



City of Blaine

City Council Workshop

December 9, 2024 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

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

2. Roll Call

3. New Business

- 3.1.** 2024-580 Closed Session Pursuant to MN Statute 13D.03 Subd. (1)(b) - Labor Negotiations Update

Sponsors: Scott Johnson, Director of Administrative Services

- 3.2.** 2024-583 Closed Session Pursuant to Minnesota Statute 13D.05, Subd. 3(a) - Continuation of City Manager Performance Review

Sponsors: Scott Johnson, Director of Administrative Services

- 3.3.** 2024-545 Walters Transfer Station Expansion Discussion

Sponsors: Sheila Sellman, City Planner

- 3.4.** 2024-564 Municipal Cannabis Presentation

Sponsors: Erik Thorvig, Community Development Director

- 3.5.** 2024-577 Fire Station 2 Presentation

Sponsors: Brian Podany, Safety Services Manager/Police Chief

- 3.6.** 2024-582 Well Interference Update

Sponsors: Nick Fleischhacker, Public Works Director

4. Other Business

5. Adjournment



City of Blaine Staff Report

File Number: 2024-580

Agenda Date	Status
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December 9, 2024

In Control	File Type
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City Council

Workshop Item

New Business - Scott Johnson, Director of Administrative Services

Agenda Item # 3.1

Closed Session Pursuant to MN Statute 13D.03 Subd. (1)(b) - Labor Negotiations Update

Background

Staff Recommendation

Questions for Council

Attachment List

None



City of Blaine Staff Report

File Number: 2024-583

Agenda Date

December 9, 2024

Status

In Control

City Council

File Type

Workshop Item

New Business - Scott Johnson, Director of Administrative Services

Agenda Item # 3.2

Closed Session Pursuant to Minnesota Statute 13D.05, Subd. 3(a) - Continuation of City Manager Performance Review

Background

City Council will continue their annual performance evaluation from December 2 for City Manager Wolfe if needed.

Staff Recommendation

Questions for Council

Attachment List

None



City of Blaine Staff Report

File Number: 2024-545

Agenda Date	Status
December 9, 2024	
In Control	File Type
City Council	Workshop Item

New Business - Sheila Sellman, City Planner

Agenda Item # 3.3

Walters Transfer Station Expansion Discussion

Background

In September, Walters Recycling and Refuse applied for a Conditional Use Permit (CUP) amendment to increase the annual capacity at their solid waste transfer station. The Planning Commission held a public hearing on October 8, 2024, and recommended denial.

The CUP amendment was originally scheduled for the November 4, 2024, City Council meeting. Walter's requested an extension to the CUP amendment in order to prepare an odor prevention, mitigation, and response plan to address existing concerns and outline a process to address future concerns if the expansion is approved. Given the complexity of the plan, Walter would like to present information at a workshop and answer questions the City Council may have about the plan and potential expansion of the facility.

History

In 2001, a CUP was approved to allow outside storage and a waste transfer facility.

A CUP was approved in 2012 to store dumpster containers outside and for the construction and operation of a new solid waste transfer and recycling facility, with an annual capacity of not more than 99,000 tons of material per year.

A CUP amendment was approved in 2018 to increase the annual capacity at the solid waste transfer and recycling facility from 99,000 tons of solid waste material per year to not more than 140,000 tons of solid waste, construction, and demolition debris.

In 2022, a CUP amendment was approved for two or more buildings on one lot, truck wash, and the outside storage of residential carts, commercial containers and roll-off boxes. The applicant has stated that with the proposed addition they will no longer be constructing the freestanding building for the truck wash that received approval in 2022.

Proposal

The proposed building expansion would increase the building's footprint from about 12,000 square feet to about 34,000 square feet.

The overall purpose of the facility expansion is to receive and sort organic materials out of the municipal solid waste stream. The organic material is already in the waste stream and comprises approximately 20-25% of the existing volume by weight. Ramsey and Washington Counties have implemented an organic food scrap collection program under which Food Scrap Bags (FSBs) are used by residents to separate their organic food scraps from their other Municipal Solid Waste (MSW). These FSBs are then placed by residents in the same collection cart as their MSW which is then collected by waste haulers and delivered to the Recycling and Energy (R&E) Center or one of two partnering transfer stations.

Walters has been selected as one of the two partnering transfer stations and will be servicing the northern section of the metro area. Therefore, an addition to their existing transfer station will be used to receive and sort the FSB's using artificial intelligence-driven robots to pick the bags out of the waste stream.

The Planning Commission staff report is attached for more detail on the request. The original request that was before the Planning Commission was to increase the annual capacity from 140,000 tons to 315,000 tons, Walters has revised this request down to 230,000 tons.

Walter's has provided the following additional documents for the workshop meeting:

- Standard Operating Procedure (SOP) for odor prevention, mitigation and response.
- A draft framework for the CUP, which can be included in the conditions of the CUP amendment.
- A picture summary of some large transfer stations that are opening in dense urban areas that have successfully installed a similar odor management system.
- An update that the R&E team provided to the Newport City Council and meeting minutes.
- Screenshots from various pages on the Anoka County website referring to their plans/requirements to work towards the 2030 75% recycling goal.
- A letter from Fran Miron, the R&E Board Chair, supporting Walter's proposal and reinforcing the validity of the proposed management system.

Walter's staff and experts will be at the workshop to provide an overview of the proposal and to be available for questions the Council may have.

Staff Recommendation

Questions for Council

Attachment List

1. SOP Odor Prevention, Mitigation and Response
2. DRAFT Framework For Walters CUP Amendment Regarding Odor Management
3. Transfer Stations With Similar Odor Management
4. Various References on Anoka County Website to 2030 Recycling Goal
5. Letter-Blaine,WaltersRecycling
6. PC Report
7. Newport Email
8. City of Newport Meeting Minutes



SOP Name: Odor Prevention, Mitigation & Response		Version: DRAFT V2
Created By: A. Tortora	Approved By: J. Newsom	Effective Date: 7/1/2025

Standard Operating Procedure

Odor Prevention, Mitigation and Response

Introduction

This Standard Operating Procedure (SOP) establishes a procedure for managing odor prevention, mitigation, and complaint response. Walters Recycling and Refuse aims for the facility to reduce or eliminate the release of odors off the Transfer Station property, be recognized as a leader in odor mitigation, as well as a strong community partner for the City of Blaine and its residents. To achieve these goals the following procedures outlined in this SOP must be followed.

Definitions

- Bare-nose Test – An odor monitoring test performed by using one’s bare-nose to detect odors in the ambient air. The nose should not be obstructed by objects of clothing (mask, scarf, etc.).
- Dilution-to-threshold (D/T) – A measure of the number of dilutions needed to render odorous ambient air non-detectable as perceived by a human observer. The Nasal Ranger® measures D/T on a scale of 2-60.

$$D/T = \frac{\text{Volume of Carbon Filtered Air}}{\text{Volume of Odorous air}}$$

- Nasal Ranger® – A portable in-field olfactometer developed by St. Croix Sensory, Inc., which allows a trained operator to measure and quantify odor strength in the ambient air. The Nasal Ranger® is used to determine ambient odor D/T concentration.
- Odor – The numerical value of detection associated with the persistence, word odor scale, and hedonic tone of the specific odor.
- Odor Complaint – -Contact is made to Walters Recycling and Refuse through a private resident and or the City of Blaine staff who identifies his or her name and address and the location, description, and duration of the odor. This then triggers the verification process as described in this standard operating procedure.
- Municipal Solid Waste (MSW) – Acceptable waste as defined in the Walters Recycling and Refuse MPCA Permit SW-663.
- Smell – Trained (personal) description of the smell (odor), rating of its strength (intensity), type (quality), as well as your like or dislike of the smell (bias).
- Verified Odor Complaint – An odor complaint for which Walters Recycling and Refuse has confirmed the odor is sourced from the transfer station and the odor emission that precipitated the complaint by using the Nasal Ranger® to detect and measure odor. A D/T ratio as measured by the Nasal Ranger® of 7 odor units or above (or such comparable measurements for a different device or technology that is approved by the city of Blaine).
- Walters Business Hours – Business hours are from 8:00am to 5:00pm Monday through Friday.



SOP Name: Odor Prevention, Mitigation & Response		Version: DRAFT V2
Created By: A. Tortora	Approved By: J. Newsom	Effective Date: 7/1/2025

References

- National Weather Service website accessible at weather.gov
- Minnesota Pollution Control Agency (MPCA) Solid Waste Facility Permit SW-663 issued April 2, 2019
- Transfer Station Manual
- Weather Station Website accessible at ambientweather.com

Internal Objectives

- Follow the requirements of the Walters Recycling and Refuse's MPCA Solid Waste Facility Permit SW-663 issued April 2, 2019.
- All solid waste is to be removed from the tipping floor within 2 business days unless in Force Majeure.
 - Prioritization of the floor being completely cleared on Monday afternoons.
- Less than one off-site observation per quarter in exceedance of a D/T of 7, as measured using the Nasal Ranger®, with an ultimate goal of zero off-site observations at any time in exceedance of a D/T of 7, as measured using the Nasal Ranger®.

Personnel Qualifications

Bare-nose odor monitoring by Walters Recycling and Refuse staff does not require any specific training or certification.

Nasal Ranger® odor monitoring shall be conducted by personnel who have completed the St. Croix Sensory, Inc. odor training in-person or online, or who are under the instruction and supervision of odor trained/certified personnel.

Equipment and Supplies

- Personal Protective Equipment (PPE): safety vest.
- Odor management equipment.
- Walters Recycling and Refuse weather station.
- Nasal Ranger®
- Vehicle to access bare-nose and Nasal Ranger® monitoring locations.

Procedures – Monitoring

WEATHER STATION MONITORING

Weather conditions, particularly wind direction, influence odor and thus management at the Walters Transfer Station. Winds from the south and southwest are of the greatest concern due to the nearby neighborhood's location to the north and northeast of the Walters Transfer



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Station. Walters Recycling and Refuse is equipped with an Ambient Pro weather station, which measures and records wind speed, wind direction, temperature, barometric pressure, and humidity. Weather station data may be accessed through the AmbientPro website. The following monitoring procedure is used to ensure that management staff are aware of current and future weather conditions that may impact changes in odor management.

The Transfer Station Operations Manager and Lead Operator shall monitor forecasted weather conditions at the Walters Transfer Station using the National Weather Service website at the beginning and end of each shift. They will also monitor forecast conditions for both the current day and the next day to prepare for changes to management actions.

At the beginning and end of each day, the Operations Manager and Lead Operator shall meet to discuss:

- Current weather conditions;
- Forecasted weather conditions;
- Current odor management actions; and
- Upcoming changes to odor management actions in response to forecasted weather.

DAILY ODOR DETECTION – BARE-NOSE MONITORING

To assess the efficacy of odor monitoring actions and identify any needs for additional action, Walters Transfer Station staff (office staff, Facility Manager, or Shift Supervisor) shall routinely perform bare-nose monitoring at points throughout each workday. A map of the monitoring points may be found as **Attachment 1** and include:

- Point 1: Scale House Front Door
- Point 2: Transfer Station Entrance on Xylite Street
- Point 3: Northeast Corner of Transfer Station Lot
- Point 4: Main Office Front Door

Bare-nose monitoring shall occur daily and throughout the day on the transfer station site:

- One Transfer Station Staff member shall monitor at Monitoring Points 1, 2, and 3.
- All Transfer Station staff shall always monitor odors. Staff shall be instructed that odor management is everyone's responsibility. Staff shall report facility odors that they individually detect to the Operations Manager.

To perform bare-nose monitoring:

1. If necessary, drive to a monitoring point.
2. Park and exit the vehicle. Put on a safety vest, if not already being worn.
3. Move away from the vehicle to a safe location away from any observable odor sources and away from buildings which may block the wind.
4. Remove any clothing obstructing the nose (mask, scarf, etc.).



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5. Take three large sniffs through the nose, noting whether MSW or other offending odors are observed.
6. If an odor is observed report to the Operations Manager to reduce exposure to odors escaping the facility.

NASAL RANGER® MONITORING – INTERNAL

Nasal Ranger® monitoring is to be performed by Walters personnel who have been certified to use the equipment by St. Croix Sensory Inc. The Transfer Station Operations Manager is to perform testing at six locations near the facility using the Nasal Ranger® April 1- October 31, this may be found as **Attachment 2**.

NASAL RANGER® MONITORING – EXTERNAL THIRD PARTY

Nasal Ranger® monitoring is to be performed by a third-party consultant that employs staff trained and certified in the use of the Nasal Ranger®. This third party performs these monitoring services on a routine schedule of two days per week during the summer season (April 1- October 31) on a random schedule. The third party randomizes the specific monitoring days each week to target a variety of weather conditions. This allows the Third Party to analyze the effect of weather conditions on odor detection. Also, this allows for all weather conditions to be analyzed for odor detection. The third party uses the same locations that the internal monitoring occurs at.

Procedures – Odor Prevention, Mitigation and Response

Each Walters Transfer Station employee is to recognize and ensure that odor management is a top priority, right after safety, which is the most important priority. All Walters Transfer Station staff shall always monitor odors. Staff shall report facility odors that they individually detect to the Operations Manager or Director of Operations.

At the beginning and end of each day, the Operations Manager and Lead Operator shall meet to discuss:

- Any staff odor reports;
- Bare-nose odor monitoring observations;
- Nasal Ranger® Results if taken that day;
- Current and forecasted weather conditions;
- Current odor management actions; and
- Upcoming changes to odor management action in response to forecasted weather or odor observations.

Changes to odor management actions in response to forecasted weather are made based upon wind direction, specifically, whether wind is forecasted to be from a southerly direction. This is because the nearby neighborhood is located to the North and Northeast of the Walters Transfer Station. A “Southern Wind” is defined as any wind coming from a Southern direction including South (S) Southwest (SW), South-Southwest (SSW), Southeast (SE), and South-Southeast (SSE). During these wind conditions, greater attention is paid to tipping floor management.



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Procedures – Training, Documentation and Communication

TRAINING

Current Walters Transfer Station staff will be trained at least once per year about the importance of odor management and the key steps in preventing and mitigating odors. Future employees will be trained in the importance of odor management at orientation. Ongoing communications to staff will be provided about odor management and mitigation.

Operations

The following sections describe odor management actions to be taken based upon wind direction, age of MSW, and other specific scenarios.

OPERATIONS FOR NON-SOUTHERN WIND

- Odor management equipment shall be set to “high” on Monday mornings until floor is cleared (or Tuesday of a long holiday weekend).
- The tipping floor fans are shut down after processing activities end for the day.

OPERATIONS FOR SOUTHERN WINDS

- MSW volumes on the floor shall be minimized when forecasted wind directions are coming from a southern direction for extended periods.
- Odor management equipment shall be turned on “high,” regardless of the processing shift. The equipment can run continuously (24 hours/7 days per week [24/7]) if needed, along with the operation of the tipping floor fans.
- When the weather forecast indicates a shift in wind direction to any of the northern directions within the next 12 hours, the odor management equipment shall be adjusted.
- Overall, when in doubt, operate the odor management equipment until further notice from the Operations Manager.

ODOR OPERATIONS ON SUMMER WEEKENDS

Due to the prevalence of outdoor activity by residents on weekends, the odor management system will be run on Saturdays.

ODOR MANAGEMENT EQUIPMENT MAINTENANCE

The odor management equipment and delivery system, including piping, will be cleaned and maintained annually. Repairs and maintenance will be prioritized during non-summer months to avoid downtime during peak times. Replacement parts, such as unit pumps, will be kept in stock for any immediate repairs.

SURFACE APPLICATION OF ODOR-NEUTRALIZING GRANULES

Odor-neutralizing granules shall be applied to the ground when the Operations Manager or



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Lead Operator determines during their daily monitoring that odors are present related to on-ground conditions. Granules shall be applied using a lawn fertilizer spreader and shall be applied in accordance with the manufacturer’s frequency and concentration recommendations. Safety precautions identified in the safety data sheets (SDS) shall be followed regarding PPE, material handling, and cleanup.

COMMUNITY COMPLAINTS

When Walters Recycling & Refuse receives an Odor Complaint from the public or City of Blaine:

1. The Operations Manager will notify the Walters Leadership Team by email and text message.
2. The Operations Manager, or a designee, will conduct Nasal Ranger® odor monitoring as soon as possible but no longer than 2 business hours after the complaint. The Operations Manager will first investigate within the vicinity of the complaint, then monitor at their regularly scheduled monitoring locations. Additional locations may also be requested. Results of odor monitoring will be reported and documented for the annual odor report to be provided to the City of Blaine.
3. The Operations Manager will confirm that odor management systems are operating and will be adjusted according to standard operating procedures. Any system issues will be addressed immediately.

DOCUMENTATION AND REPORTING

It is the responsibility of the Operations Manager to maintain records of the internal and external Nasal Ranger® testing for the odor report for the City of Blaine made available annually.

Attachments

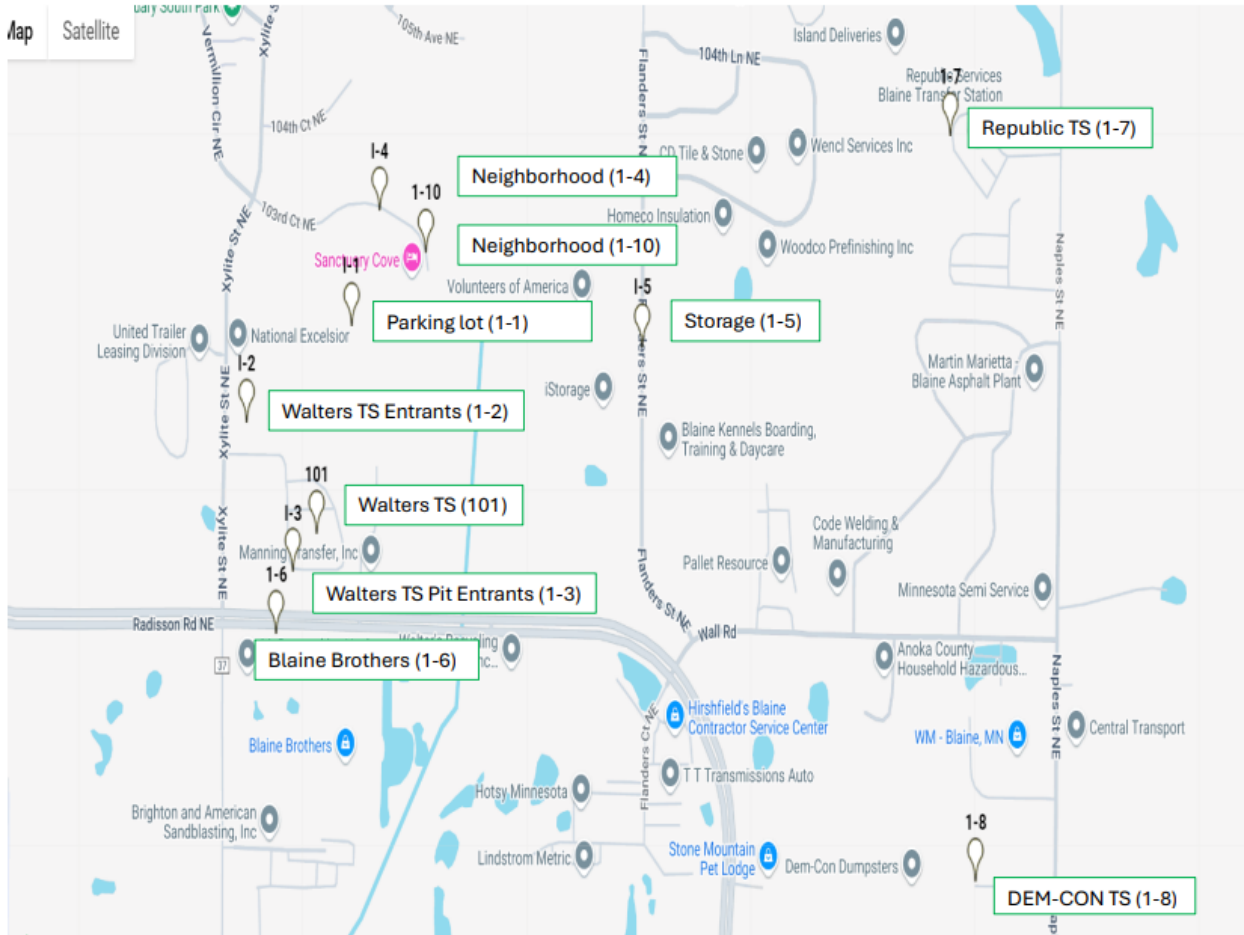
Attachment 1 – Bare-nose Test Map

Attachment 2 – Nasal Ranger® Odor Monitoring Locations

Attachment 1
Bare-nose Test Map

Attachment 2

Nasal Ranger® Odor Monitoring Locations



Framework For Walters CUP Amendment Regarding Odor Management

November 4, 2024

Based on the very limited number of historical complaints received by either Walters or the City, as well as surveys done by both Walters and the City, the reality is that odor problems at Walters' current transfer station are an infrequent seasonal and very geographically isolated issue. In point of fact, during winter months (November 1 - March 31) there has never been a single complaint addressed to either Walters or the City. Walters believes that discussions surrounding this issue need to move from speculation and subjectivity to an objective and measurable analytic framework based on science, coupling that with an enforceable set of practices, goals and responses to future issues, should they arise.

