. The bathrooms (in pink, above) are shared by all building occupants as common areas. The bathrooms are included in the elementary school square footage.

ASIC Office Space. The total building space dedicated to ASIC office space (inclusive of the school *and* the mosque) is 889 square feet.

Detailed Floorplan. Please refer to the following chart, which corresponds to the detailed site plan on the subsequent page, to note precisely which rooms are intended for which purposes. The site plan also includes square footage measurements for each room.

The fully detailed site plan, on page 7 below, is also attached to this Application as a separate PDF document.

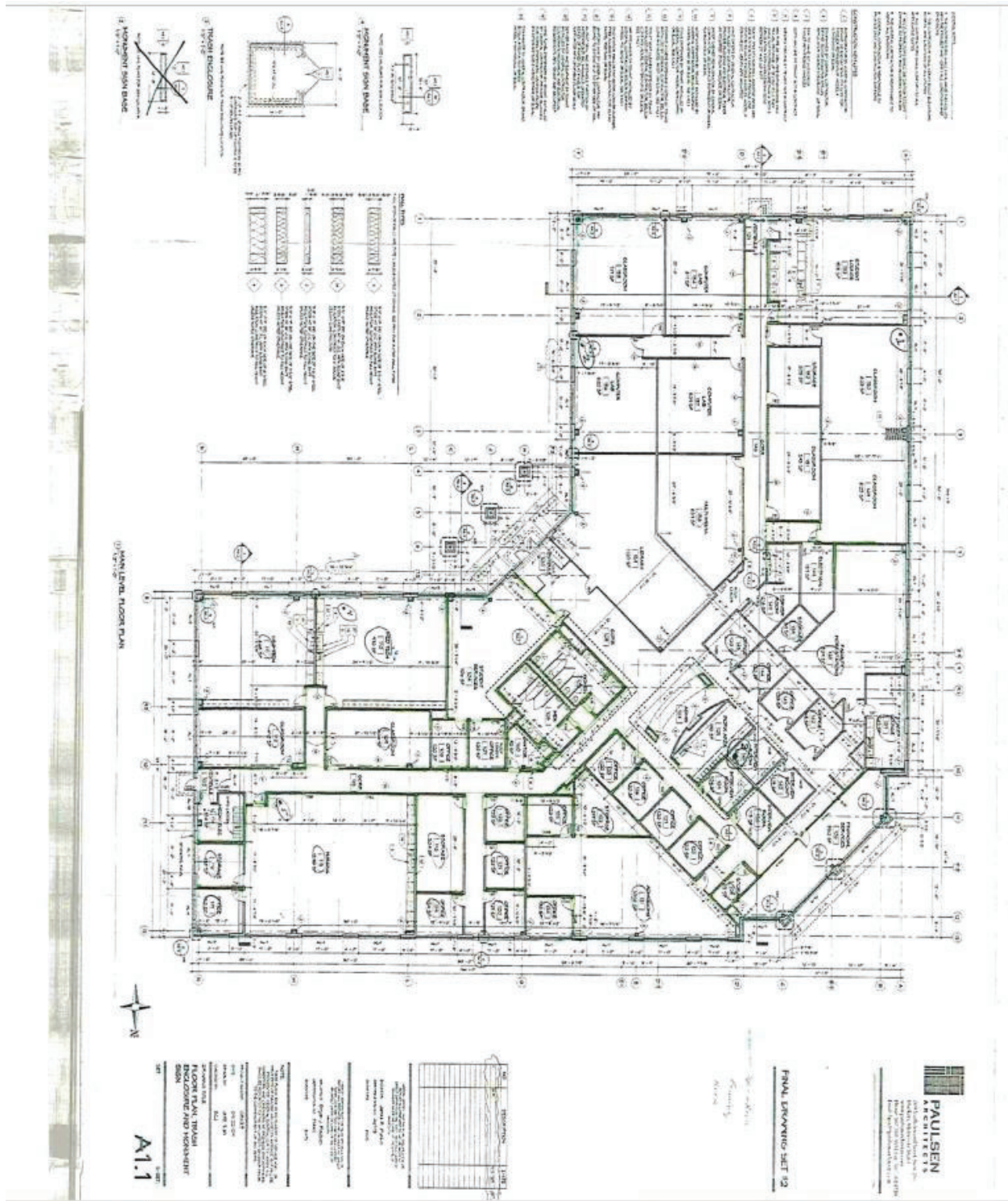
SITE PLAN REFERENCE CHARGE

(Site plan is on the following page.)

ASIC Use (Mosque, School, Daycare)	
Room No. (on site plan)	Planned Activity
153	Student Lounge: Cafeteria / Lunchroom As-Suffah Students will eat here between 11 AM and 1 PM.
150	Classroom
149	Classroom
152	Storage Room
151	Classroom
154	Classroom
155	Classroom
156	Classroom
157	Classroom
158	Staff Lounge
159	Mosque
120	Principal's office
121	Vice Principal's office
122	Imam's office (Mosque use)
107	Accounting Office
108	Accounting Office
119	Admission office
118	Storage Room
109	Classroom
112	Classroom
110	Classroom
111	Pre-k/ Daycare
116	Storage Room
117	Admission office
115	Classroom

Medway Use	
Room No. (on site plan)	Planned Activity
136	Group therapy activity room
123	Office
126	Storage Room
127	Skill Therapy training room
128	Skill Therapy room
135	File Room
145	Office
142	Skill Therapy room
143	Skill Therapy room
144	Skill Therapy room
137	Staff Lounge
138	Staff work area
139	Storage Room
125	Work & print & copy Area
124	Front Desk Area
107	Speech room
108	OT room
104	OT/Speech group room
131	Group therapy activities room
132	Storage Room
133	Skill Therapy room
134	Skill Therapy room

SITE PLAN
(Also attached to this Application in PDF format.)



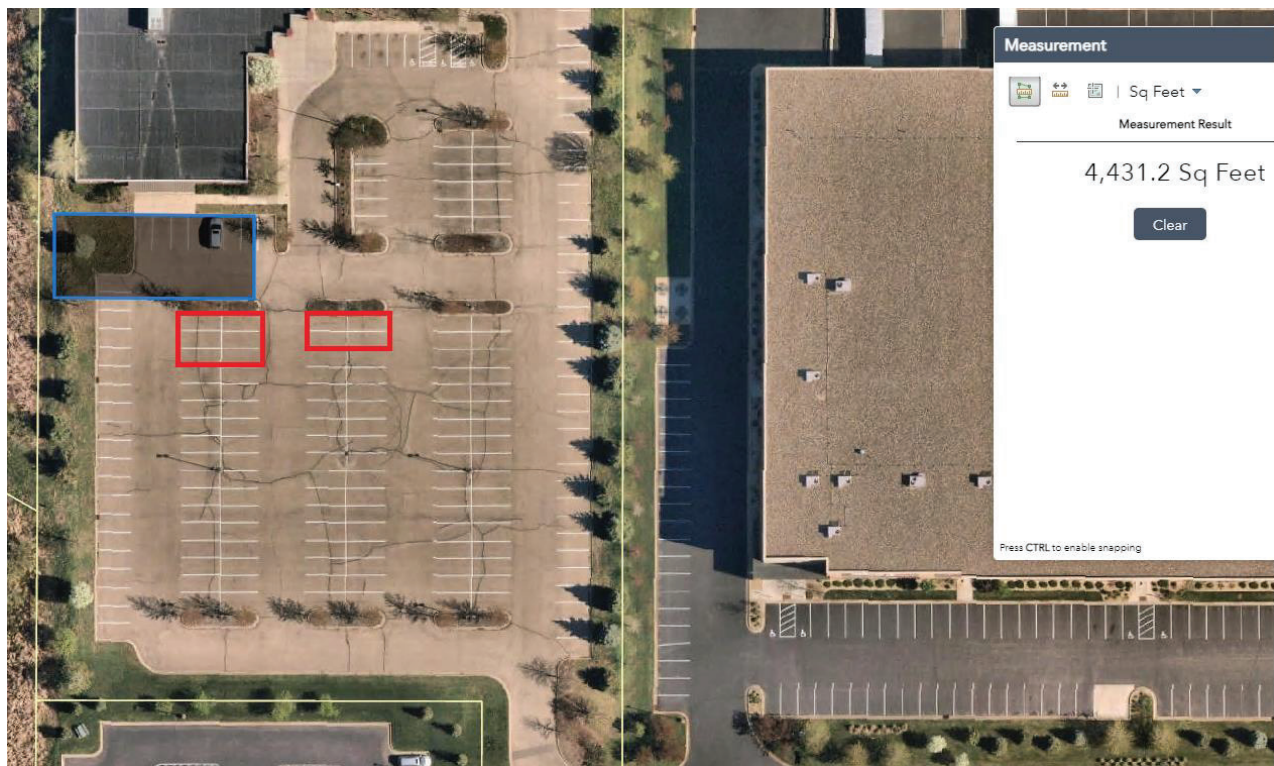
Outside Areas: Playground & Parking

The Property currently has approximately one hundred eighty-six (186) standard parking stalls, and approximately seven (7) ADA accessible parking stalls.

As-Suffah Academy intends to install a fenced-in playground in the approximate location of the area marked in blue on the diagram below, consisting of approximately 4,500 square feet. Construction the playground in this location may require a new travel lane.

Therefore, As-Suffah intends, subject to the City's review and approval, to remove the parking stalls from one or both of the areas outlined in red, to replace the driving lanes eliminated by the playground area. This will reduce the total number of standard parking stalls to between approximately 168 and 172 parking stalls. The impacted median divider islands will be moved and re-curbed to appropriate locations to the south, to demarcate the new driving lanes.

Additionally, As-Suffah is very willing to consider other areas on the Property that the City might suggest as more appropriate for the playground location. As-Suffah will follow all licensing, permitting, and building code procedures and regulations in constructing the playground area.



As-Suffah Academy also requests that if it proves too complicated or difficult to finalize the location of the playground in connection with the current Application, that the construction of the playground can be approved and completed after the CUP and re-zoning have been approved. As-Suffah will construct the playground because it wants its students to have an area to play and exercise, but building the playground area is not required for As-Suffah Academy to open its school.

The following diagram shows how the parking lot will be divided for use between ASIC and MedWay Support Services. Around thirty-five (35) parking stalls will be allocated to MedWay Support Services, and around sixty (60) stalls for As-Suffah Islamic Center.



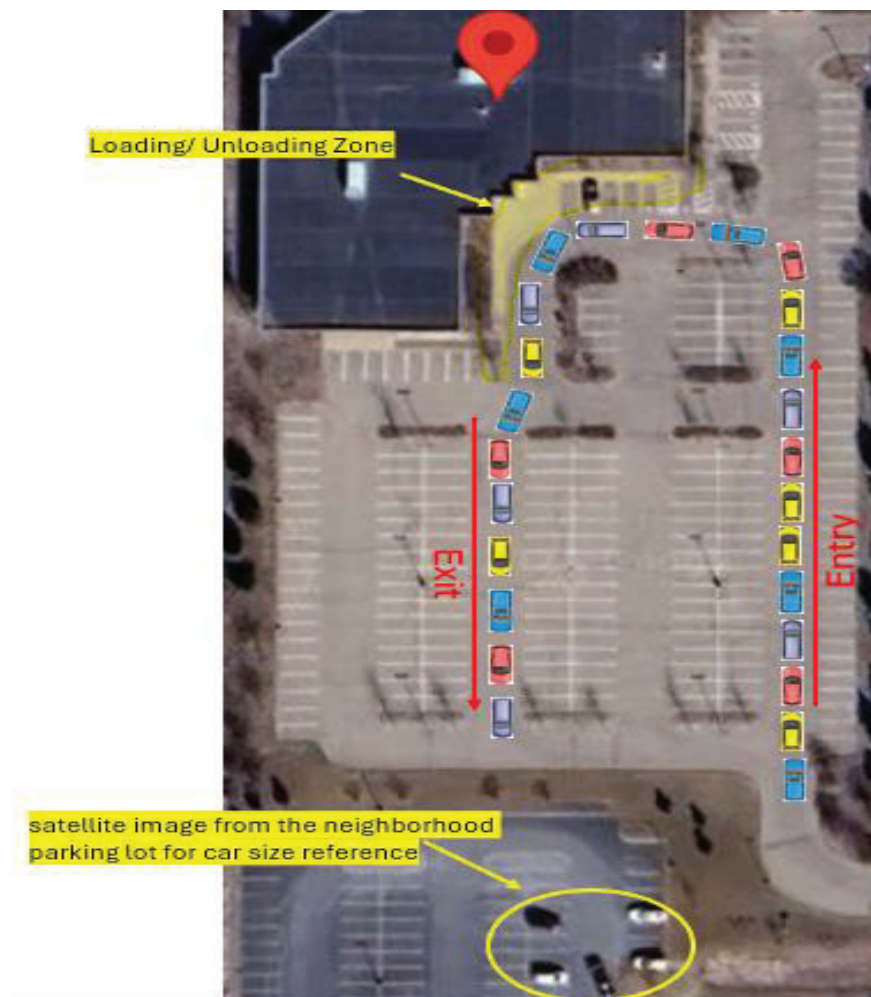
Please also see the attached parking-lot site plan for referencing stall sizes and dimensions.

Traffic Plan: Student Pick-up & Drop-off

As-Suffah Academy will instruct its students and families to follow the traffic plan on the next diagram, in order to control and manage the flow of traffic during peak hours. Students will not be transported by bus. As-Suffah Academy will require its families to drop-off and pick-up students to and from school, and there is plenty of room in the large parking lot located on the Property to accommodate the anticipated traffic. As-Suffah Academy will have staff directing student arrival and dismissal with radio communication, and will direct traffic during drop-off and pick-up times as necessary.

Stacking of Vehicles During Pick-Up and Drop-Off.

Based on the following satellite image and the average vehicle size, As-Suffah estimates that with proper traffic control, at least 25 vehicles can be “stacked” in a single the a car- line between the “loading zone” and the end of the driveway that leads into the Property, without the car-line encroaching on any neighboring driveway.



However, although As-Suffah Academy estimates that at least 25 cars can be stacked before they arrive at the loading zone, 25 cars is far less than the current number of cars that stack in the car-line at As-Suffah's current location. At its current location, there are only around 10 to 15 vehicles in the car-line at any one time, and As-Suffah currently uses the same pick-up and drop-off procedure that it is proposing now.

Additionally, if the number of cars in the car-line exceeds the capacity of the indicated stacking lane, As-Suffah has the option to additionally use the middle lane, between the entrance lane and the exit lane, to accommodate incoming traffic. In that case, cars entering the Property would form two stacking lanes, one in the eastern-most lane and one in the middle lane, and As-Suffah would have additional traffic control measures in place to ensure that the two lanes merge smoothly into the loading zone.

Student Drop-Off.

As-Suffah intends to use the same drop-off procedure that it uses at its current location. Families will be allowed to drop-off children at school between 7:15 and 8:00 a.m. Between this time, around 55 to 60 cars are expected. Based on traffic patterns at As-Suffah's current site, As-Suffah expects that there will not be more than 10 to 12 cars in the car-line at any one time during drop off. Because this is the same procedure that As-Suffah currently uses, As-Suffah has no reason to expect that the average number of cars in the car-line will change at the new location.

Student Pick-Up.

As-Suffah intends to divide student dismissal into two (2) time slots, with families given specific time slots for pick-up. The first dismissal will begin at 3:15 p.m., and the second will begin at 3:30 p.m.

