



City of Blaine

City Council

January 22, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

1. Call to Order by the Mayor

2. Pledge of Allegiance

3. Roll Call

4. Awards - Presentations - Organizational Business

- 4.1.** 2025-28 Police Department Swearing-in Ceremony
Sponsors: Brian Podany, Safety Services Manager/Police Chief

5. Communications

6. Open Forum

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

7. Approval of Consent Agenda:

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

- 7.1.** 2025-29 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

- 7.2.** 2025-30 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

- 7.3.** RES 25-17 Resolution Approving Employee Wellness and Recognition Policy
Sponsors: Scott Johnson, Director of Administrative Services

- 7.4.** RES 25-9 Resolution Granting Final Plat Approval to Develop 12.45 Acres (an Outlot) into Two Lots to be Known as CSM Lexington Fifth Addition at 3705 and 3745 Pheasant Ridge Drive NE. CSM Corp (Case File No. 24-0070/SLK)
Sponsors: Sheila Sellman, City Planner
- 7.5.** 2025-31 Authorizing Selection of Vendors for Manufactured Home Replacement Feasibility Study
Sponsors: Erik Thorvig, Community Development Director
- 7.6.** RES 25-14 Resolution Approving a Premise Permit for Lawful Gambling Activity for Spring Lake Park Lions at Invictus Brewing
Sponsors: Cathy Sorensen, City Clerk
- 7.7.** 2025-32 Approve a Garbage Haulers License for Lightning Disposal, Inc.
Sponsors: Cathy Sorensen, City Clerk
- 7.8.** 2025-36 Amendment to the Crime Victim Services Grant
Sponsors: Brian Podany, Safety Services Manager/Police Chief

8. 7:00 PM - Public Hearing and Items Published for a Certain Time

9. Development Business

- 9.1.** RES 25-11 Resolution Denying 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 at 10191 Xylite Street NE. Walters Recycling & Refuse, Inc. (Case File No. 24-0058/SLK)
Sponsors: Sheila Sellman, City Planner
- 9.2.** ORD 25-2570 Second Reading
Ordinance Approving a Rezoning from Farm Residential (FR) to Single Family Residential (R-1) at 4324 117th Avenue NE. David McNeil (Case File No. 24-0067/ACK)
Sponsors: Sheila Sellman, City Planner
- 9.3.** RES 25-10 Resolution Granting Preliminary Plat Approval to Subdivide 1.39 Acres into Two Lots, to be Known as McNeil Addition at 4324 117th Avenue NE. Dave McNeil (Case File No. 24-0067/ACK)
Sponsors: Sheila Sellman, City Planner
- 9.4.** ORD 25-2571 Second Reading
Ordinance Approving an Amendment to the City of Blaine Zoning Ordinance Section 30.916 District Signage. City of Blaine (Case File No. 24-0071/SAS)
Sponsors: Sheila Sellman, City Planner

9.5. RES 25-12 Resolution Granting an Amendment to the Approved Sign Plan for National Sports Village at 2180 105th Avenue NE. 105th BBP B2 LLC (National Sports Village) (Case File No. 24-0068/SAS)
Sponsors: Sheila Sellman, City Planner

9.6. ORD 25-2572 Second Reading
Ordinance Approving Amendments to the City of Blaine Zoning Ordinance Related to Regulations for Cannabis. City of Blaine (Case File No. 24-0069/SLK)
Sponsors: Shawn Kaye, Planner

10. Administration

10.1. ORD 25-2573 Second Reading
Ordinance Adopting Chapter 7 Regulating Adult Use Cannabis Businesses
Sponsors: Erik Thorvig, Community Development Director

10.2. RES 25-16 Resolution Approving a Purchase Agreement for 2101 105th Avenue NE.
Sponsors: Erik Thorvig, Community Development Director

11. Other Business

12. Adjournment



City of Blaine Staff Report

File Number: 2025-28

Agenda Date	Status
January 22, 2025	
In Control	File Type
City Council	Guest Speaker

Awards - Presentations - Organizational Business - Brian Podany, Safety Services Manager/Police Chief

Agenda Item # 4.1

Police Department Swearing-in Ceremony

Executive Summary

A police department swearing-in ceremony will be held for five new officers and five promotional sworn staff.

Background

When new officers successfully complete the Field Training Program and advance to solo patrol, a swearing-in ceremony is performed in front of the City Council. Also, when sworn staff receive promotions, a swearing-in ceremony is performed in front of the City Council. This is a special time for sworn staff and their families to celebrate their accomplishments and be recognized in front of the City Mayor, City Councilmembers, City Manager, Chief Podany, fellow police staff, and the public.

The following new officers will be participating in the ceremony and take their Oath of Office:

Sam Fritz, Badge #260
Diana Mokey, Badge #261
Timothy Wessels, Badge #262
Michael Quinn, Badge #263
Jacob Chamberland, Badge #264

The following promotional sworn staff will be participating in the ceremony and take their Oath of Office:

Sergeant Joseph Matzke, Badge #161
Sergeant Dan Stefczak, Badge #192
Captain Mike Rygg, Badge #195
Deputy Chief Joe Gerhard, Badge #155

Strategic Plan Relationship

This ceremony relates to the City of Blaine's Strategic Plan Priority #4 Organizational Health. The City of Blaine is committed to hiring and promoting highly qualified staff to meet core public safety services needs and demands.

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

Family and friends of the staff being recognized were invited to attend the ceremony.

Staff Recommendation

Attachment List

None

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 01/22/2025 FOR PAYMENTS THE WEEK OF 12/20/2024**

Vendor Name	Description	Amount
ACCESS	Data Storage	\$ 143.97
AHMAD DENISE	Evidence Returned to Owner	\$ 8,400.00
AMAZON CAPITAL SERVICES	New det. Office, det. supplies	\$ 171.55
AMAZON CAPITAL SERVICES	PW: Backpacks/Computer Mice/Ink; PW	\$ 483.90
AMAZON CAPITAL SERVICES	PW: Spotlight heads, PD stock	\$ 179.85
AMAZON CAPITAL SERVICES	Clothing - Engineering	\$ 23.99
AMAZON CAPITAL SERVICES	Administration-replenishing supplies for Mark Stack Room events	\$ 113.11
AMAZON CAPITAL SERVICES	Credit	\$ (31.99)
AMAZON CAPITAL SERVICES	Credit	\$ (19.98)
AMAZON CAPITAL SERVICES	PW: Decal Adhesive Remover; Mechanics	\$ 163.08
AMAZON CAPITAL SERVICES	Calendars-det/sgt, scissors, labels-records, security screens	\$ 211.07
AMAZON CAPITAL SERVICES	Work Clothing for Engineering	\$ 55.16
AMAZON CAPITAL SERVICES	PW: On/Off Switches; Mechanics Tools	\$ 41.22
AMAZON CAPITAL SERVICES	Supplies for babysitting course	\$ 57.67
AMAZON CAPITAL SERVICES	Patrol general supplies-lithium batteries, organizers	\$ 251.93
AMERICAN RED CROSS	Babysitting class payment	\$ 136.00
ANOKA COUNTY	2024 County Recordings	\$ 138.00
ANOKA COUNTY TREASURY	Connect Anoka County Fiber	\$ 812.50
ASPEN MILLS INC	Patrol uniforms and clothing	\$ 179.95
ASPEN MILLS INC	Patrol uniforms and clothing	\$ 101.90
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$ 104.98
ASPEN MILLS INC	Patrol uniforms and clothing	\$ 63.30
ASPEN MILLS INC	Patrol uniforms and clothing	\$ 185.40
ASPEN MILLS INC	Patrol uniforms and clothing	\$ 212.87
ASPEN MILLS INC	Patrol uniforms and clothing	\$ 141.93
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$ 101.90
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$ 867.43
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$ 127.99
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$ 124.99
ASPEN MILLS INC	Patrol uniforms and clothing	\$ 84.94
ASPEN MILLS INC	Brennan - 2 shirts	\$ 120.60
ASPEN MILLS INC	Wicklander - uniform shirt	\$ 60.33
ASPEN MILLS INC	Patrol uniforms and clothing	\$ 455.14
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$ 128.99
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$ 75.50
ASPEN MILLS INC	Patrol uniforms and clothing	\$ 225.80
ASPEN MILLS INC	Patrol uniforms and clothing	\$ 64.95
ASPEN MILLS INC	Patrol uniforms and clothing	\$ 79.95
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$ 149.38
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$ 109.90
ASPEN MILLS INC	Patrol uniforms and clothing	\$ 43.48
ASPEN MILLS INC	Patrol uniforms and clothing	\$ 44.95
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$ 15.00
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$ 167.05
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$ 15.00
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$ 15.00

ASPEN MILLS INC	Patrol uniforms and clothing	\$	1,695.12
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$	113.90
ASPEN MILLS INC	Patrol uniforms and clothing	\$	198.94
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$	173.40
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$	307.85
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$	312.93
ASPEN MILLS INC	Patrol uniforms and clothing	\$	119.41
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$	28.98
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$	28.98
ASPEN MILLS INC	Patrol uniforms and clothing	\$	188.41
ASPEN MILLS INC	Patrol uniforms and clothing	\$	57.95
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$	345.41
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$	272.85
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$	180.93
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$	275.98
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$	176.85
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$	50.95
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$	24.95
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$	15.00
ASPEN MILLS INC	Patrol uniforms and clothing	\$	12.50
ASPEN MILLS INC	Patrol uniforms and clothing-rebranding	\$	739.39
ASPEN MILLS INC	Patrol uniforms and clothing	\$	402.86
ASPEN MILLS INC	Patrol uniforms and clothing	\$	199.95
AT&T MOBILITY	Employee Cell Phone Service	\$	10,267.53
ATLAS TOYOTA MATERIAL HANDLING	Forklift tank: 1304	\$	1,002.79
AUTOMATIC SYSTEMS COMPANY	2024 Sewer/Lift Station Maintenance	\$	2,074.50
AUTOMATIC SYSTEMS COMPANY	2024 Sewer/Lift Station Maintenance	\$	2,074.50
AUTOMATIC SYSTEMS COMPANY	2024 Sewer/Lift Station Maintenance	\$	2,074.50
AUTOMATIC SYSTEMS COMPANY	2024 Sewer/Lift Station Maintenance	\$	2,074.50
AUTOMATIC SYSTEMS COMPANY	2024 Sewer/Lift Station Maintenance	\$	2,075.50
AUTOMATIC SYSTEMS COMPANY	2024 Water Maintenance Agreement	\$	2,074.50
AUTOMATIC SYSTEMS COMPANY	2024 Water Maintenance Agreement	\$	2,074.50
AUTOMATIC SYSTEMS COMPANY	2024 Water Maintenance Agreement	\$	2,074.50
AUTOMATIC SYSTEMS COMPANY	2024 Water Maintenance Agreement	\$	2,074.50
AUTOMATIC SYSTEMS COMPANY	2024 Water Maintenance Agreement	\$	2,074.50
AUTOMATIC SYSTEMS COMPANY	2024 Water Maintenance Agreement	\$	2,074.50
BARNUM COMPANIES INC	Garage Door Repair: Plant 4	\$	392.20
BEACON ATHLETICS LLC	Pad for Light Pole at Lexington General Rink	\$	980.00
BEAUDRY OIL & PROPANE	Fuel Delivery - November	\$	12,694.98
BLAINE BROTHERS INC	Coolant Pipe/Clamps: Plow 1203/1211	\$	399.20
BLAINE BROTHERS INC	Coolant Pipe/Clamps: Plow 1203/1211	\$	250.44
BLAINE BROTHERS INC	Brake Chambers/adjuster/filter: Plow 1203	\$	667.92
BLAINE CUSTOM APPAREL & AWARDS	Staff Jacket	\$	59.00
BOYER TRUCKS	Belts/Pulley/Air dryer: Plow 1203	\$	1,527.34
BOYER TRUCKS	Vent Door: Plow 1211	\$	22.59
BOYER TRUCKS	Connector; Plow 1211	\$	4.42
BROUILLARD STANLEY	Safety Boots (max refund for 2024 allowance)	\$	56.71
CAPITAL ONE TRADE CREDIT	D rings; Storm Water	\$	72.14
CAPITAL ONE TRADE CREDIT	Platform Cart; Street Dept	\$	284.99
CARRIGAN JENNIFER	Mileage Reimbursement	\$	8.84
CENTERPOINT ENERGY	750 Clover Leak Parkway NE	\$	96.01
CENTERPOINT ENERGY	November 2024 Gas Service	\$	1,248.14
CINTAS CORPORATION	CH Mats/Rugs	\$	205.47

CINTAS CORPORATION	PW Uniform/Rug Rental; Nov & Dec	\$	187.07
CINTAS CORPORATION	MAYC - Mats/Rugs	\$	38.42
CINTAS CORPORATION	PW Uniform/Rug Rental; Nov & Dec	\$	422.09
CINTAS CORPORATION	MAYC - Mats/Rugs	\$	38.42
CINTAS CORPORATION	MAYC - Mats/Rugs	\$	38.42
CINTAS CORPORATION	Medical supply cabinet	\$	30.40
CITY ENGINEERS ASSOC OF MN	2025 CEAM Membership Renewal-Apply to 101.50.560.561-4402	\$	100.00
CITY ENGINEERS ASSOC OF MN	2025 CEAM Membership Renewal-Apply to 101.50.560.561-4402	\$	100.00
CITY ENGINEERS ASSOC OF MN	2025 CEAM Membership Renewal-Apply to 101.50.560.561-4402	\$	100.00
CITY ENGINEERS ASSOC OF MN	2025 CEAM Membership Renewal-Apply to 101.50.560.561-4402	\$	100.00
CIVICPLUS, LLC	Monsido - Website Quality Insurance Platform	\$	7,400.00
COMCAST	Cable TV	\$	36.22
COMCAST	Internet and Television - MAYC	\$	69.59
COMMUNITY TITLE & ESCROW LLC	Refund for Special Assessment Overpayment, I/P 18-17	\$	351.94
COMPUTER EXPLORERS	Fall Tech Camp	\$	135.00
CONNEXUS ENERGY-UTILITY PAYMENTS	10601 Nassau ST NE	\$	15.50
CONNEXUS ENERGY-UTILITY PAYMENTS	10601 Nassau ST NE	\$	36.00
CONNEXUS ENERGY-UTILITY PAYMENTS	10603 Nassau ST NE	\$	36.00
CONNEXUS ENERGY-UTILITY PAYMENTS	2033 105th AVE NE	\$	70.49
CONNEXUS ENERGY-UTILITY PAYMENTS	2035 105th LN NE	\$	46.26
CONNEXUS ENERGY-UTILITY PAYMENTS	2037 105th AVE NE	\$	91.56
CRYSTEEL TRUCK EQUIPMENT	2023 Capital: Streets Dump Box Replacement	\$	47,040.86
CRYSTEEL TRUCK EQUIPMENT	Side board/brackets: Plow 1269	\$	448.00
CRYSTEEL TRUCK EQUIPMENT	Side board/brackets: Plow 1269	\$	88.99
CUB FOODS INC - THE VILLAGE	Community Outreach Event supplies	\$	88.24
CUB FOODS INC - THE VILLAGE	Community Outreach Event supplies	\$	68.90
CUB FOODS INC-NORTHTOWN STORE	Items for Sr. Center	\$	342.51
DOUGLAS KERR UNDERGROUND LLC	2024 Pleasure Creek Area St Reconstruction, I/P 24-06	\$	765,848.91
DTM FLEET SERVICES	CS Ford utility vehicle lighting	\$	6,611.22
DTM FLEET SERVICES	CS Ford utility vehicle lighting	\$	6,611.22
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees for November 2024	\$	4,000.00
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees for November 2024	\$	36,365.25
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees for November 2024	\$	7,404.75
ECM PUBLISHERS INC	2024 Public Hearing Notices	\$	102.12
ECM PUBLISHERS INC	Advertisement for 2025 Board and Commission Openings 1 of 2	\$	185.83
ECM PUBLISHERS INC	Advertisement for 2025 Board and Commission Openings 2 of 2	\$	165.82
ELECTRIC PUMP INC	Pump Removal: Lift 15	\$	1,390.00
ELECTRIC PUMP INC	Panelview replace/reprogram: Sewer LS #4	\$	4,539.00
EMERGENCY AUTOMOTIVE	Seatbelt Retractor for Squad 5306	\$	119.27
FASTENAL COMPANY	Hockey Net Cable Ties; Parks	\$	183.54
FERGUSON ENTERPRISES LLC #3325	Hydrant Meter repair parts	\$	55.60
FERGUSON ENTERPRISES LLC #3325	Test Ball Plug: Tower 2	\$	668.06
FERGUSON ENTERPRISES LLC #3325	Hydrant Meter Stands/Parts: Water	\$	3,348.26
FERGUSON ENTERPRISES LLC #3325	Credit	\$	(4,049.60)
FERGUSON WATERWORKS #2518	Curb Stop Covers; Water	\$	44.04
FISERV	November FISERV Payment	\$	136.28
FLAGSHIP RECREATION	Pioneer Park Shelter Installation	\$	27,520.83
FLAGSHIP RECREATION	London Park Shelter Installation	\$	24,476.68
FRIENDLY CHEVROLET INC	Rotors for PD Stock	\$	466.64
FRIENDLY CHEVROLET INC	Brake pads/rotors: PD Stock	\$	2,563.64
FRIENDLY CHEVROLET INC	Brake pads/rotors: PD Stock	\$	676.88
FUN EXPRESS LLC	Craft for winter event	\$	144.54
GOPHER STATE ONE CALL INC	2024 Water & Sewer Locate Fees	\$	1,023.30

GOUGH JANE	Mileage Reimbursement - MBPTA -Annual Business Mtg	\$	21.17
GRAINGER	Tower 1 Heater	\$	652.62
HAAS TODD J	2024 Traffic Commission Meeting Attendance	\$	75.00
HAMMER SPORTS LLC	Refs for Adult Basketball League 12/8/2024	\$	420.00
HAWKINS INC	Treatment Plant Chemicals; Water	\$	6,972.90
HAWKINS INC	Chemicals: Water treatment plant	\$	2,249.00
HAWKINS INC	Chemicals: Water treatment plant	\$	2,328.90
HENNING PROFESSIONAL SERVICES INC	Easement Acquisition Services Amendment, I/P 24-07	\$	1,048.58
HOFFMAN & MCNAMARA COMPANY	Tree Warranty - Maple, I/P 22-06	\$	1,700.00
HOSE PROS LLC	Flooding Hose/Reducer; JCP Park	\$	491.40
HOSE PROS LLC	Ball Valve: Hydrant meter	\$	338.86
HOSE PROS LLC	Ice Rink Hoses; Parks	\$	543.40
HOSE PROS LLC	Hose; Jetter 4506	\$	34.38
HUBER JAMES	Escrow Refund - 13200 Lexington AVE NE	\$	2,000.00
IIMC	Clerks Renewal IIMC Membership 2025	\$	135.00
IIMC	Clerks Renewal IIMC Membership 2025	\$	235.00
IMPACT PROVEN SOLUTIONS	2024 UTILITY BILLING INVOICE PRINTING	\$	6,316.85
INNOVATIVE OFFICE SOLUTIONS	Paper	\$	468.80
INSIGHT PUBLIC SECTOR INC	iPad for CM elect Ford	\$	329.83
KATH FUEL OIL SERVICE COMPANY	Windshield solvent; Lift stations	\$	240.50
KATH FUEL OIL SERVICE COMPANY	Bulk Diesel Exhaust Fluid; Shop	\$	627.40
KENNEDY & GRAVEN CHARTERED	Elevage Redevelopment TIF District 1-25	\$	8,165.00
KENNEDY & GRAVEN CHARTERED	2024B Bond Issuance - Bond Counsel	\$	28,000.00
KENNEDY & GRAVEN CHARTERED	2024C Bond Issuance - Bond Counsel	\$	22,000.00
KENNEDY & GRAVEN CHARTERED	2024D Bond Issuance - Bond Counsel	\$	13,000.00
KILLMER ELECTRIC COMPANY INC	Light replacement; WTP 1	\$	2,156.00
KORTERRA INC	Locating Software Training: Water/Sewer	\$	900.00
LANGUAGE LINE SERVICES INC	Language Line/Interpreter Services	\$	487.19
LAWSON PRODUCTS INC	Cutting Edge Bolts; Plow Fleet	\$	375.08
LAWSON PRODUCTS INC	Mechanics Shop supplies; Ty-Rap/Hyd Hose/Anchor Shackle	\$	2,847.60
LEXIPOL LLC	Yearly contract policy/procedure management software	\$	21,628.25
LINE 1 PARTNERS INC	Misc Low Voltage Wiring; PW	\$	2,994.00
LINO LAKES LANDSCAPING LLC	HYDRANT METER DEPOSIT REFUND	\$	4,311.14
LITTLE FALLS MACHINE INC	Sander Plates; Plow 1305	\$	443.02
LOCKRIDGE GRINDAL NAUEN PLLP	2024 State Lobbyist Services	\$	3,166.66
LRS PORTABLES OF MINNESOTA	Satellite Rental; November 2024	\$	3,884.64
MANAGED SERVICES INC	CH janitorial December	\$	4,418.00
MARSDEN CENTRAL LLC	PW December janitorial services	\$	2,476.38
MENARDS - BLAINE	Mailboxes/Posts/Rakes/Shovels; Streets	\$	619.95
MENARDS - BLAINE	Firewood for the Winter Celebration	\$	32.40
MENARDS - BLAINE	Cable Ties; Parks	\$	49.95
MENARDS - BLAINE	Mechanic Shop supplies	\$	31.75
MENARDS - BLAINE	Propane torches; Parks	\$	95.19
MENARDS - BLAINE	Patrol general supplies	\$	138.49
MENARDS - BLAINE	Sewer Supplies; cleaner. batteries	\$	40.01
MENARDS - BLAINE	Patrol general supplies	\$	73.42
MENARDS - BLAINE	Light Straps/Screws: Happy Acres Park	\$	173.19
MIDWAY FORD COMPANY	Door Latch; Vehicle 5254	\$	95.96
MINNEAPOLIS OXYGEN COMPANY	Oxygen Cylinders for Patrol Operations	\$	181.85
MINNESOTA EQUIPMENT - HAM LAKE	Chain Saw Bars; Streets	\$	185.98
MINNESOTA HIGHWAY SAFETY AND RESEARCH	EMS hybrid driving class	\$	305.00
MINNESOTA HIGHWAY SAFETY AND RESEARCH	Senior program - Defensive Driving	\$	456.00
MINNESOTA OCCUPATIONAL HEALTH	Random drug testing	\$	603.00