In that light, Walters is very confident that the statistically proven, state of the art odor management system that Walters is proposing to install, if Walters' CUP is approved, will successfully manage odors and further enhance the work already done to reduce the rare objectionable odors, both in frequency and in duration.

Thus, if Walters gets approval for our CUP request, Walters will commit to the following action items that Walters believes will provide a way for our business and the neighbors to coexist harmoniously:

1. We've evaluated our plans and have listened to concerns and believe it's in the best interest of both the city and our business to reduce the MSW tonnage throughput from 340,000 tons/year to 230,000 tons/year. This amount will still enable us to service our committed contract with Ramsey/Washington Counties but also Blaine and a portion of Anoka County. This is now a relatively much smaller increase from our existing permitted capacity of 140,000 tons/year of MSW.
2. Walters commits to following MN Statute §116.064, passed in 2024. The law defines "objectionable odor" as pollution of the ambient air beyond the property line of a facility consisting of an odor that, considering its characteristics, intensity, frequency, and duration, is, or can reasonably be expected to be, injurious to public health or welfare or unreasonably interferes with the enjoyment of life or the use of property of persons exposed to the odor. Details are still being determined by the MPCA, which has been tasked with management and regulation. This obligation can be listed as a requirement in the CUP.
3. Walters will install and maintain the new, state of the art odor management technology known as updraft fans with integrated odor neutralization. This system will be installed as part of the construction process and be up and running when the expansion is completed, and an occupancy permit is granted. This will enable the City to verify the system is up and working before granting the occupancy permit.
4. While Walters does not believe that this fourth item is necessary, to prove this technology works, to further show our level of commitment to be a good neighborhood partner, and

to stand behind the technology we are investing in, Walters would be willing to do the following if required by the City:

- Walters, at its expense, will utilize a Nasal Ranger Field Olfactometer to monitor odors at up to six different locations in the City. This instrument allows one to confidently measure and quantify odor strength in the ambient air and is the gold standard and most widely used technology to measure odors, deployed by various industries and governments throughout the world in their odor management practices. This technology removes the subjectivity of the odor management topic.
- Walters will work with the City to agree on the location of sites to monitor.
- In addition to in-house monitoring by trained Walters personnel, Walters will pay for a third party to also complete odor monitoring and reporting during the period from April 1 through October 31 of each year. The third party will submit an annual report to the City and Walters unless Walters is in non-compliance, which will trigger a monthly report. Non-compliance is defined in the SOP document.
- As to objective standards, Walters will be obligated to utilize the definitions around quantifying odors as set forth in the newly created Standard Operating Procedure (SOP) for Odor Prevention, Mitigation and Response. See attached draft for review/discussion.
- As to compliance, Walters proposes to use a substantially similar standard as used in Newport City ordinance Sec. 12-53; i.e., no more than eight (8) verifiable off-site odor incidents during the reporting period (April 1 - October 31). Test results from any related time period at any of the monitoring sites exceeding a D/T (Dilution to Threshold Ratio) of 7, as measured by the Nasal Ranger, would constitute one non-compliant incident. For further reference, South St. Paul has an odor ordinance that specifies the same D/T of 7, as does numerous cities in Colorado, Missouri .
- For perspective, the Nasal Ranger measures the volume of clean filtered air it takes to dilute odorous air to a non-detectable level. The results are measured on a scale from 2 to 60 defined as the Dilution to Threshold Ratio (D/T). The number of times an air sample must be diluted to reach the odor detection threshold is a measure of the odor strength. The D/T ratio increases with greater odor strength because more odor-free air is needed to dilute the sample to its odor detection threshold. So, a D/T of 7 is measured as 70 units of clean air needed to dilute 10 units of odorous air. A D/T of 60 is measured as 600 units of clean air needed to dilute 10 units of odorous air. A 7 is therefore a low bar to cross to quantify an odor as non-compliant. In other words, a 7 can be classified as very slight while a 60 would be extremely strong. Therefore, by setting our standards to a measurement of 7, like in the many examples cited above in other locations, we are setting a very strict threshold to ensure offensive odors are not detected.
- If more than eight (8) non-compliant incidents occur in the reporting period, Walters will have 90-days from notice by the City to develop an acceptable odor management plan that will get Walters back into compliance. This plan shall:
 - Identify and explain the odor and odor source(s).

- Describe the best practicable odor control technology to manage the odors generated.
- Provide a detailed plan on any proposed changes to the existing odor-control equipment and/or operations to control and mitigate the odors being generated.
- Establish a timeline for development and implementation of treatment technology, which includes monitoring instrumentation and equipment to ensure future compliance.
- Compliance shall be achieved when Walters has completed the installation, start-up, and operation of the agreed upon odor control technology and/or operational changes in accordance with the odor management plan and follow-up testing has determined the results have improved since the initial test.
- If the City determines after follow-up testing that the results have not improved, or if off-site odor incidents continue in excess of the standard, and unless failures are determined by the City to be beyond the control of Walters or the result of an accident or unexpected and unforeseen events, Walters shall be required to meet with the City on at least a quarterly basis to develop a new odor management plan. Such meetings and follow-up testing shall continue until the City determines that the results have improved. If non-compliance continues for a period of 12 months, the City may impose reasonable penalties as agreed between the City and Walters.
- If, during any three consecutive calendar years, Walters has never had more than eight (8) non-compliant incidents during any reporting period, then upon written notice to the City, this ongoing monitoring and reporting obligation shall cease.

**Large Transfer Stations Located in High Density Residential/Commercial Areas That Have Successfully Installed
a Similar Odor Management System**



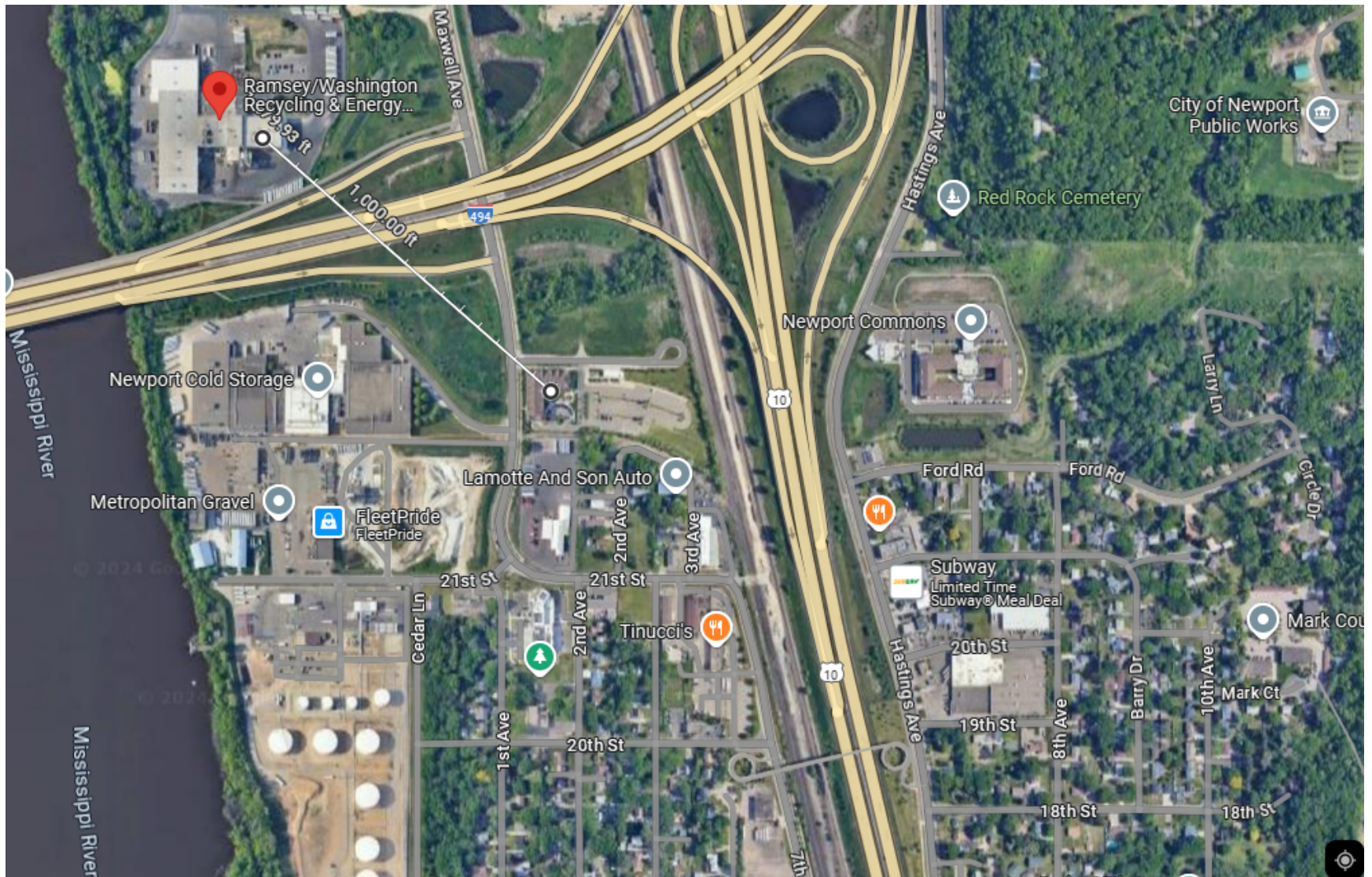
Foth Client: Recycling and Energy Center (R&E Center) – Similar Odor Management System Installed

Location:

Newport, MN

Size:

155,000 sf





Hennepin Energy Recovery Center (HERC) – Similar Odor Management System Installed

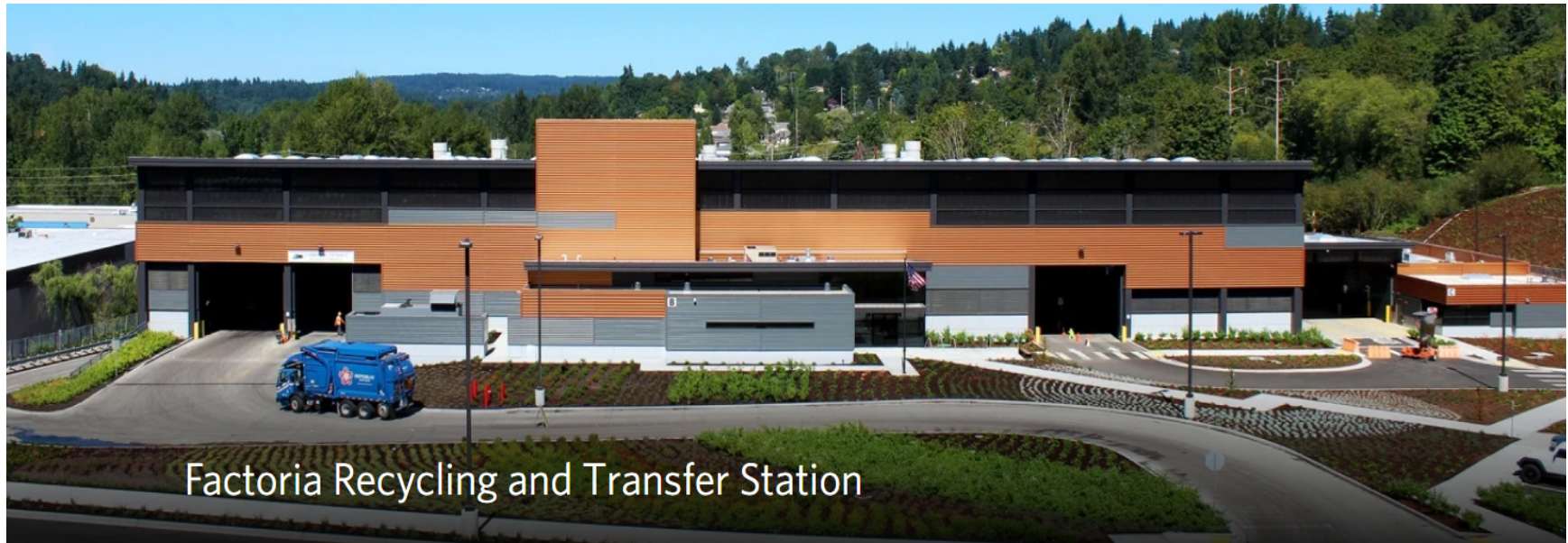
Location:

Minneapolis, MN

Size:

Approx. 125,000 sf not incl. energy bldg.





HDR CLIENT:

King County, Washington – Similar Odor Management System Installed

LOCATION:

Bellevue, WA

SIZE:

80,000 sf



Various References on Anoka County Website to 2030 Recycling Goal

Anoka County Recycling & Resources Solutions Page on County Website

Recycling & Resource Solutions unit within the Public Health & Environmental Services Department provides technical assistance, grant funding and information about proper waste management to waste generators in Anoka County to achieve the state recycling goal of 75% by 2030.

Anoka County Solid Waste Goals

- Anoka County is required to reach a 75% waste diversion rate by 2030.
 - 60% recycling.
 - 15% organics.
 - 4% source reduction/reuse.
- 55% diversion rate in 2023
- Created a Solid Waste Management Plan in 2018 (2018-2036)
 - "...incorporates the vision, goals, and objectives of the Metropolitan Solid Waste Management Policy Plan." (MPCA)

Anoka County is in the process of revising its Solid Waste Management Plan. We want to hear from community members to help the County make the most effective plan for its residents.

The new 2024 Solid Waste Management Plan will guide how the County works in partnership with your community and waste haulers to manage waste for the next six years and to achieve the state-mandated goal of a 75% recycling rate by 2030. This plan will lay out how the County will manage recycling, food scraps or organics, solid waste, and more for our residents and businesses.



November 19, 2024

Mayor Tim Sanders
City of Blaine
10801 Town Square Dr. NE
Blaine, MN 55449

Dear Mayor Sanders:

The Ramsey/Washington Recycling & Energy Board is pleased to provide our support to Walters Recycling and Refuse's request for a permit to expand capacity at its Blaine facility.

Ramsey/Washington Recycling and Energy has partnered with Walters Recycling and Refuse since 2016. They have been an excellent partner, and we are thrilled to collaborate with them as we work to expand our organics recycling program. The proposed facility expansion will create capacity to sort organic waste, keeping it out of the landfills and offering residents a simple method to recycle their food waste. The expansion has benefits beyond Washington and Ramsey Counties - there is additional capacity to serve more communities as organics recycling expands across the metro. As you know, this additional system capacity is critical as cities move to meet the state's requirement that all cities with populations over 5,000 provide curbside organics recycling by 2030.

We know that with trash comes concerns about odor. Over the years we have worked to address similar concerns at our processing facility in Newport. Our facility currently uses the same odor mitigation system that Walters Recycling & Refuses intends to include in their new facility as part of their expansion. We are pleased to report that since the implementation of this odor management system complaints about odor from our facility have reduced significantly.

We believe that the expansion proposed by Walters Recycling and Refuse will be beneficial to communities across our region. We support their permit request and hope that the Blaine City Council will do so as well. Please feel free to reach out to me (fran.miron@co.washington.mn.us) or Executive Director Trista Martinson (tmartinson@recyclingandenergy.org) if you have any questions or if you would like to discuss this further.

Sincerely,

Commissioner Fran Miron
Board Chair
Ramsey/Washington Recycling & Energy



City of Blaine

Staff Report

File Number: 2024-433

Agenda Date	Status
October 8, 2024	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.1

Case File No. 24-0058 // Walters Recycling & Refuse, Inc. // 10191 Xylite Street NE

The applicant is requesting a conditional use permit amendment to increase the annual capacity at a solid waste transfer and recycling facility in the Heavy Industrial (I-2) zoning district.

Background

Zoning	Heavy Industrial (I-2)
Land Use	Heavy Industrial (HI)
Area	7.19 Acres
Applicable Regulations	Sections 27.04 and 31.20 of the Zoning Ordinance and Section 62 Article IV
Attachments	Zoning and Location Map Site Survey (Existing Conditions) Site Plan Building Elevation Landscape Plan Narrative Resolution 12-100 Resolution 18-35 Resolution 22-096 Neighborhood Meeting Summary Public Comments
Schedule	Planning Commission: 10/08/24 City Council: 11/04/24

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

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) amendment to increase the annual volume

of the solid waste transfer and recycling facility from 140,000 tons of solid waste material per year to not more than 340,000 tons of solid waste, organic food scrap bags, construction and demolition debris at their existing solid waste transfer and recycling facility.

Surrounding Zoning and land uses

The property to the east of the subject site is zoned I-2A (Heavy Industrial). The parcel to the west is zoned I-2 (Heavy Industrial) and the building/site to the north known as Sanctuary Business Center is zoned I-1 (Light Industrial).

Existing Conditions

The subject parcel has an existing transfer station building, outside storage of residential carts, commercial containers, and trailers for the carts. The front of the site has a berm with conifer trees and additional plantings on all sides. The parking lot is paved.

History

In 2001, a CUP was approved to allow outside storage and a waste transfer facility.

A CUP was approved in 2012 to store dumpster containers outside and for the construction and operation of a new solid waste transfer and recycling facility, with an annual capacity of not more than 99,000 tons of material per year.

A CUP amendment was approved in 2018 to increase the annual capacity at the solid waste transfer and recycling facility from 99,000 tons of solid waste material per year to not more than 140,000 tons of solid waste, construction, and demolition debris.