From 3:15 to 3:30 p.m., As-Suffah expects between 25 to 30 cars, and from 3:30 to 3:45 p.m., we expect approximately around the same number of vehicles, for a total of approximately 55 to 60 cars at dismissal. Dividing dismissal time into two sessions will help alleviate traffic congestion during the dismissal process.

Again, this is the same procedure that As-Suffah uses at its current location, where there are only between 10 to 15 cars in the car-line at any one time during the afternoon pick-up. As-Suffah expects that to stay the same at its new location.

Building Inspections Pending; Property to be Utilized "As-Is":

Because the Rasmussen building was designed and intended as a school, As-Suffah Academy does not intend to make any structural or non-structural changes to the Property. As-Suffah Academy is not going to perform any construction or make any alterations or improvements to the Property other than installing a playground.

Except for installing the playground and making any changes to the parking lot necessary as a result (both of which could be completed after the CUP and re-zoning are approved), As-Suffah Academy intends to use the School Building and the Property as-is, in its current condition. Even though the School Building was originally intended for post-secondary education, it easily suits As-Suffah Academy's needs for its pre-K to 8th grade students, as well as the mosque and daycare.

However, As-Suffah is committed to making whatever changes are required, if any, by the City of Blaine Fire Marshal and Department of Building Inspections in order to receive a new certificate of occupancy.

Building and Fire Marshal inspections of the Property are currently pending, and the sewer availability inspection has already been completed. No additional sewer availability charges (SAC) are required for As-Suffah's intended use of the Property.

REZONING

Additionally, As-Suffah Academy believes that this Application meets the City's criteria for approval for re-zoning and conditional use permit for use of the Property as a school, house of worship, and daycare for the following reasons:

- As-Suffah's proposed use of the Property provides amenities, facilities, and open spaces greater than the minimum requirements under existing zoning;
- As-Suffah's proposed use of the Property is compatible with the purposes and intents of the Development Flex District and with the comprehensive plan;
- As-Suffah's proposed use of the Property will in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible.
- As-Suffah's proposed use of the Property will not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems
- As-Suffah's proposed use of the Property will not disturb the already "desirable and unified" environment within the boundaries of the Property, nor will As-Suffah's use of the Property be detrimental to any future land uses in the surrounding areas.
- As-Suffah's proposed use of the Property is consistent with all other applicable City and State regulations.

CONDITIONAL USE PERMIT REQUIREMENTS

- As-Suffah's proposed use of the Property will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area because there is no new development being proposed.
- As-Suffah's proposed use of the Property will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district because As-Suffah is not planning to make any changes to the Property.
- As-Suffah's proposed use of the Property will have an appearance that will not have an adverse effect upon adjacent properties because it is not changing.
- As-Suffah's proposed use of the Property will be reasonably related to the overall needs of the City and to the existing land use because the building on the Property was already designed as a school, and the City has recognized having sufficient educational resources as one of the City's needs.
- As-Suffah's proposed use of the Property is consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use because two of the proposed uses (daycare and house of worship) are already permitted at the Property, and the additional use, elementary school, is very similar to other uses that are already permitted, such as post-secondary education.
- As-Suffah's proposed use of the Property does not conflict with the comprehensive plan of the City.
- As-Suffah's proposed use of the Property will not cause traffic hazard or congestion because the Property was already designed to accommodate a large number of students driving to and from the Property for education purposes.
- The Property has adequate utilities, access roads, drainage and necessary facilities to accommodate As-Suffah's proposed use of the Property because the proposed use of the Property is consistent with the originally proposed use and the current design of the Property.

[This space is blank.]

Attachments and Conclusion

Please note that the following items are included with this letter and As-Suffah Academy's Application:

1. Owner Consent Form, signed by Farasle Group LLC, authorizing As-Suffah Islamic Center to submit this Application
2. Approval of Existing Conditional Use Permit (MedWay Support Services)
3. 2022 ALTA Survey of the Property
4. Internal Site Plan of the Building
5. Parking-Lot Site-plan with stall size and dimensions
6. Original Site Construction Plans dated July 17, 2009 (Rasmussen University)

In summary, ASIC respectfully requests re-zoning of the Property to Development Flex, and a new conditional use permit (or an amendment to the existing conditional use permit) that will allow the Property to be used for all of ASIC's proposed uses, plus the existing use of the Property by MedWay Support Services.

Thank you for your attention to this letter. We look forward to working with the City in approving As-Suffah Academy's request for rezoning and a conditional use permit.

Please contact me if you have any questions or if you would like any additional information.

Sincerely,



Jay Smigielski
Attorney at Law

cc: Land Title, Inc. (Imountain@landtitleinc.com)
John Cameron, Esq., *Attorney for Current Property Owner, Farasle Group, LLC*
(john@cameronlawoffice.com)

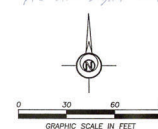
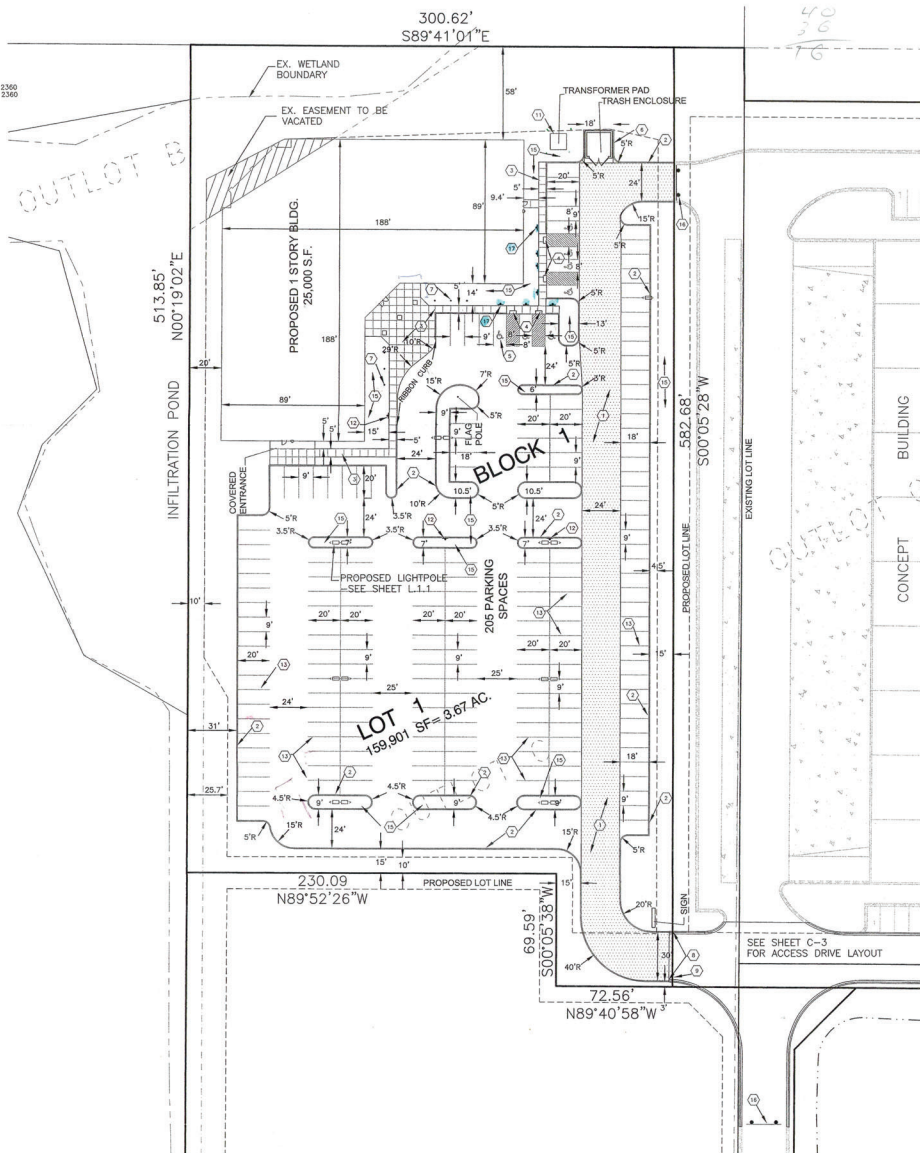
CONTRACT	BID/ANNUAL PAYMENT AS SPECIFIED BELOW	ACTUAL PAID/STORY DEVELOPMENT	MOORT LIGHT BUDGETS/REGULATIONS
1	CONTRACT	1 1/2"	1 1/2"
2	BT: BASE COURSE (CLASS 5)	2 1/2"	2 1/2"
3	COMPACTION DENSITY BETWEEN S&S AND 10% OF THE MARSHALL DENSITY - 10% FOR HIGHERSIDE B&S	8"	8"
4	S&S SPECIFICATION SUPPLEMENT ABOVE LISTED SPECS		
5	B&S (2") CONCRETE CURBS & GUTTERS PER DETAIL SHEET		
6	S&S (W&S) (1") WITH CLASS 5 AGGREGATE (4") HIGH VARIES		
7	PER STANDARD FOR STANDARD S&S PER DETAIL SHEET (C-7, INCH-7, STANDARD PLANTING, SEE IN-PAVEMENT, SEE DETAIL SHEET)		
8	PAINT INTERSECTION, CHANGING OF INTERSECTION, CHANGING ON BLACK BACK BOUNDARY		
9	CONTRACT TRANS ENCLOSURE ON 4" CONCRETE PAD, SEE ARCHITECTURAL PLANS.		
10	INSTALL LIGHT BOLLARD PER DETAIL ON PHOTOGRAPHIC PLAN.		
11	MATCH EXISTING CURB AND GUTTER.		
12	MATCH EXISTING BITUMINOUS PAVEMENT.		
13	REFER TO LIGHTING & PHOTOGRAPHIC PLAN FOR LIGHT LOCATIONS & SPECIFICATIONS.		
14	TRANSFERRED BUT BY GENERAL CONTRACTOR. INSTALL PER UTILITY COMPANY SPECIFICATIONS.		
15	FIRE LANE NO PARKING SIGN.		
16	PAINT 4" WIDE SOLID STRIP - WHITE.		
17	NOT USED.		
18	PLANTING AREA - SEE LANDSCAPE PLAN.		
19	INSTALL TYPE 1 TRAFFIC BARriers TO BE REMOVED AT THE END OF CENTER STREET CONSTRUCTION.		
20	ACCESSIBLE PARKING SIGN (MOORT P-83 & 84 AND 87-88). FUTURE SIGN ON PARKING LOT. SEE DETAIL SHEET FOR SIGN SPECIFICATIONS.		

	HEAVY DUTY BITUMINOUS PAVEMENT
	LIGHT DUTY BITUMINOUS PAVEMENT
	EX CONCRETE PAVEMENT
	B612 CURB AND GUTTER
	EX CURB AND GUTTER
	5' CONCRETE SIDEWALK
	PROPERTY BOUNDARY
	UTILITY AND DRAINAGE EASEMENT
	PARKING COUNT
	DIRECTION OF TRAFFIC FLOW

1. ALL DIMENSIONS SHOWN ARE TO TOP FACE OF CURB, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND SPECIFICATIONS AND LOCATIONS OF EENTS, RAMPS, APRONS, AND STOPS.
2. TOP SURFACING SHALL BE USED ON BUTTRESS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
3. ALL CONCRETE SIDEWALKS ADJACENT TO BUILDING SHALL BE PATCHED WITH A 2" EXPANSION JOINT.
4. CONSTRUCT ACCESSIBLE PEDESTRIAN RAMP PER ADA & MDD STANDARDS. PROVIDE CONTRASTING DETECTABLE WARNING STRIP. MAX. SLOPE 1:20.
5. PROVIDE CONTRASTING DETECTABLE WARNING STRIP WITH FIRE MARSHAL FOR POSTING OF FIRE LINES, CURB MARKING & SIGNAGE.
6. SEE SHEET C-2 FOR ACCESS DRIVE LAYOUT AND IMPROVEMENTS TO BE COMPLETED BY THE BIDDER.

IN UNO LAKES, WEST ON TH 49 FROM JCT OF TH 49 AND FAI 35W THEN LT ON LILAC TO SUNSET AVE THEN LT ON SUNSET AVE TO FAI 35W, AT NW COR OF CO RD 12 (SUNSET AVE) BRDG OVER FAI 35, 20.0 FT WEST OF SUNSET AVE, 215 FT WEST OF GUARDRAIL, 8.8 FT NORTH OF NW COR OF BRDG, 3.7 FT SOUTH OF WIT POST, 37.69 FT EAST OF RM 1, 223.23 FT NORTH OR RM 2.

ELEV.=929.29 NAVD 88



LEGAL DESCRIPTION
OUTLOT C OF BLAINE PRESERVE BUSINESS PARK, ANOKA COUNTY, MINNESOTA

COMPREHENSIVE PLAN LAND USE: Business / Office Park
EXISTING ZONING: Planned Business District (PBD)

Parking Setback	ROW	30'
	Side	15'
	Rear	20'
Building Setback	ROW	50' or one-half (1/2) of building height, whichever is greater
	Side	15' or one-half (1/2) of the total building height, whichever is greater
	Rear	20' or one-half (1/2) of the total building height, whichever is greater

All setbacks shall be determined from Planned Right-of-Way (ROW).

Office Area	1 / 200 SqFt
Warehouse Area	1 / 2,000 SqFt
Handicapped	1 per 25 Stalls

Total Area =	159,901 SF = 3.67 AC
Proposed Impervious Area =	108,672 SF = 2.50 AC
Percent Proposed Impervious vs Total Area =	68%

New Building (25,625 sf) 205 Stalls (8/1000 SqFt)

DEVELOPER:
UNITED PROPERTIES
INVESTMENT, LLC
3500 AMERICAN BLVD W.
SUITE 200
BLAINE, MN 55431
(952) 837-8525
CONTACT: BILL KATTER

RASMUSSEN COLLEGE
LOT 1, BLOCK 1, BLAINE PRESERVE BUSINESS PARK
SECOND ADDITION
BLAINE, MINNESOTA

herewith certify that this plan, specification, or report was prepared by me, or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

Santa DeLillo

Date: 8/14/69 Reg. No. 24348

PREPARED BY:

QUALITY SITE DESIGN, LLC
 Civil Engineering - Land Development
 5800 Holy Lane N., Suite 100
 Plymouth, MI 48147
 Phone (734) 930-8086

[illegible]

C-2

- C-0 COVER SHEET
- C-1 EXISTING CONDITIONS
- C-2 SITE PLAN
- C-3 OVERALL BUSINESS PARK LAYOUT PLAN
- C-4 GRADING, DRAINAGE
& EROSION CONTROL PLAN
- C-5 SWPPP PLAN
- C-6 UTILITY PLAN
- C-7 SANITARY SEWER & WATER MAIN DETAILS
- C-8 STORM SEWER & GRADING DETAILS
- L.1.1 LANDSCAPE PLAN
- EP SITE PHOTOMETRICS PLAN

UNITED PROPERTIES INVESTMENT, LLC
C/O WILLIAM P. KATTER
3500 AMERICAN BLVD. WEST
SUITE 200
BLOOMINGTON, MN 55431
PH (952) 837-8525

ACI BOLAND
C/O MIKE MISKOVIC
11477 OLDE CABIN ROAD
SUITE 100
ST. LOUIS, MO 63141
PH (314) 991-9993

QUALITY SITE DESIGN LLC
C/O SCOTT DAHLKE
3600 HOLLY LANE N.
SUITE 100
PLYMOUTH, MN 55447
PH (763) 550-9056
FX (763) 746-2993

RASMUSSEN COLLEGE
C/O ZACH WASILEW
745 McCLINTOCK DRIVE
SUITE 145
BURR RIDGE, IL 60527
PH (630) 366-2822



City of Blaine
Anoka County, Minnesota
Signature Copy

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Resolution: RES 22-078

File Number: RES 22-078

Granting a Conditional Use Permit to Occupy and Operate a Mental Health Therapy Use (Medical Office) Focused on Children and Adolescents in a PBD (Planned Business District) Zoning District at 3629 95th Avenue NE. MedWay Support Services (Case File No. 22-0026/SLK)

WHEREAS, an application has been filed by Minnesota Management Inc. as Conditional Use Permit Case File No. 22-0026 for MedWay Support Services; and

WHEREAS, said case involves the property described as follows:

Lot 1 Block 1 Blaine Preserve Business Park Second Addition

WHEREAS, the Blaine City Council held a public hearing and has reviewed said case on May 2, 2022; and

WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 30.52 (d) and 27.04 of the Zoning Ordinance to occupy and operate a mental health therapy use (medical office) focused on children and adolescents in PBD (Planned Business District) zoning district with the following conditions:

1. All signage requires a separate permit meeting the requirements of the zoning ordinance.
2. The applicant must obtain a certificate of occupancy from the City prior to occupying the building.