MINNESOTA SECRETARY OF STATE - NOTARY	Notary Commission Renewal	\$	120.00
MINUTE MAKER SECRETARIAL	Council Minutes	\$	678.25
MINUTE MAKER SECRETARIAL	2024 Planning Commission Minutes	\$	167.00
MOBILE HOME RESTORATION	Permit Refund: Cancelled contract. B24-00037	\$	328.00
MOBILE PRO SYSTEMS	1-year Tech Support Contract for Camera Trailer	\$	359.40
MTI DISTRIBUTING INC	Oil Pan/Bracket; Mower 2416	\$	497.74
MURPHY RIGGING ERECTING INC	Insurance Claim for Tom Ryan Park - Crane for monument removal	\$	845.00
NAGELL APPRAISAL AND CONSULTING	Commercial & Apartment Land, 105th Ave NE	\$	1,200.00
NORTHERN SANITARY SUPPLY CO INC	CH hand soap	\$	252.44
NORTHLAND CAPITAL EQUIPMENT FINANCE	Fitness Equipment Lease	\$	832.43
NORTHLAND CAPITAL EQUIPMENT FINANCE	Fitness Equipment Pay Off	\$	2,927.20
NUSS TRUCK & EQUIPMENT	Oil Pan: Plow 1281	\$	1,595.55
NUSS TRUCK & EQUIPMENT	Shocks: Plow 1269	\$	234.12
O'BOYS HEATING & AIR	Permit Refund B24-05219 (homeowner canceled contract)	\$	60.00
OFFICE OF MNIT SERVICES	Telephone and Internet Services	\$	586.68
OLSEN CHAIN & CABLE INC	Annual Hoist Inspection; Mechanic Shop	\$	575.54
OLSON LISA	Mileage Expense Report	\$	22.06
OPTIMIZED ELECTRICAL SOLUTIONS	CH lights	\$	791.00
O'REILLY AUTOMOTIVE INC	Filters/Wax; Vehicle 5241	\$	28.01
O'REILLY AUTOMOTIVE INC	Oil/Air Filters; PW Stock	\$	17.64
O'REILLY AUTOMOTIVE INC	Oil/Air Filters; PW Stock	\$	90.20
PAFFY'S PEST CONTROL INC	CH - monthly pest control	\$	80.35
PAFFY'S PEST CONTROL INC	MAYC - Monthly pest control	\$	59.75
PARK CONSTRUCTION COMPANY	Watermain Break Pavement Repairs (Xebec & Yalta)	\$	66,796.52
PHASOR ELECTRIC COMPANY	PED Countdown light repair: 109th/65	\$	561.00
PHASOR ELECTRIC COMPANY	Traffic Signal Repair; 89th Ave/87th Lane	\$	175.00
PITNEY BOWES INC	Postage Machine supplies	\$	369.57
PRINT CENTRAL	Council Chamber Nameplate for New Deputy Police Chief Gerhard	\$	53.17
PRO-TEC DESIGN INC	Security Camera adjustment for the Lexington Athletic Complex	\$	335.50
PRO-TEC DESIGN INC	Aquatore Bandshell Security and Door Hardware	\$	2,000.00
RECYCLING ASSOCIATION OF MN	Membership Dues	\$	300.00
RIDGEWAY & ASSOCIATES	Mental Wellness Program	\$	4,280.00
RIVARD COMPANIES INC	EAB Tree/Stump Removal	\$	85,886.00
RIVARD COMPANIES INC	EAB Tree/Stump Removal	\$	35,952.00
ROADKILL ANIMAL CONTROL	Disposal of Dead Deer	\$	618.00
ROTARY CLUB OF BLAINE-HAM LAKE	Membership Renewal - Douglas	\$	800.00
RUD GERALD	Reimbursement - Boots	\$	199.99
SAM'S CLUB/SYNCHRONY BANK	Items for Sr. Center	\$	2,618.16
SAM'S CLUB/SYNCHRONY BANK	Coffee cups and lids	\$	189.20
SBM FIRE DEPARTMENT	2024 Reimbursement for Capital Expenditures	\$	408,738.00
SHORT ELLIOTT HENDRICKSON INC	Design & Construction Services-Pleasure Creek, I/P 24-06	\$	23,535.29
SHORT ELLIOTT HENDRICKSON INC	Engineering Services 2025 Street Rehab Project, I/P 25-05	\$	19,683.44
ST CROIX RECREATION FUN PLAYGROUNDS	Misc Playground parts; LAC	\$	210.18
STAR TRIBUNE	Publish Advertising for Bids & PHN	\$	80.58
STAR TRIBUNE	Publish Advertising for Bids & PHN	\$	99.54
STAR TRIBUNE	Publish Advertising for Bids & PHN	\$	99.54
STAR TRIBUNE	Publish Advertising for Bids & PHN	\$	69.52
STAR TRIBUNE	Publish Advertising for Bids & PHN	\$	192.76
STAR TRIBUNE	Publish Advertising for Bids & PHN	\$	211.72
STAR TRIBUNE	Publish Advertising for Bids & PHN	\$	211.72
STATE OF MINNESOTA	Court costs	\$	27.00
STATE OF MINNESOTA DEED	DEED Loan #CDAP-17-0064-H-FY18, Loan Repayment Dec 2024	\$	1,568.24
STATE OF MINNESOTA DEED	DEED Loan # CDAP-23-0112-H-FY24, Loan Repayment, Dec 2024	\$	3,619.05

STONE CREEK HOMES INC	Escrow Refund - 2663 Quail Creek CT NE	\$	7,300.00
STREICHER'S	Duchene - uniform belt	\$	34.99
SUBURBAN TIRE WHOLESale INC	Tires; Vehicles 5031, 5324	\$	993.12
SUNDSETH COREY	2024 Traffic Commission Meeting Attendance (June 4)	\$	60.00
THE LEADERSHIP GROWTH GROUP LLC	2024 Leadership Growth Group Books (Thorvig)	\$	147.94
TITAN MACHINERY - LACROSSE	Hyd Filter; Mower 1276.1	\$	341.63
TKDA AND ASSOCIATES INC	TH65 Access Improvements (Amendment 4), I/P 21-01	\$	4,209.14
TPC TWIN CITIES	Harvest Hustle Reimbursement Fees	\$	5,453.00
TRI-STATE BOBCAT INC	Belt/Tensioner/Cables; 2398	\$	679.38
TRI-STATE BOBCAT INC	Chainsaw Bars; Streets	\$	70.00
TYLER BUSINESS FORMS	W-2 forms and envelopes	\$	413.36
VOLUNTEERS OF AMERICA	Cook Supplemental Wages	\$	112.55
WALTERS RECYCLING & REFUSE INC	Organics Collection 2024	\$	150.00
WATER CONSERVATION SERVICES INC	Water Main Leak Detection 11/14/24	\$	432.15
WHAT WORKS INC	Preparation for Norms Rollout	\$	900.00
WOLD TERRY	2024 Traffic Commission Meeting Attendance	\$	60.00
WOODRUFF SHEILA	Home Improvement Grant Reimbursement	\$	4,527.00
WSI MANUFACTURING CO INC	Patrol uniforms and clothing	\$	1,908.28
XCEL ENERGY	Siren - Electric	\$	9.50
XCEL ENERGY	Monument-Electric	\$	13.58
XCEL ENERGY	Signal - Electric	\$	64.85
XCEL ENERGY	Signal - Electric	\$	65.45
		\$	1,873,846.95

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 01/22/2025 FOR PAYMENTS THE WEEK OF 12/20/2024**

Vendor Name	Description	Amount
LEXIPOL LLC	Yearly contract policy/procedure management software	\$ 21,628.25
KENNEDY & GRAVEN CHARTERED	2024C Bond Issuance - Bond Counsel	\$ 22,000.00
SHORT ELLIOTT HENDRICKSON INC	Design & Construction Services-Pleasure Creek, I/P 24-06	\$ 23,535.29
FLAGSHIP RECREATION	London Park Shelter Installation	\$ 24,476.68
FLAGSHIP RECREATION	Pioneer Park Shelter Installation	\$ 27,520.83
KENNEDY & GRAVEN CHARTERED	2024B Bond Issuance - Bond Counsel	\$ 28,000.00
RIVARD COMPANIES INC	EAB Tree/Stump Removal	\$ 35,952.00
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees for November 2024	\$ 36,365.25
CRYSTEEL TRUCK EQUIPMENT	2023 Capital: Streets Dump Box Replacement	\$ 47,040.86

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 01/22/2025 FOR PAYMENTS THE WEEK OF 12/27/2024**

Vendor Name	Description	Amount
AMAZON CAPITAL SERVICES	Cup for winter events	\$ 58.15
AMAZON CAPITAL SERVICES	Iphone case for Chris Ford	\$ 12.99
AMAZON CAPITAL SERVICES	Credit	\$ (151.85)
AMAZON CAPITAL SERVICES	PW: Laptop bag/headphone/hats: storm/ Streets	\$ 1,027.14
AMAZON CAPITAL SERVICES	PW: Binders/Sharpies/Mouse	\$ 98.16
AMERICAN ENVIRONMENTAL LLC	Sewer Repair; 87th Lane	\$ 4,030.00
ANOKA COUNTY LICENSE BUREAU	New Registration - PD	\$ 2,182.19
ANOKA COUNTY TREASURY DEPARTMENT	2024 2nd Qtr Signal Maintenance	\$ 7,239.38
ANOKA HENNEPIN SCHOOL DIST 11	Remaining Escrow Refund, SP17-18, Sunrise Elementary	\$ 30,000.00
ASPEN MILLS INC	Brennan - uniform 1 shirt	\$ 83.30
ASPEN MILLS INC	Duchene - uniform 1 shirt	\$ 60.30
ASPEN MILLS INC	Luedtke - uniform 1 shirt	\$ 60.33
ASPEN MILLS INC	Traffic Vest for Reserve Officer	\$ 48.95
ASPEN MILLS INC	Credit	\$ (64.95)
AUTO AIR AND ACCESSORIES INC	Bed Liner for Grant Funded Traffic Safety Vehicle	\$ 215.00
BAYCOM INC	Computers; Storm/Sewer	\$ 20,363.00
BEAUDRY OIL & PROPANE	Fuel Delivery - December	\$ 9,740.53
BEAUDRY OIL & PROPANE	Fuel Delivery - December	\$ 12,823.10
BLAINE LOCK & SAFE INC	Door Replacement; WTP 3	\$ 7,890.45
BLUUM OF MINNESOTA LLC	CH digital signage for TV's	\$ 2,839.80
BOYER TRUCKS	Air Tanks/Clamps: Plow 1203	\$ 501.25
BOYER TRUCKS	Air Tanks/Clamps: Plow 1203	\$ 17.09
BOYER TRUCKS	Trans Filter Kit: Plow 1226	\$ 263.45
CAPITOL HILL ASSOICATES INC	Federal Lobbyist Services July 2024-March 2025 (Vendor Change)	\$ 4,500.00
CARR'S TREE SERVICE INC	Tree removal/haul away; Park Trail	\$ 2,700.00
CENTURYLINK	Telephone Service	\$ 76.46
CHET'S SHOES LLC	Chain Saw Boots; Water Dept	\$ 1,548.80
CHRISTENSEN ORIN	Expense report for training in San Antonio, TX	\$ 192.32
CINTAS CORPORATION	MAYC - Mats/Rugs	\$ 38.42
CINTAS CORPORATION	PW Uniform/Rug Rental; Nov & Dec	\$ 225.49
CINTAS CORPORATION	PW med supply cabinet	\$ 174.17
COMCAST	Public Works Internet Service	\$ 211.47
COMCAST	Fiber Internet Service	\$ 1,360.00
COMPUTER EXPLORERS	Winter Tech Camp	\$ 30.00
CONNEXUS ENERGY-UTILITY PAYMENTS	10601 Nassau ST NE	\$ 9.17
CONNEXUS ENERGY-UTILITY PAYMENTS	10603 Nassau ST NE	\$ 9.17
CONNEXUS ENERGY-UTILITY PAYMENTS	November 2024 Electric	\$ 47,141.91
CRYSTEEL TRUCK EQUIPMENT	Plow Parts; Plow 1297	\$ 87.82
D R HORTON INC	Escrow Refund - 12741 Fraizer ST NE	\$ 4,900.00
DAN FISH COMPANY	Senior program - Noon Years Eve entertainment	\$ 150.00
DELEGARD TOOL COMPANY	Mics Small tools; Mechanic Shop	\$ 449.71
DELEGARD TOOL COMPANY	Mics Small tools; Mechanic Shop	\$ 4.02
EMBROIDERY & MORE TOO LLC	Uniforms - City Logo Embroidery	\$ 1,190.00
FERGUSON WATERWORKS #2518	Curb Stop Repair Parts; Water	\$ 370.70
FRIENDLY CHEVROLET INC	B/O Brake pads: PD Stock	\$ 333.19

FRIENDLY CHEVROLET INC	Exhaust Parts: Vehicles 5310	\$	50.60
FRIENDLY CHEVROLET INC	Exhaust Parts: Vehicles 5310	\$	46.14
FRIENDLY CHEVROLET INC	Exhaust Parts: Vehicles 5310	\$	7.00
FRIENDLY CHEVROLET INC	Water Pump; Vehicle 5280	\$	139.28
FRIENDLY CHEVROLET INC	Exhaust Studs; Vehicle 5310	\$	60.18
GALLAGHER BENEFIT SERVICES INC	Ongoing DBM evaluations and Comp Study	\$	416.65
GALLAGHER BENEFIT SERVICES INC	Ongoing DBM evaluations and Comp Study	\$	8,000.00
GIMPL TAMMY	Kennel Services for Oct, 2024	\$	350.00
GOODIN COMPANY	Fan Motor; Plant 1	\$	180.83
GROUP HEALTH NON-PATIENT A/R	EAP benefits	\$	246.00
HORIZON ROOFING INC	Roofing repairs	\$	2,600.00
HORIZON ROOFING INC	Roofing repairs	\$	6,775.00
HORIZON ROOFING INC	Roofing repairs	\$	1,034.00
HYDRAULIC SPECIALTY INC	Hyd Fitting; Equipment 4511	\$	9.51
IMDIEKE CHRISTOPHER	Reimbursement for Safety Glasses; Imdieke	\$	250.00
INSIGHT PUBLIC SECTOR INC	Azure Cloud Services - September 2024	\$	3,780.99
INSIGHT PUBLIC SECTOR INC	Software license: Storm/Sewer	\$	4,426.62
JOHNSON LITHO GRAPHICS OF EAU CLAIRE LTD	Winter/Spring Rec Connect	\$	22,191.37
KEN BURNS INC	2023 Capital; Vipermetal Crusher Bucket #1253.7	\$	20,750.00
KJ BRANDING	PD Wall Graphics/Lighted Logo - updated branding	\$	5,900.00
KRAFT MECHANICAL LLC	Boiler repair	\$	588.50
LAWSON PRODUCTS INC	Mechanic shop supplies; Ty-Rap	\$	47.52
LAWSON PRODUCTS INC	Hooks/Chains; Trailer 4631	\$	915.07
MC TOOL & SAFETY SALES	Ice Cleats: Park	\$	544.50
MENARDS - BLAINE	Felt and goo gone	\$	39.92
MENARDS - BLAINE	Cable, cord, pwr strip	\$	23.46
MENARDS - BLAINE	CH boiler supplies	\$	53.42
MENARDS - BLAINE	Misc Water Supplies; Wells	\$	30.91
MENARDS - BLAINE	Drill bit/strap; Hockey rink lights	\$	41.87
MENARDS - BLAINE	Flexzilla Cord/tools; Water	\$	135.97
MENARDS - BLAINE	PW; Shop Salt spreader	\$	229.99
MENARDS - BLAINE	Misc Water Supplies; Wells	\$	29.45
MILLER MENDEL INC	Yearly fee for eSPOH background investigation program	\$	3,665.00
MINNESOTA CHIEFS OF POLICE ASSOCIATION	2025 MCPA Membership Renewals	\$	567.00
MINNESOTA CHIEFS OF POLICE ASSOCIATION	2025 MCPA Membership Renewals	\$	217.00
MINNESOTA CHIEFS OF POLICE ASSOCIATION	2025 MCPA Membership Renewals	\$	217.00
MINNESOTA CHIEFS OF POLICE ASSOCIATION	2025 MCPA Membership Renewals	\$	217.00
MINNESOTA CHIEFS OF POLICE ASSOCIATION	2025 MCPA Membership Renewals	\$	217.00
MINNESOTA POLLUTION CONTROL AGENCY	Wastewater Exam Refresher Training; B. Kittleson	\$	585.00
MINNESOTA RURAL WATER ASSOCIATION	Training for Jahn/Brooks	\$	400.00
MINNESOTA RURAL WATER ASSOCIATION	Training for Jahn/Brooks	\$	400.00
M-R SIGN COMPANY INC	FES Storm Water signs	\$	1,096.45
MTI DISTRIBUTING INC	V-Belts; PW Stock	\$	66.26
MTI DISTRIBUTING INC	Skid/Pipe/Gasket; Mower	\$	527.85
NORTH COUNTRY BEAVER CONTROL SERVICES	Beaver Trapping	\$	125.00
NUSS TRUCK & EQUIPMENT	Dip Stick; Plow 1281	\$	127.60
OLSEN CHAIN & CABLE INC	PW: Tow Ropes	\$	932.42
O'REILLY AUTOMOTIVE INC	Headlight Bulb; PW Stock	\$	95.49
O'REILLY AUTOMOTIVE INC	Filters/Silicone; PW Stock	\$	230.36
O'REILLY AUTOMOTIVE INC	Belt/Tensioner; Vehicle 3411	\$	78.89
O'REILLY AUTOMOTIVE INC	Mechanic shop supplies: Sealant	\$	119.94
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	189.22

PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	170.30
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	151.38
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	75.69
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	151.38
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	113.53
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	189.22
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	227.06
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	151.38
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	189.22
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	605.50
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	155.00
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	170.30
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	189.22
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	494.67
PRINT CENTRAL	PW: Snow Plow Notices	\$	183.52
PRO-TEC DESIGN INC	Moving cameras at LAC onto server at PW	\$	366.00
PRO-TEC DESIGN INC	PW door read repair	\$	932.54
QC DANCE INC	Payment for Fall classes	\$	2,012.00
S & S INDUSTRIAL SUPPLY INC	Mechanic shop supplies: Bolts	\$	13.88
SAFE STEP LLC	Sidewalk Repairs; Streets	\$	5,000.00
SCHMOLKE THOMAS	Mileage Reimbursement - Thomas Schmolke - Septic Training	\$	110.45
SNAP-ON INDUSTRIAL	Maintenance Computer & Software/Tools	\$	3,255.56
STREICHER'S	8 firearm holsters	\$	703.92
SUBURBAN TIRE WHOLESALE INC	Tire; truck 1320	\$	337.43
SUNDGAARD JOSHUA	Expense reports for investigations travel out of state - USPIS	\$	348.92
SYMBOLARTS, LLC	New badges and patches for PD	\$	2,354.00
SYMBOLARTS, LLC	New badges and patches for PD	\$	26,034.50
SYN-TECH SYSTEMS	FuelMaster 2025 Maintenance Subscription	\$	550.00
TACTICAL ADVANTAGE LLC	8 glock 17 gen5 handguns with holosun RDS	\$	3,472.00
TACTICAL ADVANTAGE LLC	8 glock 17 gen5 handguns with holosun RDS	\$	3,444.72
TUCKER RUTH	Mileage and Expense Report - Tucker	\$	234.17
USA BLUEBOOK (#657220)	Shelving/Degreaser/drum; Storm/Sewer	\$	1,664.02
USA BLUEBOOK (#657220)	Shelving/Degreaser/drum; Storm/Sewer	\$	246.95
VOLLMAN MIKE	UAS Certification	\$	175.00
WARNING LITES OF MN	Cones; Sign shop	\$	1,685.00
ZACK'S INC	Lute Rakes/bars, Shovels, tempers: Street Tools	\$	1,395.20
ZELENAK THERESE	Special events and programs working	\$	575.00
ZIEGLER INC	LS Generator Maintenance; Year 1 of 3	\$	5,928.85
		\$	319,009.14

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 01/22/2025 FOR PAYMENTS THE WEEK OF 12/27/2024**

Vendor Name	Description	Amount
BAYCOM INC	Computers; Storm/Sewer	\$ 20,363.00
KEN BURNS INC	2023 Capital; Vipermetal Crusher Bucket #1253.7	\$ 20,750.00
JOHNSON LITHO GRAPHICS OF EAU CLAIRE LTD	Winter/Spring Rec Connect	\$ 22,191.37
SYMBOLARTS, LLC	New badges and patches for PD	\$ 26,034.50
ANOKA HENNEPIN SCHOOL DIST 11	Remaining Escrow Refund, SP17-18, Sunrise Elementary	\$ 30,000.00
CONNEXUS ENERGY-UTILITY PAYMENTS	November 2024 Electric	\$ 47,141.91

PAYROLL CHECKS & WIRE TRANSFERS

MONTH: DECEMBER 2024

PAYROLL CHECKS

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
12/04/24	VENDOR CHECKS	CHECK # 79913-79916	\$6,206.50
12/04/24	EMPLOYEES	DIRECT DEPOSITS	\$653,025.22
12/19/24	VENDOR CHECKS	CHECK # 79918-79926	\$25,381.05
12/19/24	EMPLOYEES	DIRECT DEPOSITS	\$630,999.29

WIRE TRANSFERS

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
12/04/24	STATE OF MINNESOTA	PAYROLL TAXES	\$44,591.72
12/04/24	I.R.S.	PAYROLL TAXES	\$199,221.01
12/04/24	P.E.R.A.	PAYROLL TAXES	\$196,490.95
12/04/24	USCM & 21st CENTURY	DEFERRED COMP & H.S.A	\$83,851.69
12/18/24	21ST CENTURY	CREDIT CARDS	\$20,415.55
12/20/24	STATE OF MINNESOTA	SALES TAX	\$45,343.00
12/19/24	STATE OF MINNESOTA	PAYROLL TAXES	\$4,319,798.00
12/19/24	I.R.S.	PAYROLL TAXES	\$192,441.94
12/19/24	P.E.R.A.	PAYROLL TAXES	\$206,024.96
12/19/24	USCM & 21ST CENTURY BANK	DEFERRED COMP & H.S.A	\$62,563.79
TOTAL			<u><u>\$6,686,354.67</u></u>

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 01/22/2025 FOR PAYMENTS THE WEEK OF 01/03/2025**

Vendor Name	Description	Amount
AMAZON CAPITAL SERVICES	Patrol, detective office supplies, clips, pens	\$ 102.81
AMAZON CAPITAL SERVICES	iPad case for CM elect Ford	\$ 119.99
AMAZON CAPITAL SERVICES	Extension Cords, Laminator for MAYC	\$ 76.98
AMAZON CAPITAL SERVICES	Phone chargers/cables: sewer/Storm	\$ 243.22
AMAZON CAPITAL SERVICES	Patrol supplies for the Armory	\$ 270.38
AMAZON CAPITAL SERVICES	Car Interior Cleaner Wipes for Field Inspectors Vehicles	\$ 15.99
ANOKA POLICE DEPARTMENT	Red dot sight transition training range fees	\$ 3,080.00
AT&T	Cell tower area search for investigation - 24230212	\$ 145.00
AT&T MOBILITY	Bait Trailer Data Service	\$ 66.96
AUTOWASH SYSTEMS INC	Repair to PW Car wash	\$ 1,062.20
BARNUM COMPANIES INC	PD gate planned maintenance	\$ 280.00
BARR ENGINEERING COMPANY	Wellfield Management Plan Proposal, I/P 23-22	\$ 6,641.50
BARR ENGINEERING COMPANY	WTP1 underdrain Design - Change Order, I/P 23-21	\$ 1,466.50
BAUER BUILT INC	Tires/Rims/installation; Plow 1269	\$ 872.33
BIO-TEC EMERGENCY SERVICES	Decontamination of Squad 5333 - ICR 24285545	\$ 150.00
BLAINE CUSTOM APPAREL & AWARDS	Rink staff uniform jackets	\$ 530.00
BOLTON & MENK INC	Design & Construction Services for I/P 24-04	\$ 64,418.46
BOLTON & MENK INC	Design & Construction Services - 2025 SW Area, I/P 25-06	\$ 8,403.00
BOLTON & MENK INC	Design & Construction Svcs 89th & Davenport, I/P 22-05	\$ 412.50
BOLTON & MENK INC	Lift Station 1 Force Main-Design/Construction Admin, I/P 22-05	\$ 347.00
BOLTON & MENK INC	Lead Service Line Inventory, I/P 24-20	\$ 315.50
BOLTON & MENK INC	Eng Design Svcs Lift Station 13 Force Main Phase 2, I/P 23-30	\$ 18,462.50
BOLTON & MENK INC	Lift Station 13 Force Main -Phase 2 (Amended), I/P 23-30	\$ 29,898.00
BOLTON & MENK INC	Ulysses & 117th Ave-ROW Acquisition Services, I/P 23-09	\$ 656.50
BOLTON & MENK INC	Construction Services-Ulysses/117th Roundabout, I/P 23-09	\$ 16,875.00
BOLTON & MENK INC	Design & Construction Services for I/P 24-04	\$ 2,476.00
BOLTON & MENK INC	Eng Design Svcs Lift Station 13 Force Main Phase 2, I/P 23-30	\$ 10,667.80
BOLTON & MENK INC	Lift Station 13 Force Main -Phase 2 (Amended), I/P 23-30	\$ 5,063.70
BOLTON & MENK INC	2025 Southwest Area Street Reconstruction, I/P 25-06	\$ 6,807.50
BOLTON & MENK INC	Design & Construction Services - 2025 SW Area, I/P 25-06	\$ 9,218.50
CAPITAL ONE TRADE CREDIT	Ratcheting straps: storm	\$ 213.70
CAPITAL ONE TRADE CREDIT	Small Tools; Water Dept, measure wheel/Hooks/tool box	\$ 381.73
CAPITAL ONE TRADE CREDIT	Small Tools; Water Dept, measure wheel/Hooks/tool box	\$ 209.78
CAPITAL ONE TRADE CREDIT	Extension cords for portable lights at Jim Peterson Park	\$ 398.96
CAPITAL ONE TRADE CREDIT	Credit	\$ (62.27)
CAPITAL ONE TRADE CREDIT	Extension cords for portable lights at Jim Peterson Park	\$ 142.49
CENTER FOR ENERGY AND ENVIRONMENT	HIL Loan - Program Setup Transfer Fees	\$ 3,200.00
CENTERPOINT ENERGY	2033 105th Ave NE - EDA Final	\$ 461.60
CENTERPOINT ENERGY	December 2024 Gas Service	\$ 26,046.57
CENTURYLINK	Baseball Complex Telephone	\$ 130.48
CINTAS CORPORATION	PW med supply cabinet	\$ 75.93