In 2022, a CUP amendment was approved for two or more buildings on one lot, truck wash, and the outside storage of residential carts, commercial containers and roll-off boxes. The applicant has stated that with the proposed addition they will no longer be constructing the freestanding building for the truck wash that received approval in 2022.

Planning Analysis

Site Plan

The proposed building expansion would increase the building's footprint from about 12,000 square feet to about 34,000 square feet.

The overall purpose of the facility expansion is to receive and sort organic materials out of the municipal solid waste stream. The organic material is already in the waste stream and comprises approximately 20-25% of the existing volume by weight. Ramsey and Washington Counties have implemented an organic food scrap collection program under which Food Scrap Bags (FSBs) are used by residents to separate their organic food scraps from their other Municipal Solid Waste (MSW). These FSBs are then placed by residents in the same collection cart as their MSW which is then collected by waste haulers and delivered to the Recycling and Energy (R&E) Center or one of two partnering transfer stations.

Walters has been selected as one of the two partnering transfer stations and will be servicing the northern section of the metro area. Therefore, an addition to their existing transfer station will be used to receive and sort the FSB's using artificial intelligence-driven robots to pick the bags out of the waste

stream. They propose deploying the same system being used in the Newport, MN facility. R&E is currently working with a potential partner to service the central section of the metro area, while the R&E Center in Newport will serve as the southern facility.

This project also allows licensed waste hauling partners who provide organics collection service to efficiently collect organics materials without the need to put additional trucks and carts on the street. Over time, this will result in a substantial reduction in greenhouse gas emissions verses the alternative method of collection which requires additional trucks and carts.

The applicant estimates their system will enable approximately 13,000 tons of organic materials to be diverted from landfills and incineration annually upon program maturity for Ramsey and Washington counties. Once expanded to Anoka County, they estimate this volume of diverted materials could double to close to 25,000 tons annually. They believe this will be a substantial driver in closing the gap to reach the state mandate of getting to a 75% recycling rate by 2030, and a huge win for the environment and residents of Blaine and the north metro.

The facility estimates processing approximately 315,000 total tons of waste material annually at the expanded facility at maturity.

There have been occasional odor complaints about the existing facility. The applicant has proposed to address any future odor incidents with the following:

- Their studies have shown the preponderance of issues that have arisen with wet yard waste during the July–August “grass-cutting” season when there is heavy rain combined with heat and humidity. Over time, they expect the volume of yard waste transferred will decrease as more MSW is brought in for FSB sorting.
- Organic material is already included in the MSW waste stream moving through the facility. The positive benefit of sorting out non-permeable bags containing organics that may have otherwise been loose in the stream. Much of the organic material will be more contained than it is today, helping to control any odors from escaping the facility.
- They have proactively engaged a 3rd party firm with expertise in odor management to review practices and make any recommendations on how to improve. They are following best practices and are acting on some of the immediate recommendations, which should further help mitigate any occasional odor from escaping the property. A couple of actions they have already or plan on taking based on the 3rd party firm recommendations:
 1. They purchased a granulated odor neutralization product for use in areas where minor amounts of liquids that may cause odors are present. They recently started using it, and are testing to see if there are improvements.
 2. Potentially investing in roof-mounted high plume fans to both replace the existing side wall fans but also to install in the proposed building. These systems are designed for industrial applications by discharging large volumes of air up and away from a building. Exhausted air will be neutralized with the same product used in our overall system and naturally diluted in the atmosphere and carried away by air currents. They stick up about 8–10 feet from the roof. The Ramsey/Washington Recycling and Energy facility in Newport installed these and are pleased with the results.

Hours of operation will be from 6AM to 10PM. The evening hours will be limited to running the sorting equipment to separate FSB's, as well as routine maintenance on the system. Inbound truck traffic after 6PM is not anticipated on site. The expansion and corresponding sorting system will require the addition of 3 incremental employees once complete.

Below is a short summary of the **current** operations that helps clarify the volume of operations at this facility:

- Limited in annual volume to not more than 140,000 tons
- Average receipt of 480 tons per day
- Average of 200 vehicles entering per day (refuse collection vehicles, transfer trailers, private citizens, and employees; 35% are public drop-off customers).

Below is a short summary of the **proposed** operations that helps clarify the volume of operations expected at this facility:

- Limited annual volume to not more than 340,000 tons
- Average receipt of 1300 tons per day
- Average of 205 vehicles entering per day (refuse collection vehicles, transfer trailers, private citizens, and employees). As the FSB program grows, they will likely need to scale back the public drop, greatly minimizing that traffic and replacing it with trucks.

Parking

The site will have 11 parking stalls striped for employees on the site. The site has an additional hard surfaced area for 6 parking stalls located adjacent to the building if additional parking is needed.

Setbacks

The proposed addition will meet the setbacks required in Section 62 of the Code of Ordinances:

Transfer station building setbacks

- (1) Front yard: 150 feet
- (2) Side yard: 100 feet
- (3) Rear yard: 100 feet

The site will not change or add any hard surfaces, therefore the parking setbacks meet requirements.

Architecture

The proposed building elevations for the addition are proposed to be the same materials as the existing building. The materials are poured concrete walls and a textured metal wall painted to match the existing building.

Landscaping

A landscape plan has been provided that meets zoning ordinance requirements as the site was brought up to standards in 2022 with the proposed truck wash and repair building. The existing landscaping on the south side of the site includes an existing 8-10-foot berm with conifers planted. The applicant is

proposing to add 6 trees on the west side of the proposed addition.

Neighborhood Meeting

As required by the adopted neighborhood meeting policy, the developer held a neighborhood meeting on October 1, 2024, at Blaine City Hall. There were 8 addresses represented with 11 residents attending. None of the surrounding businesses attended. A summary of the meeting is attached for review.

Engineering Analysis

Grading/Storm Drainage

Given the work that was completed on-site in 2023, 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 that are already on-site. 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 submission was made to Coon Creek Watershed District to verify that the proposed changes to the site plan are still accounted for within the existing storm drainage system on-site.

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.

Transportation/Traffic

The proposed development will result in some increase in truck traffic with a reduction in automotive traffic, as explained in the current and proposed operations narrative. The truck traffic entering the site is limited to using Xylite Street from the south to its intersection with Radisson Road/101st Avenue NE. The additional truck traffic will not be an impediment to the local roadway system.

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.

Resource recovery/solid waste transfer facilities may be permitted only as a conditional use within the heavy industrial (I-2) zoning district, and shall be subject to all appropriate provisions of this article. Yard

waste dropoff facilities shall not be considered a resource recovery/solid waste transfer station facility as regulated by this article. The council shall consider and make findings with respect to the following criteria:

1. The proposed resource recovery/solid waste transfer facility is developed and operated in accordance with all applicable local, state and federal laws, rules and regulations regarding, but not limited to, groundwater pollution, water quality, air pollution, noise, odors, or vibration;
 - The applicant will be required to obtain an MPCA (Metropolitan Pollution Control Agency) permit to ensure that all rules and regulations are followed.
2. The proposed resource recovery/solid waste transfer buildings and/or uses shall be located no closer than 50 feet of any state department of natural resources designated wetland or body of water and be designed and operated according to the applicable rules and regulations of the state department of natural resources;
 - A building permit will be required for the building addition and will need to meet all setback requirements.
3. The proposed resource recovery/solid waste transfer buildings shall be located no lower than two feet above the HUD 100-year floodplain as determined by the FEMA west of T.H. 65 and by the city engineer east of T.H. 65;
 - A building permit will be required for the building addition and will need to meet the 100-year floodplain standards.
4. Sufficient safeguards against spills, fires, and explosions are established to protect the public health, safety and welfare to the greatest extent reasonably possible utilizing Uniform Building Code, Uniform Fire Code, and Federal Hazardous Waste regulations as standards, if otherwise applicable to the proposed use;
 - A building permit will be required for the building addition and will need to meet all building and fire codes.
5. The proposed site for resource recovery/solid waste transfer facilities shall be developed in such a way so as to provide for opaque screening and landscaping to minimize the negative visual impacts from such a facility on any adjacent property;
 - The visual impact from 101st Avenue is minimized by an 8-10 foot berm with large conifers. The surrounding sites are zoned industrial with outside storage to the west and east.
6. The proposal is consistent with all applicable codes and regulations of the city Code;
 - The site is consistent with all applicable codes and regulations.
7. The proposal shall be consistent with the city adopted comprehensive plan;
 - The use is consistent with the Heavy Industrial (HI) land use, with small to large scale industry with a need for outdoor uses and related services. Chapter 2 of the Comprehensive Plan identifies natural resources and sustainability goals. Goals number 4 and 7 state: Become a more sustainable city by continuing to focus on programs and policies that advance environmental enhancement and Incorporate climate change resiliency into city planning and decision-making. The proposed addition is required to operate a system that will result in a substantial reduction in greenhouse gas emissions vs. the alternative method of collection which requires additional trucks and carts.
8. The proposed site for resource recovery/solid waste transfer facilities be developed in such a way so as to provide for adequate off-site access defined as a minimum of a two-lane, nine-ton roadway with turning lanes;

- A building permit will be required for the building addition at which time the site plan will be reviewed to ensure that the site provides adequate access.
9. The proposed site shall be reviewed using section 27.04(a) of the city zoning ordinance.

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.

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 addition to the existing transfer station will not create an excessive burden. The truck traffic entering the site is limited to using Xylite Street from the south to its intersection with Radisson Road/101st Avenue NE. The additional truck traffic will not be an impediment to the local roadway system.
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 intent of the I-2 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. The use meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The visual impact from 101st Avenue is minimized by an 8-10 foot berm with large conifers. The surrounding sites are zoned industrial with outside storage to the west and east.
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 use meets the purpose of the I-2 district. This I-2 district's intent 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.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is consistent with the Heavy Industrial land use, with small to large scale industry with a need for outdoor uses and related services. Chapter 2 of the Comprehensive Plan identifies natural resources and sustainability goals. Goals number 4 and 7 state: Become a more sustainable city by continuing to focus on programs and policies that advance environmental enhancement and Incorporate climate change resiliency into city planning and decision making. The proposed addition is required to operate a system that will result in a substantial reduction in greenhouse gas emissions vs. the alternative method of collection which requires additional trucks and carts. The use is not in conflict with the comprehensive plan.
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 existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

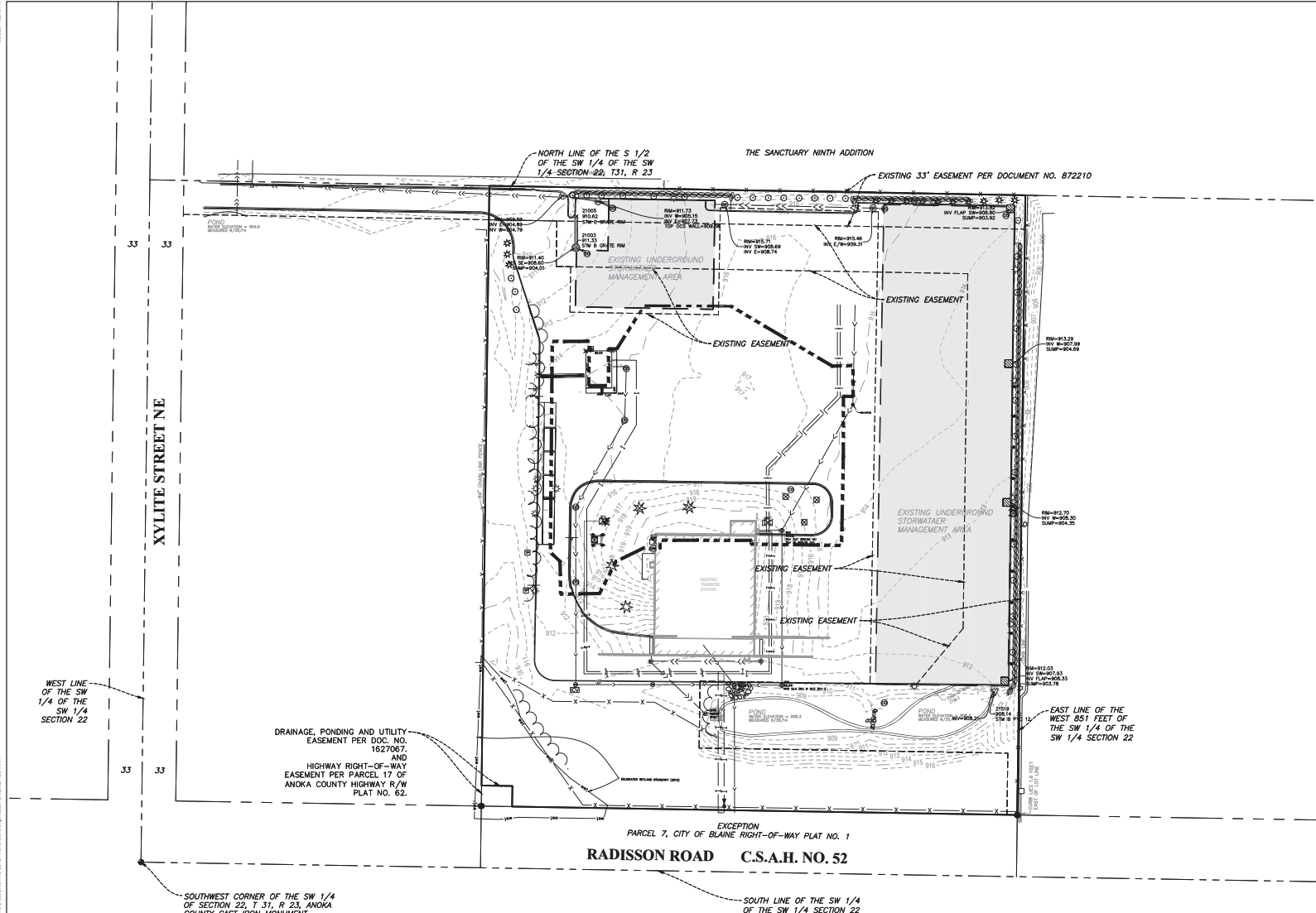
Recommendation

In Planning Case File No. 24-0058, it is recommended that the Planning Commission recommend approval of a conditional use permit amendment to increase the annual capacity at a solid waste transfer and recycling facility from 140,000 tons of solid waste material per year to not more than 340,000 tons of solid waste, organic food scrap bags, construction and demolition debris in the Heavy Industrial (I-2) zoning district with the following conditions:

1. Applicant to provide the City with a copy of any written comments regarding site or operational issues received from any other regulatory agencies within five business days of receipt.
2. The applicant shall be responsible for litter control and clean-up along roadways leading to the transfer facility site including Xylite Street, 101st Avenue, and County State Aid Highway 52 from I35W to 105th Avenue.
3. The solid waste transfer facility shall be operated in accordance with the attached narrative and as further limited and regulated by MPCA permitting.
4. Truck traffic site access is limited to using Xylite Street south to its intersection with Radisson Road/101st Avenue.
5. This amendment is in addition to and does not replace Resolution No.12-100.
6. Resolution 18-35 becomes null and void with the adoption of this Conditional Use Permit (CUP).

Attachment List

1. Attachments
2. Public Comments





GRAPHIC SCALE
0 50 100
(IN FEET)
1 inch = 50 ft

LEGEND

- PROPERTY BOUNDARY
- - - QUARTER/EIGHTH SECTION LINE
- - - RIGHT OF WAY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING FENCE LINE
- - - EXISTING RETAINING WALL LINE
- - - EXISTING STORM SEWER
- - - EXISTING SANITARY SEWER
- - - EXISTING WATERMAN
- - - EXISTING MINOR CONTOUR
- - - EXISTING MAJOR CONTOUR
- - - EXISTING WETLAND BOUNDARY
- - - EXISTING CONCRETE SURFACE
- - - EXISTING UNDERGROUND STORMWATER FOOTPRINT
- - - EXISTING IRRIGATION CONTROL VALVE
- - - EXISTING EDGE OF PAVEMENT
- - - EXISTING CURB AND GUTTER
- - - EXISTING TREELINE
- - - EXISTING SANITARY MANHOLE
- - - EXISTING CLEANOUT
- - - EXISTING STORM SEWER MANHOLE
- - - EXISTING STORM SEWER INLET
- - - EXISTING HYDRANT
- - - EXISTING WATER VALVE
- - - EXISTING TREE



733 MARQUETTE AVENUE
SUITE 1000
MINNEAPOLIS, MN 55402
PHONE: 612-712-2000
WWW.STANTEC.COM



WALTERS
RECYCLING AND
REFUSE, INC.

OWNER: WALTERS RECYCLING AND REFUSE, INC.

PROJECT TITLE: TRANSFER STATION EXPANSION

10191 XYLITE ST NE BLAINE, MN

ISSUE NO.	DESCRIPTION	DATE
A	WATERSHED SUBMITTAL	09/20/24
B	BLAINE CUP SUBMITTAL	09/20/24

CERTIFICATION:

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.

DATE: 09/20/24

PROJECT NO.: 193806970

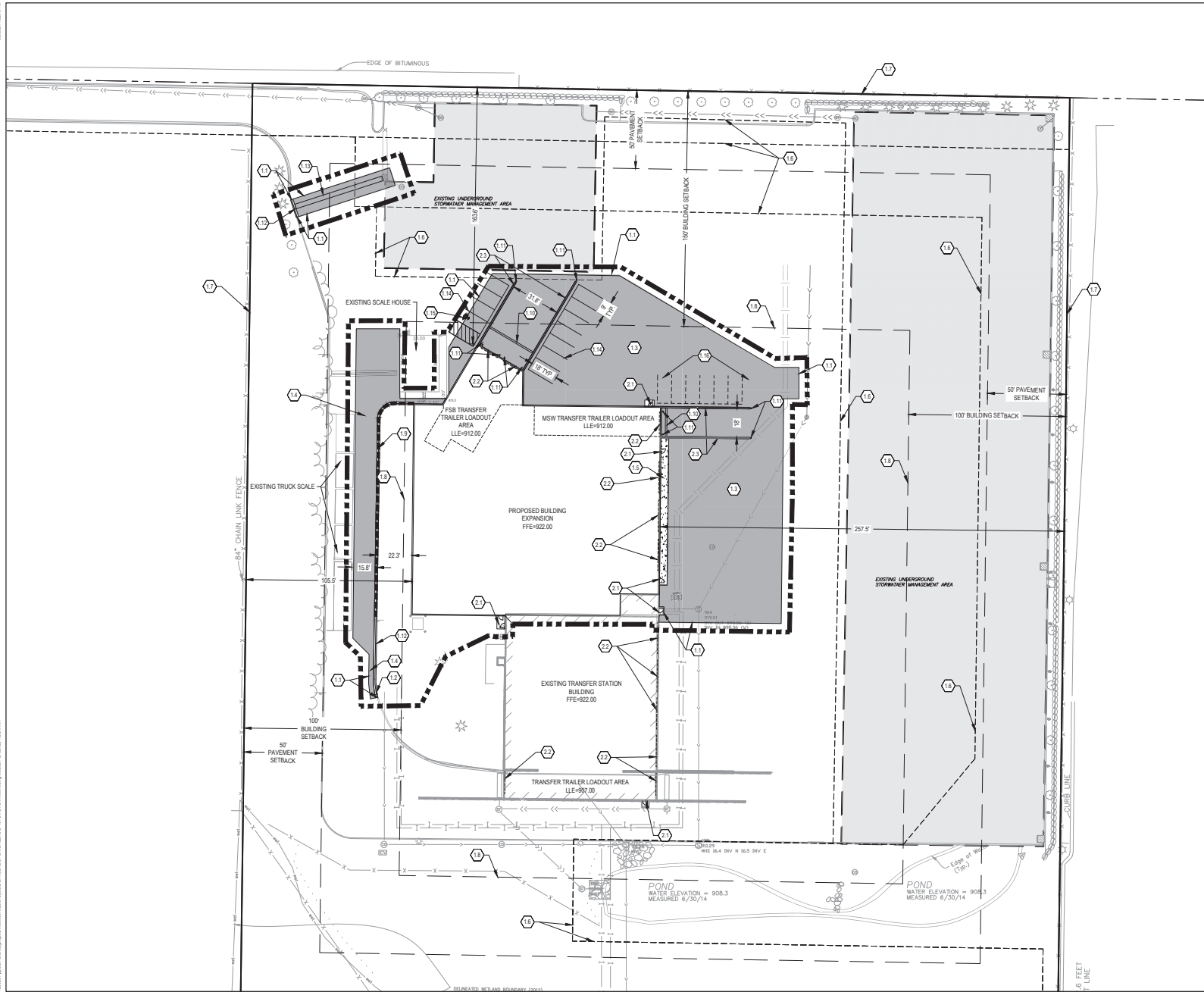
DWN BY: THR CHKD BY: RAG APPD BY: RAG

ISSUE DATE: 09/06/2024

ISSUE NO.: B

SHEET TITLE: EXISTING CONDITIONS

SHEET NO.: C-001



LEGEND

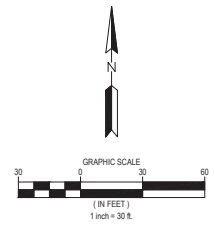
- PROPERTY BOUNDARY
- SETBACK LINE
- RIGHT OF WAY LINE
- QUARTER EIGHTH SECTION LINE
- EXISTING EASEMENT LINE
- CURB AND GUTTER
- CURB AND GUTTER - TIP OUT
- HEAVY DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- RETAINING WALL
- CONSTRUCTION LIMITS
- UNDERGROUND STORMWATER MANAGEMENT AREA

NOTES

1. SEE SHEET G-602 FOR ADDITIONAL PROJECT NOTES.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. DESIGN BY OTHER ITEMS SHOWN FOR REFERENCE ONLY. EXACT LOCATION, DETAIL AND DESIGN BY OTHERS. COORDINATE WITH PROJECT PARTNERS TO OBTAIN RELATED CONSTRUCTION DOCUMENTS/DRAWINGS.