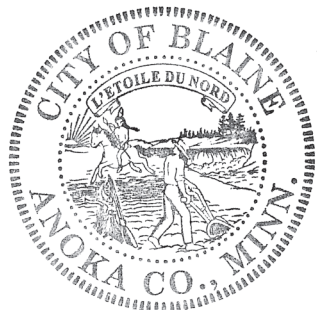
PASSED by the City Council of the City of Blaine this 2nd day of May, 2022.

Signed by:

Tim Sanders, Mayor

Date

May 2, 2022



Attest by:



Catherine Sorensen, CMC, City Clerk

Date

May 2, 2022

From: Amadu Barrie <amadubarrie@yahoo.com>

Sent: Friday, September 20, 2024 10:23 AM

To: Alan Goracke <agoracke@blainemn.gov>; Sheila Sellman <ssellman@blainemn.gov>

Cc: Jarai Barry <jaraibarry@gmail.com>

Subject: 3629 95th Ave NE Circle Pine MN -As-Suffah Academy Approval

Amadu Barrie

11238 Pierce Street NE

Blaine, MN 55434

amadubarrie@yahoo.com

Cell: 2145977512

Work Cell: 6518020217

09/20/2024

City Planners of Blaine

10801 Town Square Drive NE

Blaine, MN 55449

Dear City Planners,

I am writing to express my strong support for the approval of the school building for As-Suffah Academy. As a resident of Blaine, and a parent who is deeply invested in my children's education, I believe this project is vital to the future of our community.

I currently serve as a Quality Engineer Senior Supervisor at Abbott Medical. My family and I recently moved from Hugo to Blaine specifically for the opportunity to have my children attend As-Suffah Academy. This school provides a unique and valuable educational environment that aligns with our values and aspirations for their academic and personal growth.

Our journey to Minnesota began when my family and I relocated from Texas, motivated by the state's strong job market and excellent quality of education. My wife-Jarai Barry, who is a nurse working for Health Partners, and I were both drawn to Minnesota for its opportunities. Since arriving, we have been impressed by the educational standards and the welcoming nature of the community. I firmly believe that As-Suffah Academy will further strengthen Blaine's reputation as a city that supports high-quality education, diversity, and the growth of its residents.

The approval of this school building will have a positive impact not only on families like mine but also on the broader community by providing another strong educational institution. I kindly urge you to consider the long-term benefits this project will bring to our city.

Thank you for your time and consideration. Please feel free to forward my email to others on your team if I missed anyone.

Sincerely,

Amadu Barrie

Proud Resident of Blaine MN

From: [Henry](#)
To: [Nichole Swanson](#); [Maisa Olson](#); [Jonathan Gorzycki](#); [Terri Homan](#); [Lauren Deonauth](#); [Jason Halpern](#); [agoracke@blqinmn.gov](#); [Planning](#); [Patricia Robinson](#)
Subject: Opposition to Proposed Apartment Building and Mosque Construction
Date: Tuesday, October 8, 2024 11:58:40 AM

Dear City Council/Planning Committee

I hope this letter finds you well. I am writing to express my concerns regarding the proposed construction of an apartment building and mosque in Blaine and outline why I believe it is not in the city's best interest to proceed with these developments.

1. **Impact on Infrastructure:** The construction of a new apartment building will bring an influx of residents, which could strain the city's existing infrastructure. Roads, public transportation, water supply, and sewage systems may struggle to accommodate the added demand, leading to a deterioration in the quality of services for current residents.
2. **Traffic Congestion and Parking Issues:** Apartment buildings and mosques, by nature of their purpose, attract a significant number of people. This would likely result in increased traffic congestion in the surrounding areas, particularly during peak hours or religious services. Limited parking options could lead to overflow into nearby residential streets, negatively impacting the quality of life for current residents.
3. **Compatibility with the Surrounding Area:** The proposed developments may not be in keeping with the character and aesthetic of the surrounding neighborhood. For instance, the scale and design of an apartment complex may clash with a community primarily consisting of single-family homes. Similarly, religious institutions of any kind can sometimes become focal points for tension if not integrated sensitively into the local context.
4. **Noise and Disruption:** Both the apartment building and the mosque may bring with them noise disruptions. Construction activity will cause noise pollution in the short term, but even after completion, the influx of residents, coupled with the calls to prayer or large gatherings at the mosque, may disrupt the peaceful atmosphere of the community.
5. **Property Values:** Increased density and proximity to high-traffic areas can often negatively affect the property values of surrounding homes. Potential buyers may be deterred from purchasing homes in areas adjacent to high-rise apartment buildings or religious institutions, fearing increased congestion and noise.
6. **Community Sentiment:** It is important to ensure that any development aligns with the desires and needs of the existing community. Some residents may feel uncomfortable with large-scale changes to their neighborhood, particularly if there are concerns about cultural or social integration, or simply an attachment to the current composition of their environment. Community opposition should be taken into account.

In conclusion, while development is often a sign of progress, it is crucial that such projects are planned and executed with sensitivity to the needs and desires of the current residents, and with a clear understanding of how they will impact the broader city infrastructure and quality of life. I urge the city to reconsider this proposal and explore alternative sites or solutions that

would be better suited for both developments without adversely affecting the existing community.

Thank you for your consideration

Sincerely,

Henry McAuley

From: [omar.ali](#)
To: [Planning](#)
Subject: Conditional use permit
Date: Sunday, October 27, 2024 10:47:05 AM

As a resident of blaine and a parent of As-Asuffah. We asking the city of Blaine to grant permission to use the building at 3629 95th ave NE Blaine. We asking your support in this issue. Thank you for your support.

Sent via the Samsung Galaxy S24+, an AT&T 5G smartphone

From: [Shamsa Burci](#)
To: [Planning](#)
Subject: For the new building.
Date: Sunday, October 27, 2024 9:29:29 PM

We want a bigger building because the building we are in right now isn't big enough for the growing community of As suffah Islamic center, 3629 95th Avenue NE. (PC24-0059/SLK) The school for the students who attend to practice Islamic studies and regular schoolwork are seeing that there are more new students and not enough room for a lot of people. We hope that they can use this building for our growing community.

Sincerely, Kawthar Haji.

From: [Slah Jendoubi](#)
To: [Planning](#)
Subject: Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE (PC24-0059)
Date: Sunday, October 27, 2024 9:25:07 PM

Slah Jendoubi
5760 Matterhorn Dr. NE
Fridley, MN 55432
Sjedoubi55432@gmail.com
612-749-3864

10/27/2024

Council Members of the City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

Subject: Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE (PC24-0059)

Dear City of Blaine Council Members,

I am writing to express my strong support for the approval of the Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE.

I am Slah Jendoubi, a volunteer at As-Suffah Academy. In my family, we place a strong emphasis on the value of good education. All my family members (7 of us) are university graduates. My daughter and her family moved to Blaine 4 years ago and now they reside at 10935 Nassau Cir NE. This summer, my son and his wife moved with his sister to Blaine too. One of the main reasons my children are moving to Blaine is the education of their children.

Your approval of the Rezoning/Conditional Use Permit will result in many benefits to the community and the city of Blaine and I will only mention a few of them.

1. Will significantly improve/impact the community by promoting a good and safe education environment.
2. Will lead to stronger local economies, as small businesses thrive in areas with increased foot traffic.
3. Will lead to a more sustainable, inclusive, diverse and vibrant community.

Thank you for your support and consideration.

Sincerely,
Slah Jendoubi
As-Suffah Volunteer

From: [A.M Rashid](#)
To: [Planning](#)
Subject: Support for As-Suffah Islamic Center (PC24-0059/SLK)
Date: Sunday, October 27, 2024 11:20:22 PM

Dear City Council Members,

My name is AbdulKadir Rashid, and I am writing to express my support for the Conditional Use Permit for As-Suffah Islamic Center (Project: PC24-0059/SLK) at 3629 95th Ave NE, Circle Pines. My children currently attend As-Suffah Academy, and I am confident this mosque and K-8 school will greatly benefit our community by providing an essential space for education, worship, and community gatherings.

I respectfully urge you to approve this permit to help As-Suffah Academy continue its positive impact on families like mine and many others.

Thank you for your consideration.

Sincerely,

AbdulKadir Rashid
6305 5th St NE, Fridley, MN 55432

Abdulkadir M. Rashid,
Cell: +1206-504-9191/+1612-504-9328
[Email:Abdulkadir.mrashid@gmail.com](mailto:Abdulkadir.mrashid@gmail.com)

From: [Abdimalik Adan](#)
To: [Planning](#)
Subject: Rezoning/Conditional Use Permit - As-Suffah Islamic Center, 3629 95th AV NE(PC24-0059/SLK)
Date: Monday, October 28, 2024 1:42:44 PM

Hello

As a Blaine resident in ward 3 and a proud dad of three kids whose two of them are in that school, I would like to voice my support for the above reference and would appreciate the approval of the project for the better future of our childrens.

Thanks

Abdimalik Adan

From: [Deqa Adan](#)
To: [Planning](#)
Subject: Support for Conditional Use Permit Approval for As-Suffah Academy
Date: Monday, October 28, 2024 5:12:02 PM

Dear City Council of Blaine,

I hope this message finds you in good health. My name is Deqa Adan and I am a parent on the waiting list for As-Suffah Academy. I am reaching out regarding the final approval of the Conditional Use Permit for As-Suffah Academy, located at (3629 95th Ave. NE, Circle Pines, MN 55014) This permit is essential for establishing the school as a K-8 educational facility, and it represents a significant opportunity for many families waiting for this important resource.

I kindly ask for your support in approving this permit, as it would greatly benefit many of us seeking a culturally specific educational environment. Our children often feel disconnected from nearby schools, and this academy could provide a nurturing space that aligns with their values and identity.

Your participation and support are vital to making this vision a reality.

Best regards,

Deqa Adan

156 103rd Ave NW

Coon Rapids MN 55448

From: [Amina A](#)
To: [Planning](#)
Subject: Rezoning/Conditional Use Permit -As-Suffah Islamic Center, 3629 95th Avenue NE (PC24-0059)
Date: Monday, October 28, 2024 7:04:53 PM

Dear City Council of Blaine,

I hope this message finds you in good health. My name is Amina Aden, reside at 2631 Moundsvie BLVD, Mounds View, MN 55112. I am one of the parents whose children go to As-sulfa Academy.

I am reaching out regarding the final approval of the Conditional Use Permit for As-Suffah Academy, located at 3629 95th Ave. NE, Circle Pines, MN 55014. This permit is essential for establishing the school as a K-8 educational facility, and it represents a significant opportunity for my family and many families waiting for this important resource.

I kindly ask for your support in approving this permit, as it would greatly benefit many of us seeking a culturally specific educational environment. Our children often feel disconnected from nearby schools, and this academy could provide a nurturing space that aligns with their values and identity. Your participation and support are vital to making this vision a reality.

Best regards,
Amina

From: [DEEKO HASSAN](#)
To: [Planning](#)
Subject: Proposed Blaine School/mosque
Date: Monday, October 28, 2024 3:55:29 PM

Dear City Planning Team,

My name is Deeko Hassan. I am a resident of St. Paul, a pharmacist, and a business owner in Minneapolis. I strongly support Al Suffah Academy at 3629 95th Avenue NE. Furthermore, I am a parent of a Second grader who has attended Al-Suffah Academy since he was in kindergarten. I also have two other children who will attend this school next year. I have been driving my child over 45 minutes each way because this school provides a unique and valuable educational environment that aligns with my values and aspirations for their academic and personal growth; as a child of Minnesota public education, I am grateful for it. I have also experienced the identity of not fitting in with the greater student body because of how I dressed or my beliefs. And now that I have children of my own, I would like them not to experience that, but rather a place where they feel accepted and are not intended by their peers. Thus, I highly recommend that Blain City Planners approve Al-Suffah Academy to proceed.

Best regards,

Deeko Hassan, ALS. Director, RPH. PharmD

From: [Muno Mohamud](#)
To: [Planning](#)
Subject: Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE (PC24-0059)
Date: Monday, October 28, 2024 7:40:08 PM

Muno Mohamud, live in Brooklyn Park mn

10/28/2024

Council Members of the City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

Dear City of Blaine Council Members,

I would like to express my gratitude support for the approval of the Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE.

My name is Muno Mohamud, a parent of children at As-Suffah Academy. My kids go to As-Suffah Academy for three years. I notice a significant improvement with my kids. Also, they always feel save, secure and comfortable when they are at As-Suffah Academy. The leaders and teachers are very kind, friendly, supportive, and patient. They treat everyone at their fairly and equally.

Your approval of the Rezoning/Conditional Use Permit will result in many benefits to the community and the city of Blaine.

Thank you for your support and consideration.

Sincerely,
Muno Mohamud
As-Suffah Academy Parent.

From: [A. J.](#)
To: [Planning](#)
Subject: Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE (PC24-0059)
Date: Tuesday, October 29, 2024 7:54:37 AM

Council Members of the City of Blaine

10801 Town Square Drive NE
Blaine, MN 55449

Subject: Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE (PC24-0059)

Dear City of Blaine Council Members,

I am writing to express my strong support for the approval of the Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE.

I am a resident of the city of Blaine. I live in The Community of Deacon's Walk, near the Target and Blaine Sports Center at 10935 Nassau circle ne Blaine, MN, 55449.

In regards to the Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE (PC24-0059) I believe this is a great asset to the City of Blaine. As a mother myself with a three year old boy I would be interested in signing up my son for this school. I think it could be a great contribution to the growing population of Blaine. As a Muslim woman myself this is uniting idea that could generate more opportunities for the city of Blaine. I've lived in Blaine now for 4 years and I love to see the progress and wonderful change that the city has to offer. It's always nice to have options and opportunities for Blaine to grow and I would like to see this building be used as an education Institution.

Your approval of the Rezoning/Conditional Use Permit will result in many benefits to the community and the city of Blaine.

It will also significantly improve and impact our community by promoting a good and safe education environment.

This will lead to stronger local economies, as small businesses thrive in areas with increased foot traffic and interest. It is leading the way to a sustainable, inclusive, diverse, and vibrant community for us all.

Thank you for your support and consideration. Thank you for your time.

Best,
Alaa Jendoubi

Get [Outlook for Android](#)

From: [Nasteho Omar](#)
To: [Planning](#)
Subject: As-Suffah Academy
Date: Tuesday, October 29, 2024 8:34:34 AM

*Rezoning/Conditional Use Permit – As-Suffah Islamic Center, 3629 95th Avenue NE
(PC24-0059/SLK)

Dear; City planing Team

I hope this message finds you well.