CINTAS CORPORATION	First Aid Vehicle Kits	\$ 845.00
CORE & MAIN LP	3/4" Residential Meters for Resale	\$ 4,239.98
CRYSTEEL TRUCK EQUIPMENT	Belt Clips; Hook Truck 1241	\$ 210.00
CRYSTEEL TRUCK EQUIPMENT	Brine Pump: Plow 1306	\$ 1,263.18
ELECTRIC PUMP INC	Pump Repair; Lift 1	\$ 4,194.00
EMERGENCY AUTOMOTIVE TECHNOLOGIES	Rear seat & Cage for new CSO Truck #5342	\$ 1,410.81
FORCE AMERICA DISTRIBUTING LLC	Auger Sensor kits; PW	\$ 1,532.10
FRIENDLY CHEVROLET INC	B/O Brake pads: PD Stock	\$ 362.40
FRIENDLY CHEVROLET INC	Air Flow Sensor: Vehicle 5295	\$ 99.99
GREENHAVEN PRINTING	POR community notification mailers sent to residents	\$ 555.00
GROUP HEALTH NON-PATIENT A/R	Wellness Program Non-Member Charges (Nov and Dec)	\$ 448.00
HAMMER SPORTS LLC	Refs for Adult Basketball League 12/15/2024	\$ 420.00
INSTRUMENTAL RESEARCH INC	Water Sample Testing	\$ 1,056.00
KATH FUEL OIL SERVICE COMPANY	Hyd Fluid/Oil: COB/PW	\$ 1,346.10
KATH FUEL OIL SERVICE COMPANY	Hyd Fluid/Oil: COB/PW	\$ 2,866.98
LAWSON PRODUCTS INC	Mechanic shop supplies; cleaner, backup alarm. screws	\$ 1,386.77
LAWSON PRODUCTS INC	Bolts/Rods; Plow supplies	\$ 87.16
LAWSON PRODUCTS INC	Mechanic shop supplies; cleaner, backup alarm. screws	\$ 24.98
LEAGUE OF MN CITIES INSURANCE	Workers comp insurance claims	\$ 5,375.32
LINE 1 PARTNERS INC	Cable Installation: WTP 1	\$ 168.00
MANAGED SERVICES INC	CH supplies tp, enmotion	\$ 745.56
MARCO TECHNOLOGIES LLC	eFax Service for 35 months	\$ 2,099.65
MENARDS - BLAINE	Special Event Supplies	\$ 46.89
MENARDS - BLAINE	Milkhouse heaters: Sewer Dept	\$ 315.43
MENARDS - BLAINE	Paint Supplies/bit set: Sign Shop	\$ 91.28
MENARDS - BLAINE	Electric plug in for Jim Peterson Rinks	\$ 12.18
MENARDS - BLAINE	Extension cords for trailer warming house at Jim Peterson Park	\$ 170.01
MGT IMPACT SOLUTIONS LLC	Recruitment fees for Deputy Police Chief position	\$ 7,200.00
MIDWAY FORD COMPANY	Signal Switch; Truck 1296	\$ 57.42
MIDWAY FORD COMPANY	Lamps: Truck 2379	\$ 5.10
MIDWAY FORD COMPANY	Lamps: Truck 2379	\$ 73.25
NORTHERN SANITARY SUPPLY CO INC	MAYC floor cleaner, towels, tissue	\$ 611.93
O'REILLY AUTOMOTIVE INC	Filters: PW Stock	\$ 84.14
OTI INC	Fall Street Sweepings; Storm	\$ 3,645.00
PAFFY'S PEST CONTROL INC	CH - monthly pest control	\$ 80.35
PAFFY'S PEST CONTROL INC	MAYC - Monthly pest control	\$ 59.75
PRECISE MRM LLC	GPS Installation	\$ 524.57
PRECISE MRM LLC	2024 PW GPS Management; March-December	\$ 1,480.00
REHDER MARK	Forestry Consulting; November	\$ 1,800.00
REPUBLIC SERVICES #894	Shredding for Recycling Saturday Events	\$ 899.32
SELECT PHYSICAL THERAPY	Ergonomics assessment	\$ 350.00
SOLDO CONSULTING PC	Legal Consultant Fees	\$ 2,294.04
SUBURBAN TIRE WHOLESALE INC	Tires; Vehicle 5296	\$ 693.12
SUBURBAN TIRE WHOLESALE INC	Tires; PD Stock	\$ 3,600.00
SYMBOLARTS, LLC	500 2.5" PVC patches	\$ 1,008.00
THOMSEN SYSTEMS INC	Tech Winter Camps	\$ 210.00
TOLL GAS & WELDING SUPPLY	Strikers/Goggles; Street Tools	\$ 69.42
TRI-STATE BOBCAT INC	Power Sweeper/broom; Water	\$ 883.97

TUCKER RUTH	Mileage and Expense Report - Tucker	\$ 293.11
ZAHL-PETROLEUM MAINTENANCE	2023 Capital; Multi-Fluid Hose Reel	\$ 20,000.00
ZAYO GROUP LLC	Telephone Service	\$ 6,543.69
CIVICPLUS, LLC	Civic Plus Annual Fee for Civic Rec	\$ 6,289.03
LEAGUE OF MN CITIES INSURANCE TRUST	2024-25 Property/Casualty Coverage Premium	\$ 139,820.00
MINNESOTA DEPARTMENT OF HEALTH	Water Supply Operator Exam Fee- Jahn & Brooks	\$ 32.00
MINNESOTA DEPARTMENT OF HEALTH	Water Supply Operator Exam Fee- Jahn & Brooks	\$ 32.00
MINNESOTA RECREATION AND PARK	Annual General Meeting and Awards Luncheon	\$ 59.00
		\$ 450,415.77

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 01/22/2025 FOR PAYMENTS THE WEEK OF 12/27/2024**

Vendor Name	Description	Amount
ZAHL-PETROLEUM MAINTENANCE	2023 Capital; Multi-Fluid Hose Reel	\$ 20,000.00
CENTERPOINT ENERGY	December 2024 Gas Service	\$ 26,046.57
BOLTON & MENK INC	Lift Station 13 Force Main -Phase 2 (Amended), I/P 23-30	\$ 29,898.00



City of Blaine

City Council Workshop

January 6, 2025 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

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

1. Call to Order

The meeting was called to order by Mayor Sanders at 5:30PM.

2. Roll Call

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming, Chris Ford, Leslie Larson, Chris Massoglia, Tom Newland, and Jess Robertson.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; City Attorney Tom Loonan; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

3. New Business

- 3.1. 2025-001** Closed Session Pursuant to MN Statute 13D.05(3)(c)(3) - Property Acquisition Related to 2101 105th Avenue NE
Sponsors: Erik Thorvig, Community Development Director

After motion and second, the Council met in closed session to discuss property acquisition related to the property at 2101 105th Avenue NE.

City Clerk Sorensen stated staff has been working on possible code amendments to both food trucks and special events sections of the code as well as process changes that could address some of the concerns raised in 2024 surrounding food trucks, inspections, and special events. Council is asked to review and discuss the proposed amendments and provide staff direction. Should any changes be recommended by council, staff would work to have them completed prior to spring for this upcoming season. In order to ensure all food truck safety elements are properly reviewed, staff recommends code amendments to change the current food truck registration to a full license and better defining the special event ordinance. Reasons for this recommendation are outlined below:

- Ensure all food truck safety elements have been reviewed/inspected. Without a license an inspection cannot be conducted. While inspections from other cities/counties could be considered as an alternative, staff has concerns regarding standardization across multiple local governments and believes Blaine staff should conduct the inspections based on the State Fire Marshal's checklist to ensure all elements are inspected. Staff would continue to monitor if/when the State adds food trucks inspections to the Fire Code for across-the-state standardization.
- Initial licensing would require a full inspection of all mobile food trucks by the city arranged through Fire Inspection staff by appointment. If inspection is passed the license would be issued. For subsequent renewals the applicant would only need to upload documentation regarding current Anoka County temporary food truck/trailer license and proof of hood system/extinguisher testing; no need for re-inspection
- Food truck license would include a small fee to cover the inspection/review time by staff: \$75 for initial and \$50 for renewal
- In addition to a mobile food truck license, staff is also suggesting amending the code to require a special event license for 5 or more food trucks to ensure fire safety when multiple trucks are present while still keeping with the intent of the process for the occasional food truck to be able to easily operate.
- Staff is also suggesting exempting events at places of worship from needing to obtain a special event license as these types of events are historically less impactful and that it would be too onerous and unnecessary to require licensing. Alcohol service at any special event would require appropriate liquor licensing.
- Staff also recommends increasing the cap of the number of people that requires a special event from 100 to 150, consistent with gathering in a city park.

Councilmember Robertson thanked staff for reviewing this portion of City code. She asked that staff seek input from PJ's Grill due to their food truck presence in the community. She noted she supported the proposed changes to the special event language.

Councilmember Newland reported the Anoka County Fire Protection Council discussed standardized inspections two years ago and noted nothing had been determined to date. He anticipated all of the fire chiefs would be receptive to changes for consistency purposes.

Councilmember Larson asked if the food truck licenses would be renewed annually. Ms.

Sorensen reported this would be the case.

Councilmember Larson questioned what other cities were doing to regulate food trucks. Ms. Sorensen stated some communities do not allow food trucks, while others have no licensing process.

Councilmember Massoglia thanked staff for their efforts on this matter. He supported staff sitting down with PJ's Grill. He recommended a fire inspection only be required by one city versus being required by every city. He requested further information regarding 150 person cap. Ms. Sorensen stated the cap would allow for 150 people at any one time and not the overall number of people attending an event.

Councilmember Ford inquired if there would be inspections on the day of an event. Ms. Sorensen stated these logistics would have to be worked out by staff. She anticipated inspections would be done when an applicant initially applies for a license.

Council consensus was to support amending the mobile food truck/special event ordinance as proposed by staff.

3.3. 2025-003 2025 Council Liaison Appointments
Sponsors: Cathy Sorensen, City Clerk

Ms. Sorensen stated each year the City Council designates Council and/or staff liaisons to serve on various boards and commissions throughout the year. As these appointments will be considered later during the regular meeting staff wanted to provide Council the opportunity for discussion if needed. The 2024 appointments were reviewed in further detail and staff requested comment from the Council.

Mayor Sanders asked if there were any Councilmembers that wanted to be removed from an appointment.

Councilmember Massoglia asked to be removed from the MAYC Senior Advisory Board.

Councilmember Larson indicated she would be interested in serving on the MAYC Senior Advisory Board.

City Manager Wolfe indicated a representative for Twin Cities Gateway should be considered by the Council. She suggested a staff member from one of the local hotels or the NSC considered for the position.

Mayor Sanders reviewed the proposed appointments, noting Councilmembers Larson and Fleming would be serving on the MAYC Senior Advisory Board. He stated Councilmember Newland would be serving as the Anoka County Airport Commission liaison and Councilmember Ford would serve as the liaison. In addition, Councilmember Ford would be serving on the Fire Board as an alternate.

3.4. 2025-004 General Planning for 2025

City Manager Wolfe stated this time is set aside for general housekeeping items related to the start of the new year. She explained there would be a brief discussion regarding special workshops and/or council retreats being planned for the coming year. She noted Rules of Order could be added to a future workshop, along with the budgeting process. She asked if the Council would be available on March 31 or earlier than 5:30PM for the February 10 workshop meeting.

Councilmember Massoglia indicated he was not available on March 31.

The Council agreed to hold the workshop meeting at 4:00PM on February 10.

4. Other Business

Director of Engineering Schluender provided the Council with an update regarding the maintenance of the Blaine Wetland Sanctuary (BWS) and concerns raised with the project from former city employee Jim Hafner. He reported the City was pursuing a contract with a consultant to begin maintenance and treatment of the wetland bank. He stated the contract would begin the maintenance process which will unlock the last 40 acres of credits within the BWS. He commented staff was concerned that the last 40 acres of wetland may not respond to treatment.

5. Adjournment

The workshop was adjourned at 6:57PM.



City of Blaine

City Council

January 6, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order by the Mayor

The meeting was called to order at 7:00PM by Mayor Sanders followed by the Pledge of Allegiance and the Roll Call.

2. Pledge of Allegiance

3. Oaths of Office - Mayor Sanders, Councilmembers Ford, Larson, Massoglia

City Attorney Loonan administered the Oath of Office to Mayor Sanders, Councilmember Ford, Councilmember Larson and Councilmember Massoglia. A round of applause was offered by all in attendance.

Mayor Sanders welcomed Councilmember Ford to the City Council and stated he was looking forward to a great year for the City of Blaine.

4. Roll Call

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming, Chris Ford, Leslie Larson, Chris Massoglia, Tom Newland, and Jess Robertson.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; City Attorney Tom Loonan; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

5. Awards - Presentations - Organizational Business

5.1. RES 25-1 Mission Statement Affirming Council/Staff Responsibilities
Sponsors: Michelle Wolfe, City Manager

City Clerk Sorensen stated Council is asked to adopt a resolution affirming mission statement affirming Council/staff responsibilities.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adopt a Resolution approving the Mission Statement Affirming Council/Staff Responsibilities.

Motion adopted unanimously.

5.2. 2025-005 Rules of Procedure and Quorum - Order of Business
Sponsors: Cathy Sorensen, City Clerk

Ms. Sorensen stated Council is asked to adopt the annual rules of procedure and quorum - order of business with one change to outline the intent to allow public comment during Council workshop meetings.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to approve the Rules of Procedure and Quorum - Order of Business.

Councilmember Massoglia asked if the changes were for the public comment surrounding public meetings and not how to add something to an agenda. Ms. Sorensen reported this was the case.

Councilmember Massoglia questioned if the adoption of the agenda should be removed from the agenda. Mr. Loonan explained the Council does not need to have an adoption of the agenda item on the agenda during each meeting. He indicated the Council could remove this item if so inclined.

Councilmember Massoglia supported amending the order of business to remove the adoption of the agenda.

Mayor Sanders stated he was ambivalent to this, noting if this item were to remain it would allow for structural changes to the agenda.

Amendment motion made by Councilmember Massoglia, seconded by Councilmember Larson, to remove Item 4 - Adoption of Agenda from the Order of Business.

Councilmember Newland reported the Council has discussed this matter and asked if it would make sense to make a wholesale change in one movement rather than addressing a single specific topic at this time. City Manager Wolfe reported the Council would be discussing the code of conduct at a future workshop meeting and any changes to the order of business could be discussed at this future meeting.

Councilmember Newland thanked staff for their efforts on this document. He explained he

was pleased the City had this document in place and noted he supported looking into it further at a future workshop meeting.

Councilmember Ford questioned what options would be available to the Council if the adoption of the agenda were removed from the order of business.

Mayor Sanders stated through Roberts Rules of Order the Council could still add or delete agenda items. Mr. Loonan explained there are procedural mechanisms available to the Council, a motion could be brought forward for the Council to make a change to the agenda. In addition, a motion could be brought forward to suspend the rules under Other Business.

Amendment motion adopted unanimously.

Amended motion adopted unanimously.

5.3. 2025-006 Appointment of Liaisons to Various Boards and Commissions
Sponsors: Cathy Sorensen, City Clerk

Ms. Sorensen stated each year the City Council designates Council and/or staff liaisons to serve on various boards and commissions throughout the year. She reported the Council discussed the proposed appointments at a workshop meeting prior to this meeting.

Mayor Sanders reviewed the proposed appointments for 2025.

Moved by Councilmember Fleming, seconded by Councilmember Massoglia, to approve the Appointment of Liaisons to Various Boards and Commissions.

Motion adopted unanimously.

5.4. 2025-007 Accept Donation of an Enclosed Trailer from the Blaine Festival Committee
Sponsors: Jerome Krieger, Sr. Recreation Manager

Senior Parks and Recreation Manager Krieger stated Council is requested to formally accept a donation of an enclosed trailer from the Blaine Festival. Staff explained the Parks and Recreation department, along with Public Works, would like to recognize a significant donation from the Blaine Festival in the form of a 26' enclosed trailer with a value of \$5,000. The Blaine festival will attend the meeting to be recognized for their donation.

Moved by Councilmember Robertson, seconded by Councilmember Ford, to Accept Donation of an Enclosed Trailer from the Blaine Festival Committee.

Councilmember Robertson thanked the Blaine Festival Committee for the generous donation to the City.

Motion adopted unanimously.

6. Communications

Mayor Sanders recognized former Councilmember Wes Hovland and Anoka County Chair Mike Gamache for attending the meeting and thanked each for their dedicated service to the community.

Councilmember Robertson welcomed all of the high school students in attendance.

7. Open Forum

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

Mayor Sanders opened the Open Forum at 7:31PM.

Dr. Roger Day, 9701 Xebec Street NE, shared comments regarding concerns with the State Medical Board and their regulatory documentation that is resulting in misrepresentation of his medical practice that is not allowing him to practice.

Sena Galleto, 1256 130th Lane, encouraged the Council to grant the permit to the mosque for the Blaine Muslim American Society (MAS). She discussed how the mosque serves as a hub for families in the community and served as a vital part of the fabric in the community.

Ms. Galleto, 1256 130th Lane, shared reasons regarding the importance of the MAS mosque and asked the Council to support the requested permit.

There being no further input, Mayor Sanders closed the Open Forum at 7:37PM.

8. Adoption of Agenda

The agenda was adopted as presented.

9. Approval of Consent Agenda:

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

Councilmember Newland explained he would be abstaining from the Bills Payable for December 13 and requested the removal of Consent Agenda Item 9.3 for further discussion.

Moved by Councilmember Robertson, seconded by Councilmember Fleming, that the following items on the Consent Agenda be approved, removing Item 9.3 for further discussion.

Councilmember Massoglia thanked all of the community members that served on the Traffic

Commission.

Motion adopted 6-0-1 (Councilmember Newland abstained).

- 9.1.** 2025-008 Schedule of Bills Paid
 Sponsors: Jason Zimmerman, Finance Director

- 9.2.** 2025-009 Approval of Minutes
 Sponsors: Cathy Sorensen, City Clerk

- 9.3.** 2025-010 Designate Official Newspaper for 2025
 Sponsors: Cathy Sorensen, City Clerk

Councilmember Newland reported the *Blaine Life* newspaper has served as the City's official newspaper for years. He indicated staff was recommending the City change to the *Star Tribune* because this was a daily newspaper. He explained he supported the City remaining with the *Blaine Life* for cost saving purposes. He stated the *Blaine Life* often has representatives at City meetings and there were manners in which the City could meet its publication requirements.

Ms. Sorensen reported the deadline for the *Blaine Life* was Tuesdays at 10:00AM for publication for the Friday edition. She commented once the Friday edition was printed, an e-publication would be placed on the *Blaine Life's* website. She indicated staff has been able to work within these deadlines. She commented there have been times when staff has not been able to meet the publication deadlines, which led to the suggestion of using another newspaper, but noted staff would support the City remaining with *Blaine Life*.

Moved by Councilmember Newland, seconded by Mayor Sanders, to Designate the *Blaine Life* as the City's Official Newspaper for 2025.

Councilmember Massoglia questioned if the City could use both newspapers. Ms. Sorensen reported the City was only able to designate one paper as its official newspaper for the year. Mr. Loonan commented further on the notification requirements and statutory deadlines, which require the City to have an official newspaper designated.

Councilmember Robertson reported there were other methods in which the City notifies the public of upcoming meeting topics.

Motion adopted unanimously.

- 9.4.** 2025-011 Recording Secretary Service Agreement for 2025
 Sponsors: Cathy Sorensen, City Clerk

- 9.5.** RES 25-2 Designate Official City Depositories for 2025
Sponsors: Jason Zimmerman, Finance Director
- 9.6.** RES 25-3 Designate the Finance Director to Make Electronic Funds Transfers
Sponsors: Jason Zimmerman, Finance Director
- 9.7.** 2025-012 Acknowledgment of Financial Contributions of Organizations Conducting Lawful Gambling
Sponsors: Jason Zimmerman, Finance Director
- 9.8.** 2025-013 Approve Payment to Insight Public Sector for Microsoft Enterprise Agreement Annual License Renewal.
Sponsors: Paul Grosse, IT Manager
- 9.9.** RES 25-4 Resolution Accepting a Bid From Hawkins Inc. in the amount of \$676,830.30 for Water Treatment Chemicals for January 1, 2025 to December 31, 2025.
Sponsors: Nick Fleischhacker, Public Works Director
- 9.10.** 2025-014 Authorize Temporary Removal of Parking Restrictions on 91st Avenue, between Eldorado Street and Isanti Street to accommodate Ferguson Waterworks Training Academy
Sponsors: Daniel Schluender, Director of Engineering
- 9.11.** 2025-015 Authorizing the Acquisition of Permanent Easement consistent with State Law for the 2024 Southwest Area Street Reconstruction Project, Improvement Project Number 24-07
Sponsors: Daniel Schluender, Director of Engineering
- 9.12.** RES 25-5 Support Anoka County Submittal of a FY25 RAISE Funding Application for the Trunk Highway 65 and CSAH 116 (Bunker Lake Boulevard) Improvement Project
Sponsors: Daniel Schluender, Director of Engineering
- 9.13.** ORD 25-2569 Second Reading
Ordinance to Repeal Sec. 82-6. Traffic Commission, Amend Sec. 54-31. Park Board, and Amend 27.02 Planning Commission/Board of Appeals and Adjustments

10. 7:00 PM - Public Hearing and Items Published for a Certain Time

- 10.1.** 2025-016 Consider On-Sale Intoxicating and Sunday Liquor License Revocation for Unson, Inc. dba Umi Sushi & Hibachi, 10340 Baltimore Street NE, Suite 100.
Sponsors: Cathy Sorensen, City Clerk

Ms. Sorensen stated Council is asked to consider revocation of the on-sale intoxicating and Sunday liquor licenses due to the license suspension that occurred on December 23 and per Statute the requirement in statute as outlined by the Department of Revenue. Staff received notice from the Minnesota Department of Revenue on October 31, 2024, regarding Umi Sushi's outstanding tax delinquencies since March 2024. Notice was sent to the license holder stating that council would have to revoke their liquor licenses as required by statute following a hearing at an upcoming council meeting. On December 23, staff received a notice of cancellation of Umi Sushi's liquor liability insurance effective December 16. Per city code, staff immediately suspended their liquor licenses pending a hearing if requested by the license holder, which occurred in writing later that day. While the liquor liability has been since reinstated, staff continued the suspension pending this hearing and the direction from the Department of Revenue. The license holder also has outstanding liquor license violation penalties from MN Alcohol and Gambling Enforcement as a result of selling liquor purchased from an off-sale license holder for resale at their restaurant.

Mayor Sanders opened the hearing at 7:46PM.

Mike Son, owner of Umi Sushi & Hibachi, stated 2024 has been a struggle for him and his family, after the passing of his father-in-law, and business slowed down. He explained he was working to get back on track, noting he works 90 hours per week. He reported he was doing his best and asked that the Council allow him to retain his liquor license.

Kylie Tran, spouse of Mike Son, explained they opened Umi Sushi in 2020 and 45 days in the business had to shut down due to the pandemic. She stated they have been working very hard to keep Umi going. She reported she has been working hard to keep her business going even through the economic downturns. She discussed how 2024 was a slow year for her business and asked that the Council allow the liquor license to remain in place.

There being no additional public input, Mayor Sanders closed the hearing at 7:52PM.

Councilmember Fleming thanked the applicant for being in attendance. She stated she understood the pandemic was hard for a lot of small businesses. She understood the applicant's insurance has been reinstated and some of the fines have been paid. She requested further information regarding the outstanding liquor license violation penalties from the Minnesota Alcohol and Gambling Enforcement.

Ms. Sorensen stated there were some outstanding liquor violations with regard to purchasing some off-sale product and selling for resale, which is not allowed by statute. She

commented she was uncertain if these violations have been addressed by the applicant. She explained that unfortunately without the tax clearance the revocation must occur.

Ms. Tran stated people come to eat and they want to have a drink. She noted she took the chance to purchase alcohol in order to keep the business going. She apologized for the mistake that was made and noted this was really hurting her business. She reported she has turned down so many customers because they do not have alcohol. She indicated the risk was taken because she was trying to survive.

Councilmember Robertson stated she empathized with the applicants on this, but asked what can the City do in a situation like this. Mr. Loonan reported there were two outstanding issues, one being the liquor liability insurance, which necessitates a suspension. However, he understood the applicant has taken care of this matter. He stated if this was the only issue the Council may have more options. He indicated the more significant concern was the Department of Revenue delinquencies and explained in that regard, the Council does not have any discretion. He explained State Statute 270c.72 states if the City receives a notice regarding delinquent taxes, the City must revoke the liquor license. He commented this was a State matter and the City does not have any flexibility until the applicant receives clearance from the Department of Revenue.

Mayor Sanders questioned what the process would look like if the applicant were to receive clearance. Ms. Sorensen reported the license holder could reapply for a liquor license if given clearance from the Department of Revenue.

Councilmember Newland indicated the City's role was to follow the State mandate and once the Department of Revenue gives the City the clearance for this business, further action could be considered. He stated this was an unfortunate situation, but the City had no options at this time.

Councilmember Ford stated he was more concerned about the steps to get this business back on their feet and questioned who was helping this business move forward. He encouraged the business owners to reach out to staff and the Chief of Police in order to get the business back on their feet. He wished the applicants all the best going forward.

Ms. Tran asked if the City Council could write a letter of support for her business to the Department of Revenue. She explained she was working to make a payment every month to the State, but her sales were not always there. She indicated she would like to keep her business open in Blaine.

Mayor Sanders commented the Council was willing to help however they could. He thanked Umi for being a great member of the community, but stated unfortunately, the City Council's hands were tied when it came to the revocation of the liquor license. He asked if Police Chief Podany was aware of any law enforcement violations at this property. Safety Services Director/Police Chief Podany reported there have been no violations for the license holder.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to revoke the On-Sale Intoxicating and Sunday Liquor License for Unson, Inc. dba Umi Sushi & Hibachi at 10340 Baltimore Street NE, Suite 100.