KEYNOTES

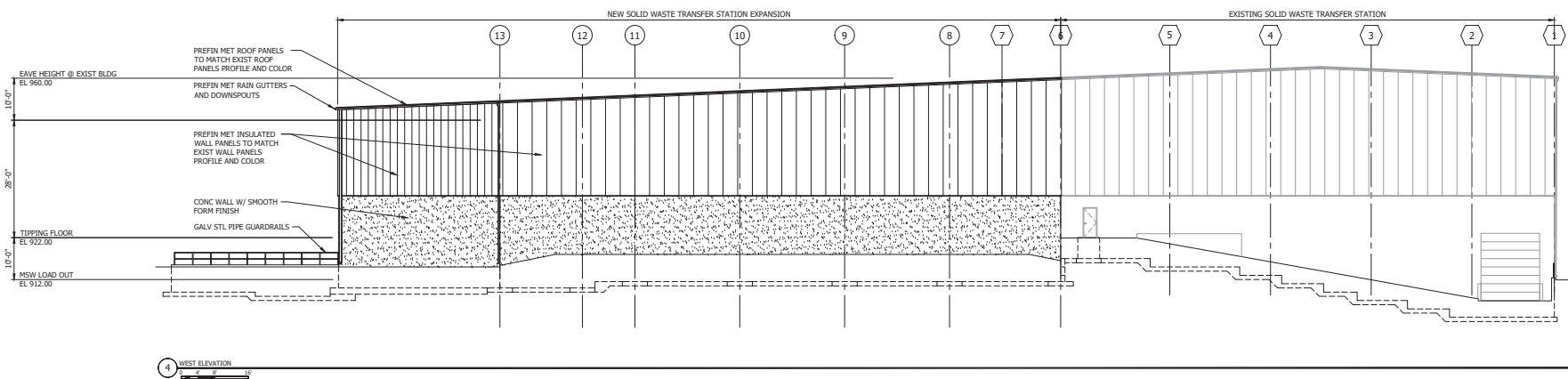
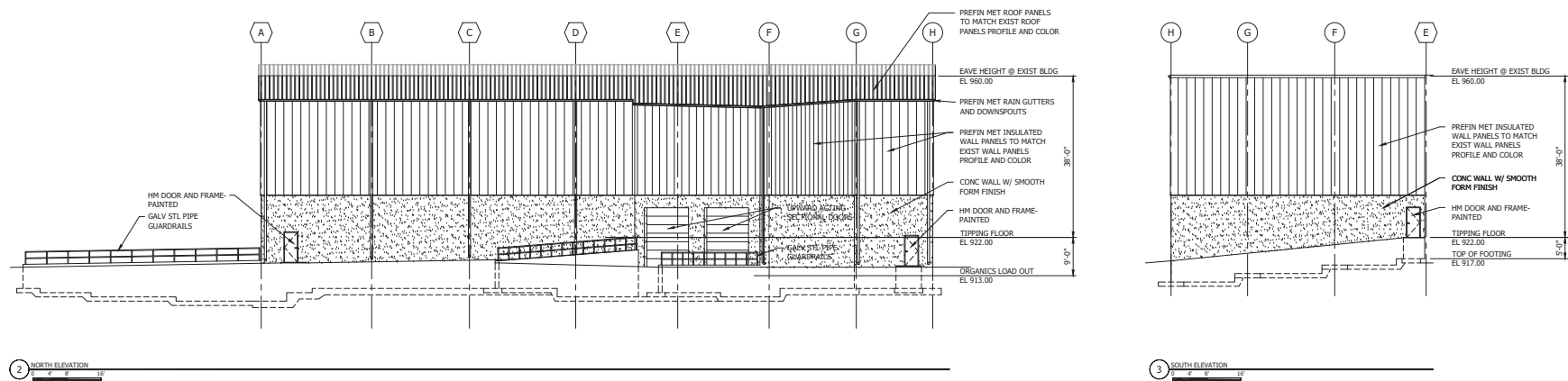
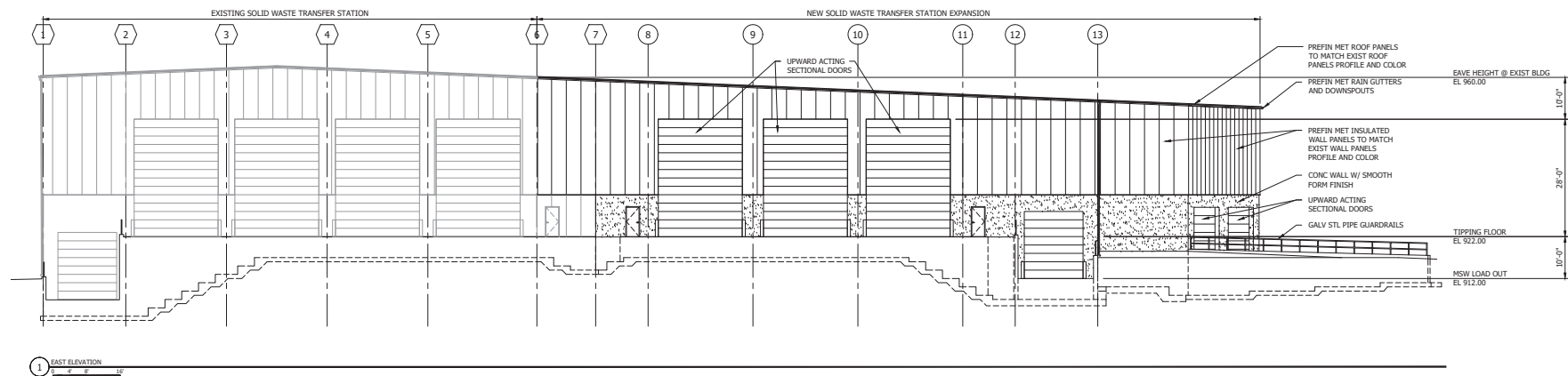
1. STANTEC CIVIL DESIGN ITEMS
- 1.1. MATCH EXISTING (TYP)
- 1.2. 2' CURB TRANSITION - EXISTING TO PROPOSED
- 1.3. HEAVY DUTY BITUMINOUS PAVEMENT - SEE DETAIL 9/C-801
- 1.4. PATCH BITUMINOUS PAVEMENT - MATCH EXISTING SECTION
- 1.5. HEAVY DUTY CONCRETE PAVEMENT - SEE DETAIL 9/C-801
- 1.6. EXISTING EASEMENT LINE
- 1.7. EXISTING PROPERTY LINE
- 1.8. BUILDING SETBACK LINE
- 1.9. 8612 TIP OUT CURB AND GUTTER - SEE DETAIL 9/C-801
- 1.10. TRENCH DRAIN - SEE SHEET 20-C-802 FOR DETAILS
- 1.11. BOLLARD - SEE DETAIL 10/C-801
- 1.12. 8612 CURB AND GUTTER - SEE DETAIL 9/C-801
- 1.13. SPEED BUMP
- 1.14. 4" WIDE WHITE PAINT STRIPE
- 1.15. HANDICAP PARKING STALL W/ ACCESS AISLE
- 1.16. PROOF OF PARKING
2. DESIGNED BY OTHERS - SEE NOTE 3 THIS SHEET
- 2.1. DOOR LOCATION WITH STOOP - SEE ARCH/STRUC. PLANS
- 2.2. OVERHEAD DOOR LOCATION - SEE ARCH/STRUC. PLANS
- 2.3. RETAINING WALL - SEE ARCH/STRUC. PLANS

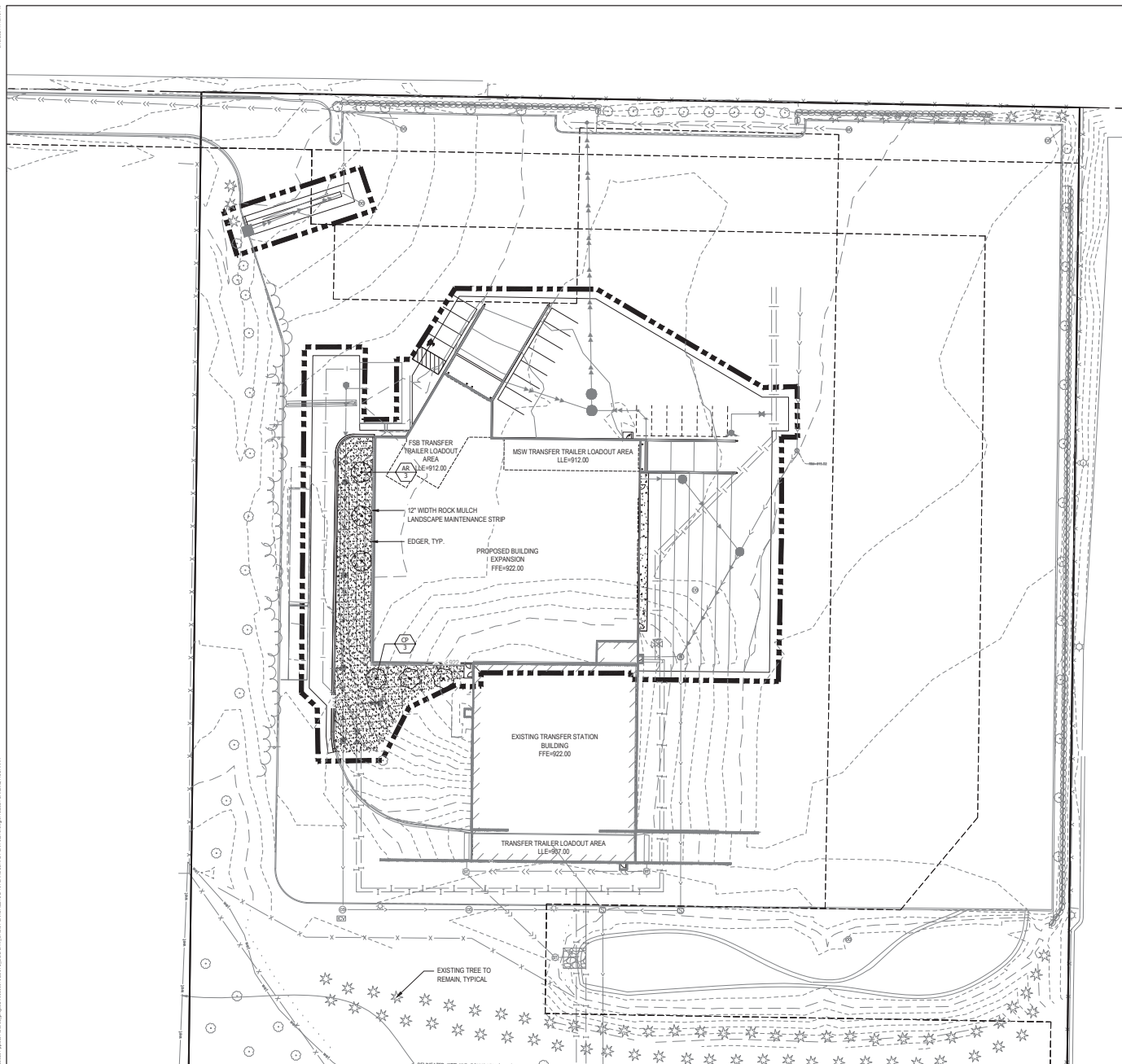


TRANSFER STATION EXPANSION

10191 XYLITE ST NE BLAINE, MN

PROJECT TITLE		PROJECT NO.	
ISSUE NO.	DESCRIPTION	DATE	DATE
A	WATER SHED SUBMITTAL	09/06/2024	
B	BLAINE CUP SUBMITTAL		
CERTIFICATION:			
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.			
PROJECT NO.		193806970	
DWN BY:		CHKD BY:	APPD BY:
THR		RAG	RAG
ISSUE DATE:		09/06/2024	
ISSUE NO.:		B	
SHEET TITLE:		ENLARGED SITE PLAN	
SHEET NO.:		C-102	





 ROCK MULCH
 TURF SOD
 EDGER

PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CA</u>
<u>UNDERSTORY TREE</u>						
	AR	3	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	B&B	2"
	CP	3	CELTIS OCCIDENTALIS 'JFS-KSU'	PRAIRIE SENTINEL® HACKBERRY	B&B	2"

Bldg Area (SF)	34952
Lot Perimeter (LF)	2248

Code Requirements for trees/landscaping						
	Bldg Area		Lot Perimeter		Greater of 2 Req'd Qty	15%+/-2 Reduction Final Qty Req'd
	Requirement	Qty	Requirement	Qty		
Dec. Overstory Trees	2000	17.5	100	22.5	22.5	
Coniferous Trees	2000	17.5	200	11.2	17.5	
Understory Shrub	300	116.5	30	74.9	116.5	1
Ornamental Tree	2000	17.5	200	11.2	17.5	

Existing Vegetation on-site (approx.)		
	Qty	
Deciduous Overstory	41	(assumes 3 trees removed in 2025 expansion)
Coniferous Tree	63	(assumes 2 trees removed in 2025 expansion)
Ornamental Tree	13	
Understory Shrub	21	

Proposed Vegetation	
	Qty
Deciduous Overstory	0
Coniferous	0
Ornamental Tree	6
Shrubs	0

Existing & Proposed Veg. Vs. Requirement	
	Qty
Deciduous Overstory	+21
Coniferous	+48
Ornamental Tree	+5
Understory Shrub	-79

WALTERS
RECYCLING AND
REFUSE, INC.

TRANSFER STATION EXPANSION

10191 XYLITE ST NE BLAINE, MN

PROJECT TITLE		TR	
ISSUE NO.	A	B	
DESCRIPTION	WATERED SUBMITTAL UNDER LANDSCAPE SUBMITTAL		
DATE	09/06/2024		
CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT HAS BEEN PREPARED BY ME OR UNDER DIRECT SUPERVISION AND UNDER MY DAILY LICENSED LANDSCAPE ARCHITECTURE, UNDER THE POW OF THE STATE OF MINNESOTA.			
MARK PLACE LICENSE NO. 05641 DATE 09/30/2024			
PROJECT NO. 193069970			
DRAWN BY	CHKD BY	APPROV BY	
MSF	JOR	MSF	
ISSUE DATE: 09/06/2024			
ISSUE NO. B			
SHEET TITLE: LANDSCAPE PLAN			
SHEET NO. L-101			



2830 101st Ave NE - Blaine, MN 55449 - (763) 780-8464 - waltersrecycling.com

September 6, 2024

Shawn Kaye
City of Blaine – Planning Department

Reference: Walters Recycling & Refuse – Transfer Station Expansion Project Narrative

Walters Recycling & Refuse (Walters) is proposing to expand our existing transfer station facility located at 10191 Xylite Street NE in Blaine. The proposed building expansion would increase the building footprint from about 12,000 square feet to about 34,000 square feet and would be located entirely within the existing 7.19-acre transfer station property (PID #22-31-23-33-0011). In addition to the building expansion, the proposed project also includes sanitary sewer and storm sewer improvements, water and sewer service relocations, pavement reconstruction, and landscaping. Based on the existing and proposed use of the site, a CUP amendment application is required. This narrative is provided per City requirements to accompany the CUP amendment application and highlight key aspects of the project.

The overall purpose of the facility expansion is to receive and sort organics materials out of the municipal solid waste stream. It's important to note that this organics material is already in the waste stream and comprises approximately 20-25% of the existing volume by weight. Ramsey and Washington Counties have implemented an organic food scrap collection program under which food scrap bags (FSBs) are used by residents of the counties to separate their organic food scraps from their other municipal solid waste (MSW). These FSBs are then placed by residents in the same collection cart as their MSW which is then collected by waste haulers and delivered to the Recycling and Energy (R&E) Center or one of two partnering transfer stations. Walters has been selected as one of the two partnering transfer stations and will be servicing the northern section of the counties. We are proposing to build an addition to our existing transfer station that will be used to receive and sort the FSB's using artificial intelligence driven robots to pick the bags out of the waste stream. We will be deploying the same system now installed and being used by R&E in their Newport, MN facility. R&E is currently working with a potential partner to service the Central section of the counties, while the R&E Center in Newport will serve as the Southern facility.

In addition, we are planning to expand the transfer station more than needed to meet the R&E contract requirements for two reasons:

- 1) Given the State mandate of hitting a 75% recycling rate by 2030 and corresponding push for diverting organics, we believe cities in Anoka County will soon be ready to commit in a bigger way than simply requiring that organics collection drop off centers be available to residents. We believe we will be positioned well to leverage our facility to add additional sorting capacity to scale the FSB program much deeper in the north metro.
- 2) FSB sorting is the ideal model for residential purposes. However, given the size of most commercial customers' volume, using traditional organics carts or containers will most likely still be the model for collection. Outside of the HERC Brooklyn Park transfer station, which is focused exclusively on Hennepin County waste, there is no transfer capacity in the north metro focused on organics. We believe that by adding additional tip floor and throughput capacity, we will be well positioned to be the north



2830 101st Ave NE - Blaine, MN 55449 - (763) 780-8464 - waltersrecycling.com

metro transfer station that can scale up for all haulers to efficiently transfer their commercial organics loads. This is a need today in the north metro but as demand grows over the upcoming years it will become a critical bottleneck in the organics supply chain. We believe we will be well positioned to help provide this needed capacity.