My name is Nasteho Omar I am a resident of Blaine I am writing to request your support in obtaining a conditional use permit for As-Suffah Academy, an Islamic private school that seeks to repurpose the old Ramsey CC building in Blaine as a mosque and K-8 educational facility.

Currently, the academy is housed in a small, outdated building that significantly limits the opportunities for our students. The new space would provide a much-needed size upgrade, including larger classrooms, modern facilities, and an outdoor area where the children can engage in physical activities. This change would immensely benefit the students, allowing them to thrive both academically and socially in an environment that better meets their needs.

As-Suffah Academy serves as both a school and a community hub, offering a holistic education rooted in Islamic values. Upgrading to this larger space would not only improve the quality of education but also support the local Muslim community by providing a proper mosque for prayer and gatherings. We kindly ask for your support in the conditional use permit process so that we can continue to grow and provide the best for our students and their families. Thank you for your time and consideration. Please feel free to reach out if you need any additional information.

253-334-4767

Warm Regards,
Nasteho Omar,
A mother to AS-Suffah Academy school students

From: [Ms Ms](#)
To: [Planning](#)
Subject: Rezoning/Conditional Use Permit – As-Suffah Islamic Center, 3629 95th Avenue NE (PC24-0059/SLK)
Date: Wednesday, October 30, 2024 6:41:47 AM

Dear City Planning Team,

I hope this message finds you well. My name is Safiya, and I am a resident of New Brighton. I am reaching out to respectfully request your support in the approval of a conditional use permit for As-Suffah Academy. This Islamic private school intends to repurpose the former Ramsey CC building in Blaine as a mosque and K-8 educational facility.

Currently, our academy is situated in a small, outdated space, which limits the opportunities available to our students. Relocating to a larger building would offer spacious classrooms, updated facilities, and outdoor areas that encourage physical activity, greatly enhancing the academic and social experiences of our students.

As-Suffah Academy functions as both an educational institution and a community center, offering a well-rounded curriculum. Expanding into this larger space would not only enrich the educational experience but also provide the local Muslim community with a dedicated mosque for prayer and gatherings. We kindly request your support in the conditional use permit process to allow us to continue nurturing our students and supporting their families. Thank you for your time and consideration. Please feel free to reach out should you need any further information.

Sincerely,
A mother of As-Suffah Academy students

Safiya
Sent from [Outlook for iOS](#)

From: [Ubah Yusuf](#)
To: [Planning](#)
Subject: Hi my name is Ubah Yusuf a parent at As-suffah academy school.My husband and I have being living in Anoka County for 23 years.Blaine is our home and we need your support so we can have a nice place for our kids and family.This is my child"s third year ...
Date: Thursday, October 31, 2024 8:58:23 AM

Sent from my iPhone

From: [Abdi Anab](#)
To: [Planning](#)
Subject: In support of As-suffah Academy
Date: Wednesday, November 6, 2024 12:00:53 AM

Dear City Planning Team,

We are Anab Abdi and Salih Tassiello, proud business owners and parents of a kindergartener who attends As-Suffah Academy located at [3629 95th Ave NE, Circle Pines](#). One of the main reasons we chose this school for our son was the numerous praises and recommendations we received from other parents whose children also attended the school. The teachers and staff at As-Suffah Academy are incredibly welcoming, professional, and organized. Within just two months of enrollment, our son has already learned how to read, which is a testament to the exceptional educational environment provided by this school. It perfectly aligns with our values and aspirations for our child's academic and personal growth. Therefore, we highly recommend that the Blaine City Planners approve Al-Suffah Academy to proceed.

Best regards, Anab Abdi & Salih Tassiello

From: [Irfan Sandozi](#)
To: [Planning](#)
Subject: Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE (PC24-0059)
Date: Tuesday, November 12, 2024 3:19:38 PM

Irfan Sandozi,
2166 Lakebrook Dr.
New Brighton, MN 55112

Email:sandozi@yahoo.com

Telephone: 651-335-1007

11/11/2024

Council Members of the City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

Subject: Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE(PC24-0059)

Dear City of Blaine Council Members,

I am writing to express my strong support for the approval of the Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE.

I am Dr. Irfan Sandozi, a volunteer at As-Suffah Academy. In my family, we place a strong emphasis on the value of good education. My wife, Dr. Afshan Anjum is a faculty at the University of Minnesota, associate professor of Child and adolescent Psychiatry. My four children who. are physicians in various stages of their training and careers, have a strong desire to move to Blaine. One of the main reasons my children are planning moving to Blaine is the education institutions, such as availability of private schools and educational facilities, which align with our religious and cultural beliefs.

Your approval of the Rezoning/Conditional Use Permit will result in many benefits to the community and the city of Blaine.

It will not only significantly improve/impact the community by promoting a good and safe education environment, but well lead to stronger local economies, as small businesses thrive in areas with increased foot traffic. Overall, we feel this will lead to a more sustainable, inclusive, diverse and vibrant community.

Thank you for your support and consideration.

Sincerely,
Irfan Sandozi
As-Suffah Volunteer
Sent from my iPhone Sent from my iPhone

From: [Ahmed Abdi](#)
To: [Planning](#)
Subject: Support As sufah school
Date: Wednesday, November 13, 2024 7:44:09 AM

Sent from my T-Mobile 5G Device

My name is Ahmed Mohamed Abdi and my children in the As Sufah school and we need masjid our community.

From: [Shakeeb Syed](#)
To: [Planning](#); [Tim Sanders](#); [Leslie Larson](#); [Jess Robertson](#); [Chris Massoglia](#); [Tom Newland](#); [Terra Fleming](#); [Lori Saroya](#)
Subject: Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE (PC24-0059)
Date: Wednesday, November 13, 2024 2:36:03 PM

Dear City of Blaine Council Members,

I am writing to express my strong support for the approval of the Rezoning/Conditional Use Permit -As-Suffah Islamic center, 3629 95th Avenue NE.

I am Shakeeb Syed, a parent of kids that go to As-Suffah Academy. In my family, we place a strong emphasis on the value of good education. I moved from Eagan to enroll my kids in As-Suffah Academy because I liked their vision to nurture future leaders and give impactful education.

Your approval of the Rezoning/Conditional Use Permit will result in many benefits to the community and the city of Blaine.

Thank you for your support and consideration.

Sincerely,
Shakeeb Syed
As-Suffah Parent



City of Blaine

Planning Commission

October 8, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, October 8, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth, Gorzycki, Halpern, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Homan.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

4. Public Hearing

- 4.4.** 2024-426 Case File No. 24-0059 // As-Suffah Islamic Center // 3629 95th Avenue NE
The applicant is requesting the following:
1. Rezoning from Planned Business District (PBD) to Development Flex (DF).
 2. Conditional use permit to allow a mosque (place of worship), K-8 elementary school, and a daycare/pre-school in the Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner.

Jay Smigielski, Attorney for Ferdinand F Peters Law Firm, introduced himself to the

commission stating he was a representative for the applicant. He explained this was an existing school building that would be repurposed for another type of school. He indicated the only use that was not permitted on this site, was the elementary school, while secondary and post-secondary was allowed. He noted the same transportation routines would be followed for this school as was currently being done at their other site.

The public hearing for Case File 24-0059 was opened at 8:59PM.

Iman Asad, Executive Director of Muslim American Society of Minnesota, reported he was in favor of this application. He discussed how the community was seeing growth and a lot of this growth was coming from Muslim families. He explained many of these families were sending their children to schools in Fridley and Brooklyn Park. He urged the commission to support this application.

Aleem Maahammad, 4780 128th Street, voiced his support for the As Suffah Islamic Center. He indicated he attended a recent city council meeting where the National Stem Champion Muminah Mohammed was recognized. He reported this student was a resident of Blaine and brings great pride to this community. He encouraged the planning commission to support the As Suffah Islamic Center as this would be a positive impact on the city of Blaine.

Adam, stated he supported the school moving into the city of Blaine, noting the community needed more schools. He urged the commission to support the proposed K-8 school.

Dr. Gassar explained he recently moved to Minnesota. He discussed how important this school would be for his children and the community.

Barb Bailey asked if the Minnesota School of Business would be used for a mosque and school.

Chair Goracke reported this was the case but noted this was an entirely different request.

Ms. Bailey reported the two buildings that were being proposed for a mosque and school were less than one mile apart. She encouraged the commission to take under consideration the amount of funding that would leave the school district once these two new schools are open.

The public hearing was closed at 9:06PM.

Commissioner Olson explained she was able to choose where her children went to school, and she believed this was a great location for a K-8 school.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0059A a rezoning from Planned Business District (PBD) to Development Flex (DF) with the following rationale:

Case 24-0059A:

- 1. The DF zoning district affords the City the opportunity to provide input on items**

that would benefit the surrounding neighborhoods and the City as a whole. The DF District also attempts to create a reasonable balance between the interests of the property owner in freely developing their property with greater flexibility in land uses.

2. The DF zoning allows the City the opportunity to apply standards consistent with other recent developments.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0059B a conditional use permit to allow a mosque, K-8 elementary school, and a daycare/pre-school in the Development Flex (DF) zoning district with the following conditions:

Case 24-0059B:

1. Site plan approval is required as part of the building permit application. All site improvements, if any, to be included in the Site Improvement Performance Agreement (SIPA), and covered by an acceptable financial guarantee.
2. The City reserves the right to require the mosque and school to provide on-site traffic management.
3. All signage requires separate permits meeting the requirements of the zoning code.
4. Directional signage shall be provided in the parking lot for the drop-off and pick-up area.
5. Temporary uses such as outdoor events, are not permitted without a specific special event license issued by the City.
6. School hours shall be limited to 8AM to 4PM.
7. Each classroom is capped at 25 students.

Motion seconded by Commissioner Deonauth. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the November 4, 2024 city council meeting.



City of Blaine

Staff Report

File Number: ORD 24-2568

Agenda Date	Status
November 18, 2024	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.3

Second Reading

Ordinance Approving Annual Revisions to the Blaine Zoning Ordinance. City of Blaine (Case File No. 24-0060/EES)

Executive Summary

Annually, staff reviews the zoning code to identify areas for improvement. This process was established following substantial revisions to the zoning code in 2020 to ensure that the code remains current and prevent the need for such substantial revisions. Changes this year include modification to the park dedication calculation, changes to setbacks in response to variance granting in 2024, and rewriting of intent/purpose statements for commercial and industrial districts.

Background

Planning Commission Public Hearing	10/08/24
City Council (1st Reading)	11/04/24
City Council (2nd Reading)	11/18/24

Staff report prepared by Elizabeth Showalter, Community Development Specialist.

Landscaping

Staff is proposing to modify the landscaping requirements in three ways:

1. Revise the language that allows oversize trees to count as multiple trees when there is not sufficient space on site to plant the required number of trees. The revision brings the code into alignment with long standing practices and improves clarity.
2. Revise the buffer yard flexibility requirement which allows for a reduction in the setback for commercial and industrial properties next to residential properties when additional landscaping is provided. The revision improves clarity and better balances installation of plant materials that

are effective buffers with the need to maintain appropriate spacing of plant materials for long term success.

3. Remove the requirement for wetland buffers which conflicts with a similar requirement in the stormwater section of the code of ordinances.

Multifamily R-3 Districts

Earlier this year, a variance was granted to allow for larger decks to be installed on nonconforming quad homes in the R-3C district. As part of the analysis of that variance request, staff identified that many townhome and quad home developments in the R-3A, R-3B, and R-3C districts do not meet the setback requirements which prevents any expansion to the size of decks as well as additions to the homes. Staff is proposing modifications to the townhome and quad home setbacks in all three R-3 districts to bring existing homes into conformance with the code. The proposed changes would establish setbacks from through streets (any street not contained within the development), internal streets, and all other lot lines. These changes would result in the vast majority of homes meeting the setback requirements, however some nonconformities would remain. The proposed setback requirements are:

Setback from streets:

- From any public or private street internal to the quad or townhome development:
 - Side of home with garage door: 25 feet
 - Side of home without garage door: 15 feet
- From any other street: 40 feet
- Setback from other lot lines:
 - No setback required for unit lots.
 - All other lots: 20 feet
- Minimum distance between homes: 30 feet

Staff is also proposing to eliminate the minimum unit sizes in the R-3 districts, which are based on outdated norms for townhome and apartment building design.

Accessory Building and Pool Equipment Setbacks

A variance to allow a 96 square-foot shed to be placed 3-feet from an adjacent property line in an R-1A zoning district was approved in 2023, where a 5-foot setback from rear and side yard property lines is required. At that time, council directed staff to look at the setbacks in the Residential (R) districts.

Staff is proposing to allow accessory structures less than 120 square-feet in area to meet a 1-foot setback from rear and side yard property lines in the R-1AA and R-1A zoning districts. This is consistent with the current accessory structure setbacks in the R-1 district.

Pool equipment (which includes the filter unit, pump, heating unit, and other noise-making mechanical equipment), is currently only allowed in the rear yard with the requirement that it meets a 10-foot setback from property lines. Staff is proposing to allow pool equipment in the side yard as well, subject to the same 10-foot setback. This increases the number of locations to place pool equipment on the property and is not expected to adversely affect adjacent property owners.

Parking Structures

The zoning code doesn't currently address parking structures except for in the 105th Redevelopment District. It is anticipated that larger office buildings and campus type developments may need some type of parking structure. Staff is proposing to allow parking ramps as an accessory use in the RR, Mixed Use, B-3 and B-5 zoning districts, and add as a conditional use in the POD and PBD zoning districts. Staff is proposing the following standards to comply for all parking structures:

1. Parking structures shall meet parking setbacks for the applicable district.
2. Any signage placed on the parking structure may result in the reduction or forfeiture of signage permitted on the principal building.
3. Parking structures must be constructed of at least 2 exterior materials. The material and color of the parking structure shall be compatible with the principal building.
4. Parking structures shall have no more than 3 levels of parking above grade. The parking structure shall not exceed the height of the principal building.

Commercial and Industrial Intent Statements

The zoning code includes an intent statement for each zoning district which outlines the purpose for the various districts and how they differ from one another. These intent statements are used when reviewing requests for rezoning and conditional use permits. These statements are currently inconsistent in structure between the different commercial and industrial districts, and in some cases, are outdated.

Staff is proposing revision to all commercial and industrial intent statements to follow a common pattern. That pattern includes: the types of uses allowed in the district, what uses the district should be located near, and what type of roads the district should be located on. For example, the intent statement for the B-1 district (which is a highly restrictive district used in areas surrounded by residential) would read, "The purpose of this district is to allow small commercial areas serving residential neighborhoods with low traffic uses. This district may be located adjacent to residential and commercial districts and shall be primarily located on collector roads." The B-3 district (located along Highway 65), would read, "The purpose of this district is to allow commercial uses serving regional trade areas with moderate to high traffic uses. This district may be located adjacent to residential, commercial, and industrial districts and shall be located on arterial roads."

The revised intent statements provide more clear guidance to applicants, staff, the Planning Commission and City Council about the intended use of each zoning district.

Solar in the Planned Office District (POD)

Freestanding solar is an accessory conditional use in the Planned Business District (PBD) and all industrial districts. The Planned Office District (POD) is similar to these districts as it allows for largely the same industrial uses as the PBD district and is intended for office, manufacturing, and corporate campus uses that lend themselves well to accessory freestanding solar arrays. Staff is proposing adding freestanding solar as an accessory use in the POD district, which will allow for solar on the State Emergency Operations Center property as well as other POD properties.