Motion adopted unanimously.

11. Development Business

- 11.1. RES 25-6** Resolution Granting a Conditional Use Permit to Allow Continued Operations of a Mosque (Place of Worship) in the Regional Commercial (B-3) Zoning District at 12175 Aberdeen Street NE. Minnesota Education Trust (MAS Blaine) (Case File No. 24-0061/SAS)
Sponsors: Sheila Sellman, City Planner

Community Development Director Thorvig stated the applicant is requesting a conditional use permit to allow continued operations of an existing mosque (place of worship). He reported this item was tabled from December 2, 2024 to allow for staff to further investigate traffic and parking concerns. He explained the property was required to have 375 parking stalls when only 148 stalls were currently onsite. It was noted the applicant indicates capacity will be capped at 700, which has been made a condition of approval. He indicated parking challenges have also been further mitigated by staggering four services on Fridays. In addition, the mosque had a shared parking agreement in place with the Oak Park Community Church. Staff commented further on how traffic would be managed to and from the site and recommended approval of the conditional use permit. It was noted the CUP would be reassessed by the City in six months.

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

Motion adopted unanimously.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adopt a Resolution Granting a Conditional Use Permit to Allow Continued Operations of a Mosque (Place of Worship) in the Regional Commercial (B-3) Zoning District at 12175 Aberdeen Street NE.

Councilmember Robertson thanked the MAS members for being passionate about the community. She also thanked staff for working further to address the traffic and parking concerns. She reported there was never an intent to stop the mosque from operating, but rather to take the time to properly address the parking and traffic concerns. She encouraged the MAS members to continue to be good neighbors by following through on the CUP conditions.

Councilmember Newland agreed and thanked the MAS for being a valued member of the community. He believed the final results from the additional discussions were solid and he appreciated the plans that were before the Council.

Councilmember Massoglia requested further information regarding the parking agreement.

Imam Asad Zaman, Executive Director for the Muslim American Society of Minnesota,

reported the parking agreement was submitted to staff and was already in place.

Director of Engineering Schluender confirmed staff had received a copy of the parking agreement between the mosque and Oak Park Community Church.

Motion adopted unanimously.

- 11.2. RES 25-7** Resolution Granting Preliminary Plat Approval to Develop 12.45 Acres (an Outlot) into Two Lots to be Known as CSM Lexington Fifth Addition at 3705 and 3745 Pheasant Ridge Drive NE. CSM Corp (Case File No. 24-0065/SLK)
Sponsors: Sheila Sellman, City Planner

Mr. Thorvig stated the applicant is requesting a preliminary plat to develop two outlots into two lots in the Lexington Preserve Business Park. Staff reviewed the proposed plat in further detail with the Council and reported the Planning Commission recommended approval of the request.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Granting Preliminary Plat Approval to Develop 12.45 Acres (an Outlot) into Two Lots to be Known as CSM Lexington Fifth Addition at 3705 and 3745 Pheasant Ridge Drive NE.

Motion adopted unanimously.

- 11.3. RES 25-8** Resolution Granting a Conditional Use Permit to Allow the Construction of Two Office/Industrial Buildings and a Zero Lot Line Shared Access/Parking in the Planned Business District (PBD) Zoning District at 3705 and 3745 Pheasant Ridge Drive. CSM Lexington Fifth Addition (CSM Corp) (Case File No. 24-0065/SLK)
Sponsors: Sheila Sellman, City Planner

Mr. Thorvig stated the applicant is requesting a conditional use permit to allow two office/industrial buildings, shared access/parking, and a zero lot line in the Planned Business District (PBD) zoning district. Staff commented on the request further and reported the Planning Commission recommended approval.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Granting a Conditional Use Permit to Allow the Construction of Two Office/Industrial Buildings and a Zero Lot Line Shared Access/Parking in the Planned Business District (PBD) Zoning District at 3705 and 3745 Pheasant Ridge Drive.

Motion adopted unanimously.

- 11.4. ORD 25-2570** First Reading
Ordinance Approving a Rezoning from Farm Residential (FR) to Single Family

Residential (R-1) at 4324 117th Avenue NE. David McNeil (Case File No. 24-0067/ACK)

Sponsors: Sheila Sellman, City Planner

Mr. Thorvig stated the applicant is requesting to rezone their 1.39 acre property from FR to R-1.

Declared by Mayor Sanders that Ordinance No. 25-2570, "Ordinance Approving a Rezoning from Farm Residential (FR) to Single Family Residential (R-1) at 4324 117th Avenue NE," be introduced and placed on file for second reading at the January 22, 2025 Council meeting.

11.5. ORD 25-2571 First Reading

Ordinance Approving an Amendment to the City of Blaine Zoning Ordinance Section 30.916 District Signage. City of Blaine (Case File No. 24-0071/SAS)

Sponsors: Sheila Sellman, City Planner

Mr. Thorvig stated the applicant is requesting an ordinance amendment to increase building signage, allow an additional wall sign per building, and an increase in monument signage.

Declared by Mayor Sanders that Ordinance No. 25-2571, "Ordinance Approving an Amendment to the City of Blaine Zoning Ordinance Section 30.916 District Signage," be introduced and placed on file for second reading at the January 22, 2025 Council meeting.

11.6. ORD 25-2572 First Reading

Ordinance Approving Amendments to the City of Blaine Zoning Ordinance Related to Regulations for Cannabis. City of Blaine (Case File No. 24-0069/SLK)

Sponsors: Shawn Kaye, Planner

Mr. Thorvig stated the proposed ordinance amendment adds cannabis regulations to commercial and industrial zoning districts. In addition, two definitions are proposed to be added to clarify cannabis cultivation and cannabis retail.

Declared by Mayor Sanders that Ordinance No. 25-2572, "Ordinance Approving Amendments to the City of Blaine Zoning Ordinance Related to Regulations for Cannabis," be introduced and placed on file for second reading at the January 22, 2025 Council meeting.

12. Administration

12.1. 2025-016 Accept Quotes for Playground Equipment from Landscape Structures and Playground Installation by Flagship Recreation at Austin Park

Sponsors: Jerome Krieger, Sr. Recreation Manager

Mr. Krieger stated pursuant to the City's purchasing rules, the staff is bringing forward the quotes for playground equipment from Landscape Structures and playground installation by Flagship Recreation at Austin Park. The City Council discussed the playground replacement projects at the September 9, 2024, Council workshop meeting. The Council consensus was to move forward with the Austin playground replacement project. During the December 16, 2024, Council meeting, Finance presented the preliminary Capital Improvement Program which included budgets for all projects proposed in 2025. The Council approved the 2025 Parks Capital Improvement Program budget which appropriated \$100,000 for the replacement of Austin playground. Staff commented further on the proposed playground replacement and reported the Park Board recommended approval.

Moved by Councilmember Ford, seconded by Councilmember Newland, to Accept Quotes for Playground Equipment from Landscape Structures and Playground Installation by Flagship Recreation at Austin Park.

Councilmember Robertson thanked staff for working to engage the public throughout the planning process for this park.

Councilmember Larson thanked staff for engaging with the public and for explaining the expense that would be required in order to install concrete curbing around the playground area.

Motion adopted unanimously.

- 12.2.** 2025-017 Accept Quotes for Playground Equipment from Landscape Structures and Playground Installation by Flagship Recreation at Ivy Hills Park
Sponsors: Jerome Krieger, Sr. Recreation Manager

Mr. Krieger stated pursuant to the City's purchasing rules, the staff is bringing forward the quotes for playground equipment from Landscape Structures and playground installation by Flagship Recreation at Ivy Hills Park. The City Council discussed the playground replacement projects at the September 9, 2024, Council workshop meeting. The Council consensus was to move forward with the Ivy Hills playground replacement project. During the December 16, 2024, Council meeting, Finance presented the preliminary Capital Improvement Program which included budgets for all projects proposed in 2025. The Council approved the 2025 Parks Capital Improvement Program budget which appropriated \$115,000 for the replacement of Ivy Hills playground. Staff commented further on the proposed playground replacement and reported the Park Board recommended approval.

Moved by Councilmember Massoglia, seconded by Councilmember Newland, to Accept Quotes for Playground Equipment from Landscape Structures and Playground Installation by Flagship Recreation at Ivy Hills Park.

Motion adopted unanimously.

- 12.3.** 2025-018 Accept Quotes for Playground Equipment from Landscape Structures and Playground Installation by Flagship Recreation at Olympia Park
Sponsors: Jerome Krieger, Sr. Recreation Manager

Mr. Krieger stated pursuant to the City's purchasing rules, the staff is bringing forward the quotes for playground equipment from Landscape Structures and playground installation by Flagship Recreation at Olympia Park. The City Council discussed the playground replacement projects at the September 9, 2024, Council workshop meeting. The Council consensus was to move forward with the Olympia playground replacement project. During the December 16, 2024, Council meeting, Finance presented the preliminary Capital Improvement Program which included budgets for all projects proposed in 2025. The Council approved the 2025 Parks Capital Improvement Program budget which appropriated \$100,000 (\$80,000 for equipment and \$20,000 for the basketball sport court) for the replacement of Olympia playground. Staff commented further on the proposed playground replacement and reported the Park Board recommended approval.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to Accept Quotes for Playground Equipment from Landscape Structures and Playground Installation by Flagship Recreation at Olympia Park.

Councilmember Newland thanked the Park Board and staff for all of their efforts on these park replacement projects.

Motion adopted unanimously.

- 12.4.** ORD 25-2573 First Reading
Ordinance Adopting Chapter 7 Regulating Adult Use Cannabis Businesses
Sponsors: Erik Thorvig, Community Development Director

Mr. Thorvig stated Council is asked to hold first reading to create an ordinance regulating adult use cannabis businesses.

Declared by Mayor Sanders that Ordinance No. 25-2573, "Ordinance Adopting Chapter 7 Regulating Adult Use Cannabis Businesses," be introduced and placed on file for second reading at the January 22, 2025 Council meeting.

13. Other Business

None.

14. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Fleming, to adjourn the meeting at 8:35PM.

Motion adopted unanimously.



City of Blaine

City Council Workshop

January 13, 2025 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

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

1. Call to Order

The meeting was called to order by Mayor Sanders at 5:30PM.

2. Roll Call

PRESENT: Mayor Tim Sanders, Councilmembers Chris Ford, Chris Massoglia, Tom Newland, and Jess Robertson.

ABSENT: Councilmembers Terra Fleming and Leslie Larson.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; Assistant Community Development Director Sheila Sellman; Deputy Police Chief Joe Gerhard; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Public Works Director Nick Fleishhacker; City Attorney Kevin Sandstrom; League of Minnesota Cities Attorneys; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

3. New Business

- 3.1. 2025-19** Closed Session Pursuant to MN Statute 13D - Blaine Atlantic Funding LLC/City of Blaine Litigation
Sponsors: Erik Thorvig, Community Development Director

After a motion and second, the Council moved to a closed session meeting pursuant to State Statute 13D to discuss the Blaine Atlantic Funding LLC litigation.

3.2. 2025-20 Closed Session Pursuant to MN Statute 13D.05 Subd. 3(b) - Attorney Client Privileged Discussion Regarding Lexington Water System Interconnections
Sponsors: Michelle Wolfe, City Manager

After a motion and second, the Council moved to a closed session meeting to discuss the Lexington water system interconnections.

3.3. 2025-21 Alternative Revenue Sources
Sponsors: Jason Zimmerman, Finance Director

Finance Director Zimmerman stated as noted by members of the City Council at various stages of the 2025 budget process, among peer communities in Minnesota, Blaine is the only city that continues to rely predominantly on the imposition of a property tax to fund general government functions including police and fire operations. With rapidly increasing demands for services and infrastructure amidst constraints on traditional revenue sources, identifying and implementing alternative revenue mechanisms can help diversify the city's income portfolio and address funding gaps. Alternative revenue streams can help diversify the city's income, reduce over-reliance on the existing property tax levy, and provide dedicated resources for critical projects. These approaches not only enhance fiscal resilience but may also be structured to allow for more equitable contributions from residents, businesses, and visitors who benefit from local services. This discussion will focus on identifying and evaluating potential revenue sources that align with Blaine's Strategic Priorities of:

- Financial Sustainability
- Economic Development
- Infrastructure Management
- Organizational Health
- Collaboration & Engagement

Doug Green, Baker Tilly, commented on how local government only had a few revenue sources and there were very few levers to pull. He discussed the options available to the City for new revenue streams, which included local options sales tax, special service districts, franchise fees and special assessments. He explained fairness and transparency was easier to achieve at a local level versus the state and federal level. He reported franchise fees were universal and could be charged by all cities given how utility companies access the city's streets and right-of-way. He noted the city of Blaine does not currently charge any franchise fees. He stated the city could opt to charge a flat monthly fees or a percent of use for franchise fees. He reported all of the comparable communities charge a franchise fee. The advantages and disadvantages of a franchise fee were further discussed.

Councilmember Newland asked if franchise fees were charged for electric or gas utilities. Mr. Green reported franchise fees were charged for both utilities.

Councilmember Newland questioned how long it would take to implement a franchise fee. Mr. Zimmerman discussed the process that would be followed in order to implement a

franchise fee. He explained notice would have to be provided to the gas and electric providers in the city. Mr. Green estimated it would take three to six months to get a franchise fee in place.

Councilmember Robertson asked if the fees could be flexible given the percentage of residential versus commercial properties within a community. Mr. Green stated this was flexible.

Councilmember Ford asked if water and cable were considered utilities as well. Mr. Green explained cable had a separate franchise. Mr. Zimmerman explained gas and electric furnished by other entities for the public could be charged franchise fees by the city.

Mr. Green spoke further to the benefits of a special services taxing district.

Councilmember Massoglia requested further information on the differences between a special services district and local option sales tax. Mr. Zimmerman stated a special services district would be requested by the entity to be taxed. He indicated a local options sales tax would require the city to make a request from the state.

Mr. Green commented on the other special assessments that could be charged by the city, such as for street lights or new recreation areas. He reported the last option available to the city council was to consider a local options sales tax. He noted the legislature was reconsidering this matter and may make a change that local options sales tax would no longer require legislature approval, but rather would only require a local referendum. He explained a .5% sales tax in Blaine would generate \$5.5 million in additional tax revenue annually.

Councilmember Robertson asked that staff report back to the council with further information on the potential timeline for implementing each option.

Councilmember Ford questioned if Blaine would ever receive LGA. City Manager Wolfe explained the city does not and will not receive LGA, unless the State's formula were to drastically change.

Councilmember Robertson reported the city of Blaine would likely never receive LGA given its AAA bond rating.

Mayor Sanders thanked Mr. Green for his detailed presentation and stated he looked forward to further discussing this topic at a future workshop meeting.

3.4. 2025-22 Cable Merger Update
Sponsors: Michelle Wolfe, City Manager

Ms. Wolfe stated since the last time this item was discussed, the cable commission has had further discussions about this topic. It was noted the Commission agreed by consensus to discontinue the CCX merger discussions. As liaison to the cable commission, Councilmember Massoglia would like to update the city council and discuss other potential

options. It was noted the city council previously discussed this topic and authorized a letter to be sent to CCX TV, requesting the opportunity to explore the option of merging cable commissions. CCX TV responded that they would be open to such a discussion. North Metro Cable Commission has had discussions about this topic, with a recent vote resulting in a tie. The commission will be discussing the topic again this month. Councilmember Massoglia is Blaine's representative on the Commission, and would like the opportunity to update the council on the status of these discussions.

Councilmember Massoglia commented he has been the liaison to the Cable Commission for the last couple of years. He explained a merger was being considered between NMTV and CCX TV. He reported the idea was to explore economies of scale and to get more eyes on the content coming from the city of Blaine. He reported after a year of exploration, a merger had not yet been discussed with CCX and he has learned that NMTV was not interested in looking into a merger. He questioned how the city council wanted to proceed, noting the city could leave things as is, hire a new executive director for NMTV, or explore merging with CCX TV without the partner cities.

Eric Houston and Danika Peterson, Interim Co-Executive Directors for NMTV, explained they would like Blaine to remain with NMTV noting they believed their organization did a great job providing cable services for the community.

Mike Bradley, attorney for NMTV, discussed the cutting edge services, talented staff and programming provided by NMTV for the city of Blaine and stated he was available for comments or questions from the Council.

Councilmember Newland asked what options the Cable Commission wanted to explore. Mr. Bradley reported the Cable Commission discussed the potential merger and noted there was reluctance to change and move forward with a merger. He indicated this came about through a split vote after much discussion by the Cable Commission.

Councilmember Robertson commented on how important relationships were for the City. She stated a potential hybrid option the Council could consider would be to continue with NMTV and that conversations be held to elevate the content that was already be provided to Blaine. Mr. Bradley agreed relationships were valuable and noted if there were ways in which NMTV could improve the services provided, they looked forward to having these conversations.

Ms. Wolfe explained the operations committee has discussed this topic on end and commented on how cable franchise fees were decreasing, which should be taken into account by the council when moving forward with a decision. She reported she was very pleased the Cable Commission had received approval from Comcast for another five years of franchise fees.

Mayor Sanders asked when the Cable Commission would meet next. Ms. Peterson reported the Cable Commission would be meeting on February 13.

Councilmember Newland indicated he attended a Cable Commission meeting and noted he was impressed by the robust discussions held by this group.

Councilmember Ford stated he really likes all of the local programming that was provided by NMTV and noted he would like to keep the programming local.

Communications Manager Hayle shared about the importance of technical assistance and repair services offered by NMTV in such a timely manner.

Councilmember Massoglia commented about balancing local relationships as well as the goal of what makes the most sense financially for Blaine and felt the council could continue the conversation.

Mayor Sanders was of the opinion this topic required further discussion at a future workshop meeting to include the full council input and some visionary work for both the city and NMTV.

3.5. 2025-23 Federal Legislative Agenda
Sponsors: Michelle Wolfe, City Manager

Ms. Wolfe stated the City of Blaine has contracts in place with two federal lobbying firms and that it was important to establish the city's legislative agenda as a means to set goals for our lobbyists. In terms of federal lobbying, our recent focus has been on congressional directed funding/"earmarks". For 2024, staff reviewed the capital projects/equipment plans and worked with our lobbying team to identify potential options for funding. Another focus for our federal lobbying has been grants. Staff's suggestion for 2024 is to continue with these efforts for funding sources. Staff met with the team from The Ferguson Group (TFG) to review our capital plans and other city priorities. TFG prepared a plan that identifies potential federal grant programs, including congressional directed spending ("earmarks"), which could be pursued during the year. The Ferguson Group will be our primary resource for grant programs, and they assist staff with identifying top prospects for earmark funding as well as grants. The Jacobson Law Group will focus on supporting our 2025 federal earmark requests. Staff has been working with our federal lobbying team to determine which of our projects have the best opportunities for successful earmark funding and begin preparations for submission. We will report back to council with the top options. During the workshop discussion council can provide feedback on the projects listed in the "Federal Agenda Priorities 2025" prepared by TFG.

Ms. Wolfe reported since December, we have created two tracking/prioritization documents. The grants document will be used to track throughout the year as federal grants are announced and evaluated for potential eligibility/application. The Earmarks document was created to assist with evaluating and prioritizing the projects we believe are most likely to gain support with our delegation. Our lobbyists at TFG are actively researching and speaking with appropriations committee staff to assist with that process. We will also be asking our lobbying team with Capitol Hill to weigh in with their thoughts. Currently, TFG has indicated that they believe the 800 MHz radio replacement project is an excellent candidate and would be competitive. They continue to evaluate other projects. We may have additional informational updates at the workshop and may need a quick additional discussion at future workshops to finalize the projects to be submitted. As with state legislation, if we become aware of any federal bills for which we should take a position to have our lobbyists

represent, we will bring the matter to the attention of the council as outlined in the State priorities document.

4. Other Business

None.

5. Adjournment

The workshop was adjourned at 9:00PM.



City of Blaine Staff Report

File Number: RES 25-17

Agenda Date	Status
January 22, 2025	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: - Scott Johnson, Director of Administrative Services

Agenda Item # 7.3

Resolution Approving Employee Wellness and Recognition Policy

Executive Summary

Minnesota Cities have specific authority for wellness and employee recognition programs under MN Stat. 15.46. Council is being asked to approve a resolution granting the authority to expend funds to achieve the objectives of employee recognition and wellness programs.

Background

MN Stat. 15.46 which states “a county or a statutory or home rule charter city may establish and operate a program of preventive health and employee recognition services for its employees and may provide necessary staff, equipment, and facilities and may expend funds as necessary to achieve the objectives of the program.”

The State Auditor’s Office has issued a statement of opinion that properly established programs should be in writing and approved by the City Council. They should include clear wellness and recognition objectives. The Council must determine what amounts can be expended as “necessary to achieve the objectives of the program.”

The city's employee recognition and wellness policy objectives include:

1. Increase morale and employee motivation.
2. Engage employees and encourage teamwork.
3. Retain top talent and reduce staff turnover.
4. Celebrate the accomplishments and service of retiring employees to demonstrate the appreciation of the City Council, peers, and citizens for the public services provided.

5. Foster a workplace culture that supports employee wellness through education, activities, and resources in the areas of physical, emotional, financial, career/personal development, and social/community.

The employee engagement initiatives and the wellness program are existing budgeted expenditures and have been in place for many years. The wellness program is in its 3rd year and participation steadily increases each year. Wellness activities are well attended and impactful. Employee service awards are being introduced for the first time with this policy to show appreciation for an employee's dedication to the City of Blaine. The cost of the service awards can be covered with existing engagement funds, so approval of this policy will have no impact to the budget.

The policy has been reviewed by both our civil attorney and labor attorney.

Strategic Plan Relationship

Approval of this policy and resolution aligns with strategic priority *Organizational Health - creating a healthy workplace culture*.

Board/Commission Review

n/a

Financial Impact

Engagement (recognition) and wellness expenses were approved in the 2025 budget.

Public Outreach/Input

n/a

Staff Recommendation

By motion, approve the Resolution adopting Administrative Policy 1.160 - Employee Recognition and Employee Wellness.

Attachment List

1. Policy Draft



City of Blaine

Signature Copy

Resolution: RES 25-17

Resolution Approving Employee Wellness and Recognition Policy

WHEREAS, Minnesota cities have specific authority for a wellness and employee recognition program under MN Stat. 15.46 which states “a county or a statutory or home rule charter city may establish and operate a program of preventive health and employee recognition services for its employees and may provide necessary staff, equipment, and facilities and may expend funds as necessary to achieve the objectives of the program.”; and

WHEREAS, the State Auditor’s Office has issued a statement of opinion that properly established programs should be in writing and approved by the City Council. They should include clear wellness and recognition objectives. The Council must determine what amounts can be expended as “necessary to achieve the objectives of the program.”; and

WHEREAS, the objectives of the program are outlined in Administrative Policy 1.160; and

WHEREAS, employee recognition, engagement, and wellness expenditures will be approved by the City Council with the annual budget.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine approves Administrative Policy 1.160 Employee Recognition and Employee Wellness.

PASSED by the City Council of the City of Blaine this 22nd day of January, 2025.

ADMINISTRATIVE POLICY

DATE: 01/22/2024

Employee Recognition
Employee Wellness1.0 Purpose and Intent:

Minnesota cities have specific authority for a wellness and employee recognition program under MN Stat. 15.46 which states “a county or a statutory or home rule charter city may establish and operate a program of preventive health and employee recognition services for its employees and may provide necessary staff, equipment, and facilities and may expend funds as necessary to achieve the objectives of the program.”

The State Auditor’s Office has issued a statement of opinion that properly established programs should be in writing and approved by the City Council. They should include clear wellness and recognition objectives. The Council must determine what amounts can be expended as “necessary to achieve the objectives of the program.”

The objectives of the program are:

- a) Increase morale and employee motivation
- b) Engage employees and encourage teamwork
- c) Retain top talent and reduce staff turnover
- d) Celebrate the accomplishments and service of retiring employees to demonstrate the appreciation of the City Council, peers, and citizens for the public services provided.
- e) Foster a workplace culture that supports employee wellness through education, activities, and resources in the areas of physical, emotional, financial, career/personal development, and social/community.

Employees eligible for recognition and participation in the wellness program under this policy are regular full and part-time city employees. Seasonal employees are not eligible.

Note: In 2023, the State Auditor’s Office issued a State of Position that State Statute’s do not authorize Minnesota local governments to disburse public funds using gift cards.

Therefore, gift cards are not permitted to be purchased and used as any incentive, reward, or prize.

2.0 Policy

Employee Recognition - Service Awards:

- 2.1 The following service awards shall be awarded to employees based on years of service:

5 Years	A letter of appreciation from the City Manager and a years of service recognition item valued at \$25.
10 Years	A letter of appreciation from the City Manager and a years of service recognition item valued at \$30.
15 Years	A letter of appreciation from the City Manager and a years of service recognition items valued at \$40.
20 Years	A letter of appreciation from the Mayor and a years of service recognition item valued at \$50.
25 Years	A letter of appreciation from the Mayor and a years of service recognition item valued at \$60.
30 Years	A letter of appreciation from the Mayor and a years of service recognition item valued at \$75.
35 Years	A letter of appreciation from the Mayor and a years of service recognition item valued at \$100.
40 Years	A letter of appreciation from the Mayor and a years of service recognition item valued at \$125.
45 Years	A letter of appreciation from the Mayor and a years of service recognition item valued at \$150.