This project also allows licensed waste hauling partners who provide organics collection service to efficiently collect organics materials without the need to put additional trucks and carts on the street. Over time this will result in a substantial reduction in greenhouse gas emissions vs. the alternative method of collection which requires additional trucks and carts.

We estimate that our system will enable approximately 13,000 tons of organics materials to be diverted from landfills and incineration annually upon program maturity for Ramsey and Washington Counties alone. Once expanded to Anoka County we estimate this volume of diverted materials could double to close to 25,000 tons annually. This will be a substantial driver in closing the gap to reach the State mandate of getting to a 75% recycling rate by 2030 and a huge win for the environment and residents of Blaine and the North Metro.

We are estimating processing approximately 315,000 total tons of waste material annually at the expanded facility at maturation. Please reference the Transportation Plan narrative included with this CUP amendment application for more information on waste processing and facility operations.

There have been occasional odor complaints about the existing facility, primarily from one resident on 103rd Ct to the north of the facility. We take this issue very seriously and have always endeavored to be a good neighbor. We realize that this expansion could be a cause for concern and believe we are being proactive to address any future incidents:

- Our studies have shown the preponderance of issues have arisen with wet yard waste during the July-August “grass-cutting” season when there have been heavy rains combined with heat and humidity. Over time, we expect our volume of yard waste transferred will decrease as more MSW is brought in for FSB sorting.
- Organic material is already included in the MSW waste stream moving through the facility. The positive benefit of what we will be doing is sorting out non-permeable bags containing organics that may have otherwise been loose in the stream. Much of the organic material will be more contained than it is today, helping to control any odors from escaping the facility.
- We have proactively engaged a 3rd party firm with expertise in odor management to review our practices and make any recommendations on how we can improve. The report from Foth Engineering is included in the packet for review. You will see we are following best practices and are acting on some of their immediate recommendations, which should further help mitigate any occasional odor from escaping the property.

Our hours of operation will be from 6:00am to 10:00pm. The evening hours will be limited to running the sorting equipment to separate FSB's inside the building that have been dropped off that day, as well as routine maintenance on the system. We don't anticipate any inbound truck traffic after 6:00pm. The expansion and corresponding sortation system will require the addition of 3 incremental employees once complete.



2830 101st Ave NE - Blaine, MN 55449 - (763) 780-8464 - waltersrecycling.com

We were previously approved for a plan to build a container maintenance and office building on the north side of the property. Given the importance of this new FSB initiative, our plans for building the maintenance building have been cancelled and we will look at another site for that purpose.

If there are any questions about the information presented in this narrative, please contact Mike Moroz:

Mike Moroz – President/CEO

Walters Refuse & Recycling, Inc.

763-780-8464

mikem@waltersrecycling.com



2830 101st Ave NE - Blaine, MN 55449 - (763) 780-8464 - waltersrecycling.com

September 6, 2024

Shawn Kaye
City of Blaine – Planning Department

Reference: Walters Recycling & Refuse – Transfer Station Expansion Transportation Plan

This transportation plan narrative is provided for the proposed Walters Recycling & Refuse (Walters) transfer station expansion project, located at 10191 Xylite Street NE in Blaine, to accompany the CUP amendment application as required by the City. This narrative details proposed operation of the site, anticipated waste volumes processed, and transportation routes. Please see the separate Project Narrative for more general information about the proposed project.

Inbound trucks will be asked to scale in upon arrival at our 10191 Xylite Street NE location. Trucks will be entering the site from both the east bound and west bound lanes of Radisson Road NE. Depending on their origin and material type they will be directed to a specific tipping floor to empty their trucks. The following will be the general rules that will be followed:

1. Inbound municipal solid waste (MSW) from Ramsey or Washington county will be tipped on our new floor where the material will be loaded onto the new food scrap bag (FSB) sorting belts. From there the robotic system will separate the FSB tonnage from the inbound MSW tons. The FSB's will be loaded directly into a waiting Roll Off or trailer to be transported. All residual MSW will be deposited back onto the tipping floor where it will be loaded into a waiting semi-trailer for final transportation.
2. Inbound MSW tons from all other counties where the FSB sorting program is not rolled out will tip on our existing floor where the tons will be transloaded into a semi-trailer for delivery to its needed destination.
3. Inbound MSW tons from all other counties where the FSB sorting program IS rolled out will be tipped on our new floor and loaded on to the new FSB sorting belt. From there it will be run through the robotic system that will separate the FSB tonnage from the MSW tons. Again, The FSB's will be loaded directly into a waiting Roll Off or trailer to be transported. All residual MSW will be deposited back onto the tipping floor where it will be loaded into a waiting semi-trailer for final transportation. These tons will have their own designated sorting line so as to not contaminate or get mixed with those tons from Ramsey or Washington county to ensure proper reporting.
4. All inbound Yard Waste tonnage will be tipped onto our existing floor where it will be transloaded into a semi and trailer combination and hauled to its needed destination.
5. All inbound construction and demolition (C&D) debris tonnage will be tipped onto our existing floor via Roll Off trucks where it will be transloaded into a semi and trailer combination and hauled to its needed destination.



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Below are several additional items to note regarding inbound processing:

- All of the materials listed above will be brought inbound, sorted, and transported to their designated destination(s) within 48 business hours. However, we would expect 80% to be completed within 24 hours.
- Walters will not be accepting or processing any hazardous waste.
- Ramsey and Washington inbound tons that are currently going to either DEMCON or Republic are merely transitioning to our facility and thus do not add incremental traffic flow in our area. The amount of total inbound Ramsey and Washington trucks in the area will remain similar even at full maturation.
- We are estimating the following annual amounts at maturation:
 - Total Inbound Tons – 315,000
 - Number of loads on the floor – We have the square footage to hold an estimated 500 tons or 25 loads on our existing floor, and 750 tons or an estimated 37 loads on the new floor.

Outbound loads will be taken to the following destinations via either a semi tractor and trailer combination or roll off truck depending on weight and frequency needs:

1. Ramsey or Washington County MSW will be brought to Ramsey/Washington Recycling & Energy (R&E) Center located at 100 Red Rock Rd, Newport, MN 55055. They will be taking the following general route: East on Radisson Rd, I-35W S., US-10 E, I-694 E, I-35E S/US-10 E, I-94 E and US-10 E/US-61 S to Maxwell Ave in Saint Paul.
2. MSW from all other counties will be transported to Elk River Landfill located at 22460 US-169 Elk River, MN 55330 and will be transported via the following route: East on Radisson Rd, I-35W S, US-10W, US-169 N.
3. FSBs will be brought to Shakopee Mdewakanton Sioux Community Organics Recycling Facility (SMSC) located at 1905 Mystic Lake Dr S, Shakopee, MN 55379 until the DemCon anaerobic digester is up and running. The DemCon anaerobic digester site will be located at 13142 Dem Con Dr, Shakopee, MN 55379. They will be taking the following general route to SMSC: East on Radisson Rd, I-35W S., US-10 E, MN-610 E, US-169S to Canterbury Rd. Then when the DemCon anaerobic digester site is ready, they will be taking the following general route to DemCon: East on Radisson Rd, I-35W S., US-10 E, MN-610 E, US-169S, MN 41 N.
4. Yard waste from all counties will be taken to Elk River Compost taking the following general route: East on Radisson Rd, I-35W S, US-10W, US-169 N.
5. C&D from all counties will be taken to Vonco Waste Management Campus located at 15301 Sherburne Ave, Becker, MN 55308 and will be transported via the following route: East on Radisson Rd, I-35W S., US-10 E, MN-610 E, I-94 W, Exit 193 MN-25.



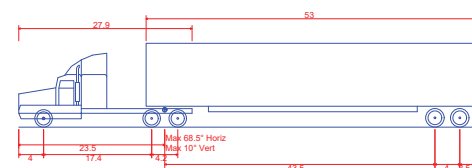
2830 101st Ave NE - Blaine, MN 55449 - (763) 780-8464 - waltersrecycling.com

Below are our estimated annual load quantities for outbound processing:

- Number of outbound loads – New tipping floor
 - MSW – Ramsey Washington - 2361
 - MSW – All Other Counties - 4342
 - FSB - 1786
- Number of outbound loads – Existing tipping floor
 - MSW – Ramsey Washington (Primarily Commercial) - 835
 - MSW – All Other Counties - 5045
 - Yard Waste (Seasonal) - 792
 - C&D (Seasonal) - 116
- Average Daily Loads
 - R&E Recycling Center – 12 loads/day
 - Elk River Landfill – 36 loads/day
 - Elk River Compost (9 months/year) – 4 loads/day
 - SMSC – 7 loads/day – changes to 0 loads/day once DemCon is operational
 - DemCon Anerobic Digester – 7 loads/day once operational
 - Vonco (3 months/year) – 2 loads/day

If there are any questions about the information presented in this narrative, please contact Mike Moroz:

Mike Moroz – President/CEO
Walters Recycling & Refuse, Inc.
763-780-8464
mikem@waltersrecycling.com



WB-67 - Interstate Semi-Trailer
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Max Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

73.501ft
8.500ft
13.500ft
1.334ft
8.500ft
6.00s
28.40°



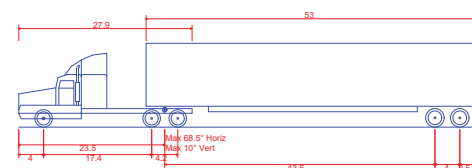
WALTERS
RECYCLING & REFUSE

WALTERS
RECYCLING AND
REFUSE, INC.

TRANSFER STATION EXPANSION

10191 XYLITE ST NE BLAINE, MN

[illegible]



WB-67 - Interstate Semi-Trailer
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Max Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

73.501ft
8.500ft
13.500ft
1.334ft
8.500ft
6.00s
28.40°



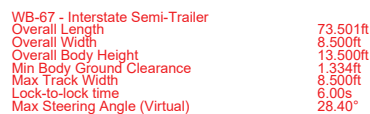
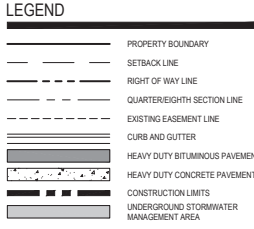
WALTERS
RECYCLING & REFUSE

WALTERS
RECYCLING AND
REFUSE, INC.

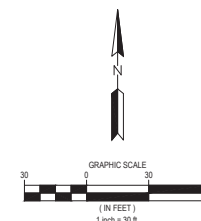
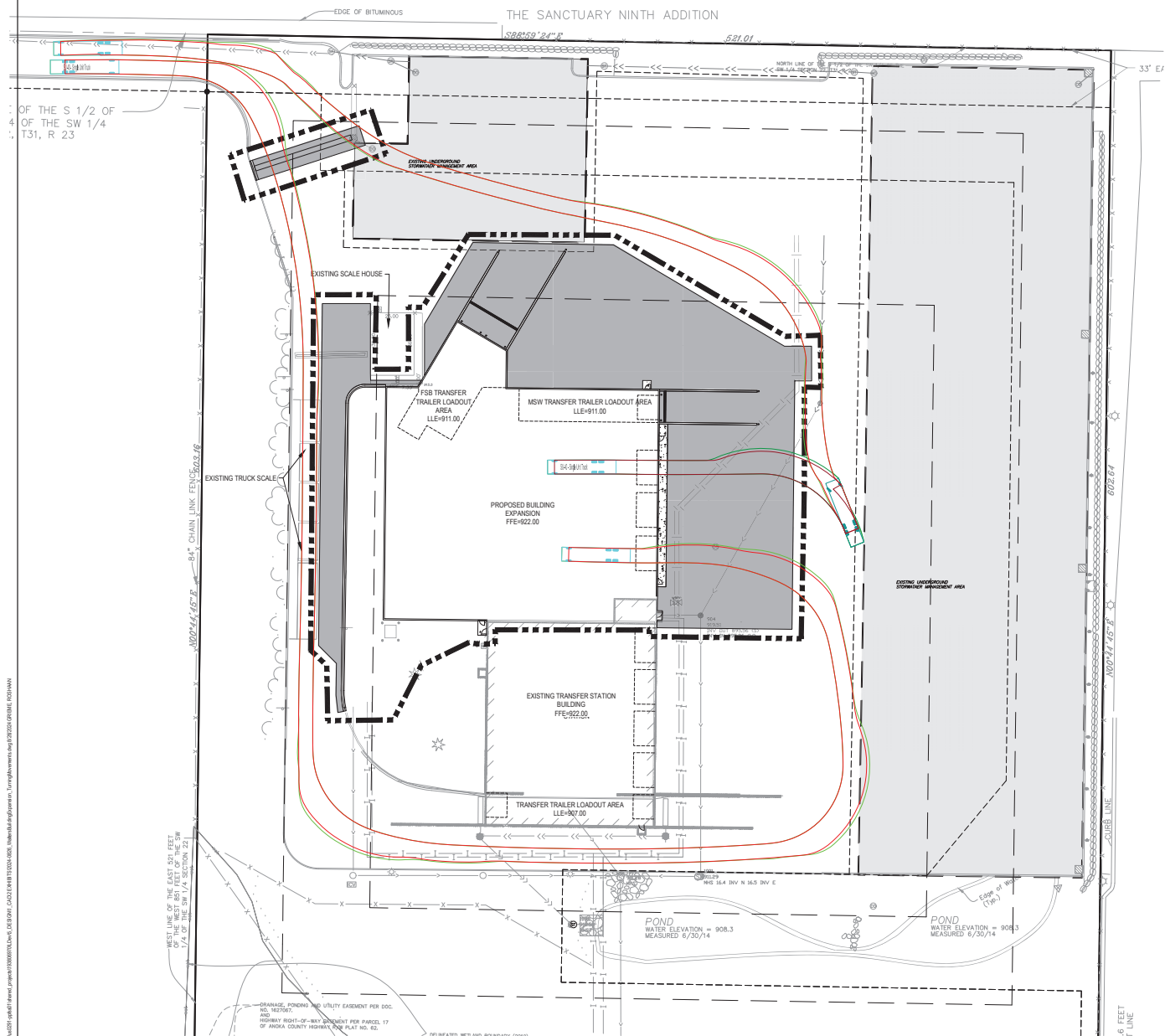
TRANSFER STATION EXPANSION

10191 XYLITE ST NE BLAINE, MN

PROJECT TITLE		ISSUE NO.	
TRAILER		A	
DESCRIPTION		B	
WATERED SURF		C	
DATE		BLANK OF SURF	
09/19/2024		09/20/24	
CERTIFICATION:			
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.			
NOT FOR CONSTRUCTION			
LICENSE NO.: _____ DATE: _____			
PROJECT NO: 1330806970			
DWGN BY	CHKD BY	APP'D BY	
THR	THR	RAG	
ISSUE DATE: 09/06/2024			
ISSUE NO: B			
SHEET TITLE:			
VEHICLE TURNING - WB-67			
SEMI WITH TRAILER			
SHEET NO:			
EX. 2			

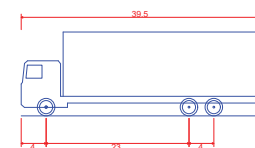


doi:10.1371/journal.pone.0291079.g005



LEGEND

- | | |
|---|--|
|  | PROPERTY BOUNDARY |
|  | SETBACK LINE |
|  | RIGHT OF WAY LINE |
|  | QUARTER/EIGHTH SECTION LINE |
|  | EXISTING EASEMENT LINE |
|  | CURB AND GUTTER |
|  | HEAVY DUTY BITUMINOUS PAVEMENT |
|  | HEAVY DUTY CONCRETE PAVEMENT |
|  | CONSTRUCTION LIMITS |
|  | UNDERGROUND STORM/WATER
MANAGEMENT AREA |



SU-40 - Single Unit Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

39.500ft
8.000ft
13.500ft
1.367ft
8.000ft
5.00s
31.80°



733 MARQUETTE AVENUE
SUITE 1000
MINNEAPOLIS, MN 55402
PHONE: 612-712-2000
WWW.STANTEC.COM

OWNER:



WALTERS
RECYCLING AND
REFUSE, INC.

TRANSFER STATION EXPANSION

10191 XYLITE ST NE BLAINE, MN

37

DATE	DESCRIPTION:	ISSUE NO.	PROJECT TITLE
08/15/2024	WATERSHED SUBMITTAL	A	T1
09/06/2024	BLAINE CUP SUBMITTAL	B	

CERTIFICATION:

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.

NOT FOR CO.

LICENSE NO.: _____
DATE: _____

PROJECT NO.:	193806970
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DWN BY:	CHKD BY:	APP'D BY:
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THR	RAG	RAG
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ISSUE DATE: 09/06/2024

ISSUE NO.: B

SHEET TITLE: _____

VEHICLE TURNING - SU-40
TRUCK

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SHEET NO.: **GV 4**

EX. 4



City of Blaine
Anoka County, Minnesota
Signature Copy

10801 Town Square Dr.
Blaine MN 55449

Resolution: RES 12-100

File Number: RES 12-100

**GRANTING A CONDITIONAL USE PERMIT TO STORE DUMPSTER
CONTAINERS AND FOR THE CONSTRUCTION AND OPERATION OF
A NEW SOLID WASTE TRANSFER FACILITY AND RECYCLING
FACILITY AT 2665 101st AVENUE NE. WALTER'S RECYCLING AND
REFUSE. (CASE FILE NO. 12-0020/SLK)**

PER SECTION 31.14(e) OF THE ZONING ORDINANCE

WHEREAS, an application has been filed by Walter's Recycling and Refuse as conditional use permit Case File No. 12-0020; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on July 10, 2012; and

WHEREAS, the Blaine Planning Commission recommends said conditional use permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on August 2, 2012.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 31.14(e) of the zoning ordinance to store dumpster containers outside and for the construction and operation of a new solid waste transfer and recycling facility, with annual capacity of not more than 99,000 tons of material per year, at 2665 101st Avenue NE based on the following conditions:

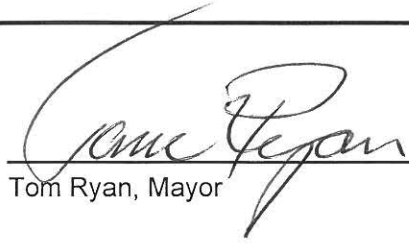
1. Site grading plan to be developed with every effort taken to preserve maximum number of existing trees at site perimeter. Construction limits to be detailed on final site plan. Submission of final site, building, grading, utility and landscape plans to be approved by the City prior to any site activity.
2. Site improvement performance agreement and financial guarantee to cover the completion of site improvements is required prior to site plan approval.