Park Dedication

A recent court ruling found that park dedication fees for commercial and industrial development must

be based on an individualized determination, rather than a set rate for all commercial or industrial property in the city. A revision to the park dedication portion of the subdivision code was prepared by staff and the City Attorney to comply with the court ruling. Park dedication for residential subdivisions will continue to be based on the number of residential units. Commercial and industrial subdivisions will have park dedication determined by the average value per acre in the zoning district applicable to the subdivision, and applicants may choose to submit an appraisal of the property being subdivided, and the park dedication would then be based on the percentage of that value. The park dedication rates per acre for commercial and industrial will be established annually in the fee schedule.

For 2025, staff is recommending the following fees which will be incorporated into the fee schedule adopted by resolution in December. Further information on this calculation is included in an attachment.

Zoning District	New Park Dedication Rate
B-1	\$9,765
B-2 and B-3	\$13,188
B-4 and POD	\$4,599
B-5 and PBD	\$7,825
I-1 and I-1A	\$5,052
I-2 and I-2A	\$6,235
MU	\$13,631
RD	\$8,671

While the rates vary from the existing commercial and industrial rates, the rates are close to the current rates in the zoning districts expected to have the most platting activity and, on average, are approximately the same as the current rate.

Improving Clarity and Removing Inconsistencies

The following nonsubstantive changes are included:

- 1. Correcting inconsistent language on the type of approval required for a land reclamation permit to reference an interim use permit in all cases.
- 2. Adding a definition for tattoo parlors which was added as a prohibited use in the Highway Overlay District (HOD) earlier this year.
- 3. Revising the definition of principal structure/use to improve clarity.

Strategic Plan Relationship

The modifications to the park dedication ordinance further the strategic priority for financial sustainability, by ensuring park dedication is collected in a way that complies with state statute and applicable court rulings and that the calculation of the park dedication fee is adequate to meet the park space and facilities needs generated by commercial and industrial platting.

Board/Commission Review

The Planning Commission voted unanimously to approve the code amendments. One resident asked a question about existing zoning regulations on sheds at the public hearing.

Financial Impact

The calculation of park dedication will differ from the current methodology and will result in higher and lower fee payments for individual projects, but is anticipated to result in approximately equivalent revenues.

Public Outreach/Input

Notices of a public hearing were:

1. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
2. Posted on the City website.

Staff Recommendation

By motion, approve the ordinance.

Attachment List

1. Park Dedication Calculation
2. Unapproved PC Minutes 100824



City of Blaine

Signature Copy

Ordinance: ORD 24-2568

Second Reading

Ordinance Approving Annual Revisions to the Blaine Zoning Ordinance. City of Blaine (Case File No. 24-0060/EES)

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown in overstrike.)

Part II - Code of Ordinances:

Chapter 18 – Buildings and Building Regulations

Article IX. - Swimming Pools

Division 3. - Design and Construction Standards

Sec. 18-421. - Location

(3) The filter unit, pump, heating unit, and other noise-making mechanical equipment shall be located no closer than ten feet to any lot line and be located in the rear yard: or side yard.

Chapter 34 – Environment

Article V. Earth Removal and Land Reclamation

Division 2. - Permit

Section 34-151

1. Earth removal, land reclamation, material storage or filling, shall be permitted in all zoning districts, on any lot or parcel except that it shall be unlawful for any person to remove, store, excavate, or place as fill any rock, sand, dirt, gravel, clay or other like material within the city, in excess of 100 cubic yards without first having applied for and having obtained a permit from the city. When 5,000 or more cubic yards of material is to be removed or deposited on any lot or parcel, an interim conditional ~~conditional~~ use permit shall be required.

Chapter 74 - Subdivisions

Article V: Park Dedication

75-130 Park dedication.

1. The City requires an applicant for a new subdivision where new lots or units are created to dedicate to the public a reasonable portion of the land or preserve for public use as parks, recreational facilities, playgrounds, trails, wetlands, open space or to contribute an equivalent amount of cash in

accordance with this section. The City shall, in its sole discretion, determine whether a cash payment in lieu of land is appropriate pursuant to 75-131 (b).

2. Previously subdivided property which was subject to a park dedication fee or dedication of land computed on the basis of a use that is not constructed, being resubdivided or platted with the same number of lots, is exempt from park dedication requirements. If, as a result of resubdividing the property, the number of lots is increased, then park dedication requirements must apply to the net increase of lots or units.
3. Upon the request of the applicant, the City may either increase or decrease such dedication or payment upon a determination by the City that such dedication or payment is unreasonable or insufficient given the specific characteristics of the proposed subdivision and its intended use.

75-131 Determination of land to be dedicated:

1. Suitability of Land. The City may determine, in its sole discretion, the location and configuration of any land to be dedicated pursuant to the park and recreation segment of the City's Comprehensive plan, taking into consideration the suitability of the land for its intended purpose and future needs of the community for park, playground, trail, or open space.
2. Land Amount. The amount of land required to be dedicated by the applicant shall be based on a rough proportionality to the need created by the proposed subdivision or development represented by the by the following formula:
 1. Residential. The park dedication requirement for a residential subdivision shall be based on the national standard of providing ten acres of parks and open spaces par one thousand residents.
 2. Industrial. The park dedication requirement for an industrial subdivision shall be four percent of the gross area.
 3. Commercial. The park dedication requirement for a commercial subdivision shall be four percent of the gross area.
3. The following areas shall be excluded when calculating the gross area of a subdivision for the purposes of park dedication:
 1. Right-of-way exceeding 80 feet in width.
 2. The water surface area of required holding ponds, filtration basins, and infiltration basins over 5,000 square feet in size.
 3. Any preserved wetland areas.

1. Determination of fees to be paid:

At the City's option, the applicant shall contribute a cash payment in lieu of all or a portion of the land required under this Section.

1. Fee Amount.

The park dedication fees to be paid by an applicant shall be based on the average market value of the land that would otherwise be required to be dedicated and as set forth in the City's fee schedule.

1. Residential. The City Council shall determine by action the park dedication fee for each type of residential unit permitted within the city based on the number of new lots or units created.
2. Industrial, Commercial, Mixed Use. The City Council shall determine by action the park dedication fee for industrial commercial, and that portion of mixed-use development not dedicated to

residential development. This fee shall be computed on a per-acre basis and shall not exceed three times the park dedication fee for a single-family residential unit.

75-133 Procedure.

1. If the City Council determines that specific land within the subdivision is desired for park purposes, the subdivider shall convey marketable title by warranty deed, free and clear of all encumbrances.
 1. If the amount of land is less than the percentage required to be dedicated, the subdivider shall pay in addition, an amount determined by multiplying the park dedication fee otherwise payable, by the total number of units approved for development, less the fair market value of the unimproved land dedicated.
 2. If the amount of land is greater than the percentage required to be dedicated, the City shall pay to the subdivider the fair market value of the unimproved land in excess of the percentage required to be dedicated, which value shall be determined at the time of final plat approval.
 3. If the City elects to require cash in lieu of land, the applicant shall pay to the City the amount of the fee as determined by action of the City Council.
 4. The amount shall be determined prior to the City granting final approval of the subdivision or plat. The amount of any cash in lieu of land shall be based on the average fair market value of the land that would otherwise be required to be dedicated and as set forth in the City's fee schedule.
 5. Cash contributions for residential development will be due and payable at the time of final plat approval.
 6. Cash contributions for commercial, industrial and that portion of mixed-use development not dedicated to residential development will be due and payable at the time of building permit issuance and shall be not greater than eight percent of the fair market value of the unimproved land.
 7. Park dedication fees shall be deposited in the special park fund and used solely for the purchase of parks or improvement of parks, playgrounds, community centers, or other recreational facilities in accordance with the park and recreational segment of the City's Comprehensive Plan. The Park Advisory Board shall make a recommendation to the City Council as to the location of any sites or facilities to be purchased with such funds.
2. Park dedication fees shall be established annually in the fee schedule. Park dedication fees paid for residential uses shall be split between park development and open space development as specified in the fee schedule. Park dedication fees for commercial and industrial uses shall be allocated entirely to park development.
3. If an applicant disputes the amount of the proposed cash in lieu of land is unable to negotiate an alternative amount with the City, the applicant may, at the applicant's expense, obtain an independent appraisal of the property to determine fair market value. The appraisal must be made by a certified real property appraiser who is licensed in the State of Minnesota and holds a MAI membership designation from the Appraisal Institute, or equivalent certification. Review of said appraisal and associated park dedication fee shall be considered by the City Council prior to the approval of the final plat.
4. Appeals regarding the proposed fee or dedication will be subject to the provisions established in Minnesota Statute Section 462.358 subd. 2c.

75-134-75-149 Reserved.

Sec. 75-130. Park dedication.

- (a) Whenever any land in the city is subdivided by any process, the policy of the city is to require dedication for park land and facilities in accordance with the policies detailed in this section. If property, which was subject to a park dedication fee or dedication of land computed on the basis of a use that is not constructed, is to be subsequently developed with uses that would require an additional fee for dedication of additional land, there shall be a credit for the amount previously paid or dedicated.
- (b) Because the subdivision of land results in additional development in the community, and thus causes additional demand upon the recreational park facilities located therein, the subdivider shall dedicate lands for park purposes or pay a park dedication fee as determined in this section. Due to the current status of the park and recreational system for the city, and particularly the amount of undeveloped park land, the need for additional lands for parks does not necessarily coincide with the areas being subdivided. Consequently, the council determines that contributions by subdividers to the development of recreational park facilities should be primarily by payment of park dedication fee rather than land dedication. Park dedication fees shall be deposited in the special park fund and used solely for the purchase of parks or improvement of parks, playgrounds, community centers, or other recreational facilities in accordance with the park and recreational segment of the city's comprehensive plan. The park advisory board shall make a recommendation to the city council as to the location of any sites or facilities to be purchased with such funds.
- (c) Where a proposed park site is shown on the future land use plan of the city and is located in whole or in part in the area being subdivided, the subdivider shall delineate such land on the final subdivision plat. Land in excess of the land required to be dedicated may be dedicated by the developer as part of the subdivision approval. Land in excess of that required or agreed to be dedicated shall be differentiated by symbol on the final plat from the land to be dedicated.

The acquisition of such additional land, other than required public right-of-way, may be acquired by the city at the cost of unimproved land at the time of final plat approval. Land reserved in excess of the amount of land required or agreed to be dedicated shall be reserved for acquisition by the city for one year from the date of approval of the final subdivision plat. The city may waive this requirement if it does not plan to acquire the land within the year.

- (d) If a required public right-of-way exceeds 80 feet in width, such right-of-way shall not be included in the gross area of the subdivision for purposes of park dedication. Whenever a parcel of land is subdivided into lots containing one or more acres and such lots may eventually be subdivided into smaller lots, the city council may require that such parcel of land be divided, so as to allow for the future construction of bike/walk paths or trails. Easements providing for the future opening and extension of such path or trails may be made a requirement of the plat. The water surface area of required holding ponds shall not be included in the gross area of the subdivision for purposes of park dedication.

Sec. 75-131. Determination of land to be dedicated or fees to be paid.

- (a) *Land amount.* The amount of land required to be dedicated by a developer shall be based on the gross area included in the subdivision, which would be developed for residential, commercial, or industrial purposes and shall be determined by the following formula:

- (1) *Residential.*

Dwelling Unit/Acre-	Land to be Dedicated-
0—1-	5 percent-
2—3-	10 percent-
4—5-	12 percent-
6—7-	14 percent-
8—12-	16 percent-
13—16-	18 percent-
For each unit over 16/acre, add 0.5 percent.-	

(2) *Industrial.* The park dedication requirement for an industrial subdivision shall be three percent of the gross area.-

(3) *Commercial.* The park dedication requirement for a commercial subdivision shall be three percent of the gross area.-

(b) *Section 75-132, fee amount.* The park dedication fees to be paid by a developer shall be based on the cost to provide neighborhood parks, to improve existing community parks and to acquire and develop new community parks, community recreational facilities, trails and public open space.-

(1) *Residential.* The city council shall determine by action the park dedication fee for each type of residential unit permitted within the city.-

(2) *Industrial.* The city council shall determine by action the park dedication fee for industrial development. This fee shall be computed on a per-acre basis and shall not exceed three times the park dedication fee for a single-family residential unit.-

(3) *Commercial.* The city council shall determine by action, the park dedication fee for commercial development. This fee shall be computed on a per-acre basis and shall not exceed three times the park dedication fee for a single-family residential unit.-

Sec. 75-132. Procedure.

(a) Due to differing amounts of land, or no lands at all, will be required, the following procedure will be used:-

(1) If the city council determines that specific land within the subdivision is desired for park purposes, the subdivider shall convey marketable title by warranty deed, free and clear of all encumbrances, as verified by the city attorney.-

a. If the amount of land is less than the percentage required to be dedicated, the subdivider shall pay in addition, an amount determined by multiplying the park dedication fee otherwise payable, by the total number of units approved for development, less the fair market value of the unimproved land dedicated.-

b. If the amount of land is greater than the percentage required to be dedicated, the city shall pay to the subdivider the fair market value of the unimproved land in excess of the percentage required to be dedicated, which value shall be determined at the time of final plat approval.-

(2) If the city elects to accept cash in lieu of land, the subdivider shall pay to the city the amount of the fee as determined by action of the city council.-

~~(b) If any of the procedures for the determination of the park dedication fee are determined by any court to be invalid for any reason whatsoever, the park dedication fee shall then be determined as follows:-~~

~~(1) The city manager shall determine the fair market value of the unimproved land to be divided at the time of the final approval.~~

~~(2) A percentage equal to the percentage of land to be dedicated shall be applied to the fair market value in addition to the cost of developing parks and shall be the park dedication fee.~~

~~(c) Park dedication fees shall be established annually in the fee schedule. Park dedication fees paid for residential uses shall be split between park development and open space development as specified in the fee schedule. Park dedication fees for commercial~~

Secs. 75-134—75-149. Reserved.

Part III - Blaine Zoning Ordinance:

Chapter 25 - Definitions

Tattoo Parlors/Shops: Any room or space where tattooing (body art) or body piercing is performed, not including beauty salons or cosmetology businesses involving ear piercing or permanent cosmetic services.

Principal structure or use: One (1) which determines the predominant use as contrasted to accessory use or structure. The main use of land, buildings or other structures as distinguished from an accessory use.

Chapter 29 - Residential Districts

29.040 Single Family (R-1AA)

29.045 Standards

~~(d) Garages and accessory buildings shall have rear and side yard setbacks of not less than five (5) feet, and corner yard setbacks of not less than 20 feet with the exception that accessory buildings less than 120 square feet shall meet a one (1) foot setback. Garages and accessory buildings shall meet a corner side yard setback of not less than 20 feet.~~

29.050 Single Family (R-1A)

29.055 Standards

~~(e) Rear yard and side yard setback for detached garage – Fifteen (15) feet, and accessory buildings Five (5) feet. Rear yard and side yard setback for accessory buildings less than 120 square feet - one (1) foot. Corner yard setback for garages and accessory buildings – twenty five (25) feet.~~

29.080 – Low Density Multi-family (R-3A)

29.085 - Standards—quad, townhouse.

(a) Reserved.

(b) Minimum frontage—None.

(c) Minimum depth—None. Minimum width—None.