- 2.2 Names of employees reaching 20 years of service will be added to a plaque in the Council Chambers. Names of employees reaching 30-years of service will be added to a plaque in the Council Chambers.

Employee Recognition - Retirement Awards

- 2.3 Employees who are retiring from service shall receive:
- a) A plaque or engraved acrylic or glass award commemorating their service.

- b) The city will contribute \$100 towards the purchase of food and beverage for an on-site retirement recognition reception. If the employee does not desire to have a reception, no compensation will be paid to the employee in lieu of the reception.

Retirement, for the purpose of this policy, shall be defined as meeting the qualifications for retirement under the rules of the Minnesota Public Employee Retirement Association (PERA).

Employee Recognition - Engagement Events

- 2.4 Throughout the year, the city may sponsor employee recognition and engagement events. Events will serve as an opportunity to recognize the hard work of employees throughout the year and to bring employees together for comradery and team building.
- 2.5 Annually, each department within the city will sponsor an internal engagement event. The intent is for the employees within other departments to learn about the day-to-day operations of each department and meet new employees. Citywide events may also be planned through the Administrative Services Department.

Employee Wellness Plan

- 2.6 The wellness plan is designed to foster a workplace culture that supports employee wellness through education, activities, and resources in the following areas: physical, financial, career/personal development, and social/community. The benefits of a wellness plan include reducing workplace injury, illness, and absenteeism and their associated costs.
- 2.7 An employee led wellness committee will implement and manage the plan annually. The committee's mission is to create a worksite culture that empowers employees to make lifestyle choices by providing tools, education, and resources. The committee will organize and lead events throughout the year designed to:
 - a) educate employees
 - b) introduce new wellness ideas and concepts
 - c) establish and meet wellness goals

- d) improve overall health
- e) encourage workplace fitness

- 2.8 All full-time and part-time employees that successfully complete the annual requirements of the wellness plan will earn 8-hours of leave time to be used in the following year.

Police Department Wellness Plan (Police Department Policy 1016)

- 2.9 The police department wellness plan provides guidance on establishing and maintaining a proactive wellness program for department members. The wellness program is intended to be a holistic approach to a member's well-being and encompasses aspects such as physical fitness, mental health, and overall wellness. It is the policy of the Blaine Police Department to prioritize member wellness to foster fitness for duty and support a healthy quality of life for department members. The Department will maintain a wellness program that supports its members with proactive wellness resources, critical incident response, and follow-up support.
- 3.0 Procedure:
- 3.1 The cost of elements of the employee recognition program and employee engagement will be included as a separate line item in the general fund budget and approved annually by the City Council.
- 3.2 The cost of elements of the employee wellness program will be included as a separate line item in the general fund budget and approved annually by the City Council.
- 4.0 **ADMINISTRATIVE RESPONSIBILITY:** It is the responsibility of the Wellness Committee and Director of Administrative Services to carry out this policy.

Michelle A. Wolfe, City Manager



City of Blaine Staff Report

File Number: RES 25-9

Agenda Date	Status
January 22, 2025	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: - Sheila Sellman, City Planner

Agenda Item # 7.4

Resolution Granting Final Plat Approval to Develop 12.45 Acres (an Outlot) into Two Lots to be Known as CSM Lexington Fifth Addition at 3705 and 3745 Pheasant Ridge Drive NE. CSM Corp (Case File No. 24-0070/SLK)

Executive Summary

The applicant is requesting final plat approval to develop two outlots into two lots in the Lexington Preserve Business Park.

Background

Planning Commission Public Hearing	12/10/24
City Council (Preliminary Plat)	01/06/25
City Council (Final Plat)	01/22/25
Action Deadline	03/07/25

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

The final plat is consistent with the approved preliminary plat, Resolution No. 24-238.

Evaluation of Request

Planning Analysis

Current Zoning

The property is zoned PBD. It is the intent of the Planned Business District to accomplish the following:

1. To promote a planned environment for integrated industrial, office, commercial and multi-floor residential uses which feature design continuity. A development shall reflect a common theme using compatible architectural design and consistency in signage, landscaping, and lighting.

2. To encourage orderly development of property through conditional uses, since proposed uses may be traditionally considered incompatible or may present special problems in an environment of mixed uses.
3. To provide opportunity for greater flexibility in arranging land uses according to relative compatibility, convenience, and community needs.
4. To encourage patterns of development in harmony with the objectives of the City's Comprehensive Plan.
5. To encourage more attractive and enduring business neighborhoods.
6. To encourage development compatible with the environmental values of the area and to preserve natural vegetation, wetlands, natural topography, and other such features of the District.
7. To accommodate uses requiring access to major highways.
8. To provide a uniform set of standards to be applied equally to all owners and developers in this District.

Land Use Designation

The property has a land use of Planned Industrial (PI).

Land use description: Industrial, office and related services that utilize an overall master development plan with special attention paid to aesthetics and design in a corporate campus style of development. Planned industrial areas are concentrated in areas with convenient access to the airport and interstate highway system.

Existing Conditions

The site is a vacant parcel.

History

The parcel was platted as an Outlot in 2009 with CSM Lexington Third Addition.

Plat

The proposed preliminary plat consists of two lots. The preliminary plat has lots labeled with A and B because the property is Torrens, and it must be platted as such with Anoka County.

The lot sizes are the following:

- Lot 1: 5.84 acres
- Lot 2: 6.61 acres

Park Dedication

The property was previously platted as an outlot and park dedication has not been paid for the property. Outlots are subject to park dedication fees at the time they are developed. Park dedication is due for the platted lots, which is a total of 12.45 acres, at the PBD rate in effect at the time of final plat approval. Payment is required prior to release of final plat mylars for recording. The proposed PBD rate for park dedication in 2025 is \$7,825 per acre for a total of \$97,421 if platted in 2025.

Engineering Analysis

Grading/Storm Drainage

While the site has been previously rough graded for development, the developer will perform some additional minor grading across the entire site as shown on the RCWD and city submitted grading, drainage, erosion protection and sediment control plans prepared by the developer's engineer.

The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

Utilities

The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer Trunk is \$4,628.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 10 acres of upland for a total sewer area charge of \$46,280.00.

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.

Hydrant locations must be reviewed and approved by the Fire Department.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation at least 15 feet in width and shall surround all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to Rice Creek Watershed District (RCWD). Review, approval and permits are required prior to city plan approval and start of site work.

The development shall ensure that all structures are at least 1.5 feet above the documented 100-year flood elevation.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to Pheasant Ridge Drive NE. No additional street design, sidewalk or trail design will be required.

Easements/Right-of-way/Permits

The developer will need to obtain 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.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

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

Financial Impact

Not applicable.

Public Outreach/Input

Notifications are not required for final plats.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Final Plat
2. Zoning and Location Map



City of Blaine

Signature Copy

Resolution: RES 25-9

Resolution Granting Final Plat Approval to Develop 12.45 Acres (an Outlot) into Two Lots to be Known as CSM Lexington Fifth Addition at 3705 and 3745 Pheasant Ridge Drive NE. CSM Corp (Case File No. 24-0070/SLK)

WHEREAS, an application has been filed by CSM EQUITIES LLC, as Case File No. 24-0070 for a final plat known as CSM Lexington Fifth Addition; and

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

Outlot A, CSM LEXINGTON THIRD ADDITION, Anoka County, Minnesota
(Torrens)

AND

Outlot B, CSM LEXINGTON FOURTH ADDITION, Anoka County, Minnesota
(Abstract)

WHEREAS, the Blaine City Council granted preliminary plat approval on January 6, 2025, subject to the conditions as contained in Blaine City Council Resolution No. 24-238 and

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

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

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

1. The applicant is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
2. Park dedication is required for 2 new lots being developed at the proposed 2025 rate of \$7,825 per acre, for a total park dedication fee of \$97,421 if paid in 2025. Park Dedication is due prior to issuance of a building permit at the rate in effect at the time the payment is received by the City.
3. The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer Trunk is \$4,628.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 10 acres of upland for a total sewer area charge of \$46,280.00.

4. All development signage by separate review.

PASSED by the City Council of the City of Blaine this 22nd day of January, 2025.

CSM LEXINGTON FIFTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That CSM Equities, LLC, a Delaware limited liability company, owner of the following described property:

Outlot A, CSM LEXINGTON THIRD ADDITION, Anoka County, Minnesota

(Torrens)

AND

Outlot B, CSM LEXINGTON FOURTH ADDITION, Anoka County, Minnesota

(Abstract)

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

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

Signed: CSM Equities, LLC

By: _____ (Signature)
_____, Chief Manager

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20 ____ by _____,
Chief Manager of CSM Equities, LLC, a Delaware limited liability company, on behalf of the company.

(Signature)

Printed Name

Notary Public, _____ County, Minnesota

My Commission Expires _____

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

Dated this ____ day of _____, 20 ____.

Daniel Ekrem, Licensed Land Surveyor
Minnesota License No. 57366

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20 ____ by Daniel Ekrem.

(Signature)

(Printed Name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

City Council, City of Blaine, Minnesota

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

City Council, City of Blaine, Minnesota

By: _____, Mayor By: _____, Clerk

County Surveyor

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

By: _____
David Zieglemeier
Anoka County Surveyor

County Auditor/Treasurer

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

Property Tax Administrator

By: _____, Deputy

County Recorder/Registrar of Titles
County of Anoka, State of Minnesota

I hereby certify that this plat of CSM LEXINGTON FIFTH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20____, at ____ o'clock ____M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

By: _____, Deputy

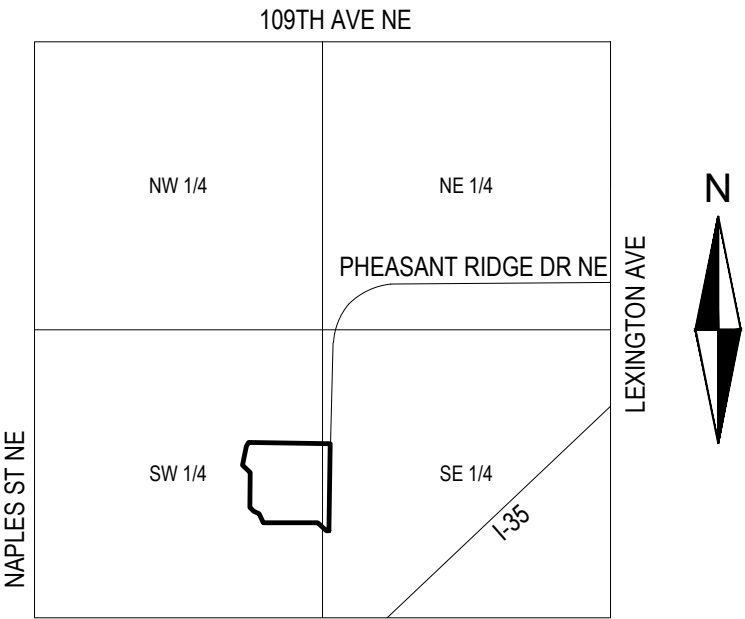
County Recorder/Registrar of Titles
County of Anoka, State of Minnesota

I hereby certify that this plat of CSM LEXINGTON FIFTH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20____, at ____ o'clock ____M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

By: _____, Deputy

CSM LEXINGTON FIFTH ADDITION

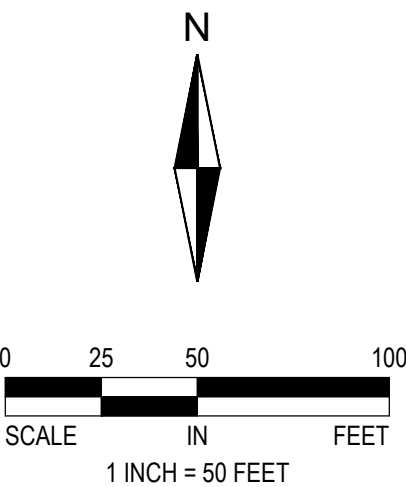


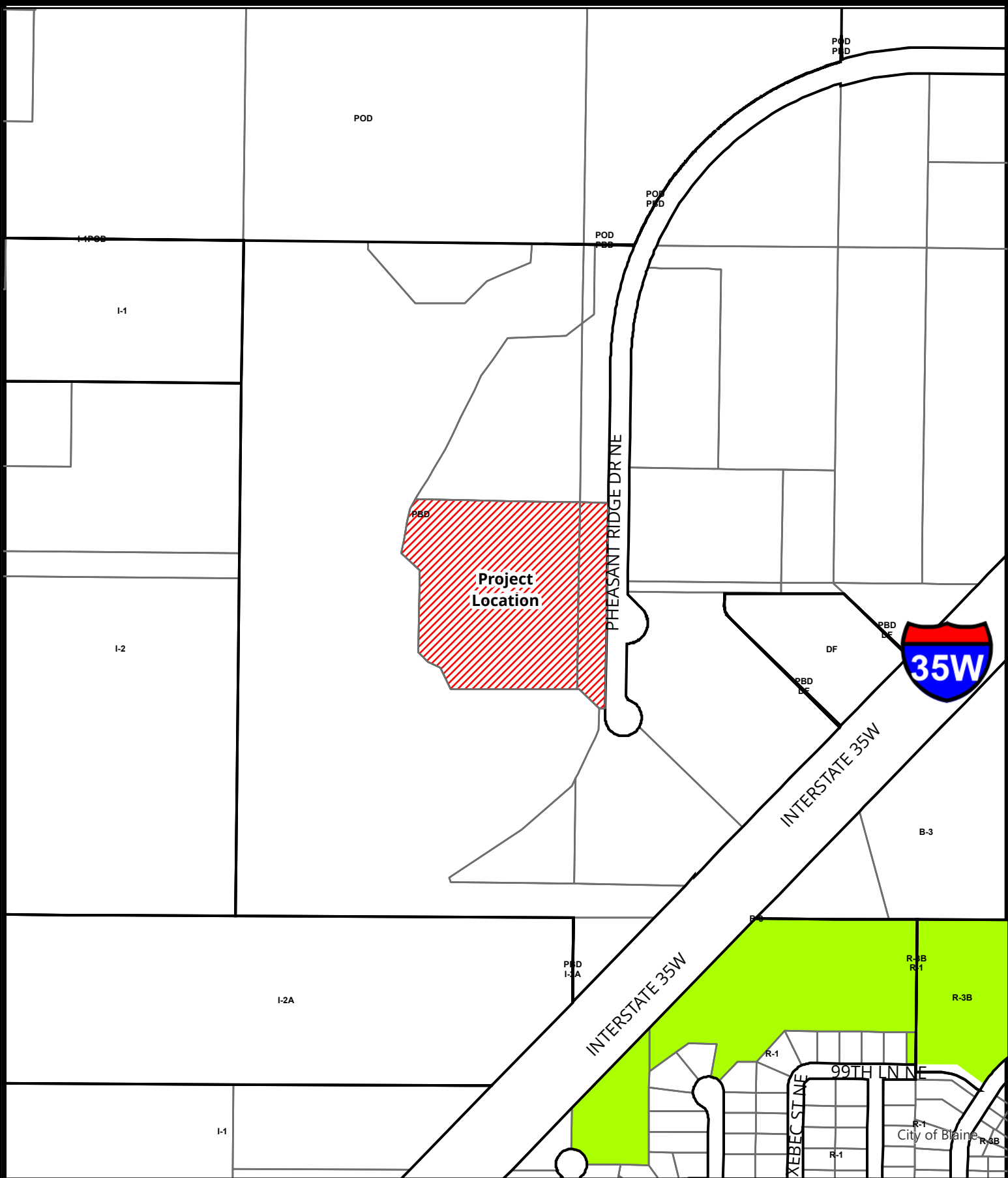
VICINITY MAP
S. 23, T. 31, R. 23
NOT TO SCALE

THE NORTH LINE OF OUTLOT B, CSM LEXINGTON FOURTH ADDITION HAS AN ASSUMED BEARING OF N89°06'57\"W.

LEGEND

- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 57366, unless otherwise shown.
- Denotes monument found 1/2 inch iron pipe marked by license no. 18425, unless otherwise shown.
- ⦿ Denotes found Anoka County Cast Iron Monument





BlaineMN.gov

Case File No. 24-0070 CSM Lexington Fifth Addition

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





City of Blaine Staff Report

File Number: 2025-31

Agenda Date	Status
January 22, 2025	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: - Erik Thorvig, Community Development Director

Agenda Item # 7.5

Authorizing Selection of Vendors for Manufactured Home Replacement Feasibility Study

Executive Summary

Staff is bringing forward proposals by Socios Consulting and Slipstream for components of a manufactured home replacement program feasibility study which is funded by the Livable Communities Demonstration Account grant awarded by the Metropolitan Council.

Background

The City received \$56,500 from Metropolitan Council for a LCDA Pre-development grant to pursue a feasibility and needs assessment for replacement of manufactured homes. While the amounts for each vendor are less than the \$50,000 threshold requiring City Council approval for professional services, staff is bringing this forward for City Council approval since the whole project is greater than \$50,000 and staff was unable to obtain more than one quote for a component of the project.

Community Engagement:

The vendor will conduct in person engagement with manufactured home park residents including door to door surveys and in person interviews with selected residents. A written report will be provided summarizing the findings. Staff utilized the Hennepin County Engagement Roster, which is a database of almost 300 community engagement vendors and searched for vendors that offered the type of engagement needed and had Spanish speaking staff and had experience outside of Minneapolis. Two vendors meeting those criteria were identified.

Formal quotes received:

Socios Consulting: \$25,640

Kiwi Collaborative: \$29,987

Two other vendors outside the engagement roster were identified based on staff knowledge.

Housing Justice Center: Cost expected to be at least \$50,000 and would include components outside the

scope of this projects in order to align with the organizations goals.

Center for Urban and Regional Affairs at the University of Minnesota: \$6,000, would only include design of an engagement plan and interview guide, which does not meet the minimum requirements.

Socios was selected due to a more complete proposal that met the City's needs at a lower cost and more demonstrated ability to work with Spanish speaking immigrants, who make up many of the target residents. Due to budget constraints, the scope was reduced to \$18,160.

Physical Needs Assessments and Development of Checklist

Slipstream is an energy efficiency nonprofit who does research and program administration. They were recommended by North Country Co-op Foundation, a local leader in the manufactured housing space. They originally submitted a proposal for \$38,000, which was reduced to \$31,000 for a modified scope to fit within the budget.

Other vendors considered, but determined to not be adequately qualified were:

- Center for Energy and Environment: Residential research is limited to stick-built single family
- Hiring an independent contract building inspector or utilizing Rum River: would not provide the experience working with residents or the summative report necessary for the grant funds, and would likely require substantially more work by City staff.
- Center for Sustainable Building Research at the University of Minnesota: Does not have research experience with manufactured housing.

Staff were not able to identified any other vendors with the experience necessary to complete this component of the project and are recommending approval of Slipstream without other formal bids.

Financial modeling

The Center for Urban and Regional Affairs at the University of Minnesota offers the Resilient Communities Program to match city project with graduate level students to conduct research. The financial modeling and research component was determined by CURA to be a good fit and the cost of \$7,000 is more cost effective than a traditional consultant. Based on cost of this component, multiple quotes are not required. This is being provided to the City Council as additional background and is not subject to City Council approval.

Strategic Plan Relationship

The utilization of the LCDA grant program to fund this is consistent with the strategic priority to increase non-tax revenues.

Board/Commission Review

Not applicable.

Financial Impact

The expenses as listed in this report are within the amount of the grant award, with a small amount of excess to be used for incidental expenses. There will be no impact to any of the City's fund balances.

Public Outreach/Input

Not applicable.

Staff Recommendation

By motion, authorize the City Manager to enter into a contract with Socios Consulting for up to \$18,160 and with Slipstream for \$31,000 for a feasibility study of a manufactured home replacement program.

Attachment List

1. Slipstream
2. Socios Consulting



Slipstream Support for City of Blaine Minnesota for Metropolitan Council Manufactured Homes Replacement Feasibility Project

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Introduction

Blaine is a suburban city located in Anoka and Ramsey counties in Minnesota. As of 2023, Blaine's population was 73,774 making it the largest city in Anoka County and the 10th largest in Minnesota. Blaine has been awarded a grant by the Metropolitan Council the regional policy-making body, planning agency, and provider of essential services in the seven-county Twin Cities metro area whose mission is to foster efficient and economic growth for a prosperous region. Grant funds will be used to develop a feasibility study for a manufactured home replacement program.

The grant includes following three main components:

- **Research** the costs of replacement and the potential funding sources, including the terms of funding sources and how they will impact program structure.
- **Physical needs assessments** of aging homes located in two of the six manufactured home communities located throughout the city, Centennial Square and Restwood Terrace. The total potential number of homes includes 43 pre -HUD homes and 145 post HUD homes (188 Homes) that are at least 40 years old. Based on the amount of funding available and the willingness for homeowners to allow interior inspection Slipstream recommends approximately 20% of the potential candidates be assessed. This equates to 35-40 homes, however due to budget constraints fewer homes will be completed.
- **Community engagement** via in person events and homeowner interviews with priority given to homes that may be targets for future replacement.

Statement of Work

Slipstream will support the City of Blaine's initiatives through the tasks described in the section below. This scope of work is for a period of no more than 12 months from January 1, 2025, through December 31, 2025.

Task 1: Provide expertise and assistance with research as needed: The city intends to subcontract the bulk of the research component to the University of Minnesota. As requested by the city, Slipstream will utilize our internal and external Manufactured Homes specific expertise and network of resources to provide ancillary assistance.

Task 2: Provide program management and support for all aspects of the Physical Needs Assessments: This work informs and supports the largest component of the project Slipstream is proposing and will consist of multiple elements.

- Create report/checklist template of items for inspection and establish criteria for total replacement
- Provide directory of repair cost estimates
- Provide directory of replacement costs
- Provide introduction and facilitate networking with local and regional contacts who have implemented MH replacement programs and/or new MH programs

- Attend initial launch meetings and regular monthly meetings with City of Blaine, program partners, community-based organizations as well bi-weekly meeting subcontractors and internal supports
- Provide all management and oversight of Physical Needs Assessment Subcontractor
- All related required reporting
- Ad hoc requests outside the scope of work will be reviewed and completed if the budget can support those activities

Task 3: Physical needs assessments: This is the largest component of the project Slipstream is proposing and will consist of multiple elements.

- Utilize one of Slipstream's MH specific subcontractors to perform 25 total home visits
- Each home visit will include scheduling, exterior and interior inspection with a completed report/checklist of items and specific recommendations on which homes are best suited for total replacement rather than repairs. Photos will be provided as a part of each report.
 - Sample Exterior: Roof type and condition, condition of road barrier (may need to establish more than one access point), condition and type of windows, and heating, cooling and water heating appliances (age type and condition)
 - Sample Interior: Structural/Undetected plumbing leaks, damage to ceilings, again looking for roof leaks from the inside (on the ceiling) or damage to walls and windows; soft floors, condition and location of ducts, riser to duct and subfloor connections.

Task 4: Provide expertise and assistance with community engagement as needed: The city intends to subcontract the bulk of the research component to the University of Minnesota and/or another yet to be determined community-based organization. At the city's request, Slipstream will utilize our internal and external Manufactured Homes specific expertise and network of resources to provide ancillary assistance.

Staffing Plan

The project will be staffed by a team of Slipstream employees, including but not limited to the following individuals:

- Lisa Pucelik, Director of Program Management
- Rachel Krogman, Program Manager
- Kris Sanrope, Program Coordination
- Shannon Stendel, Senior Research Manager
- Tim Matheson, Legal Counsel
- Carrie Belanger, Senior Accountant

Lisa Pucelik will be available to assist in strategic oversight and programmatic support on an as-needed basis. Rachel Krogman will provide core support as the main contact.

Budget

The table below provides a breakdown of costs, including all labor hours, hourly rates, and costs for all personnel. It also includes all subcontracted work as well as homeowner incentives in the form of Visa gift cards for completing the Physical Needs Assessment. Slipstream will invoice monthly on a time and materials basis. The total budget for this scope of work will not exceed thirty-one thousand dollars (\$31,000) without the advance written authorization of the parties.

Table 1. Cost Proposal

Description of Services	Functional Role Assigned	Est. Total
Oversight and strategy	Director	\$516
Day to day project management, subcontractor management, monthly meetings, reporting, training & resource dev.	Program Manager	\$5,920
Administrative Support	Program Coordinator	\$1,881
Research and analytics	Senior Manager	\$2,220
Corporate Services (Legal)	Legal Counsel	\$390
Corporate Services (Accounting)	Senior Accountant	\$390
Labor Subtotal		\$11,321.60
Physical Needs Assessment For 25 Homes (includes all travel time/costs)	Subcontractor	\$17,187.50
Homeowner Incentives	Visa Gift Cards	\$2,500
Project Total		\$31,000.00

PROPOSAL

Replacement of Deteriorated Mobile Homes Community Engagement

Community Development Department

City of Blaine

November 1, 2024

Mario Vargas, Founder & President
SOCIOS CONSULTING INC
10650 Hampshire Ave. S. STE 210
Bloomington, MN 55438
mario.vargas@sociosconsultinginc.com
Mobile: 612-423-5175



DBE, TM, TG, CERT Certified Business

PROJECT NARRATIVE

CONSULTANT OR ORGANIZATIONAL CAPACITY

SOCIOS CONSULTING INC (SOCIOS) is a leading, cross-cultural public affairs firm that uniquely combines best practices in community engagement, public relations, and marketing-communications to deliver high-impact grassroots engagement and multimedia strategies for government agencies, foundations, companies, and nonprofit groups. We are multilingual, highly knowledgeable, and experienced in working with diverse populations.