3. Grading plan must be modified to show additional detail for drainage ditch, storm water detention basin and driveway contours.
4. Site plan must be modified to provide proper radii on the driveway for trucks to maneuver on site.
5. The building and parking/storage area to meet the required setbacks as outlined in Section 62-157, including the 100 foot building side yard setback and the 50 foot front, rear, and side yard parking setbacks. Perimeter of outside storage to be fenced. No outside storage of transfer waste at any time.
6. Provision for onsite hydrant(s) at necessary locations as directed by the Fire Marshal as part of site plan approval.
7. All building construction to meet the I-2 (Heavy Industrial) zoning standards. The use of modern metal paneling materials or its equivalent shall not exceed 35 percent of any individual wall surface.
8. Applicant to provide City with copy of any written comments regarding site or operational issues received from any other regulatory agencies within five business days.
9. The solid waste transfer facility shall be operated in accordance with all applicable local, state and federal laws, rules and regulations regarding, but not limited to, groundwater pollution, water quality, air pollution, noise, odors, vibration, solid waste and operations volume.
10. Applicant shall be responsible for litter control and clean-up along roadways leading to transfer facility site including 101st Avenue and County State Aid Highway 52 from I35W to 105th Avenue.
11. Landscape plan to be amended to meet the minimum criteria outlined by Section 62-157 with increased amounts and over-sizing of plant materials. Additional landscape plantings may be necessary along 101st Avenue to create the desired landscape buffer/screening intended by ordinance.
12. Payment of park dedication for the parcel at the 2012 rate of \$5,016 per upland acre. Calculation for acreage to include all upland areas including areas to be used for drainage ponds.

13. The outside storage to be limited to trucks and equipment that are actively used on the on-going business operations and the outside storage of dumpster containers in the location identified on the site plan.
14. The north 33 feet of this property is shown on the Anoka County half section as a recorded access easement. This easement must be kept free of improvements.
15. A separate domestic water service is required from the fire service line from the public right-of-way to the building. Indicate on the utility plan how the building will be served with sanitary sewer and water services.
16. Rice Creek Watershed District review of the site plan is required. If a RCWD permit is required, approval must be received prior to issuance of site plan approval.
17. The plan should indicate the removal of the gate, driveway, roadbed and culvert in the 101st Avenue right-of-way. A permit from the Anoka County Highway Department will be required for work in the right-of-way.
18. Site access to Xylite Street will need to be improved to urban standards with concrete curb and gutter and a minimum width of 24' face to face. Written permission to use this access and to construct improvements is required prior to site plan approval. The address for this site is 10199 Xylite Street NE.
19. A National Pollutant Discharge Elimination System (NPDES) permit is required from the Minnesota Pollution Control Agency (MPCA) when over five acres are graded.
20. Site Plan Approval is required prior to any work on the site.
21. The solid waste transfer facility shall be operated in accordance with the attached narrative (with revised operations volume by this CUP) and as further limited and regulated by MPCA permitting.
22. The property may be assessed for a portion of the costs associated with the future installation of a traffic signal at the intersection of 101st Avenue and Xylite Street.

PASSED by the City Council of the City of Blaine this 2nd day of August 2012.

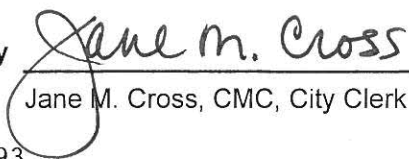
Signed by


Tom Ryan, Mayor

Date

8-2-12

Attest by


Jane M. Cross, CMC, City Clerk

Date

8-2-12

COUNCIL ACTION: 12-193



City of Blaine
Anoka County, Minnesota
Signature Copy

Blaine City Hall
10801 Town Sq Dr NE
Blaine, MN 55449

Resolution: RES 18-35

File Number: RES 18-35

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO INCREASE THE ANNUAL CAPACITY AT THE SOLID WASTE TRANSFER AND RECYCLING FACILITY FROM 99,000 TONS OF SOLID WASTE MATERIAL PER YEAR TO NOT MORE THAN 140,000 TONS OF SOLID WASTE, CONSTRUCTION, AND DEMOLITION DEBRIS AT 10191 XYLITE STREET NE. WALTER'S RECYCLING AND REFUSE, INC. (CASE FILE NO. 17-0011/SLK)

WHEREAS, an application has been filed by Walter's Recycling and Refuse, Inc. as Conditional Use Permit Case File No. 17-0011; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on July 10, 2012; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on August 2, 2012, April 20, 2017, and March 15, 2018.

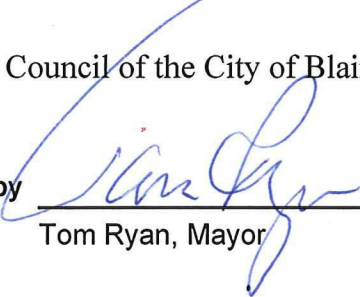
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit Amendment is hereby approved per Section 62-154 of the Code of Ordinances to increase the annual capacity at the solid waste transfer and recycling facility from 99,000 tons of solid waste material per year to not more than 140,000 tons of solid waste, construction, and demolition debris at 10191 Xylite Street NE. Walter's Recycling and based on the following conditions:

1. Applicant to provide City with copy of any written comments regarding site or operational issues received from any other regulatory agencies within five business days.
2. The solid waste transfer facility shall be operated in accordance with all applicable local, state and federal laws, rules and regulations regarding, but not limited to, groundwater pollution, water quality, air pollution, noise, odors, vibration, solid waste and operations volume.

3. Applicant shall be responsible for litter control and clean-up along roadways leading to transfer facility site including 101st Avenue and County State Aid Highway 52 from I35W to 105th Avenue.
4. The solid waste transfer facility shall be operated in accordance with the attached narrative (with revised operations volume by this CUP) and as further limited and regulated by MPCA permitting.
5. The property may be assessed for a portion of the costs associated with the future installation of a traffic signal at the intersection of 101st Avenue and Xylite Street.
6. With the exception of allowing an increase in annual tonnage this amendment is in addition to and does not replace Resolution No. 12-100.

PASSED by the City Council of the City of Blaine this 15th day of March, 2018.

Signed by


Tom Ryan, Mayor

Date

3-15-18



Attest by


Catherine Sorensen, CMC, City Clerk

Date

3-15-18



City of Blaine
Anoka County, Minnesota
Signature Copy

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Resolution: RES 22-096

File Number: RES 22-096

Granting a Conditional Use Permit Amendment for Two or More Buildings on One Lot, Truck Wash, and the Outside Storage of Residential Carts, Commercial Containers and Roll-off Boxes in an I-2 (Heavy Industrial) Zoning District at 10191 Xylite Street NE. Walter's Recycling (Case File No. 22-0029/SLK)

WHEREAS, an application has been filed by Stantec as Conditional Use Permit Case File No. 22-0029 for Walter's Recycling and Refuse, Inc.; and

WHEREAS, said case involves the property described as follows:

THE E 521 FT OF W 851 FT OF S1/2 OF SW1/4 OF SW1/4 OF SEC 22 TWP 31 RGE 23, EX RD, SUBJ TO EASE OF REC

WHEREAS, the Blaine Planning Commission held a public hearing on May 10, 2022, and recommended approval regarding said conditional use permit; and

WHEREAS, the Blaine City Council has reviewed said case on June 6, 2022; and

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

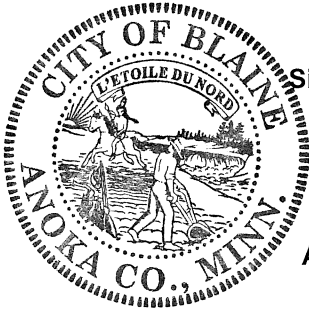
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 31.24 (e) (g) (l) and 27.04 of the Zoning Ordinance to allow for two or more buildings on one lot, truck wash, and the outside storage of residential carts, commercial containers and roll-off boxes in an I-2 (Heavy Industrial) zoning district with the following conditions:

1. Site plan approval is required as a part of the issuance of a building permit. All site improvements to be included in site improvement performance agreement and covered by an acceptable financial guarantee.
2. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.
3. All site lighting to be down lit style lamps to reduce glare and to meet the requirements of the zoning ordinance. Pole mounted lighting is limited to 20 feet in height.
4. All building construction to meet the I-2 (Heavy Industrial) zoning standards.
5. The outside storage area shall be limited to a 42,000 square foot area on the east side of the site. This area to be generally for the storage of dumpsters, cart/containers, and trailers for carts/containers.
6. All signage requires a separate permit meeting the requirements of the zoning

ordinance.

7. A Rice Creek Watershed District permit is required. Building permits will not be issued until a copy of the permit is sent to the City.
8. The approval of this request is in addition to Resolution No. 01-145.

PASSED by the City Council of the City of Blaine this 6th day of June, 2022.



Signed by: 
Tim Sanders, Mayor

Date June 6, 2022

Attest by: 
Catherine Sorensen, CMC, City Clerk

Date June 6, 2022

Walters Recycling and Refuse 10/1/2024 Neighborhood Meeting Summary

The meeting was scheduled from 5:30-6:30 but after much discussion wrapped up at around 7:30. There were 8 addresses represented with 11 residents attending. None of the surrounding businesses attended. Both Ward 2 Councilmembers Leslie Larson and Jess Robertson were also in attendance.

Overall, it was a very open dialogue with the attendees all supporting the reason for the addition – that being an easy method for increasing residential organics collection and following the state statute requiring all homeowners pay, just like the single-stream recycling program. One of the attendees already separates organics and brings it to the drop off at city hall so was particularly excited about having a curbside program.

There was also overall support for Walters as a key partner in the city. Attendees stated this is a tough meeting because they were incredibly complimentary of drivers, staff, service, ownership, and brand. We were complimented several times by different people as a "great corporate citizen". One attendee prior to the meeting had asked for a material safety data sheet on the odor neutralizer we use and stated at the meeting she appreciated our responsiveness in getting that to her immediately. We also brought copies of that and the 3rd party odor management study we had done and handed out one MSDS sheet upon request.

There seemed to be consensus that of any potential issues today or in the future, the residents rank from low to high priority – litter, traffic and odors. We informed them that we walk Radisson Road and Xylite St to pick up litter and street sweep our property weekly. Most of the residents did not know that.

After some discussion about traffic there was agreement that this isn't a real issue today and shouldn't be in the future. There was a question of how we calculated traffic counts, and we explained that our calculation factors our public drop off traffic decreasing over time (it's 35% of the traffic now) which will be slightly offset by larger trucks and trailers. We shared some counts on other traffic flows which we think helped give some perspective that while traffic will increase it is still relatively low and not an issue given the stop light at Xylite and Radisson Road. One point of reference given was that we currently have more traffic in/out of our HQ facility every day than we are projecting for the addition in the future, and that this is done safely and seamlessly without a traffic light on Radisson like there is at Xylite.

This led to the bulk of the conversation which was around odor management. Residents referenced the complaints made this year between July and September that came from 4 people (there were 7 complaints made over 3 separate days, with 4 of those complaints all coming in the day after Labor Day. A hot, humid long weekend with materials in the building). They commented that the new Opus building between Walters and the

neighborhood has been a helpful buffer except for the cul-de-sac area of 103rd Ct. that is still visible from the facility.

One resident stated that we have historically done nothing to mitigate odors. After an explanation of all the measures we have taken that the attendees were not aware of, including monitoring and measuring odors throughout the area 3x per week for the last 2 years, the conversation then turned towards the future and what the new building would have related to odor management. We explained the proposed upblast propeller fans with integrated odor neutralizer system that we will install if we are granted the CUP Amendment and their corresponding significant cost of more than \$300,000. While there was appreciation for this the conversation continued to circle around “This is great but what happens if this doesn’t work?”

The question was asked of the residents, “How often do you have an odor issue? 12 months of the year (answer was no), 6 months of the year (answer was no), for a month of the year (answer was no). For those who have noticed an odor (one had not at their home but was concerned about the future) the answer was 4-5 times per year for a short period of time each as it blows through.

The struggle with the conversation was that the residents want something but can’t quantify what they want. To guarantee that there will never be any odors can’t be done and they were told that last night. If an odor 4-5 times per year for a short period today is a problem, what does that look like in the future? Just because of the size and volume of the addition, will there be additional odors? Or because much of the organics materials which are the cause of any odors will be contained should that mitigate any increase? We explained that our research and discussions with 3rd party consulting firms who are experts in this field, with various vendors who supply these systems and with the team at Ramsey/Washington Recycling and Energy who installed this same system and recommend it leads us down the path to invest in the upblast fan/neutralizer system. But we circled back with the question, what if it doesn’t work?

Smell is a subjective sense so tough to quantify. The residents were encouraged to think about what they want and be prepared to discuss if they so desired at the Planning Commission meeting. We reiterated that we want to be a good neighbor and are fully committed into the future to do what we reasonably can, but it is difficult to commit to a solution now when we don’t know if there will be a problem, and we assume the major investment in a new system will prove effective. We can’t simply spend incremental capital forever because a few people are inconvenienced a handful of times per year for a short period of time when we are in full compliance with all ordinances and regulations.

The meeting was cordial and professional with one resident who is an engineer asking for detailed specs on the proposed upblast system. We committed to getting him those materials in the next day or so.

From: [The DePoint's](#)
To: [Planning](#)
Subject: Walter's
Date: Monday, September 30, 2024 8:08:46 AM

Hi there,

Extremely concerned and disappointed to hear the news that Blaine is even considering Walter's expanding their use from 140k tons to 340k tons of garbage per year. It already smells at 140k and this will only make it worse.

Are we a city that's putting money over people? Have we even considered the health consequences that could come with this as well with residents living RIGHT NEXT to the facility? This is poor planning. Anyone that puts themselves in the shoes of residents in the Sanctuary neighborhood in Blaine would come to the same conclusion.

Please do the right thing. This can't go through; residents will not go for this. Happy to discuss and talk further at any time.

James DePoint
2793 103rd Ct.
Blaine, MN 55449
763-350-8015

From: [Brian Roemen](#)
To: [Planning](#)
Subject: Walters expansion
Date: Tuesday, October 1, 2024 10:50:32 AM

I heard that Walters is planning on an expansion of the transfer/recycle facility off of Xylite. I am opposed to this due to more garbage in the road on Xylite and Radison, smell, noise and Large truck traffic in the neighborhood to name a few of my concerns.

This is:
Brian Roemen
2716 105th AVE NE

Thank you

From: [LT Todd Wright](#)
To: [Planning](#)
Subject: Walters CUP
Date: Tuesday, October 1, 2024 11:16:56 AM
Attachments: [image001.png](#)

Hello,

I wanted to write and share my experience being a neighbor to Walters. There are several neighbors who share concerns about the Conditional Use Permit proposed by Walters. There are several days per year that we experience a foul odor. I know it can be tough to comprehend, but imagine a lingering smell of sour milk/rotten food. This is an experience that drives us indoors against our desire to enjoy the outdoors. On the days of high odor we are impacted in the following ways: Not able to play catch in the yard, not able to rollerblade in the cul-de-sac, not being able to eat dinner on the deck, or enjoy an evening relaxing outdoors.

I also have growing concerns of what impacts having a transfer station this close to a residential neighborhood has on the health of residents. What steps has the planning team taken to research the topic of health impact for this project?

Thank you for your time and care. 2788 103rd ct NE Blaine, MN

Todd Wright

Director of Groups & Recovery Ministries
Todd.Wright@eaglebrookchurch.com | 612.259.9191



From: Anne Bell <abell@newportmn.gov>

Date: October 29, 2024 at 9:56:23 AM CDT

To: Shawn Kaye <SKaye@blainemn.gov>

Subject: RE: The R and E Center-100 Red Rock Rd

Hi Shawn,

R & E has done a great job with being proactive on odors. Initially there were complaints regarding the odor, but they have set up odor control, including odor sensors in various locations throughout the City, and overall have been proactive with monitoring and mitigating odors. In recent years, there have rarely been complaints and, if one is received, they've been responsive and proactive in resolving the complaint.

I looked back at our records and the R & E Center was initially issued a Conditional Use Permit for the land use. The CUP had the following conditions:

1. Parking limited to the parking lot
2. Notification to the County and City of any release of hazardous materials, as well as indemnification of the City by Ramsey and Washington Counties for damages arising out of the release of hazardous materials
3. No exceptional fire or safety hazards
4. Implementation of a pest control program
5. No on-site truck washing
6. Restriction of hours of operation
7. A landscaping plan

In 2020, they were granted a variance by City Council from the setback requirements to accommodate a building addition. The conditions of the variance included the following:

1. Continued conformance with the CUP
2. Conformance to the submitted site plan
3. Continued odor mitigation procedures and technologies that includes the building expansion
4. Compliance with their MPCA permit and keep the City updated on any renewals, changes, or violations
5. Parcel to be kept clean of any loose garbage and daily inspections
6. Continue to pay Payment in Lieu of Taxes to the City for the improvements
7. Submittal and approval by the City of a stormwater management plan consistent with the South Washington Watershed District requirements
8. Submittal of a grading verification to the City upon completion of the proposed improvement
9. Applicable building permits and payment of fees and escrows

Overall, we are very happy with the R & E Center and are thankful for their services!

Let me know if you have any additional questions.

Thank you,



Anne Bell
Assistant to the City
Administrator
(she/her/hers)

Office: (651) 556-4601
Cell: (612) 258-7565
Email
abell@newportmn.gov

CITY OF NEWPORT
2060 1st Avenue
Newport, MN 55055
<https://newportmn.gov>



CITY OF NEWPORT
2060 1ST Avenue
Newport, MN 55055
(651) 459-5677
ci.newport.mn.us

CITY COUNCIL MEETING MINUTES
October 17, 2024- 5:30 PM

1. CALL TO ORDER

Mayor Elliott called the City Council Meeting to order at 5:30 p.m. on October 17, 2024.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present (5): Mayor Laurie Elliott, Council Member Kevin Chapdelaine, Council Member Tom Ingemann, Council Member Marvin Taylor, and Council Member Bill Sumner.

Not Present (0): None

4. ADOPT AGENDA

Member Chapdelaine motioned to adopt the agenda. Seconded by Member Ingemann. Approved 5-0.

5. RAMSEY/WASHINGTON RECYCLING & ENERGY UPDATE AND EXECUTIVE DIRECTOR TRISTA MARTINSON INTRODUCTION

Karla Bigham, Washington County Commissioner, introduced Trista Martinson, the new Recycling and Energy (R&E) Center Executive Director. Ms. Martinson stated she was a previous Ramsey County Commissioner before taking on this new role. She invited the Council to stop by the facility for a visit anytime. Sam Holl, R&E Center Facility Manager, gave a presentation to the Council. The R&E Center produces refuse-derived fuel (RDF) used by Xcel Energy to generate electricity. The food scrap program is going well. Newport has an 11% participation rate. The R&E Center does weekly monitoring for odor management. They installed odor control units from OMI that attack the odor molecules. Mr. Holl presented the 2023 odor monitoring results. They had zero odor exceedances, achieving their goal of not having an odor exceedance more than once per six-month period. The 2024 recommendation is to move the odor monitoring from Newport Cold Storage to Newport City Hall. Mayor Elliott thanked them for being responsive to the community and their commitment to solutions.

6. PUBLIC COMMENTS

No public comments were made.

7. ADOPT CONSENT AGENDA

- A. Minutes- October 3, 2024 Regular Council**
- B. Minutes- October 3, 2024 Council Workshop**
- C. Lawful Gambling Application – Newport Elementary School**
- D. Lawful Gambling Application – Capital City Strutters**
- E. Lawful Gambling Application- Eastern Pass – Rocky Mountain Elk Foundation**
- F. Resolution No 2024-71- Code Red Joint Powers Agreement with Washington County**
- G. Resolution No 2024-72- Promotion of Jeromey Werle to Maintenance Operator**
- H. Resolution No 2024-73- Vehicle Policy**
- I. Amended Deed and Settlement Agreement for Ground Storage Reservoir III**
- J. List of Bills- \$609,515.66**
- K. Financial Statement – September 2024**
- L. Accept Minutes from Commissions and Boards**

Member Ingemann motioned to adopt the Consent Agenda. Seconded by Member Chadelaine. Approved 5-0.