(d) Setback from streets:

1. From any public or private street internal to the quad or townhome development:

- (a) Side of home with garage door: 25 feet
- (b) Side of home without garage door: 15 feet
- 2. From any other streets: 40 feet
- (e) Setback from other lot lines:
 - 1. No setback required for unit lots.
 - 2. All other lots: 20 feet.
- (d) Front yard—Thirty-five (35) feet.
- (e) Rear yard—Twenty (20) feet.
- (f) Side yard—Twenty (20) feet. Reserved.
- (g) Reserved.
- (h) Reserved. Minimum dwelling size:-
 - (1) Two-bedroom multi-level—Nine hundred sixty (960) square feet on first finished floor.
 - (2) More than two (2) bedrooms—One hundred twenty (120) square feet for each additional bedroom.
- (i) Minimum distance between buildings— Thirty (30) feet. Forty (40) feet.

29.090 - Medium Density Multi-family (R-3B)

29.095 - Standards—quad, townhouse.

- (a) Reserved.
- (b) Minimum frontage—None.
- (c) Minimum depth—None. Minimum width—None.
- (d) Setback from streets:
 - 1. From any public or private street internal to the quad or townhome development:
 - (a) Side of home with garage door: 25 feet
 - (b) Side of home without garage door: 15 feet
 - 2. From any other streets: 40 feet
- (e) Setback from other lot lines:
 - 1. No setback required for unit lots.
 - 2. All other lots: 20 feet.
- (d) Front yard—Thirty-five (35) feet.
- (e) Rear yard—Twenty (20) feet.
- (f) Side yard—Twenty (20) feet. Reserved.
- (g) Reserved.
- (h) Reserved. Minimum dwelling size:-
 - (1) Two-bedroom multi-level—Nine hundred sixty (960) square feet on first finished floor.
 - (2) More than two (2) bedrooms—One hundred twenty (120) square feet for each additional bedroom.
- (i) Minimum distance between buildings— Thirty (30) feet. Forty (40) feet.

29.096 - Standards - Multiple Dwelling

- (i) Reserved. Minimum dwelling size: Six hundred (600) square feet plus one hundred twenty (120) square feet for each additional bedroom over one (1).

29.100 – High Density Multi-family (R-3C)

29.105 - Standards—quad, townhouse.

- (a) Reserved.
- (b) Minimum frontage—None.
- (c) Minimum depth—None. Minimum width—None.
- (d) Setback from streets:
 - 1. From any public or private street internal to the quad or townhome development:
 - (a) Side of home with garage door: 25 feet
 - (b) Side of home without garage door: 15 feet
 - 2. From any other streets: 40 feet
- (e) Setback from other lot lines:
 - 1. No setback required for unit lots.
 - 2. All other lots: 20 feet.
- (d) ~~Front yard—Thirty-five (35) feet.~~
- (e) ~~Rear yard—Twenty (20) feet.~~
- (f) ~~Side yard—Twenty (20) feet.~~ Reserved.
- (g) Reserved.
- (h) Reserved. ~~Minimum dwelling size:~~
 - (1) ~~Two-bedroom multi-level—Nine hundred sixty (960) square feet on first finished floor.~~
 - (2) ~~More than two (2) bedrooms—One hundred twenty (120) square feet for each additional bedroom.~~
- (i) Minimum distance between buildings— Thirty (30) feet. ~~Forty (40) feet.~~

29.106 - Standards – Multiple Dwelling

- (i) ~~Minimum dwelling size: Six hundred (600) square feet plus one hundred twenty (120) square feet for each additional bedroom exceeding one.~~ Reserved.

Chapter 30 – Commercial Districts

30.00 Neighborhood Business (B-1)

30.01 Intent

The purpose of this district is to allow small commercial areas to serve principally residential neighborhoods. These areas are generally located along or at the intersection of collector streets and arterials with a minimum lot size of one (1) acre.

The purpose of this district is to allow small commercial areas serving residential neighborhoods with low traffic uses. This district may be located adjacent to residential and commercial districts and shall be primarily located on collector roads.

30.10 Community Commercial (B-2)

30.11 Intent

~~Intended to provide retailing and services of both a convenience and durable nature to shoppers, such as apparel, furniture, food, banking and financial services for a trade area of nearby residential neighborhoods.~~

The purpose of this district is to allow commercial uses serving surrounding neighborhoods with low to moderate traffic uses. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on collector or arterial roads.

30.20 Regional Commercial (B-3)

30.21 Intent

~~Intended to provide retailing and services of both a convenience and durable nature to shoppers, such as apparel, furniture, food, banking and financial services for a regional trade area.~~

The purpose of this district is to allow commercial uses serving regional trade areas with moderate to high traffic uses. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on arterial roads.

30.23 Accessory Uses

(a) Signs as regulated in Section 34.07(a)

(b) parking structures as regulated in section 33.13(k)

30.30 Office Park (B-4)

~~B-4 The intent of this district is to encourage contemporary, professional and research offices in a park like setting for both individually developed lots or planned parks within the district. This district serves to provide for professional services to immediate residential neighborhoods and the City as well.~~

The purpose of this district is to allow office uses and supporting commercial uses serving a local or regional trade area. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on collector or arterial roads.

30.40 Regional Recreation (RR)

30.42 Conditional Uses

(k) parking structures as an accessory use, as regulated in section 33.13(k)

30.50 Planned Business District (PBD)

30.51 Intent

~~It is the intent of the Planned Business District to accomplish the following:~~

~~(a) To promote a planned environment for integrated industrial, office, commercial and multi-floor residential uses which feature design continuity. A development shall reflect a common theme using compatible architectural design and consistency in signage, landscaping, and lighting.~~

~~(c) To provide opportunity for greater flexibility in arranging land uses according to relative compatibility, convenience, and community needs.~~

~~(d) To encourage patterns of development in harmony with the objectives of the City's Comprehensive Plan.~~

~~(e) To encourage more attractive and enduring business neighborhoods.~~

~~(f) To encourage development compatible with the environmental values of the area and to preserve natural vegetation, wetlands, natural topography, and other such features of the District.~~

~~(g) To accommodate uses requiring access to major highways.~~

~~(h) To provide a uniform set of standards to be applied equally to all owners and developers in this District.~~

The purpose of this district is to allow commercial, multifamily residential and limited light industrial uses serving a local or regional trade area. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on collector or arterial roads.

30.52 Land Uses

(x) parking structures as an accessory use, as regulated in Section 33.13(k)

30.60 County Road 10 Mixed Use District (MU)

30.64 Conditional Uses

(z) parking structures as an accessory use, as regulated in Section 33.13(k)

30.70 Planned Office District (POD)

30.71 Intent

~~It is the intent of the Planned Office District (POD) to accomplish the following:~~

~~(a) To promote a planned environment for integrated business, office and manufacturing uses which feature design continuity. POD development shall reflect a common theme using compatible architectural design and consistency in signage, landscaping, and lighting.~~

~~(c) To provide opportunity for greater flexibility in arranging land uses according to relative compatibility, convenience, and community needs.~~

~~(d) To encourage patterns of development that result in high quality, high value, physical development and employment generation consistent with the objectives of the City's Comprehensive Plan.~~

~~(e) To encourage more attractive and enduring business parks or corporate office campuses.~~

~~(f) To encourage development compatible with the environmental values of the area and to preserve natural vegetation, wetlands, natural topography, and other such features of the District.~~

~~(g) To accommodate large scale uses requiring access to major roadways s(h) To provide a uniform set of standards to be applied equally to all owners and developers in this District.~~

~~(h) To provide a uniform set of standards to be applied equally to all owners and developers in this District.~~

The purpose of this district is to allow office, manufacturing uses and supporting commercial uses in a corporate campus environment. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on collector or arterial roads.

30.72 Land Uses

(l) ground mounted solar as an accessory use

(m) parking structures as an accessory use, as regulated in Section 33.13(k)

30.80 Town Commercial (B-5)

30.81 Intent

It is the intent of this district to accomplish the following:

~~(a) To promote a planned environment for integrated commercial uses which feature design continuity. A development shall reflect a common theme using compatible architectural design and consistency in signage, landscaping, and lighting.~~

~~(b) To encourage orderly development of property.~~

~~(c) To provide opportunity for greater flexibility in arranging land uses according to relative compatibility, convenience, and community needs.~~

~~(d) To encourage patterns of development in harmony with the objectives of the City's Comprehensive Plan.~~

~~(e) To encourage more attractive and enduring business neighborhoods.~~

~~(f) To encourage development compatible with the environmental values of the area and to preserve natural vegetation, wetlands, natural topography, and other such features of the District.~~

~~(g) To accommodate uses requiring access to major highways.~~

~~(h) To provide a uniform set of standards to be applied equally to all owners and developers in this District.~~

The purpose of this district is to allow limited commercial uses that are appropriate for highly visible properties serving a local or regional trade areas with elevated architectural and site design. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on collector or arterial roads.

30.84 Accessory Uses

(b) parking structures as an accessory use, as regulated in Section 33.13(k)

Chapter 31 - Industrial Districts

31.00 Light Industrial (I-1)

31.01 Intent

~~The purpose of this district is to provide for the development of industrial uses ranging from small to large scale industry and related services. This district shall encourage the development of industrial uses accessible to major highways and utilizing City services of sanitary sewer, water, street, and storm drainage. Such light industrial areas can be located next to heavy industrial, commercial, residential, and airport districts and shall be free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants.~~

The purpose of this district is to allow light industrial uses ranging from small to large scale industry and related services. Uses shall be compatible with neighboring nonindustrial uses through architectural

standards and intensity of uses. This district may be located adjacent to residential, commercial, and industrial districts and shall have access to collector or arterial roads without passing through residential districts.

31.10 Light Industrial (I-1A)

31.11 Intent

~~The purpose of this district is to provide for the development of industrial uses ranging from small to large scale industry and related services and allow minimal outside storage. This district shall encourage the development of industrial uses accessible to major highways and utilizing City services of sanitary sewer, water, street, and storm drainage. Such light industrial areas can be located next to heavy industrial, commercial, residential, and airport districts and shall be free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants.~~

The purpose of this district is to allow light industrial uses ranging from small to large scale industry and related services, including limited outside storage. Uses shall be compatible with neighboring nonindustrial uses through architectural standards, intensity of uses and screening of limited outside storage. This district may be located adjacent to residential, commercial, and industrial districts and shall have access to collector or arterial roads without passing through residential districts.

31.20 Heavy Industrial (I-2)

31.21 Intent

~~The purpose of this district is to provide for the development of heavy industrial uses ranging from small to large scale industry with a need for outdoor uses and storage and related services. This district shall encourage the development of industrial uses accessible to major highways and utilizing City services of sanitary sewer, water, street, and storm drainage. Such heavy industrial areas should be located next to light industrial and airport districts and shall be free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants.~~

The purpose of this district is to allow heavy industrial uses ranging from small to large scale industry and related services, including outdoor uses and storage. This district may be located adjacent to commercial and industrial districts and shall have access to collector or arterial roads without passing through residential districts.

31.30 Heavy Industrial (1-2A)

31.31 Intent

~~The purpose of this district is to provide for the development of heavy industrial uses ranging from small to large scale industry with a need for outdoor uses and related services, including trucking and asphalt plants. This district shall encourage the development of industrial uses accessible to major highways and utilizing City services of sanitary sewer, water, street, and storm drainage. Such heavy industrial areas should be located next to heavy or light industrial and airport districts and shall be free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants.~~

The purpose of this district is to allow heavy industrial uses ranging from small to large scale industry and related services, including outdoor uses, storage and trucking oriented businesses. This district may be located adjacent to commercial and industrial districts and shall have access to collector or arterial roads without passing through residential districts.

Chapter 33 – Performance Standards

33.07 - Landscaping

(d) Minimum size of plantings:

(5) In the event the site plan layout does not have adequate open space for the plant materials required in (c), materials may be oversized to reduce the number of trees required. Overstory deciduous trees measuring 3 inch caliper or more, and coniferous trees reaching a height of 8-feet or more shall be counted as two (2) trees, subject to Zoning Administrator approval.

~~In the event a site plan layout does not have adequate open space to accommodate plant quantities as per Section 33.07(d), such quantities per species can be combined into less quantities per species, provided total required height or caliper is maintained. (Ord. No. 86-956, amended 7-10-1986)~~

(l) Preservation of Shoreland, Wetland, and Marsh Areas:-

~~(1) A protective buffer strip of natural vegetation at least 15 feet (25 feet average width) shall surround all wetlands. Reserved.~~

33.13 Parking

(k) Parking Structures

1. Parking structures shall meet parking setbacks for the applicable district.
2. Any signage placed on the parking structure may result in the reduction or forfeiture of signage permitted on the principal building.
3. Parking structures must be constructed of at least 2 exterior materials. The material and color of the parking structure shall be compatible with the principal building.
4. Parking structures shall have no more than 3 levels of parking above grade. The parking structure shall not exceed the height of the principal building.

33.20 - Buffer yard flexibility.

The 100 foot side and rear yard setback for buildings in specified commercial, industrial and multifamily residential districts adjacent to residential uses may be reduced to as narrow as 25 feet with the installation of a 7-foot fence constructed of solid maintenance free materials and installation of additional plant material as specified in the following table:

<u>Setback</u>	<u>Minimum spacing of additional 8 foot conifer trees</u>	<u>Minimum spacing of additional 2.5" overstory trees</u>
<u>75-99 feet</u>	<u>20 feet</u>	<u>None Required</u>
<u>50-74 feet</u>	<u>15 feet</u>	<u>30 feet</u>
<u>25-49 feet</u>	<u>12 feet</u>	<u>20 feet</u>

To determine the number of additional trees required, the length of the building at the reduced setback shall be divided by the minimum spacing of additional trees. Trees required under this section do not

count towards the landscaping requirements under 33.07. Existing trees may be utilized under this section, subject to Zoning Administrator approval.

All mechanical equipment shall meet a 50-foot setback or be roof mounted and screened from view.

~~If a reduction to the setback buffer is requested, the Director of Community Development may consider a reduction in five-foot increments down to twenty-five (25) feet, provided the applicant agrees to provide additional plant materials in the setback area using the following standards for each five-foot increment.~~

~~Required plant units/one hundred (100) lineal feet.~~

~~.3 overstory deciduous trees (minimum size two and one-half inch caliper b&b)~~

~~.6 ornamental trees (minimum size one and one-half inch caliper b&b)~~

~~2.0 shrubs (minimum size twenty-four inch pot)~~

~~1.1 evergreens/conifers (minimum size six-foot b&b)~~

~~Also, there shall be seven-foot-high solid fence constructed of maintenance free materials required along the lot line, all mechanical equipment shall be roof mounted (screened from view), no wall fans, no flood lighting or directional security lighting will be allowed to create glare or spill over onto adjacent properties.~~

~~(Ord. No. 86-937, amended)~~

34.07 - Permitted Signs - permit required.

(a) Commercial (B-2, B-3, B-4, B-5, PBD, PBD-A, MU, DF with commercial land uses) and Industrial (I-1, I-1A, I-2, I-2A, DF with industrial land uses) Districts.

(1) *Wall Signs - Commercial (B-2, B-3, B-4, B-5, PBD, PBD-A, MU, DF with commercial land uses) and Industrial (I-1, I-1A, I-2, I-2A, DF with industrial land uses) Districts.*

(2) *Freestanding Signs - Commercial (B-2, B-3, B-4, B-5, PBD, PBD-A, MU, DF with commercial land use).*

INTRODUCED and read in full this 4th day of November, 2024.

PASSED by the City Council of the City of Blaine this 18th day of November, 2024.