SOCIOS' strategic framework is cross-cultural reaching and serving BIPOC/New Americans. We see and act through a diversity-equity-inclusivity lens, ensuring the participation of traditionally under-engaged and underserved community members in civic processes and programs that affect their quality of life. We have a long history of leading high-profile mainstream and multicultural community engagement and consumer education projects, using practical methods and managing multidisciplinary teams.

Mario Vargas will serve as the lead community organizer on this project. He brings over twenty years of experience in multicultural communications, outreach, and community engagement.

SUMMARY OF QUALIFICATIONS & RELEVANT EXPERIENCE

Signature Public Engagement Projects

- Northwest Area Foundation: Project managed two community engagement programs (North Minneapolis, MN & Yakima, WA) aimed at developing two ten-year ten million dollar urban and rural long-term grant funded partnerships to reduce regional poverty. Organized two representative community leadership teams to develop poverty reduction plans both in North Minneapolis and Yakima.
- MNsure: Project managed a state-wide one-million-dollar community engagement outreach field operations program and four-million-dollar outreach member enrollment RFP grant program to engage 500+ partners & stakeholders across the state including nonprofit organizations, businesses, and government agencies.
- MN Demographic Center: Project managed the launching of the State of Minnesota's 2010 Census state-wide mass media, cross-cultural, multi-lingual public communications Ad & community engagement campaign resulting in the 2nd best count by state in the United States.

Recent Community Resident Engagement

Partner:	City of Minneapolis (Neighborhoods and Community Relations Department)
Need:	Engage Columbia Park neighborhood residents to relaunch the Columbia Park Neighborhood Association.
Solutions:	Between 2023-2024, developed and implemented the Columbia Park neighborhood engagement plan which included neighborhood canvassing, door-knocking, pop-up events throughout the neighborhood to reach and engage English and Spanish speaking residents.
Results:	Door-knocked over 700 homes. Interviewed over 300 residents. Organized a community-wide meeting recruiting over 35 residents to relaunch the neighborhood association. 10 residents now manage the Board.
Partner:	Windom Community Council (WCC)
Need:	Engage Renters & Homeowners in the Windom Neighborhood to increase civic neighborhood engagement in the Windom Community Council programs and activities.
Solutions:	In 2021, developed and implemented Windom's first door knocking plan to reach and engage Latino and Somali renters in the Windom Neighborhood. Hired and trained Latino and Somali Consultants to implement the campaign using electronic tablets to seek and record input from residents. In 2022, developed and implemented Windom's first home-owner door knocking plan to engage resident homeowners and home renters in Windom. Trained WCC Board Members to implement the campaign using electronic tablets to seek and record input from residents
Results:	Over 200 households were strategically reached and surveyed. Collaborated with NCR staff and Ward 11 Minneapolis Councilmember Representative to implement the campaign. Over 20 Windom Somali families were strategically reached and interviewed.

DESCRIPTION OF ACTIVITIES

Project Model, Strategies & Activities

At SOCIOS, we have extensive experience in engaging at-large audiences and targeted groups of individuals in hard-to-reach sectors of the community. Our approach and methodology follow a 'logic planning' model. We embrace the Co-Intelligence Institute's core principles of community engagement which are: *Careful Planning & Preparation, Inclusion & Demographic Diversity, Collaboration & Shared Purpose, Openness & Learning, Transparency & Trust, Impact & Action* AND finally *Sustained Engagement & Participatory Culture*. Our process is divided into four key Phases: I.) Discovery II.) Design III.) Implement and IV.) Evaluate. City of Blaine is strategically embedded in each phase to ensure the success of this project. **Please refer to Attachment A: Budget & Detailed Work Plan to review activities, deliverables, budget under each phase & task(s).** Below is a general breakdown of project phases with timelines for approximately 6 months.

SOCIOS Phase I: (Discovery)

Timeline (estimated): Ongoing & January 2025

- **Project Task 1 (Project Management). Goal:** Learn direction for project. With City of Blaine guidance, finalize the project plan including initial project schedule, budget, resources, and baseline to manage activities. Plan a City of Blaine /SOCIOS Project kick-off meeting.
- **Project Task 2 (Mobile Home Parks Community & Replacement Housing Program Analysis). Goal:** Develop strong understanding of the Centennial Square and Restwood Terrace manufactured home communities (demographics, social capital indicators, local politics & economics, and history).

SOCIOS Phase II: (Design)

Timeline (estimated): February 1, 2025 – March 1, 2025

- **Project Task 3 (Mobile Home Community Engagement & Communications Planning). Goals:** 1) In collaboration with the City of Blaine and community stakeholders, develop a **Cross-Cultural (Latino) Engagement and Communications Project Plan** for Centennial Square and Restwood Terrace resident engagement to understand the needs, desires, and concerns of at least 25 homeowners of both the older homes that may be candidates for replacement and residents of the parks in general. 2) Door-knocking and/or canvassing will be used to promote at least two larger community information meetings and/or community events. **Bilingual (Spanish English) Communications Planning** includes the use of print (newsletters, postcards, flyers etc.) and social media currently reaching Centennial Square and Restwood Terrace residents including Next-door and potentially a new bilingual (Spanish English) informational website where residents can get more information about the project.

SOCIOS Phases III & IV: (Implement & Evaluate)

Timeline (estimated): April 1, 2025 – July 31, 2025

- **Project Task 4 (Conduct Resident Interviews and Hold Community Information Meeting(s)). Goals:** 1) Implement the **Engagement and Communications Project Plan** for Centennial Square and Restwood Terrace resident engagement. Engagement activities for this project will include 1) Sending out a direct mailer or flyer canvassing the complexes with targeted English Spanish communications and outreach to prepare and inform residents about: a) the project and b) the upcoming interviews 2) Interviewing 25 residents in high priority complexes. 2) Organize 1 door-knocking event and hold 1 community information larger group meeting and/or table a community event.
- **Project Task 5 (Measure Resident & Stakeholder Engagement).** At the discretion and direction of the City of Blaine, develop some evaluation metrics to assess the success of the engagement program. Possible Goals: 1) Assess how comprehensible the project was. 2) Assess how many people participated in interviews and community meetings. 3) Assess quality of communications and engagement with residents and stakeholders.

Authentic Sustained Community Engagement Commitment

SOCIOS' operating philosophy encompasses the idea that citizens are 'engaged' when they play a meaningful role in the deliberations, discussions, decision-making and/or implementation of projects or programs affecting them. Public engagement programs, such as this one, are invaluable vehicles for average citizens and neighborhood residents to exercise personal empowerment in the public process for the betterment of their own lives and the lives of their neighbors.

ATTACHEMENT A: BUDGET & DETAILED WORK PLAN

Task No.	Project Activities	Timeline	Deliverable(s)	Assumptions	Hours
Task 1: Project Management		Continuous			
1.1	Administrative management: invoicing, prepare progress reports; prepare and manage project budget	Ongoing Weekly / Bi-Weekly	Weekly check-in calls with City of Blaine project manager on progress	1 mtg/2 week; 1 hour/call; 13 weeks by phone 1 hr./ 2week for budgeting; 13 weeks by phone	26
1.2	City of Blaine/SOCIOS Planning & Project Kick-off Meeting	December 2024	ZOOM Meeting; PPT; prep, travel, schedule, coordinate	1 staff; 6 hours in-person	6
1.3	Logistics services for interviews, in-person door-knocking and/or canvassing and mobile home community information meetings or events	Ongoing Weekly	Logistics schedule coordinated with City of Blaine staff	25 interviews, 1 door-knocking/canvassing event, 1 community information meetings or table 1 event [Bilingual, Spanish, English formats]	10
1.4	Develop new interviewee & contacts (mobile home park) resident roster.	Ongoing Weekly	Project Interviewee roster	1 hr./2weeks; 12 weeks	13
Task 2: Mobile Home Parks Community & Replacement Housing Program Analysis		Dec. 24' – Jan 25'			
2.1	Gather & review mobile homes parks community demographic, pertinent resident data & replacement housing project documents	Dec. 1, 2024 - Jan 31, 2025	City of Blaine Resident (mobile home homeowner, renter, Spanish Speaking) & Stakeholder Profiles	Assumes use of already collected Census 2020 and city housing data	10
2.2	Conduct & develop mobile homes parks community historical, economic, and social analysis including history in city housing programs.	Dec. 1, 2024 - Jan 31, 2025	City of Blaine strategic approach to engagement Recommendations Report	Assumes City of Blaine has some data and social research to use.	14
Task 3: Mobile Home Parks Community Engagement & Communications Planning		Feb. 1 - Mar. 1 25'			
3.1	Develop mobile homes parks community engagement and communications plan goals for project with City of Blaine	Feb.	Draft of communications and community engagement plans, schedules & activities.	2 staff; 2 meetings with City of Blaine; 1.5 hrs./meeting; 5 hrs. prep & coordinating time	11
3.2	Determine strategies, activities and calendar for mobile homes parks community engagement and communications activities	Feb.	Draft strategies, activities, and calendar; finalize. metrics	2 staff; 2 meetings with City of Blaine; 1.5 hrs./meeting; 5 hrs. prep & coordinating time	11
3.3	Prepare mobile homes parks community engagement and communications plan document	Feb.	2 reviews by City of Blaine	10 hrs./week; 2 weeks	20
3.4	Track plan progress and outcomes	Monthly	Bi-weekly Informational email reports to city staff	1 hr./2 weeks; 13 weeks	26
Task 4: Conduct Door-knocking, Interviews, Community Information Meeting(s)/Events		March 1 – May 31			
4.1	Individual phone information gathering meetings with City of Blaine and mobile home community stakeholders and others as needed.	March	Identify and profile mobile homes parks community stakeholders	2 Community: Centennial Square and Restwood Terrace	20
4.2	Plan and implement communications activities to ready and inform mobile home community members and interviewees about the project and upcoming activities.	April	Communications are Bilingual (Spanish & English) 1) Design and distribute print materials (flyers) 2) Design website or informational web page 3) Develop & implement social media campaign/posts 4) Develop distribute mailer/post card or small newsletter print campaign	All communication strategies, plans and instruments will be vetted thoroughly with the City of Blaine. Assumes a bilingual website/page and social media will be developed. Assumes mailer will be distributed by the City of Blaine. SOCIOS will develop the mailer and flyer.	44
4.3	Conduct mobile home park community engagement activities including in-person interviews, door knocking/canvassing events and community informational meetings/events.	May	In-person activities are conducted in Spanish, English and Bilingually (English/Spanish when needed) 1) 25 individual interviews 2) 1 4-hr door-knocking and/or canvass events 3) 1 2-hour community information meetings or events	Survey tool is already developed. & translated. Interviewees have already been identified. 25 1-hour interviews. Pre & Post time & travel per interview - 3 hours each. 90 hrs. X 2 staff. Total Hours: 150 1 4-hour door knocking / canvassing events. Pre & Post time & travel - 3 hours each. 12 hrs. X 2 staff. Total Hours 24 hrs. 1 2-hour community information meetings or events. Pre & Post time & travel per interview - 3 hours each. 5 hrs. X 2 staff. Total Hours: 24	198
Task 5: Mobile Home Community Engagement & Communications Evaluation		June			
5.1	Survey electronically or via printed survey at least 10 interviewees, 1-5 community stakeholders to check for quality of outreach, in-person engagement and communications and seek improvement recommendations.	Early June	Questionnaire (English & Spanish) Final report preparation & development. 1 review by City of Blaine staff	10 hrs./week; 2 weeks	20
				Total Hours	429
				Consultant Rate / Hour	\$40.00
				Total Contractor Expenses	\$17,160.00
				Printing and Mailing Postcards, Childcare and Food	\$1,000.00
				Total Expenses	\$18,160.00



City of Blaine Staff Report

File Number: RES 25-14

Agenda Date	Status
January 22, 2025	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: -

Agenda Item # 7.6

Resolution Approving a Premise Permit for Lawful Gambling Activity for Spring Lake Park Lions at Invictus Brewing

Executive Summary

Council is being asked to approve a premise permit for Spring Lake Park Lions to conduct charitable gambling at Invictus Brewing Company, 2025 105th Avenue NE.

Background

The Spring Lake Park Lions gambling manager has submitted an application to conduct charitable gambling at Invictus Brewing. If approved, they will conduct paper pull tabs with dispensing devices, electronic pull tabs and electronic bingo. A copy of the lease for lawful gambling and the premise permit application for the State Gambling Control Board are attached.

Per current code, no organization may maintain more than four lawful gambling locations in the City at one time. This will be the third location for the Spring Lake Park Lions in Blaine.

The background investigation has been completed and nothing was found to disqualify the organization from obtaining this permit.

The Gambling Control Board may not issue a lease for charitable gambling within a city unless a sponsoring organization obtains approval through a resolution or will otherwise forfeit their gambling activities.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

Adopt a resolution approving a new premise permit for Spring Lake Park Lions at Invictus Brewing Company, 2025 2080 105th Avenue NE, Blaine, MN 55449

Attachment List

1. 2025 PREMISE PERMIT LIST - Public



City of Blaine

Signature Copy

Resolution: RES 25-14

Resolution Approving a Premise Permit for Lawful Gambling Activity for Spring Lake Park Lions at Invictus Brewing

WHEREAS, Spring Lake Park Lions has submitted an application for a premise permit to allow charitable gambling and raffles to be conducted at Invictus Brewing Company, 2025 105th Avenue NE, Blaine, Minnesota; and

WHEREAS, Minnesota Statute 349.213, Subd. 2, states that the Gambling Control Board may not issue a new premise permit for charitable gambling within a city unless the City Council approves the premise permit within ninety (90) days from the date of their application for the new premise permit.

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

The application for the premise permit for the purpose of conducting charitable gambling, including raffles, is hereby approved.

A certified copy of this resolution shall be provided to the applicants as soon as possible for submittal to the Gambling Control Board.

PASSED by the City Council of the City of Blaine this 22nd day of January, 2025.

**CITY OF BLAINE
2025 GAMBLING LICENSE HOLDERS**

Organization	Locations	Premise Permit Issued
Blaine Youth Football Jesse Schwartz	Pizza Pub Prime 2190 105 th Ave NE Blaine, MN 55449 The Ball Park Twin Cities 10650 Baltimore Street Blaine, MN	March 18, 2024 May 20, 2024
Blaine Backcourt Club dba Blaine Youth Basketball Joseph Claussen	The Rusty Bumblebee 10950 Club West Pkwy, Ste 160 Buffalo Wild Wings 11540 109 th Ave NE, Ste 300	June 5, 2023 December 4, 2023
Blaine Youth Hockey Suzanne Slawson	Ole Piper Inn 1416 - 93rd Lane NE Broadway Bar & Pizza 11822 Aberdeen Street NE Wild Bill's Sports Saloon 10950 Club West Pkwy, #100 Clives Roadhouse Blaine, Inc. 10400 Baltimore Street NE #200	December 6, 2007 2009 January 6, 2011 May 3, 2018
Blaine Festival Mary Weinhold	Blainbrook Entertainment 12000 Central Avenue NE Blaine, MN 55434 El Zocalo, LLC 12531 Central Ave NE Blaine, MN 55434	May 17, 2012 September 16, 2024
Centennial HS Football Boosters Autumn Gohman	Lucy's Burgers Blaine 4365 Pheasant Ridge Dr. #102 Blaine, MN 55449 Applebee's Grill and Bar 4345 Pheasant Ridge Drive #202 Blaine, MN 55449 Umi Sushi & Hibachi 10340 Baltimore St NE, Sute 100 Blaine, MN 55449	March 2021 April 2022 October 21, 2024 Pending
Sgt. John Rice VFW Post 6316 N. P. Hockert	Sgt. John Rice VFW 6316 1374 - 109th Avenue NE Blaine MN 55434	June 21, 2007
Spring Lake Park Lions Club Amanda Jackson	X-Golf 298 Northtown Drive NE Blaine, MN 55434 Fogerty Arena/Moe's Ice House 9250 Lincoln Street NE Blaine, MN 55434 Invictus Brewing Company 2025 105 th Ave NE Blaine, MN 55449	September 21, 2020 December 19, 2022 January 22, 2025
Spring Lake Park District #16 Youth Hockey Association Sarah Clark	The Roadside 12540 Ulysses Street NE Blaine MN 55434 El Norte Mexican Bar & Grill 3453 Lake Drive NE Blaine, MN	October 21, 2019 December 10, 2022
Ham Lake Chamber of Commerce	The Ball Park	November 4, 2024



City of Blaine Staff Report

File Number: 2025-32

Agenda Date	Status
January 22, 2025	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: - Cathy Sorensen, City Clerk

Agenda Item # 7.7

Approve a Garbage Haulers License for Lightning Disposal, Inc.

Executive Summary

The applicant, Lee Johnson, has submitted an application for a new commercial garbage haulers license within the City of Blaine. The applicant has paid the \$75 fee, completed all necessary forms, and has supplied a License and Permit Bond and Certificate of Insurance naming the City of Blaine as an additional insured.

Background

Lightning Disposal is a company that provides roll-off services for residential and construction materials.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

Issuance of the license is included in the license fee adopted by city council.

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve a garbage haulers license for Lightning Disposal, Inc., 16555 Clayton Avenue East, Rosemount, MN 55068

Attachment List

None



City of Blaine Staff Report

File Number: 2025-36

Agenda Date	Status
January 22, 2025	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: - Brian Podany, Safety Services Manager/Police Chief

Agenda Item # 7.8

Amendment to the Crime Victim Services Grant

Executive Summary

The police department applied for and was awarded a Crime Victims Services Grant for \$180,000 over a two year period ending in 2025. The Grant is being amended to extend the Grant Agreement one more year into 2026.

Background

The Crime Victim Services Grant Agreement was previously approved by Council in 2023 for a two year period ending in September of 2025. The Grant is being extended through September of 2026 due to the delay in filling the position and wanting to use the entire \$180,000 grant award. Per City Charter, Council needs to authorize all contracts as well as amendments to contracts.

Strategic Plan Relationship

This position aligns with the City's strategic plan goal of Organizational Health, having a highly engaged workforce that meets the needs of the community.

Board/Commission Review

N/A

Financial Impact

The grant is for \$180,000 over two years (\$90,000 annually.)

Public Outreach/Input

N/A

Staff Recommendation

Approve the Amendment to the Crime Victim Services Grant.

Attachment List

None



City of Blaine Staff Report

File Number: RES 25-11

Agenda Date	Status
January 22, 2025	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 9.1

Resolution Denying 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 at 10191 Xylite Street NE. Walters Recycling & Refuse, Inc. (Case File No. 24-0058/SLK)

Executive Summary

The Planning Commission held a public hearing at the October 8th, 2024 meeting. The request was for a Conditional Use Permit (CUP) Amendment was to increase the annual volume of solid waste transfer and recycling facility from 140,000 tons of solid waste, organic food scrap bags, construction and demolition debris per year to not more than 340,000 tons. The Planning Commission recommended denial of the CUP amendment.

On October 30th, 2024 the applicant postponed their item to provide additional details and information regarding their CUP amendment application, and prepare for a discussion/presentation at the City Council workshop on Monday, December 9, 2024.

The applicant has modified the request and is now seeking a 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 230,000 tons of solid waste, organic food scrap bags, construction and demolition debris, at their existing solid waste transfer and recycling facility.

Background

Planning Commission Public Hearing	10/08/24
City Council (Conditional Use Permit)	01/22/25
Action Deadline	Waived by Applicant

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

Evaluation of Request

Planning Analysis

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. Outdoor storage as approved in the CUP amendment is still taking place.

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 (MSW) 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 versus 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 230,000 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. There are a couple of actions they have already taken, 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 230,000 tons.
- Average receipt of 900 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:

- Front yard: 150 feet
- Side yard: 100 feet
- 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.

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 an 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 Metropolitan Pollution Control Agency (MPCA) 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 verses 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. (Ord. No. 20-2447, 7-20-2020)

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.
 - o 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.
 - o 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.
 - o 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.
 - o 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.
 - o 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 verses 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.
 - o 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.
 - o The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List:

Zoning and Location Map

Site Survey (Existing Conditions)
Site Plan
Building Elevation
Landscape Plan
Vehicle Turning Movements
Resolution 12-100
Resolution 18-35
Resolution 22-096
Neighborhood Meeting Summary
Narrative
Standing Operating Procedure
Framework for Odor Management
Alternative Approval Resolution
Public Comments
Unapproved Planning Commission Minutes 10/8/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted 5-1 to deny the conditional permit amendment. The meeting minutes are attached for reference to the public hearing comments.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 1000 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

Neighborhood Meeting

In accordance with the 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.

Staff Recommendation

The attached resolution is denial as recommended by the Planning Commission. An alternative approval resolution has been provided as an attachment.

Attachment List

1. Attachments
2. All Comments_12225
3. Unapproved PC Minutes 100824
4. Alternative Resolution (Approval)



City of Blaine

Signature Copy

Resolution: RES 25-11

Resolution Denying 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 at 10191 Xylite Street NE. Walters Recycling & Refuse, Inc. (Case File No. 24-0058/SLK)

WHEREAS, an application has been filed by Walters Mrf LLC as Conditional Use Permit Case File No. 24-0058 for Walters Recycling & Refuse, Inc.; and

WHEREAS, said case involves the property described as follows:

The East 521 feet of the West 851 feet of the South ½ of the Southwest ¼ of Section 22, Township 31, Range 23, Except Parcel No. 7, City of Blaine Highway Right-Of-Way Plat No. 1

WHEREAS, the Blaine Planning Commission held a public hearing on October 8, 2024, and recommended denial regarding said Conditional Use Permit Amendment; and

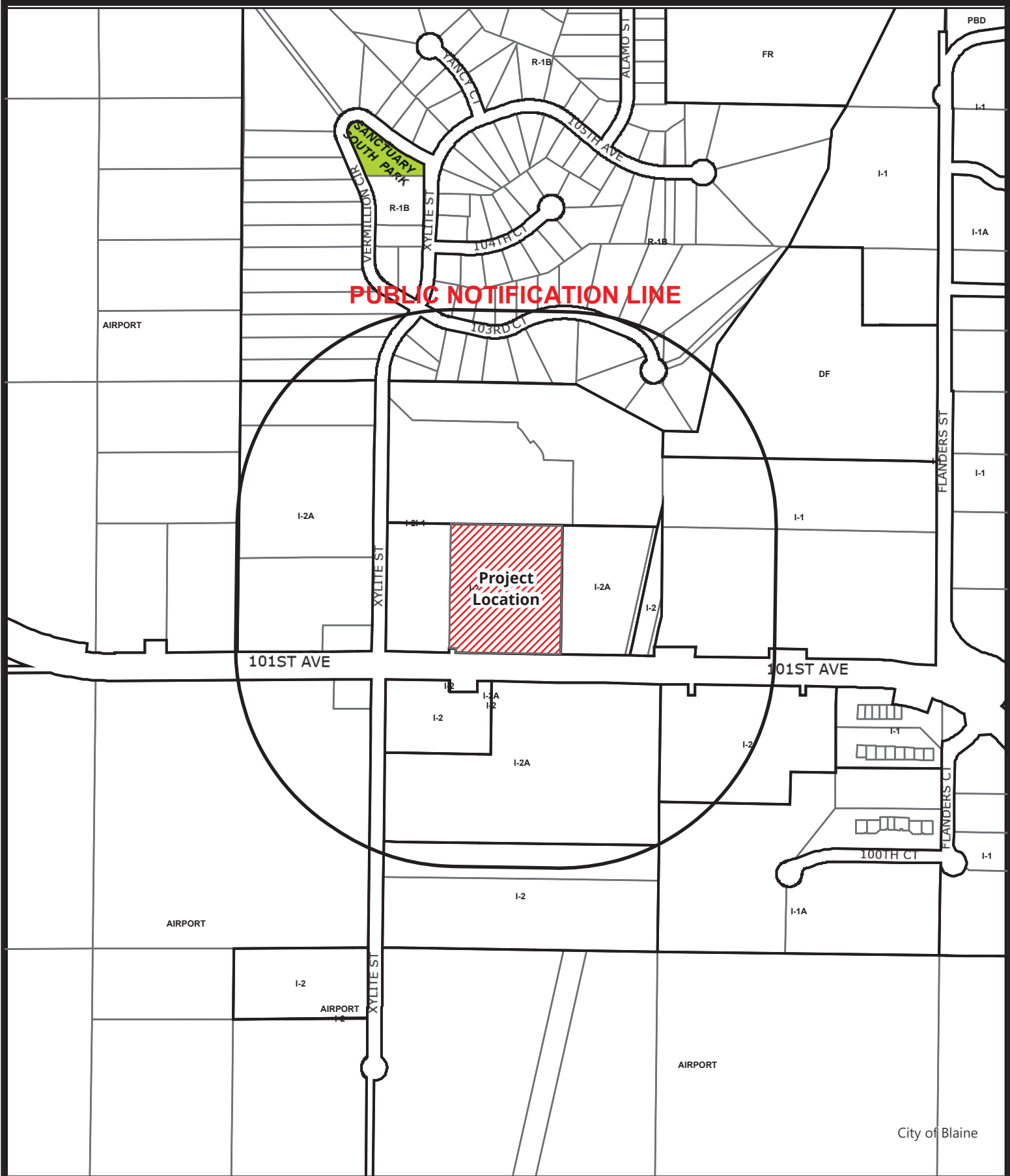
WHEREAS, the Blaine City Council has reviewed said case on January 22, 2025; and

WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit have not been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby denied per Sections 27.04 and 31.20 of the Zoning Ordinance and Section 62 Article IV 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 230,000 tons of solid waste, organic food scrap bags, construction and demolition debris in the Heavy Industrial (I-2) zoning district due to the following findings:

1. The use 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 230,000 tons of solid waste, organic food scrap bags, construction and demolition debris in the Heavy Industrial (I-2) zoning district is not consistent with the intent of the I-2 zoning district to be free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants, since the existing use of 140,000 tons of solid waste material is unable to manage the odor coming from the site.
2. The volume of material requested is too high.
3. The odor coming from this property is increasing.