8. WASHINGTON COUNTY SHERIFF'S OFFICE REPORT

Washington County Sheriff's Deputy Sergeant Bill Harrell introduced Deputy Dylan Xiong to the City Council. Deputy Xiong is a great addition to his team.

9. FIRE CHIEF'S REPORT

Fire Chief Steve Wiley had no formal report.

10. ENGINEER'S REPORT

A. 2025 Street and Utility Improvements

1. Feasibility Report

City Engineer Jon Herdegen stated MSA prepared a feasibility study for the 2025 Street and Utility Improvements project. The Council will need a motion to proceed with an improvements hearing. The total estimated project cost is \$8,031,800. The funding sources include a Met Council grant, property assessments, and Enterprise funds (water, sewer, and storm).

2. Resolution No 2024-74- Accepting the Feasibility Report and Calling for an Improvement Hearing

Member Chadelaine motioned to adopt Resolution No 2024-74- Accepting the Feasibility Report and calling for an Improvement Hearing on November 7, 2024. Seconded by Member Sumner. Approved 5-0.

3. Approve Proposal for Benefit Appraisal

City Engineer Jon Herdegen stated the city's local improvement policy guides that 20% of the cost of an improvement project shall be assessed to the benefitting property owners. Staff solicited proposals from firms to complete a benefit appraisal to quantify the benefit each property will incur from the improvement project. The benefit appraisal will be completed by the end of January. Staff recommends accepting the proposal from BRKW for \$11,000.

Member Chadelaine motioned to accept the proposal from BRKW Appraisals in the amount of \$11,000. Seconded by Member Ingemann. Approved 5-0.



2023 Recycling & Energy Center & Odor Report Update

October 17, 2024

Presentation to the City of Newport Council

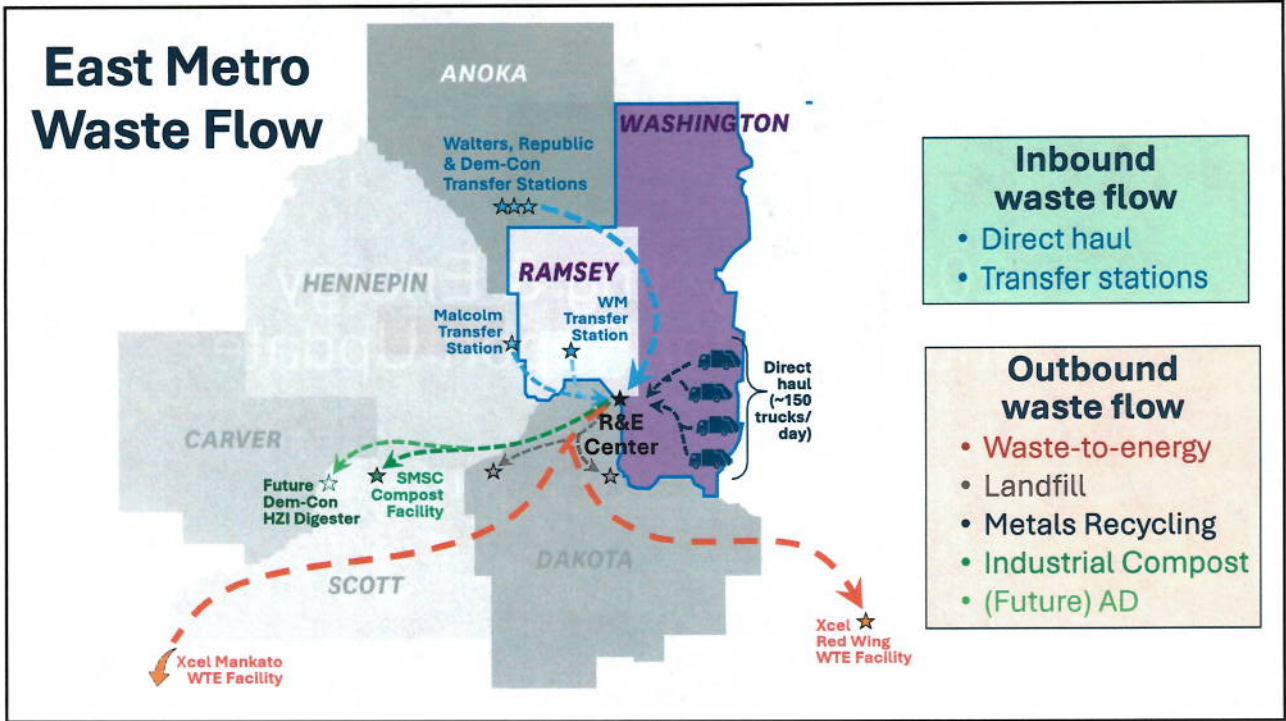
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The R&E Center

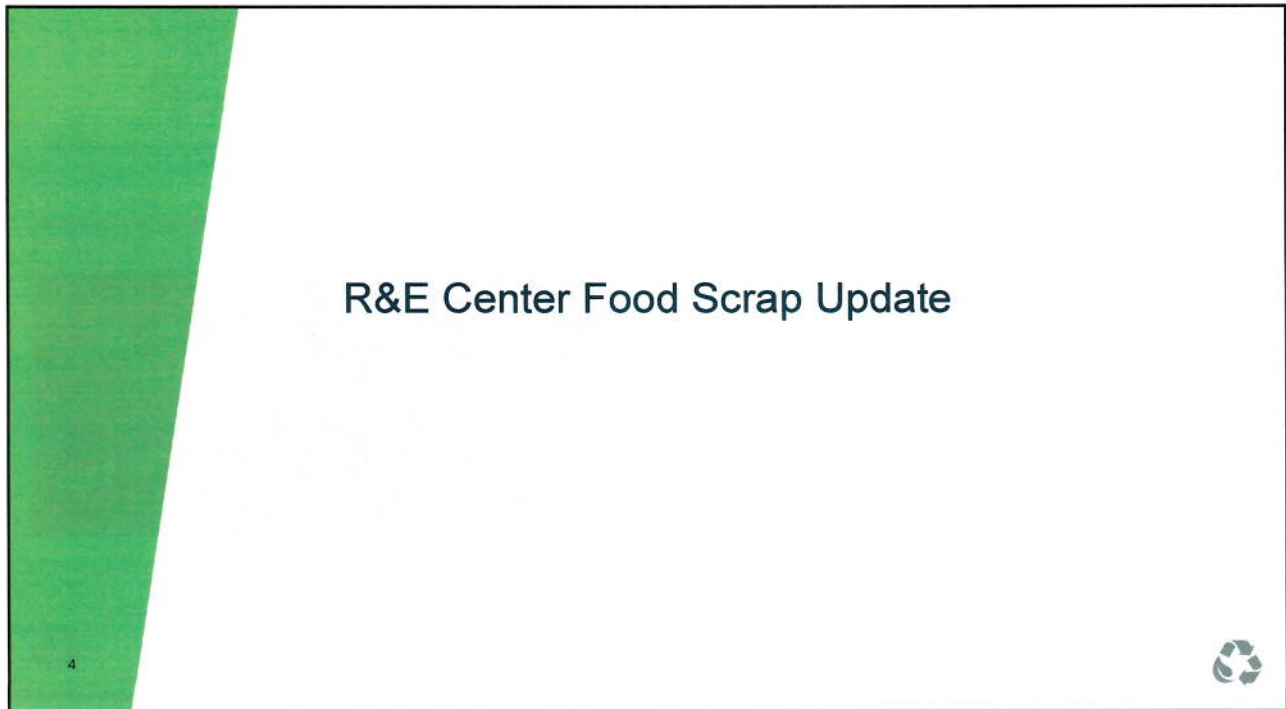
- Located in Newport, MN
- Purchased by the two counties in 2016
- All trash from residents and businesses in the two counties delivered here
- R&E from a personnel view
 - 116 FTE
 - 75 Union staff
 - Joint Activities, Facility & Admin Departments
- Produces refuse-derived fuel (RDF) used by Xcel Energy Power Plants to generate electricity
- R&E Center manages nearly 14% of the state's total waste



2



3



4

Program Stats – Phase 1 & 2 Participation Rates

 Cottage Grove	 Maplewood	 Newport	 North St. Paul	Phase 1 Total	
12%	10%	11%	10%	11%	
 Grey Cloud Island	 Landfall	 Oakdale	 St. Paul Park	 Woodbury	Phase 2 Total
10%	5%	8%	8%	11%	10%

as of July 2024

5

**Food Scraps
PICKUP
Program**



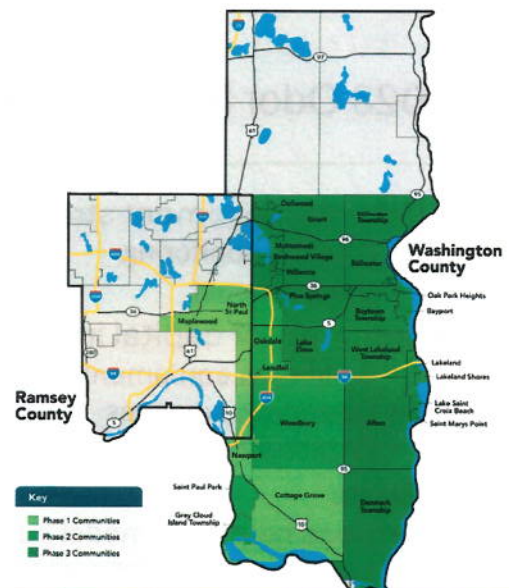
RAMSEY COUNTY

Washington
County

5

Phase 3 - 10/1/24!

- Stillwater
- City of St. Mary's Point
- Lake Saint Croix Beach
- Lakeland, Lakeland Shores
- West Lakeland Township
- Oak Park Heights
- Lake Elmo
- Afton
- Denmark Township
- Baytown Township
- Bayport
- Willernie
- Pine Springs
- Birchwood
- Stillwater Township
- Dellwood
- Grant
- Mahtomedi



6

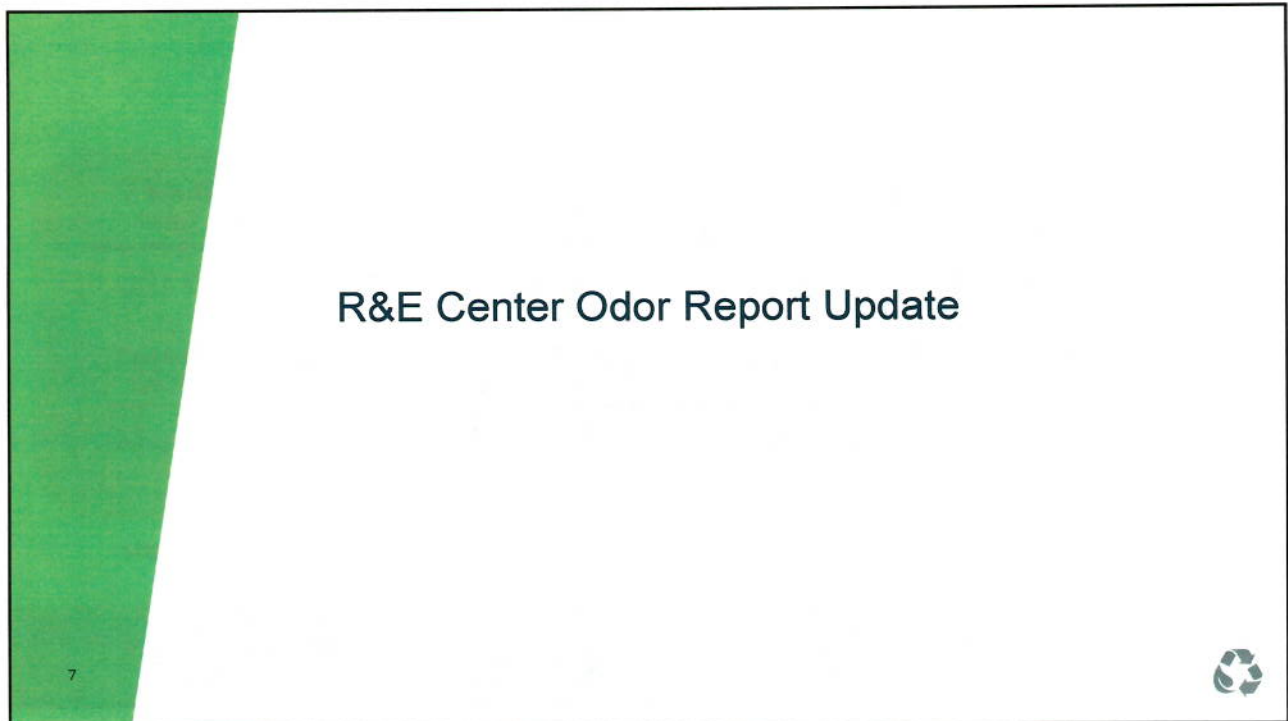
**Food Scraps
PICKUP
Program**



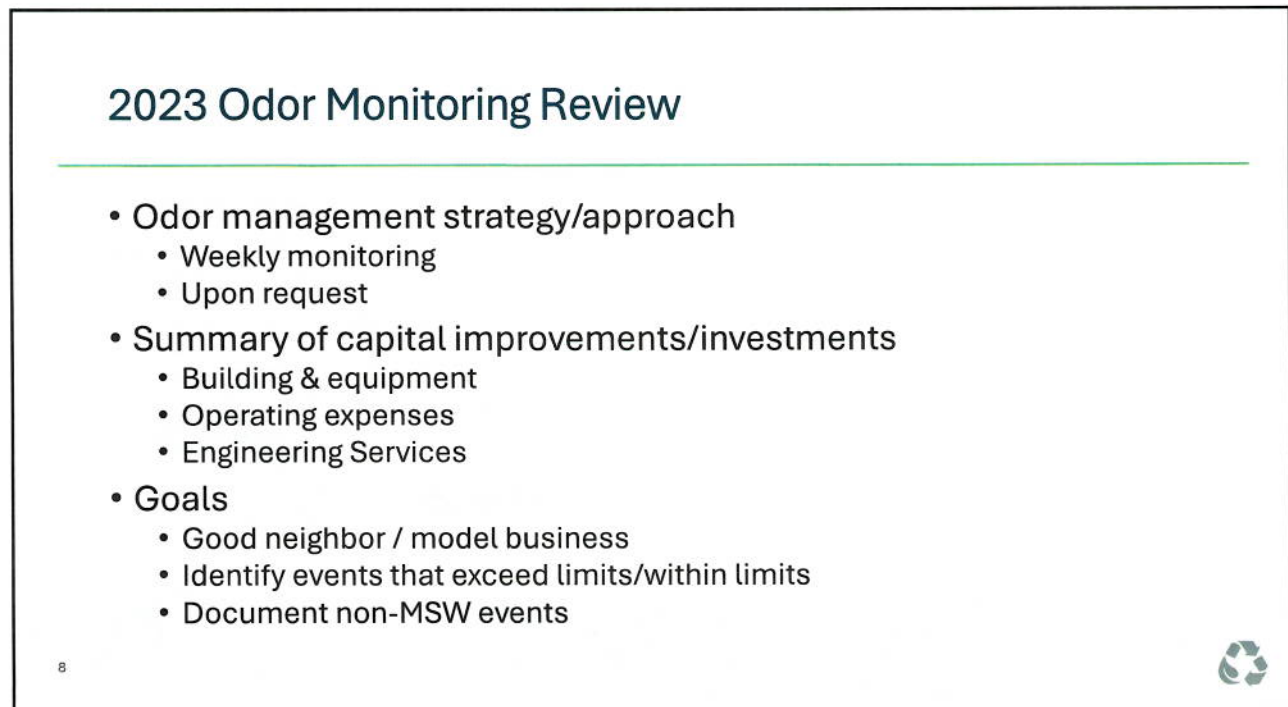
RAMSEY COUNTY

Washington
County

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8

2023 Odor Monitoring – Site History

- **Odor Monitoring Study in 2016:** Atmospheric Condition
- **Odor Monitoring in 2017:** Two locations and seasonal monitoring initiated
- **2018:** Two additional locations
- **2019:** One new location

- **2020:** One new location and two temporary locations



9

9

2023 Odor Monitoring

- Conducted at six locations
- Seasonal schedule (“summer” vs “winter”)
- West-Northwest to Northwest winds
- Nasal Ranger Field Olfactometer



10

10

2023 Odor Monitoring Site Locations



55

11

2023 Odor Monitoring – Results

2023 Inspection Summary

	23Q1	23Q2	23Q3	23Q4	Total
Number of inspections	168	180	204	150	702
Number of inspections resulting in a 503 MSW detection	4	4	0	0	8
Number of odor exceedances	0	0	0	0	0

In 2023, the R&E Center:

- In compliance with the City of Newport odor ordinance
- Had zero odor exceedances, achieving its stated goal to not have an odor exceedance more than once per six-month period

56

12

2024 Odor Monitoring – Recommendations

- Move odor monitoring location from Newport Cold Storage to Newport City Hall/Fire Department

13



13



RAMSEY/WASHINGTON
RECYCLING & ENERGY

Thank you!



Executive Director – Trista Martinson (tmartinson@recyclingandenergy.org)
Facility Manager - Sam Holl (sholl@recyclingandenergy.org)

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City of Blaine Staff Report

File Number: 2024-564

Agenda Date

December 9, 2024

Status

In Control

City Council

File Type

Workshop Item

New Business - Erik Thorvig, Community Development Director

Agenda Item # 3.4

Municipal Cannabis Presentation

Background

City staff were approached by the Red Pine Group regarding a potential partnership for retail municipal cannabis. Representatives from Red Pine Group will present information about their company and potential partnership at the workshop.

Staff Recommendation

Questions for Council

Is Council interested in exploring retail municipal cannabis further?

Attachment List

1. Presentation



Opportunity for Local Municipalities

***Red Pine Group (RPG)
Cannabis Operations***

Confidential

RPG Benefits

Opportunity

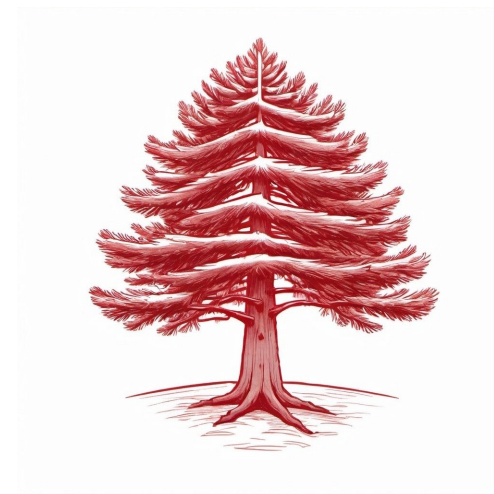
Instead of an open lottery system - participate in our program and take back control.

We provide a path to allow your community to profit and decide exactly how cannabis will be made available in your community.



ABOUT US

With previous success in Venture Capital, Technology Startups, Law, Policy and Distribution, we turned our focus to the cannabis industry in 2016. Since then, our team has created the largest portfolio of owned dispensary real estate in the US.