ZONING DISTRICT	AVERAGE VALUE PER ACRE	CURRENT RATE	4% OF AVERAGE VALUE	
			Park Ded Rate	Difference
B-1	\$ 244,138.19	\$ 8,704.00	\$ 9,765	\$ 1,061
B-2 AND B-3	\$ 329,702.86	\$ 8,704.00	\$ 13,188	\$ 4,484
B-4 AND POD	\$ 114,984.59	\$ 8,704.00	\$ 4,599	\$ (4,104)
B-5 AND PBD	\$ 195,641.04	\$ 8,704.00	\$ 7,825	\$ (878)
I-1 AND I-1A	\$ 126,317.71	\$ 6,702.00	\$ 5,052	\$ (1,649)
I-2 AND I-2A	\$ 155,887.37	\$ 6,702.00	\$ 6,235	\$ (466)
MU	\$ 340,796.54	\$ 8,704.00	\$ 13,631	\$ 4,927
RD	\$ 216,789.20	\$ 8,704.00	\$ 8,671	\$ (32)

The average value of properties within each zoning district was calculated by:

1. Calculating the total area and assess land value of parcels within each zoning district, excluding areas identified as wetland by the National Wetland Inventory and parcels with tax exempt status. Tax exempt parcels are removed since assessed values tend to be less accurate on parcels that are not taxed. Wetland areas are removed since the park dedication rate is only applied to the upland area.
2. Combining zoning districts with similar uses (for example B-4 and POD both are used for office uses with allowances for some ancillary services).
3. Taking the dividing the total value in each grouping by the total acreage to determine the average land value per acre within the groupings of zoning districts.
4. Multiply by 4% to obtain the value of 4% of the land

The current rate for PBD is listed as the commercial rate. The district also allows for some industrial uses, which are currently charged the lesser industrial rate.

The PBD, MU, and RD districts allow for residential uses, and platting lots for apartments or townhomes in those districts would result in park dedication paid at the residential (per unit) rate.



City of Blaine

Planning Commission

October 8, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, October 8, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth, Gorzycki, Halpern, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Homan.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

4. Public Hearing

- 4.6.** 2024-427 Case File No. 24-0060 // City of Blaine
The City is proposing annual revisions to the Blaine Zoning Ordinance.
Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 24-0060 was opened at 9:16PM.

Dale Strouth, 12880 Lexington Avenue, questioned if sheds were allowed in the city of Blaine.

Planner Kaye reported accessory buildings up to 120 square feet have always been allowed in most locations.

The public hearing was closed at 9:17PM.

Commissioner Halpern asked if the one foot setback for sheds would be opening this topic up for neighborly disagreements.

Community Development Specialist Showalter reported the vast majority of the single family lots in the R-1 district already have the one-foot setback requirement. She indicated the proposed change would bring the small minority of properties into alignment with the one-foot setback requirement.

Motion by Commissioner Deonauth to recommend approval of Planning Case 24-0060 based on the following conditions:

Case 24-0060:

- 1. Routine updates to the zoning code facilitate the code remaining current.**
- 2. The changes being proposed will improve the clarity of the code and address legal requirements.**
- 3. The changes to the parking requirements promote a balance between efficient use of land and provision of adequate parking.**
- 4. The changes continue to promote the health, safety and welfare of the residents, property owners and businesses within the City of Blaine.**

Motion seconded by Commissioner Gorzycki. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the November 4, 2024 city council meeting.



City of Blaine Staff Report

File Number: RES 24-228

Agenda Date

November 18, 2024

Status

In Control

City Council

File Type

Resolution

Development Business -

Agenda Item # 10.4

Summary Resolution for Publication of Ordinance 24-2568 Approving Annual Revisions to the Blaine Zoning Ordinance. City of Blaine (Case File No. 24-0060/ESS)

Executive Summary

Adopt the proposed resolution allowing for publication of title and summary of Ordinance 24-2568.

Background

Minnesota Statute 412.191, Subd. 4, provides for publication of the title and summary of an ordinance in the case it is lengthy if the city council determines that publication of the title and a summary would clearly inform the public of the intent and effect of the ordinance. As Ordinance 24-2568 is lengthy, staff is recommending adoption of the proposed summary resolution. The summary resolution requires an affirmative vote of four-fifths of the council and the entire ordinance is available for inspection during regular office hours at city hall and can be forwarded upon request.

Strategic Plan Relationship

This item relates to the collaboration and engagement priority in the strategic plan by effectively, fiscally, and efficiently communicating amendments to city code.

Board/Commission Review

N/A

Financial Impact

Ordinance publication is included in the annual city budget.

Public Outreach/Input

Notification of the public hearing was published in the *Blaine/Spring Lake Park Life* and posted on the City's website and the summary resolution will also be published as required.

Staff Recommendation

By motion, adopt the resolution providing for a summary publication of Ordinance 24-2568 Approving Annual Revisions to the Blaine Zoning Ordinance. City of Blaine

Attachment List

None



City of Blaine

Signature Copy

Resolution: RES 24-228

Summary Resolution for Publication of Ordinance 24-2568 Approving Annual Revisions to the Blaine Zoning Ordinance. City of Blaine (Case File No. 24-0060/ESS)

WHEREAS, City Code states if the City Council of the City of Blaine determines, pursuant to Minn. Stat. § 412.191, subd. 4, that publication of the title and a summary of an ordinance would clearly inform the public of the intent and effect of the ordinance, the Council may, by a four-fifths vote of its membership, direct that only the title of the ordinance and a summary be published with notice that a printed copy of the entire ordinance is available for inspection by any person during regular office hours in the office of the City Clerk. The publication of the title and summary shall be deemed to fulfill all legal publication requirements as completely as if the entire ordinance had been published; and

WHEREAS, the following is the official summary of Ordinance No. 24-2568 adopted by the Blaine City Council on November 18, 2024, and providing for its publication on the City's website and available for review/inspection in the City's Clerk's Office to approving annual revisions to the Blaine Zoning Ordinance, including modification to the park dedication calculation, changes to setbacks in response to variance granting in 2024, and rewriting of intent/purpose statements for commercial and industrial districts; and

WHEREAS, the City Council of the City of Blaine determined that the Ordinance Summary clearly informs the public of the intent and effect of Ordinance 24-2568.

NOW, THEREFORE, BE IT RESOLVED, that the Blaine City Council by the City Council of the City of Blaine hereby directs that the title and Ordinance Summary of amendments shall be published in the official city newspaper and hereby gives notice that printed copies of the complete ordinance are available for inspection by any person during regular office hours at the Office of the Blaine City Clerk, and that a copy of the entire text shall be posted in the official posting place in the City, and further directs that a copy of this Resolution, as enacted will be published.

PASSED by the City Council of the City of Blaine this 18th of November, 2024.



City of Blaine

Staff Report

File Number: 2024-532

Agenda Date	Status
November 18, 2024	
In Control	File Type
City Council	Motion

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.1

Motion to Authorize Mayor and City Manager to Enter into a Contract with Bolton & Menk, Inc. for Professional Design and Construction Services for the 2025 Southwest Area Street Reconstruction Project, Improvement Project No. T25-06

Executive Summary

Council is requested to approve a contract for professional services for final design and construction services for the 2025 Southwest Area Street Reconstructions, Improvement Project No. T25-06 in the amount of \$454,384.

Background

On July 15, 2024 Council initiated the 2025 Southwest Area Street Reconstructions project, Project No. 25-06 with Resolution No. 24-137. At the July 15, 2024 Council meeting, Bolton & Menk, which is one of the engineering firms in the pre-approved consultant pool approved by Council, was awarded a contract to prepare the preliminary design and a feasibility report. At that time, it was stated that after completion of the feasibility report and upon ordering the improvements, a contract for final design and construction services would be negotiated with Bolton & Menk.

The Engineering Department recently requested and received a proposal for final design and construction services for the 2025 Southwest Area Street Reconstructions project from Bolton & Menk in the amount of \$454,384. Staff has reviewed this proposal and determined that the fees are justified and reasonable. City council is also asked to approve a 10% contingency to bring the total project budget to \$499,822.

This project will be funded through proposed project assessments, Pavement Management Program funds, and Public Utility funds.

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of well-maintained infrastructure management by providing high quality city streets.

Board/Commission Review

Not required.

Financial Impact

This project was previously identified in the 2024-2028 Capital Improvement Program as "2025 Area 1 Street Reconstruction", which was adopted by the City Council via resolution 23-207 on December 18, 2023. The 2024 CIP includes \$391,000 for consulting, and staff anticipates the project construction to begin in 2025. Additional consulting, construction, and contingency costs for the project will be formally authorized with the adoption of the 2025 CIP later this year.

2024-2028 Capital Improvement Plan: Southwest Area Reconstruction Project Area		
Sources and Uses	2024 Adopted Budget	2025 Proposed Budget
PMP Funds	\$391,000	\$2,471,000
Special Assessments	-	\$729,500
Water Utility Funds	-	\$390,000
Sewer Utility Funds	-	\$60,000
TOTAL	\$391,000	\$3,650,500

The contract, including contingencies for engineering services as proposed, is within the approved 2024 and proposed 2025 consulting budget.

Public Outreach/Input

The project will follow the public outreach guidelines set forth in MN Chapter 429 Statutes.

Staff Recommendation

By motion, authorize the Mayor and City Manager to enter into a contract with Bolton & Menk in the amount of \$454,384 for final design and construction services for the 2025 Southwest Area Street Reconstruction project, Improvement Project No. T25-06. In addition, authorize a 10% contingency to bring the total project budget to \$499,822 and authorize the City Manager or their designee to sign all change orders up to the authorized project budget amount.

Attachment List

1. 25-06 BMI Final Design and Construction Proposal



Real People. Real Solutions.

3507 High Point Drive North
Bldg. 1 Suite E130
Oakdale, MN 55128

Ph: (651) 704-9970
Bolton-Menk.com

November 4, 2024

Cody Sylvester, P.E.
Project Engineer
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

RE: Proposal for **Design and Construction Services** for the
2025 Southwest Area Street Reconstruction Project
City of Blaine, MN
Improvement Project No. 25-06

Mr. Sylvester:

The included project scope and proposed fees have been prepared as requested to complete the design and construction services for the reconstruction of the following streets in the City of Blaine:

- 87th Lane, from west cul-de-sac to Able Street
- 88th Avenue, from Jefferson Street to Jackson Street
- 88 ½ Avenue, from Van Buren Street to Able Street
- Jefferson Street, from south cul-de-sac to 89th Avenue
- Madison Street, from 88th Avenue to 89th Avenue
- Monroe Street, from 88th Avenue to 89th Avenue
- Quincy Street, from 88th Avenue to 89th Avenue
- Jackson Street, from 87th Avenue to 89th Avenue
- Van Buren Street, from County Highway 10 Frontage Road to 88 ½ Avenue

All streets will be reconstructed to the city's standard residential street typical section, including concrete curb and gutter. Existing storm sewer will be supplemented with new storm sewer as needed. Additional details of the project scope, fee and schedule are provided in the following paragraphs.

Note: the preliminary design was included in a previous proposal as Task 1 - Preliminary Survey and Task 2 - Feasibility Report. Both tasks have been completed to date.

Project Scope

Task 3 – Design Services

As part of Task 3, we will perform the following:

- Final design
- Preparation of plans and specifications
- Obtain applicable watershed and county permits
- Assistance with bidding by answering contractor questions and preparing addendums if required (it is understood the city will submit the ad-for-bid, open the bids, and prepare the bid abstract).

Task 4 – Construction Staking

- Complete all construction staking for the project

Task 5 – Construction Observation and Administration

Perform full time on-site construction observation during the project. Services to be provided include:

- Ensure compliance with project drawings, specifications, and expectations
- Coordinate and document materials testing
- Document quantities and prepare payrequests
- Prepare weekly inspection reports
- Monitor and maintain all required documentation
- Provide quality assurance inspection for SWPPP
- Ongoing communication and coordination with residents and affected business owners
- Punchlist preparation and follow up
- Obtain as-built information as appropriate and prepare record drawings

Proposed Fee

The following table summarizes our fees for each task. An itemized breakdown of our engineering fees is shown in the attached Fee Schedule.

Estimated Fees		
Task	Description	Amount
3	Design	\$145,020
4	Construction Staking	\$74,964
5	Construction Observation/Admin	\$234,400
	Total Estimated Fee	\$454,384

Note: Task 1 – Preliminary Survey and Task 2 – Preliminary Design/Feasibility Report were included in a previous proposal.

Task 3 shall be Hourly Not to Exceed, subject only to adjustments for a change in scope of services performed, agreed upon in writing by the City and the Consultant. Tasks 4 and 5 are estimated amounts. Actual costs and time spent on Tasks 4 and 5 shall be invoiced hourly.

Proposed Project Schedule

The following schedule allows for construction to be completed during the 2025 construction season:

Proposed Project Schedule	
Council receives feasibility report, orders public improvement hearing	November 4, 2024
Open House meeting	November 6, 2024
Public improvement hearing, council orders project & authorizes plans/specs	November 18, 2024
Council approves plans/specs, sets bid date	January 20, 2025
Open Bids	February 24, 2025
Council awards contract	March 17, 2025
Construct Improvements	May - Sept 2025
Assessment hearing	Spring 2026
First assessment payment due with real estate taxes	January 2027

Acceptance

Please indicate your acceptance of this proposal by signing on the signature block below and returning a copy to us.

We appreciate the opportunity to submit this proposal and look forward to working with you on this project. If you have any questions regarding this proposal, please contact me at 651-968-7742.

Bolton & Menk, Inc.



Michael Nill, P.E. (MN, WI)
Principal Engineer

Attachments:
Fee Schedule

City of Blaine

By: _____

Printed Name: Tim Sanders

Title: Mayor

Date: _____

By: _____

Printed Name: Michelle Wolfe

Title: City Manager

Date: _____

Fee Schedule - 2025 Southwest Area Street Reconstruction Project - Design & Construction Services

Task No.	Work Task Description	Principal Engineer/ Project Manager	Design Engineer	Water Resources Project Manager	Water Resources Design Engineer	Construction Manager	Project Manager/ Construction Observer	Intern	Survey Project Manager	Surveyor	Clerical	Total Hours	Total Cost
Task 3 - Design													
3.1	Final design	60	80	80			80					300	\$47,560
3.2	Preparation of plans/specs	60			180		260				4	504	\$79,520
3.3	Watershed permitting			80								80	\$9,920
3.4	County/MnDOT permitting	4			10		20					34	\$5,480
3.5	Assistance with bidding	4					10					14	\$2,540
	Sub-Total Task 3												\$145,020
Task 4 - Construction Staking													
4.1	Reestablish control									16		16	\$3,168
4.2	Stake out files		24									24	\$3,432
4.3	Staking									310		310	\$61,380
4.4	Project management/coordination						12		24			36	\$6,984
	Sub-Total Task 4												\$74,964
Task 5 - Construction Observation and Administration													
5.1	Construction Observation					110	770	600				1480	\$208,580
5.2	Construction Administration	22					110				25	157	\$25,820
	Sub-Total Task 5												\$234,400
	Total Hours	150	104	160	190	110	1262	600	24	326	29	2955	
	Hourly Rate	\$210.00	\$143.00	\$124.00	\$124.00	\$188.00	\$170.00	\$95.00	\$206.00	\$198.00	\$100.00		
	TOTAL COST	\$31,500	\$14,872	\$19,840	\$23,560	\$20,680	\$214,540	\$57,000	\$4,944	\$64,548	\$2,900		\$454,384



City of Blaine Staff Report

File Number: RES 24-223

Agenda Date	Status
November 18, 2024	
In Control	File Type
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.2

Resolution Accepting Quote from Winberg Companies, LLC in the amount of \$94,455.51 for the Lever Street Restoration Project, Improvement Project No. 17-07

Executive Summary

Accept a quote and approve a contract with Winberg Companies, LLC for the Lever Street Restoration Project, Improvement Project No. 17-07.