PASSED by the City Council of the City of Blaine this 22nd day of January, 2025.

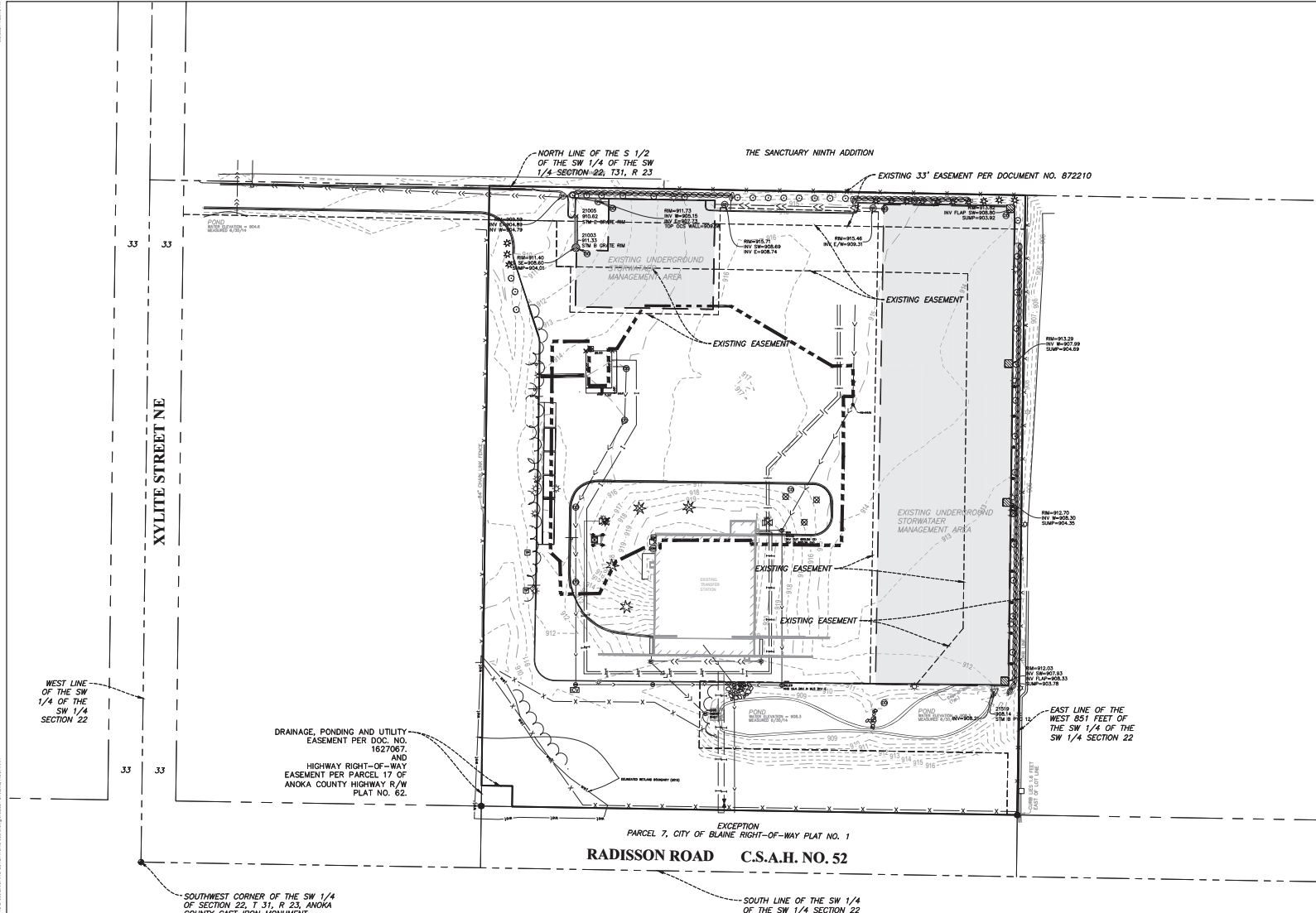


BlaineMN.gov

Case File No. 24-0058 Walters Transfer Station Expansion

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





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

GRAPHIC SCALE

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

North Arrow

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

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.

 LICENSE NO. _____
 DATE _____

PROJECT NO.: 193806970

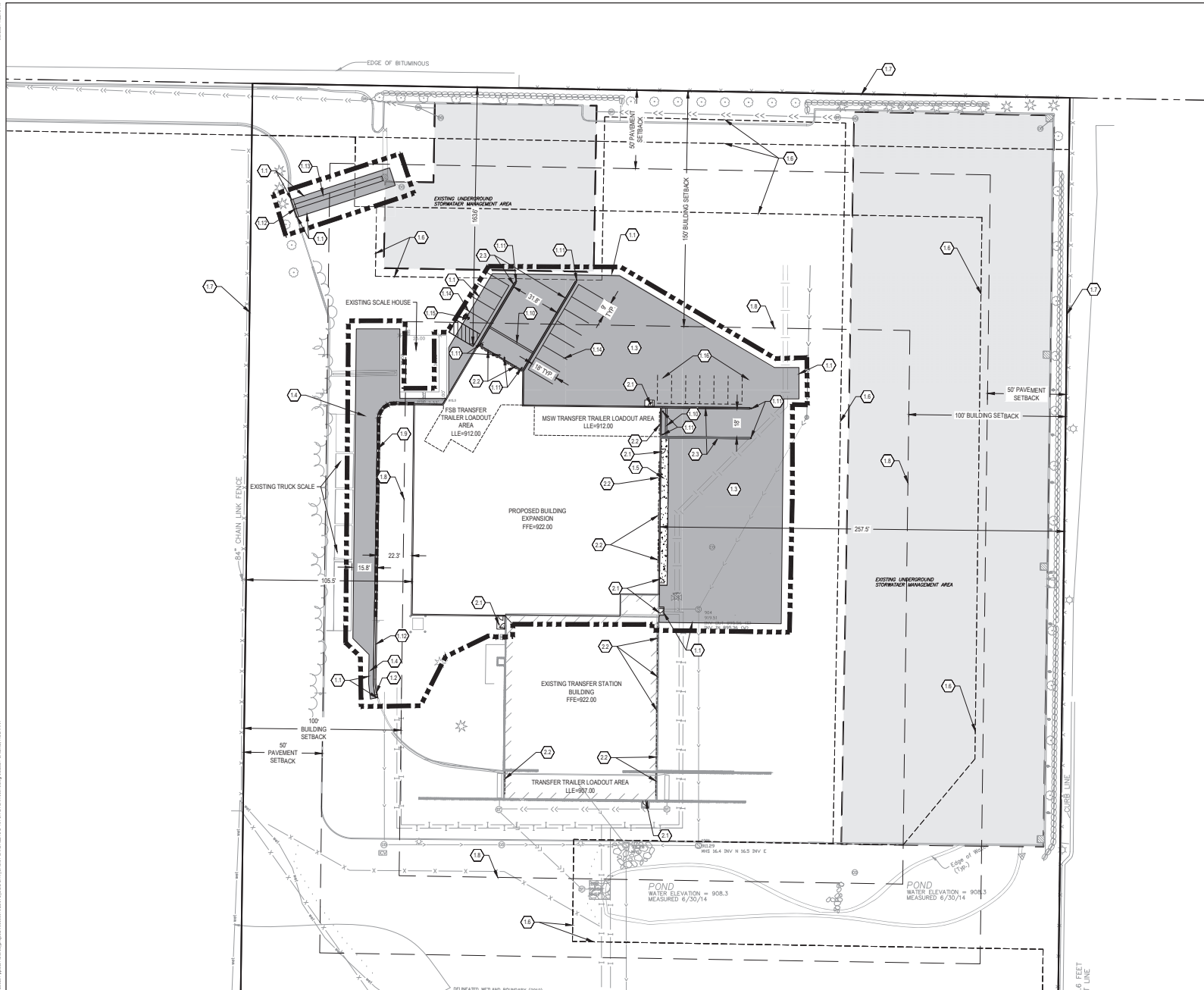
DWN BY: THR **CHKD BY:** RAG **APPD BY:** RAG

ISSUE DATE: 09/06/2024

ISSUE NO.: B

SHEET TITLE: EXISTING CONDITIONS

SHEET NO.: C-001



LEGEND

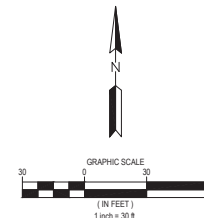
	PROPERTY BOUNDARY
	SETBACK LINE
	RIGHT OF WAY LINE
	QUARTER/8TH SECTION LINE
	EXISTING EASEMENT LINE
	CURB AND GUTTER
	CURB AND GUTTER - TIP OUT
	HEAVY DUTY BITUMINOUS PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	RETAINING WALL
	CONSTRUCTION LIMITS
	UNDERGROUND STORMWATER MANAGEMENT AREA

NOTES

- SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 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

- 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 03-C02 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
- 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



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

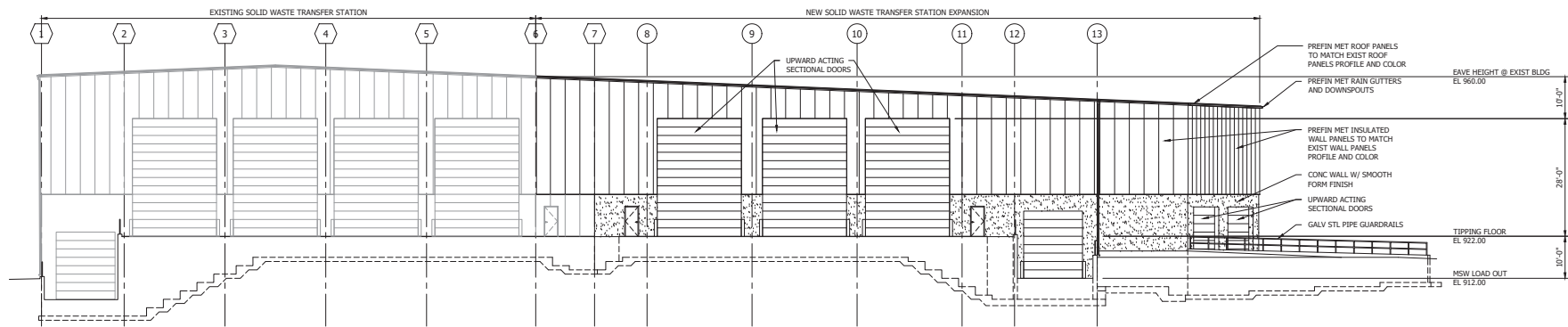
PROJECT TITLE

ISSUE NO.	DESCRIPTION	DATE
A	WATER SHED SUBMITTAL	
B	BLAINE CUP SUBMITTAL	

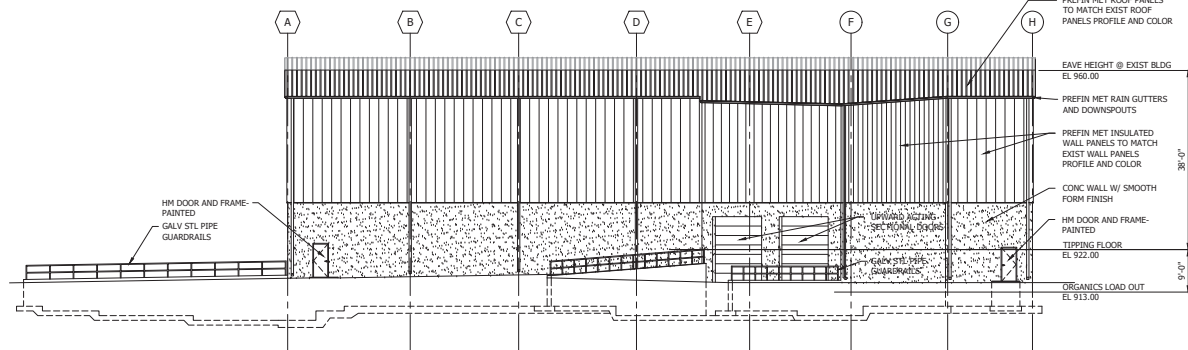
DATE	DESCRIPTION
09/06/24	DESIGNED
	CHECKED
	APPROVED

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.

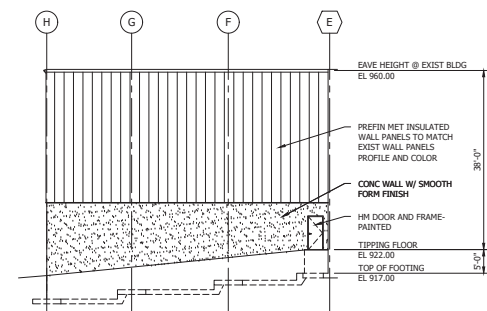
PROJECT NO.	193806970
DWN BY:	THR
CHKD BY:	RAG
APPD BY:	RAG
ISSUE DATE:	09/06/2024
ISSUE NO.:	B
SHEET TITLE:	ENLARGED SITE PLAN
SHEET NO.:	C-102



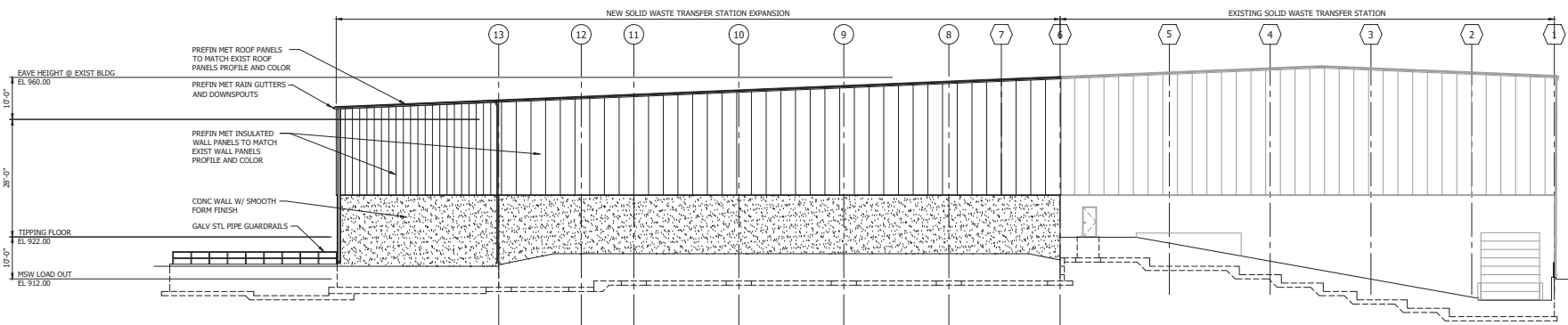
1 EAST ELEVATION



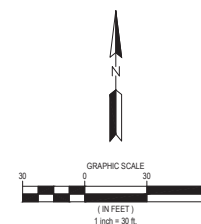
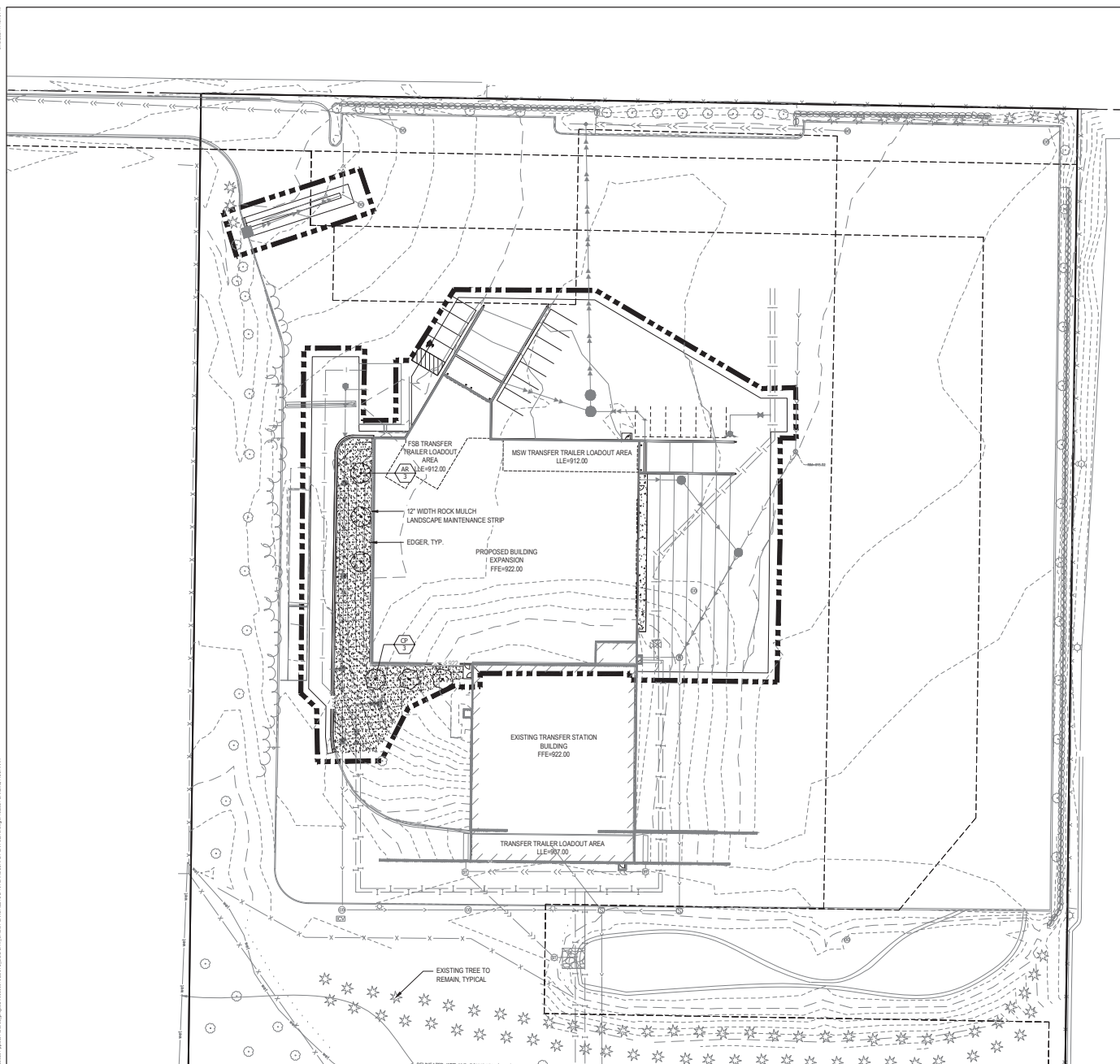
2 NORTH ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION



ROCK MULCH

TURF SOD

EDGER

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>
<u>UNDERSTORY TREE</u>						
	AR	3	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	B&B	2"
	CP	3	CELTIS OCCIDENTALIS 'JFS-KSU1'	PRAIRIE SENTINEL® HACKBERRY	B&B	2"

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

Code Requirements for trees/landscaping						
	Bdg Area		Lot Perimeter		Greater of 2	
	Requirement	Qty	Requirement	Qty	Req'd Qty	15% I-2 Reduction Final Qty Req'd
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
Coniferous Tree	63
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



Stantec

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

CIANER-



WALTERS
RECYCLING AND
REFUSE, INC.

TRANSFER STATION EXPANSION

10191 XYLITE ST NE BLAINE, MN

[illegible]



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



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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.



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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.



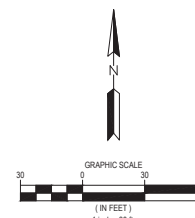
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Below are our estimated annual load quantities for outbound processing:

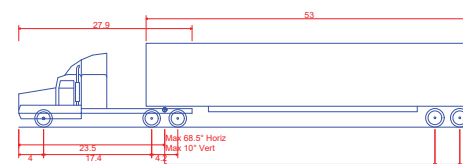
- Number of outbound loads – New tipping floor
 - MSW – Ramsey Washington - 2361
 - MSW – All Other Counties - 4342
 - FSB - 1786
- Number of outbound loads – Existing tipping floor
 - MSW – Ramsey Washington (Primarily Commercial) - 835
 - MSW – All Other Counties - 5045
 - Yard Waste (Seasonal) - 792
 - 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



	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 STORMWATER MANAGEMENT AREA



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°

10191 XYLITE ST NE BLAINE, MN

DATE	DESCRIPTION	ISSUE NO.	PROJECT TITLE
08/19/2024	WATERSHED SUBMITTAL	A	TRA
09/09/2024	BLAME CLIP 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.

LICENSE NO.: _____

DATE: _____

PROJECT NO.: 1938069

OWN BY:	CHK'D BY:	APP'D BY:
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ISSUE DATE: 09/06/2024

ISSUE NO.: B

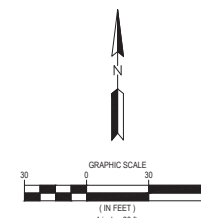
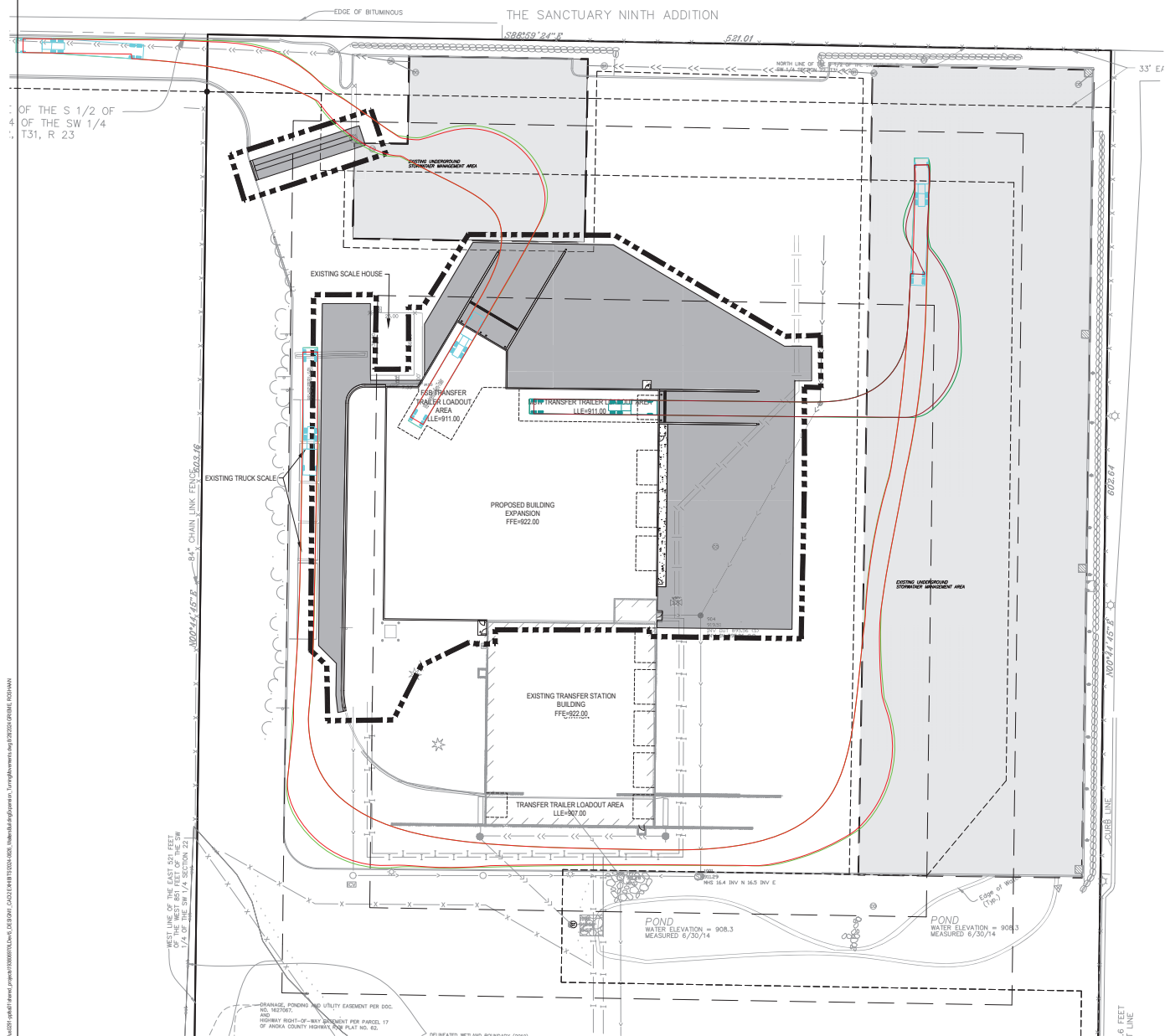
SHEET TITLE:

VEHICLE TURNING - WB-6
SEMI WITH TRAILER

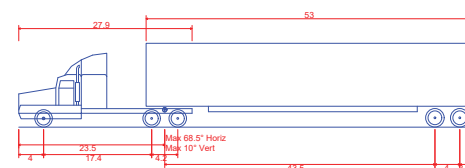
SEMI WITH TRAILER
QUEST NO.