FOCUS

- RPG supplies needed operational expertise and growth capital to cities and townships to own and operate retail cannabis dispensaries throughout the state of Minnesota
- RPG will take blighted buildings in your municipality and rehabilitate them to the highest building standards
- RPG provides the municipality the ability to control where and how the dispensary operates while also leveraging the store to increase municipal income



RPB Benefits

Opportunity

With our program, your community will have

- **Control:** Decide where the dispensary is located (also choose branding, public safety needs, hours of operation, traffic, on-site security guard, etc.)
- **Profit:** From the operation from regular distributions of store profits
- **No risk:** RPG provides the start-up costs and therefore no risk to the community
- **Remove blight:** Rehabilitation of municipality owned eye-sore
- **Job growth:** Hire local workers with above average retail wages – About 10-30 employees per dispensary, plus the ability to use local contractors and suppliers for the construction work



Cannabis Industry Overview

ADOPTION IS INCREASING

Forty states and the District of Columbia currently have passed laws broadly legalizing cannabis in some form.

- 24 states and the District of Columbia have laws legalizing cannabis for recreational use.
- The global legal cannabis industry is predicted to be at \$58 Billion by 2028*
- More states will vote on legalization of medical or adult-use marijuana in 2024, including Florida



*Source: BDS Analytics, 2024



Strength in Experience

RPG is a collaboration between industry leaders to address the problems other states experienced that we aim to help you avoid.



How will that look in Minnesota?

Limited Private Licensure Allowed

- In the initial round of applications, the state will approve 50-70 privately held retail licenses
- These licensees are given per state regulation wide latitude to operate where and how **they** choose

Municipalities May Own/Operate Dispensaries

- Each municipality also may elect to own and/or partner on a dispensary themselves
- This is separate from the statewide lottery system for private dispensaries

Time to Market is Critical

- RPG expects a huge influx of sophisticated, well-capitalized private licensees to enter the market quickly
- Once these private stores are open, they will become quickly entrenched and it will be difficult to wrestle market share from them
- If cities want to retain any control over the operations and cashflow from stores within their borders, the time to act is now



Cannabis Difficulties

Cannabis Presents Unique Challenges

- Due to the federal illegality of cannabis, this new industry is very difficult to navigate, with particular difficulties revolving around excessive taxation, access to capital, and compliance
- Many groups- even large, well-funded operators- (as seen in the attached headlines) have been unable to deal with these challenges, leading to their failure

RPG Offers a One-Stop Solution

- RPG will fund and operate the store, and has helped to open more than 50 stores in the past
- Not only does this mitigate the risk for the municipality, but our expertise will allow us to operate a in a way that is sustainable in the long-term

Curaleaf Announces Closure of Operations in California, Colorado and Oregon

NEWS PROVIDED BY
Curaleaf Holdings, Inc. →
Jan 26, 2023, 08:00 ET

FINANCE- CANNABIS

MedMen's spectacular collapse is complete: Just six years after earning a whopping \$3 billion valuation, the onetime legal cannabis darling has declared bankruptcy

m LIVE Michigan ▾
CANNABIS

BY DYLAN SLOAN
April 29, 2024 at 3:26 PM EDT

Skymint cannabis taken to court over \$127M debt, enters receivership

Published: Mar. 23, 2023, 2:23 p.m.



RPG Experience

Experience Needed to Operate a Successful Dispensary

- RPG will provide the \$1M+ in funding to provide for building rehabilitation, inventory, and other start-up costs
- RPG has a proven platform to create a successful revenue stream in retail cannabis

Cultivation operations

- RPG partners with cultivation operations to ensure most effective use of capital and ensures long-term supply stability.

Proper management

- RPG team trains staff to the highest standards.
- RPG has expertise in accounting and legal to ensure that we are fully compliant with all regulations



RPG Case Study

Abingdon, VA



Before



After

Example RPG Property

- RPG worked closely with a multi-state cannabis operator to open a dispensary in Virginia
- The subject property was previously an untenanted warehouse in disrepair
- RPG funded \$750k in property purchase price and an additional \$4.25M for other start-up costs to completely rehabilitate and beautify the building
- This is just one of the 50+ deals that the RPG team has done in the cannabis industry



RPG Example

We project that the dispensary will have more than \$8M per year in revenue

Model Methodology

- Built based on RPG experience operating and underwriting 100+ dispensaries
- Projects 400 customers/day at \$120/purchase
- Customers per day increases over time as adoption will tick up, whereas price compresses as more supply comes online

Bottom-Line

- Tax implications to city need to be understood- as municipality, will have special treatment that may be tax-free (meaning huge savings)

	2025	2026	2027	2028
Net Revenue	\$ 17,520,000	\$ 19,710,000	\$ 16,852,050	\$ 14,368,590
Cost of Goods Sold	\$ 8,760,000	\$ 9,855,000	\$ 8,426,025	\$ 7,184,295
Gross Margin	\$8,760,000	\$9,855,000	\$8,426,025	\$7,184,295
<i>Gross Margin %</i>	50.0%	50.0%	50.0%	50.0%
RETAIL EXPENSES				
Employees	\$ 2,264,659	\$ 2,547,742	\$ 2,178,319	\$ 1,857,304
Marketing	\$ 88,656	\$ 99,738	\$ 85,276	\$ 72,709
SG&A	\$ 441,477	\$ 496,661	\$ 424,646	\$ 362,066
Professional Fees	\$ 53,709	\$ 60,423	\$ 51,661	\$ 44,048
Buildings	\$ 400,941	\$ 451,058	\$ 385,655	\$ 328,821
Other Expenses	\$ 353,380	\$ 397,552	\$ 339,907	\$ 289,816
Total Expenses	\$3,602,822	\$4,053,175	\$3,465,464	\$2,954,764
EBITDA	\$5,157,178	\$5,801,825	\$4,960,561	\$4,229,531
<i>EBITDA Margin %</i>	29.4%	29.4%	29.4%	29.4%



At typical retail cannabis margins, this would generate more than \$4M of EBITDA annually

RPG

Joint Venture Model

JOINT OWNERSHIP

RPG is offering a **25% share of equity** in the retail location in their municipality and the associated proceeds / distributions. **RPG will fund the start-up costs** and operate the dispensary, while the municipality will retain control over key aspects of the operation to ensure minimal impact to the community. Based on RPG's projections, the annual revenue to the municipality **may exceed \$1M per year**.



Our Process

Introduction

Letter of Intent

Add to agenda for City Council Meeting

Negotiation

Municipal Review

Due Diligence Docs

City Council Vote



Koach Capital Example Portfolio Properties



Springfield, IL

Funding	\$3.75M
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West Palm Beach, FL

Funding	\$2.675M
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Springfield, MO

Funding	\$1.3M
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Lakehurst, NJ

Funding	\$2.9M
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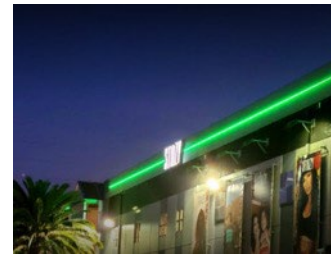
Canton, CT

Funding	\$2.5M
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Huntington, WV

Funding	\$1.1M
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Los Angeles, CA

Funding	\$5.5M
---------	--------



Ferndale, MI

Funding	\$5.05M
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Sandy Kronenberg, Managing Partner

Sandy is a founder and Managing Partner of Koach Capital. He has gained intrinsic knowledge of Cannabis Operators and their capital needs by working with more than half of the largest operators. Sandy's entrepreneurial success began by founding Netarx – a network integration and services provider to large enterprises. In 2009, Netarx acquired the VAR business of Analysts International (including Sequoia and Entree Solutions). In 2011 Netarx was acquired by Logicalis (a division of Datatec - Symbol LSE: DTC) and Sandy joined as its Chief Technology Officer. He continued his entrepreneurial success by founding Verge.io, Service.com, and most recently, Koach Capital. Sandy also served as a General Partner of Ludlow Ventures, a venture capital fund focused on early-stage tech companies. Sandy contributes to the community via lectures, publications and developing new technologies - he currently holds six U.S. Patents.



Robert Feldman, Managing Partner

Rob is a cannabis real estate expert and a Founder and Managing Partner of Koach Capital. Rob has owned and operated numerous businesses in his career. Focusing on operations, a competitive advantage when looking for qualified areas to invest, Rob started Impact Steel in 2003. ISC had locations in the United States and Canada specializing in flat rolled-coils, sheets, and blanks, in a variety of coated and non-coated products in assorted gauges, tempers, and widths. He grew the business to one of the top 200 privately held companies headquartered in Michigan. Most recently Rob was part of the founding team, and acted as COO of Service.com.



Kieran Baack, Partner

Kieran began his career as a management consultant, helping to complete dozens of client engagements by doing transaction support, financial modeling, and corporate strategy. He pivoted from consulting to cannabis in 2020 when he became an analyst for Koach Capital. In that role, he supports the fund in identifying, analyzing, and modeling real estate deals. Kieran graduated *magna cum laude* with an Industrial and Operations Engineering degree from the University of Michigan, Ann Arbor.





Zander Abrams, Partner

Zander joined the cannabis industry since 2019 and works with operators, technology companies, and investors to build expansion strategies. Zander sits on the LPAC of Altmore Capital, and is the Senior Advisor for Global Policy and Strategy to Genetica. Zander founded the Cannabis Policy Forum, the first independent analysis source for cannabis politics, policy and regulation. Zander previously served as an Area Director for the American Israel Public Affairs Committee. Zander received his J.D. from the University of Iowa: College of Law, and graduated with honors from the University of Minnesota.



Marvin Karana

Marvin Karana is a Michigan attorney and owner of Karana Law, managing and owning multiple commercial properties and retail businesses in Michigan, California and Ohio. Karana's interest in marijuana began in 2009. He has experience in administrative and compliance law and transitioned into the Michigan cannabis industry, earning recognition for his dispensary operations. Karana is METRC certified and has successfully managed dispensaries with high ratings and compliance. Karana has owned highly regulated businesses selling liquor, tobacco, and lottery, during his tenure as owner of these businesses, there was not one single violation for liquor, tobacco or lottery.



Darren Naimi

Darren Naimi is a Michigan resident with extensive experience in retail management and real estate development. He has managed various retail businesses and commercial properties, gaining substantial business knowledge. Naimi operated a commercial gas station/truck stop selling liquor, tobacco, and lottery, gaining knowledge of state-regulated businesses. Since 2016, Naimi has been involved in California, Oregon and Michigan's marijuana industry, successfully operating dispensaries. Naimi has consistently secured approvals for dispensary sites and has developed multiple locations. Additionally, he has acquired commercial properties for national tenants and completed over 300,000 sq ft of new developments and remodels.



Aaron Goldstein

Aaron has hands-on experience rehabilitating residential properties, managing Landlord projects for commercial development, leasing commercial space and syndicating real estate partnerships, all of which allows him to bring a breadth of knowledge to the table for his clients. Prior to becoming a licensed Realtor and Broker, Aaron served as the Chief Financial Officer of a Minneapolis based, \$250 million Private Equity Fund. In 2007, Aaron earned a B.A. in Accounting from the University of Wisconsin-Madison and in 2012, an MBA in Finance from DePaul University in Chicago, Illinois. Aaron is a member of Co-Star, MN (MN Commercial Association of Realtors), MAAR (Minneapolis Association of Realtors), and Northstar MLS.



Important Disclosures and Key Risk Factors

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City of Blaine Staff Report

File Number: 2024-577

Agenda Date

December 9, 2024

Status

In Control

City Council

File Type

Workshop Item

New Business - Brian Podany, Safety Services Manager/Police Chief

Agenda Item # 3.5

Fire Station 2 Presentation

Background

Chief Podany will give an overview of the current condition of SBM Fire Station 2 located at 1149 89th Avenue NE.

SBM Fire Department has updated their response plan and is no longer responding out of Station 2. Accordingly, the station is not staffed or equipped as a response station. It is currently being used for storage, an Allina Ambulance substation, and a Police Department break area.

A summary will be presented of the existing state, conditions and uses of the building, as well as considerations regarding what the building can and may be used for in the future. Staff will also provide brief updates regarding other public safety facilities, such as a planned future fire station.

Staff Recommendation

Council provide any direction or input on the future of the station.

Questions for Council

Attachment List

1. SBM Fire 2 Building



SBM Fire 2 Building

SBM Fire 2

- ▶ 1077 89th Avenue NE
- ▶ Built in 1992
- ▶ 8,562 sq ft
- ▶ .9 acres
- ▶ Serves as an Allina Substation
- ▶ No longer being used for SBM deployment



Allina Lease



- ▶ Allina has leased a portion of the building for their duty crew
 - ▶ Fair Market price per square foot
 - ▶ Adjusted amount based off Allina providing SBM Medical Direction and education (City of Blaine pays \$4,000/ year)
 - ▶ Additional \$673.00 per quarter
 - ▶ Allina contracts cleaning for \$5,042.76/year

Building Condition



- The roof and rooftop unit were installed in 2011
 - Small leak found- SBM made aware and will repair
- The Boiler was installed in 2017, and the water heater was discontinued at that time. The hot water comes from a 100-gallon holding tank heated by the boiler
- The parking lot was re-surfaced in 2017
- All the interior lights were retrofitted with a more efficient fixture
 - Lights bulbs should be changed from red to clear

Building Condition



- The exterior walls were entirely re-calked and sealed in 2016
- Exterior signage
 - No signage on the building
 - Current sign on property is in good shape and can be refaced (City of Blaine Emergency Management or City of Blaine Facilities)

Building Maintenance



- Here are the numbers for Station 2 from January 1 – August 31, 2024.
- Electricity - \$3,915.79 (Avg. monthly \$489.47)
- Gas - \$3,528.96 (Avg. monthly \$441.12)

Total - \$930.59

- Snow removal is currently done by public works and will continue to be done by public works.
- Grass trimming will be done by public works. They did it in the past and said they can add this to a route.
- Regular ongoing building maintenance will be done by SBM.

Immediate Safety and Security Concerns



- If we were to convert this to PD substation (vs. just break area), the following items need to be completed for CJIS compliance. We would then recommend the City of Blaine needs to control access to what will be stored at this location.
- Zayo to reconfigure their fiber switch, so we have ports for our network.
 - Approximately \$500
- 24-port network switch
 - Approximately \$5500

Immediate Safety and Security Concerns



- Pro-tec to upgrade door access to our encrypted cards
 - \$15,000
- Wireless access points
 - \$150 each

Total- \$21,150

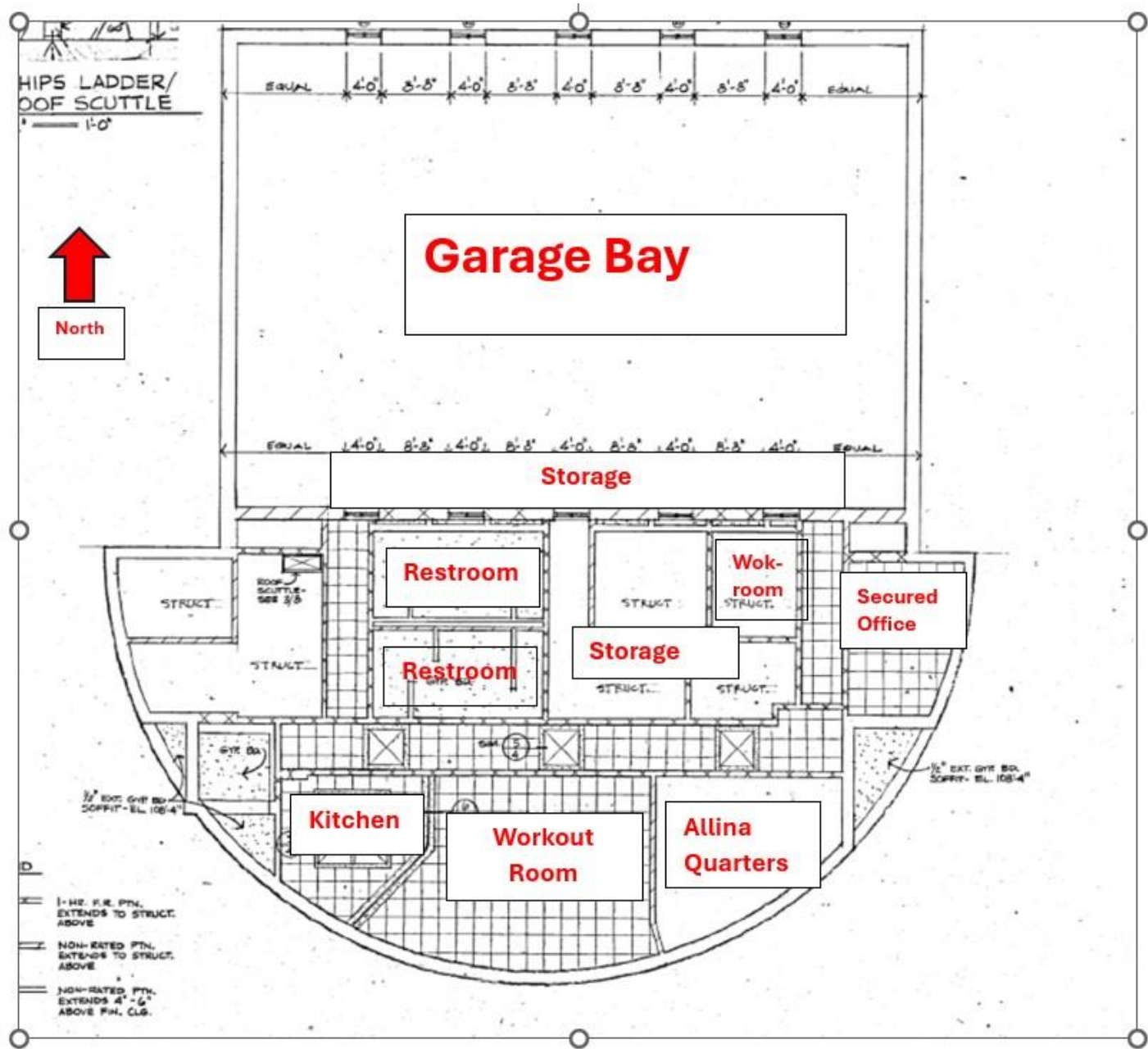
Exterior



Exterior



Interior



Interior (Garage Bay)



Interior (Workout Room and Kitchen)



Interior (Storage and PD Office Space)



Interior (Allina Area)



Potential City Uses



- ▶ Emergency Management Storage
 - ▶ Inventory currently stored in multiple locations throughout city
 - ▶ Mobile Command Vehicle
- ▶ Facilities storage and work area
- ▶ Police Department Operations
 - ▶ Substation (especially helpful with the upcoming Hwy 65 project)
 - ▶ Continued use of workout facilities
- ▶ Police Department storage
 - ▶ Radar trailers
 - ▶ Outreach trailer

Other Considerations

- ▶ Future considerations of City Garage Rehab/Expansion proposal (coming to City Council Workshop 1/22/25)
- ▶ Future E/NE SBMFD Fire Station
- ▶ Spring Lake Park and Moundsvew
- ▶ Parcel Information:
 - ▶ Station 1&3 City of Blaine
 - ▶ Station 2&4 SBMFD
- ▶ Next Steps





City of Blaine Staff Report

File Number: 2024-582

Agenda Date

December 9, 2024

Status

In Control

City Council

File Type

Workshop Item

New Business - Nick Fleischhacker, Public Works Director

Agenda Item # 3.6

Well Interference Update

Background

Staff will provide council with an update on the well interference complaints. Some meetings and discussions with the DNR have taken place, proposals and model agreements were provided to the city, and additional modeling was prepared to measure the potential impact of the city wells.

Staff Recommendation

Questions for Council

Attachment List

None