This project consists of grading and constructing a small berm, constructing a retaining wall and fence, and turf restoration along the west boulevard of Lever Street, near 12730 Lever Street.

Background

Quotes were received electronically at 10AM, November 8, 2024, for Project No. 17-07. Request for Quotes was sent to four contractors. Only one quote was received. The quote is as follows:

Winberg Companies, LLC	\$94,455.51
------------------------	-------------

This quote has been checked and tabulated, and it has been determined that Winberg Companies, LLC of Shafer, Minnesota has submitted a responsible quote. The Engineering Department has worked with Winberg Companies, LLC on previous contracts and recommends that the quote be accepted, and a contract entered into with Winberg Companies, LLC.

City Council is also asked to approve a 10% contingency to bring the total project budget to \$103,901.06. The funding source for this project will be the city's internal MSAS Fund and there are sufficient funds budgeted to cover these costs.

Strategic Plan Relationship

This project aligns with the City’s strategic plan goal of well-maintained infrastructure by providing high-quality street surfaces.

Board/Commission Review

Not applicable.

Financial Impact

Public Outreach/Input

Not applicable.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

- 1. 2024-09-26 114318 Tamblyn Site Plan
- 2. Winberg Quote 11-8-24



City of Blaine

Signature Copy

Resolution: RES 24-223

Resolution Accepting Quote from Winberg Companies, LLC in the amount of \$94,455.51 for the Lever Street Restoration Project, Improvement Project No. 17-07

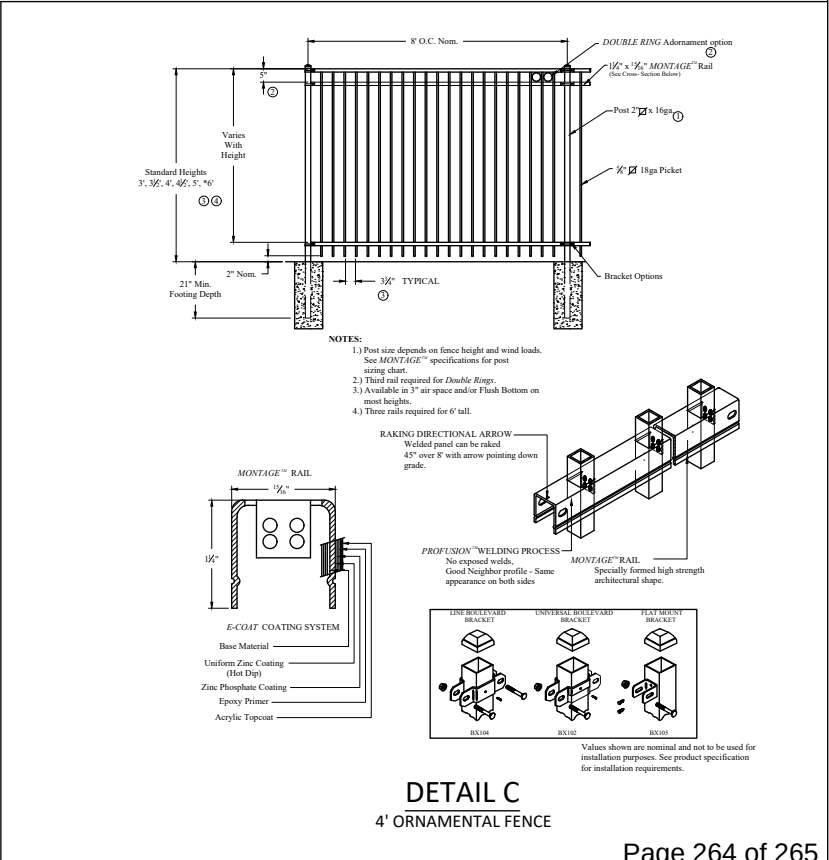
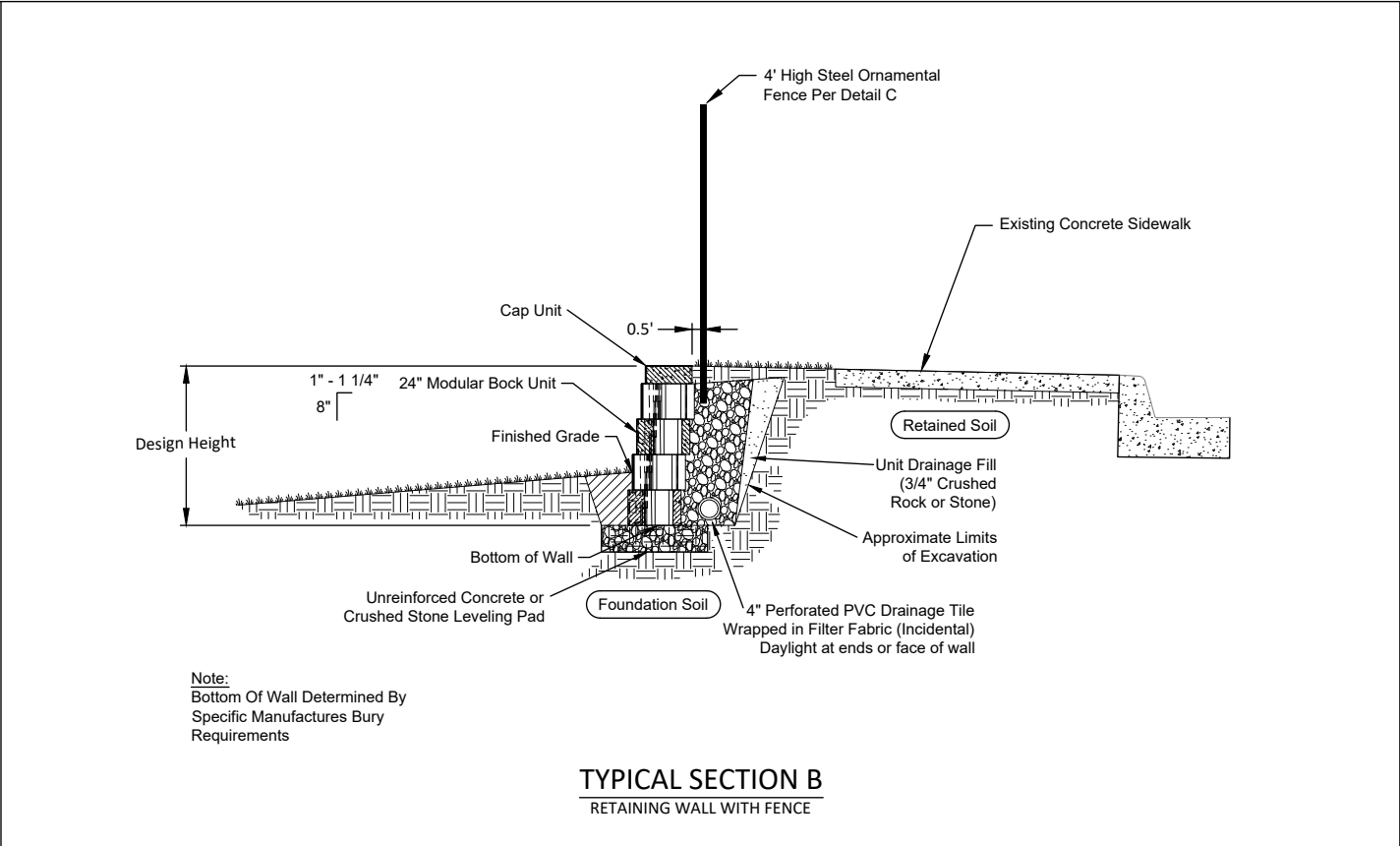
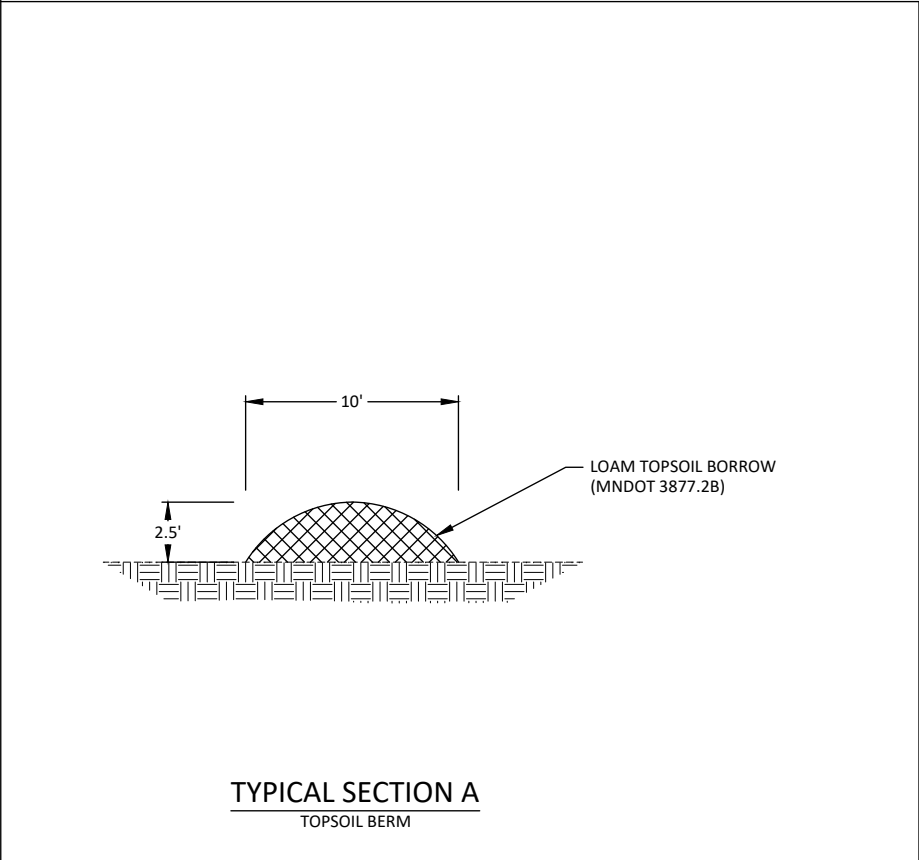
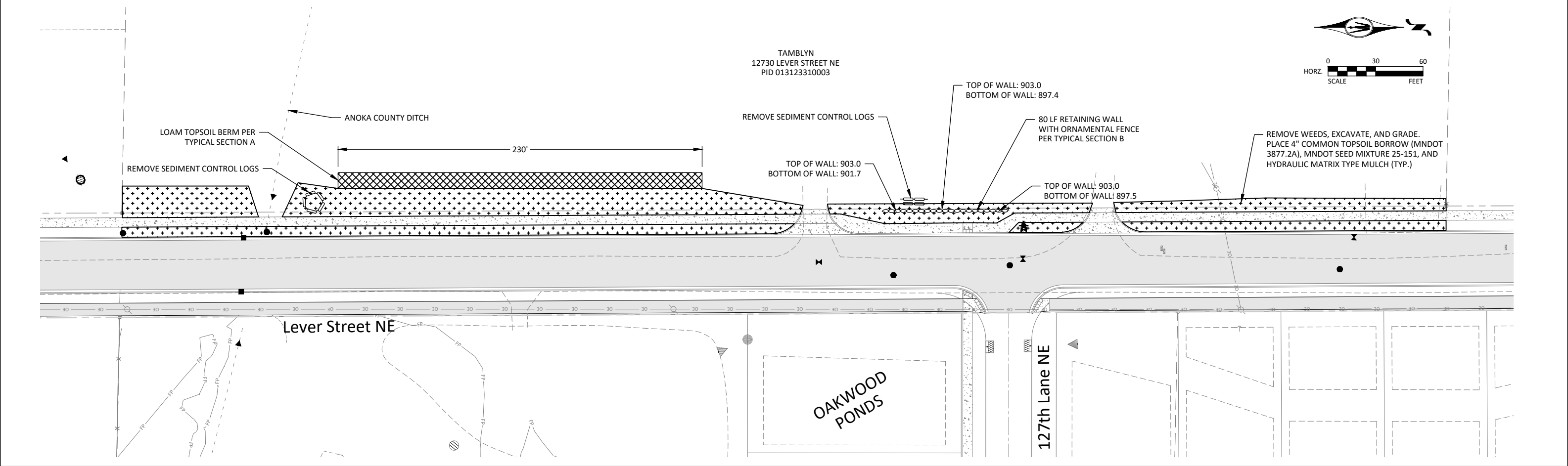
WHEREAS, pursuant to request for quotes for Improvement Project No. 17-07, said quotes were received on November 8, 2024, opened and tabulated.

AND WHEREAS, Winberg Companies LLC of Shafer, Minnesota is the lowest responsible bidder with a quote of \$94,456.61.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Blaine as follows:

1. The Mayor and City Manager are hereby authorized and directed to enter into a contract with Winberg Companies LLC for the designated improvements in the amount of \$94,455.51.
2. A 10% contingency is hereby approved to bring the total project budget to \$103,901.06 and the Manager is hereby authorized to sign all change orders up to the authorized project budget amount.

PASSED by the City Council of the City of Blaine this 18th day of November, 2024.



QUOTE FORM

LEVER STREET RESTORATION

CITY PROJECT # 17-07

BID SCHEDULE A

ITEM NO.	SPEC. REF	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	2021.501	MOBILIZATION	LS	1	\$5,262.50	\$5,262.50
2	2104.501	REMOVE BIO-LOGS	LS	1	\$1,052.50	\$1,052.50
3	2411.618	MODULAR BLOCK RETAINING WALL	SF	440	\$59.99	\$26,396.70 \$26,395.60
4	2557.503	ORNAMENTAL FENCE	LF	80	\$131.56	\$10,525.00 \$10,524.80
5	2574.504	SOIL BED PREPERATION	SY	657	\$30.52	\$20,053.28 \$20,051.64
6	2574.507	COMMON TOPSOIL BORROW (TOPSOIL BERM)	CY	123	\$89.46	\$11,003.89 \$11,003.58
7	2575.504	HYDRAULIC MULCH MATRIX	SY	407	\$15.79	\$6,425.51 \$6,426.53
8	2575.504	SEED MIXTURE 25-151	SY	407	\$11.58	\$4,712.04 \$4,713.06
9	2575.507	BOULEVARD TOPSOIL BORROW	CY	45	\$99.99	\$4,499.44 \$4,499.55
10	2575.507	WOOD MULCH FOR TOP SOIL BERM	CY	43	\$105.25	\$4,525.75
TOTAL QUOTE:						\$94,456.61 \$94,455.51

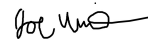
NOTES:

- SUBMIT QUOTE FORM TO DSCHLUENDER@BLAINEMN.GOV BY 10:00 A.M. NOVEMBER 8, 2024
- RESPONSIBLE CONTRACTOR FORM SHALL BE SUBMITTED WITH THE QUOTE FORM FOR THE QUOTES TO BE CONSIDERED VALID.
- PROJECT SUBSTANTIAL COMPLETION DATE IS DECEMBER 13, 2024, WITH FINAL COMPLETION BY MAY 30, 2025.

WINNING CONTRACTOR WILL BE NOTIFIED BY THE CITY AND REQUIRED TO SUBMIT PERFORMANCE AND PAYMENT BONDS, SIGN A COMPLETED AGREEMENT FORM AND PROVIDED PROOF OF INSURANCE CONSISTENT WITH THE DOCUMENTS INCLUDED WITH THE QUOTE PACKAGE PRIOR TO THE START OF CONSTRUCTION

Submitted by: Winberg Companies LLC

COMPANY



SIGNATURE

Owner/ President

11/08/2024

TITLE

DATE