SHEET NO.:
EY 1

EX. 1



	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 STORMWATER MANAGEMENT AREA



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°

10191 XYLITE ST NE BLAINE, MN

DATE	DESCRIPTION	ISSUE NO.	PROJECT TITLE
08-19-2024	WATERSHED SUBMITTAL	A	TR
09-09-2024	BLAINE CLIP SUBMITTAL	B	

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.: 1938069

OWN BY: TUD	CHKD BY: BAC	APP'D BY: BAC
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ISSUE DATE: 09/06/2024

ISSUE NO.: B

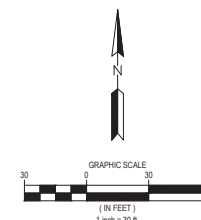
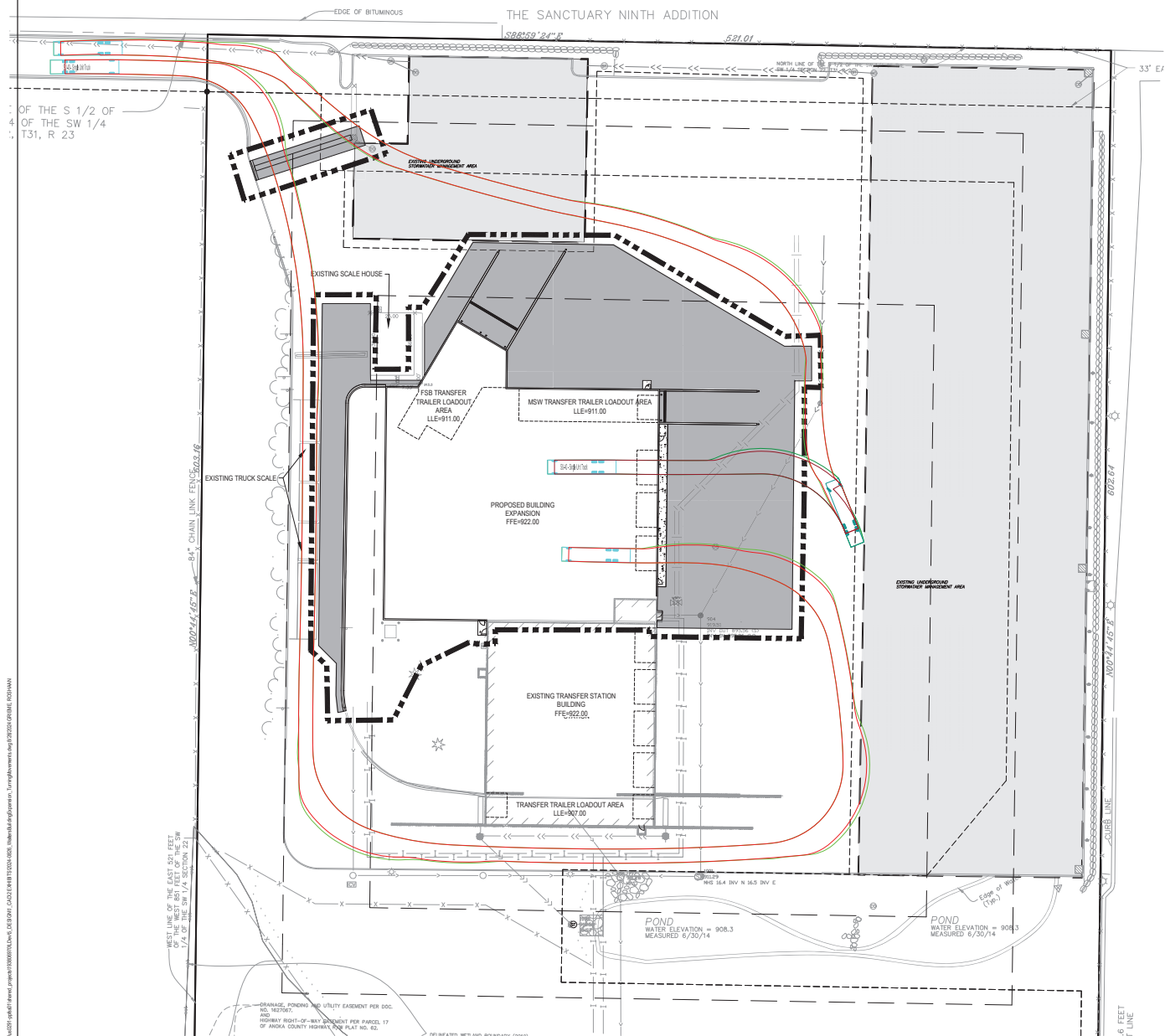
SHEET TITLE:

VEHICLE TURNING - WB-6
SEMI WITH TRAILER

SHEET NO.:

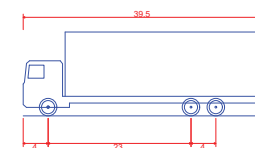
EX. 2

doi:10.1371/journal.pone.0291079.g002



LEGEND

- | | |
|---|--|
|  | PROPERTY BOUNDARY |
|  | SETBACK LINE |
|  | RIGHT OF WAY LINE |
|  | QUARTEREIGHTH SECTION LINE |
|  | EXISTING EASEMENT LINE |
|  | CURB AND GUTTER |
|  | HEAVY DUTY BITUMINOUS PAVEMENT |
|  | HEAVY DUTY CONCRETE PAVEMENT |
|  | CONSTRUCTION LIMITS |
|  | UNDERGROUND STORMWATER 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

[illegible]



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:

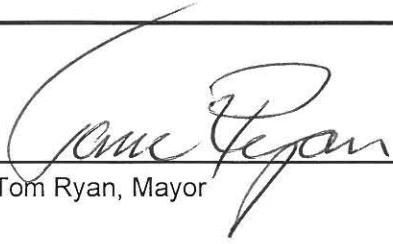
1. Site grading plan to be developed with every effort taken to preserve maximum
number of existing trees at site perimeter. Construction limits to be detailed on
final site plan. Submission of final site, building, grading, utility and landscape
plans to be approved by the City prior to any site activity.
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.

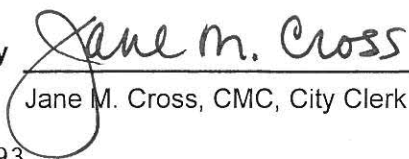
Signed by


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

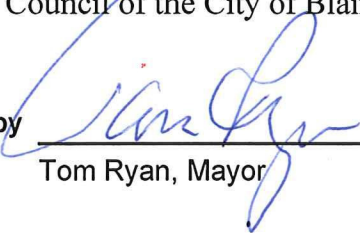
WHEREAS, the Blaine City Council has reviewed said case on August 2, 2012, April 20, 2017, and March 15, 2018.

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.

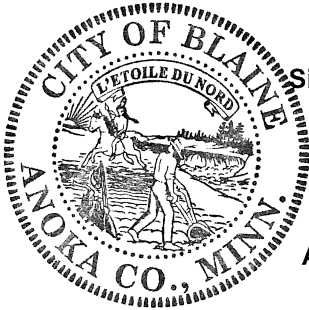
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 31.24 (e) (g) (l) and 27.04 of the Zoning Ordinance to allow for two or more buildings on one lot, truck wash, and the outside storage of residential carts, commercial 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.

MALKERSON GUNN MARTIN LLP

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MINNEAPOLIS, MINNESOTA 55416
TELEPHONE 612-344-1111
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Patrick B. Steinhoff
Attorney at Law

Direct: 612-455-6601
pbs@mgmllp.com

January 16, 2025

Mayor Tim Sanders
Blaine City Council
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

VIA EMAIL & U.S. MAIL

RE: Conditional Use Permit Application of Walters Recycling & Refuse, Inc.
Property: 10191 Xylite Street NE, Blaine, MN.
MGM File No.: 3900.001

Dear Mayor Sanders and Member of the City Council:

I write on behalf of James DePoint and other residents of the Sanctuary neighborhood to voice their opposition to the application of Walters Recycling & Refuse, Inc. (“WRRI”) for an amendment to the conditional use permit (“CUP”) which governs the real property located at 101 Xylite Street NE, Blaine, MN. The amendment will be before the City Council at its regular meeting on January 22, 2025.

The WRRI facility at issue emits noxious odors that are intolerable to nearby residents. Allowing WRRI to dramatically increase the capacity of the facility will obviously make the problem much worse. The conditional use permit proposed by WRRI does not satisfy the applicable approval requirements in the City’s zoning ordinance because, among other reasons, it does not conform to the City’s 2040 Comprehensive Plan (which requires that WRRI’s property be free of “objectionable outputs,” including odors). The City therefore lacks the discretion to lawfully approve WRRI’s application. For this reason and the additional reasons set forth below, I respectfully ask that the City Council follow the recommendation of the City Planning Commission and deny WRRI’s application for an amendment to its CUP.

I. BACKGROUND.

Prior to 2018, residents of the Sanctuary neighborhood could not detect noxious odors emitted by WRRI’s facility. This changed in 2018, when the City approved a CUP amendment to increase the maximum allowable capacity from 99,000 tons of solid waste to 140,000 tons of solid waste. Following this action, strong and unpleasant odors emitted from the WPPI facility and became noticeable to residents of the Sanctuary neighborhood. Residents of the Sanctuary neighborhood have routinely complained about these odors to both WRRI and the City. Neither WRRI nor the

City has been willing or able to eliminate or even substantially mitigate the odors. WRRI now seeks to increase the maximum allowable capacity of its facility from 140,000 tons to 230,000 tons¹ of solid waste materials.

The City conducted a public hearing on WRRI's application on October 8, 2024 before the City Planning Commission. Following the public hearing, the members of the Planning Commission voted 6-1 to recommend disapproval of WRRI's application. At the public hearing, numerous residents spoke in opposition to WRRI's application. Those residents uniformly informed the Planning Commission of their experience with the terrible odors that WRRI's facility has emitted since approximately 2018. Those residents understandably expect these odors to substantially worsen if the City Council grants WRRI permission to increase the volume of solid waste material processed at WRRI's facility by more than 60%.

In addition to the statements made by members of the public at the public hearing, members of the Planning Commission shared their own personal experience with the odors emitted by WRRI's facility. For example, Commissioner Olson shared that she is routinely in the area of the WRRI's facility and has noticed that it has become progressively "stinkier" over the years. She and the others on the Planning Commission logically concluded that increasing the allowable capacity of the facility through an amendment to its CUP would lead to the facility becoming even more "stinky" than it already is. That would not be an acceptable outcome to the members of the Planning Commission or to residents of the Sanctuary neighborhood. It likewise should not be an acceptable outcome to the members of the City Council.

In its application (as amended following the Planning Commission's recommendation of denial), WRRI has proposed various ways in which it plans to mitigate odors. WRRI could have and should have implemented these mitigation measures years ago in response to my clients' complaints about noxious odors. It is obviously proposing these measures now only because it is asking the City to approve its application to increase the allowable volume of solid waste materials processed at its facilities. If WRRI was unable or unwilling to control odors at the capacity allowed by the CUP currently in effect, there is no reason for the City Council to conclude that WRRI will be willing or able to successfully control these odors following a massive expansion of its processing capacity.

II. APPLICABLE LAW.

Minnesota law requires that a city may lawfully approve a CUP only upon "a showing by the applicant that the standards and criteria stated in the [city's zoning] ordinance will be satisfied." Minn. Stat. § 462.3595, subd. 1 (2017); *see also* *RDNT, LLC v. City of Bloomington*, 861 N.W.2d 71, 78 (Minn. 2015). Additionally, a city's decision to approve or deny a conditional

¹ WRRI originally sought to increase the capacity of its facility to 340,000 tons of solid waste materials. WRRI reduced its request to 230,000 tons following the Planning Commission's recommendation that the City Council deny the application.

use permit must have a factual basis in the record before the city, and it must also meet the requirements specified by the relevant zoning ordinance. *RDNT, LLC*, 861 N.W.2d at 76-77; *Yang v. County of Carver*, 660 N.W.2d, 828 (Minn. Ct. App. 2003). An applicant has the burden to satisfy the standards and criteria for CUP approval set forth in a city's ordinance. *RNDT, LLC*, 861 N.W.2d at 78.

III. WRRI HAS FAILED TO SHOW THAT IT SATISFIES THE CITY'S REQUIREMENTS FOR CUP APPROVAL.

WRRI has not shown that it satisfies the necessary requirements for approval of CUPs set forth in the City's zoning ordinance. As it relates to the approval of CUPs, the City's zoning ordinance states in relevant part as follows:

In granting a conditional use permit, the Blaine City Council shall consider the advice and recommendation of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, morals and general welfare of occupants of surrounding lands.

City Code, § 27.04(a). Here, the proposed CUP amendment very clearly has an adverse impact on the "health" and "general welfare" of the "surrounding lands." The City should deny WRRI's application for this reason alone

The City's zoning ordinance also states that a proposed conditional use "shall be consistent with the purposes of the zoning code." City Code, § 27.04(a)(5). Here, the purposes of the City's zoning code include promoting the "general welfare of the inhabitants of the City of Blaine;" providing for the "compatible and appropriate use of land throughout the City of Blaine;" and "[m]inimizing pollution of all types." City Code, § 23.01(a), (j), and (l). Allowing WRRI to massively expand operations at an odor-producing facility is not, in any way, consistent with the purposes of the City's zoning ordinance as described in the ordinance provisions referenced above.

Most importantly, the City's zoning ordinance states that a proposed conditional use "shall not be in conflict with the comprehensive plan of the City." City Code, § 27.04(a)(6); *see also* City Code § 62-14(7).² Here, the WRRI site is guided Heavy Industrial ("HI") by the City's 2040 Comprehensive Plan. *See* Comprehensive Plan, pp. 123, 132, fig. 5-4, 5-5. The Comprehensive Plan expressly states that HI uses "should be free of hazardous or objectionable outputs (noise, odor, dust, smoke, glare, pollutants, etc.)." *Id.*, p. 123. The relevant text of the Comprehensive Plan is shown below:

² The City's zoning ordinance provision relating to solid waste transfer station facilities also requires that such facilities be "consistent with" the City's comprehensive plan. City Code § 62-154(7).

HI	Heavy Industrial	<u>Density:</u> NA <u>Uses:</u> industrial, manufacturing, warehouse, distribution, associated office, outdoor uses, storage and related services <u>Scale:</u> medium to large <u>Intensity:</u> medium to heavy	Small to large scale industry with a need for outdoor uses and related services. Development in these areas should be free of hazardous or objectionable outputs (noise, odor, dust, smoke, glare, pollutants, etc.); accessible to major highways; and have full municipal services.	
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Comprehensive Plan, p. 123, fig. 5-4. Here, the proposed conditional use is most certainly not free from at least one “objectionable output” specifically identified in the Comprehensive Plan: Odor. Moreover, the City has guided the Sanctuary neighborhood Low Density Residential (“LDR”) in the 2040 Comprehensive Plan. See Comprehensive Plan, pp. 1114, 132, fig. 5-5. The Comprehensive Plan states that development in the area of LDR-guided land “should continue to be sensitive to the environment to preserve the community’s significant environmental features.” *Id.*, p. 114. Approving the expansion of an odor-emitting industrial facility in close proximity to an LDR-guided neighborhood is grossly insensitive to the environment, in contravention to the Comprehensive Plan.

Under the City’s zoning ordinance and Minnesota’s municipal planning statute, WRRI was obliged to make an *affirmative showing* that its proposed conditional use satisfies all requirements and criteria necessary for CUP approval under the City’s zoning ordinance. WRRI has failed to make such a showing here. In particular, it has failed to submit evidence that its proposed expansion of its facility is consistent with the public welfare and with the purposes of the City’s zoning ordinance. More significantly, the CUP amendment proposed by WRRI would be flatly contrary to the plain text of the City’s Comprehensive Plan, which expressly states that HI-guided land must be “free of ... objectionable outputs,” which expressly include “odors.” WRRI’s facility is not free of objectionable odors now, and it will be even less free of objectionable odors if the City approves the massive expansion of WRRI’s operations proposed in its CUP amendment application.

As WRRI has failed to satisfy its burden of establishing compliance with the applicable requirements for CUP approval, the City Council is legally obliged to deny WRRI’s applications. On behalf of my clients, I therefore respectfully ask that the City Council fulfill its legal obligation and vote to deny WRRI’s application.

IV. THE EXPANDED FACILITY PROPOSED BY WRRI WOULD VIOLATE STATE LAW.

The City Council cannot lawfully approve a CUP application if doing so would result in a violation of state law. The Minnesota Legislature has enacted a statute that prohibits a property owner like WRRI from allowing emission of objectionable odors beyond its property lines. In its amended application materials, WRRI concedes that it is bound by this statute, which reads in relevant part as follows:

Prohibition. No person may cause or allow emission into the ambient air of any substance or combination of substances in quantities that produce an objectionable odor beyond the property line of the facility that is the source of the odor.

Minn. Stat. § 116.064, subd. 3 (2024). The term “objectionable odor” is defined as follows:

"Objectionable odor" means pollution of the ambient air beyond the property line of a facility consisting of an odor that, considering its characteristics, intensity, frequency, and duration: (1) is, or can reasonably be expected to be, injurious to public health or welfare; or (2) unreasonably interferes with the enjoyment of life or the use of property of persons exposed to the odor.

Minn. Stat. § 116.064, subd. 1(b) (2024). Here, there is a well-established record of complaints by nearby residents of the odor emitted by WRRI’s existing facility since 2018. Accordingly, there is no question but that the odor emitted by WRRI’s existing facility “unreasonably interfere[] with the enjoyment of life or the use of property of persons exposed to the odor.” The odors emitted by WRRI’s existing facility therefore *already* violate the above-referenced statute.³ As WRRI is in violation of this statute, WRRI is similarly also in violation of the CUP that governs its existing CUP. That CUP contains a condition that WRRI operate its facility “in accordance with all applicable... state... laws, rules and regulations regarding, but not limited to, ... odors...”. See Resolution 18-5, ¶ 2; and Resolution 12-100, ¶ 9. Approval of the requested CUP application would only worsen these violations.

A decision to knowingly approve a CUP application that would result in the worsening of an existing violation of both state law and of the conditions of the CUP that currently govern the subject property would not have the rational basis required by Minnesota law because the reasons for approval would be legally insufficient. *PTL, LLC v. Chisago County Bd. of Comm’rs*, 656 N.W.2d 567, 571 (Minn. Ct. App. 2003). Accordingly, the City Council lacks the discretion to lawfully approve WRRI’s application and should therefore deny it.

V. IT IS NOT NECESSARY FOR THE CITY TO APPROVE WRRI’S APPLICATION SO THAT ANOKA COUNTY CAN MEET RECYCLING GOALS.

³ Similarly, WRRI is currently in violation of its current CUP, which contains a condition that WRRI operate its facility “in accordance with all applicable... state... laws, rules and regulations regarding, but not limited to, ... odors...”. See Resolution 18-5, ¶ 2; and Resolution 12-100, ¶ 9.

In support of its application, WRRRI has repeatedly stated that the expansion to its facility is related to goals established by the Minnesota Legislature relating to recyclable materials. This statute requires Anoka County and other counties “to have as a goal to recycle... 75 percent by weight of total solid waste generation” by December 31, 2030. *See* Minn. Stat. § 115A.551, subd. 2(1) (2024). Each County is required to “develop and implement, or require political subdivisions within the county to develop and implement, programs, practices, or methods designed to meet its recycling goal.” *Id.*

There is nothing in the record that shows that Anoka County has adopted – or has required the City to adopt - any program for achieving the County’s recycling goals at all, much less a program that mandates that the City host an expanded WRRRI recycling facility for the purpose of helping Anoka County achieve its recycling targets by 2030. If Anoka County needs an additional solid waste recycling facility to achieve these targets, it can use its own County zoning authority to approve such a facility outside the municipal boundaries of the City. There is no reason why the City must approve WRRRI’s conditional use permit application so that the County may more easily satisfy non-binding recycling targets proposed by the State.

VI. CONCLUSION.

WRRRI has been unable to control the odors emitted by the facility while processing the volume of solid waste material allowed by its existing CUP. It is fanciful to believe that WRRRI will somehow successfully eliminate those odors at the same time it almost doubles the volume of solid waste materials it processes at this facility. WRRRI has failed to show that its proposed facility satisfies all criteria established by the City’s zoning ordinance for the approval of a CUP amendment. My clients therefore respectfully request that the City Council vote to deny WRRRI’s applications as it is legally obliged to do.

Residents of the Sanctuary neighborhood will be present at the City Council meeting on January 22, 2025. They will be happy to explain in further detail the reasons for their opposition to WRRRI’s application. I thank you for your thoughtful consideration of this letter.

Very truly yours,

/s/ Patrick B. Steinhoff

Patrick B. Steinhoff

PBS/ksk

c: Clients
City Manager (by email)
City Attorney (by email)

From: David Folden <foldav@gmail.com>
Sent: Tuesday, January 14, 2025 10:59 PM
To: Sheila Sellman
Subject: Walters Unsafe Traffic Volume & Conditions (Video and Photos)
Attachments: [LEFT TURN 1.jpg](#); [LEFT TURN 2.jpg](#); [RIGHT TURN 1.jpg](#); [RIGHT TURN 2.jpg](#); [RIGHT TURN 3.jpg](#); [RIGHT TURN 4.jpg](#)

Hi Sheila - Please add the below email content and attached photos to the public record and formal packet for the City Council Members regarding the Walters expansion CUP proposal. I have already sent this email to the Mayor and each City Council Member as well.

Dear Mayor and Council Members

Walters traffic volume on Xylite is nearly **2x** what Walters estimated in 2018, utilizes only a **SINGLE entry and exit point** onto a residential street and doesn't conform to the **EPA guidebook** standards.

In the approved 2018 Walters CUP for **140 K** tons, the messaging was that traffic volume would average **110 per day**:

(https://www.hometownsource.com/abc_newspapers/free/walter-s-receives-approval-to-accept-more-waste/article_be982f96-2d62-11e8-a10f-af1c7e1b988b.html).

Current tonnage in 2025 is at **130 K**, with average traffic volume at **200 per day** (pg 10 <https://blainemn.portal.civicclerk.com/event/1041/files/agenda/2320>).

Increasing tonnage by 65% (**230 K** tons of garbage) in their current CUP proposal will increase traffic burdens more than what Walters "estimates" and will continue to do so unchecked and without any regulatory oversight.

LEFT TURNS out of Walters: In the **first video** (<https://www.youtube.com/watch?v=1SnFXLFbOMo>) and **attached photos** (labeled LEFT TURN 1,2), you can see trucks leaving Walters facility extend into the right lane oncoming traffic for **>100 feet**. This is illustrated as I had to back up in order to accommodate this truck in December.

RIGHT TURNS into Walters: In the **second video** (<https://www.youtube.com/shorts/SypZWuazwZc>) and **attached photos** (labeled RIGHT TURN 1-4), you can see trucks entering Walters facility extend into the left lane oncoming traffic in order to clear their entry into their tight space.

It is an unsafe traffic "bottle neck" and this happens daily with every truck entering and exiting the Walters facility.

Please consider this and use discretion in the current proposed Waters expansion as well as all future commercial development proposals sharing Xylite's small residential street.

Please call, text, or email any thoughts, questions, or concerns.

Best,

Dave Folden
612-396-9574













From: Aaron White <aaron.white.michael@gmail.com>
Sent: Monday, January 13, 2025 12:33 PM
To: Sheila Sellman
Subject: Re: Walter's City Ordinance and State Statute Violations.
Attachments: [WaltersDistance.jpg](#); [WaltersDistance2.jpg](#)

Sheila,

Apologies, but somehow the subject of the email got pasted into the middle of one of the paragraphs, so I corrected it and am resending to you. Again, I apologize, and I hope the corrected email can be entered into the packet. Corrected email below:

Members of the City Council,

Below you find information on how Walter's is violating both city ordinance and state statute concerning access to their facility:

According to City Ordinance [Sec. 62-154 \(8\)](#): "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;[...]"

https://library.municode.com/mn/blaine/codes/code_of_ordinances?nodeId=PTIICOOR_CH62SOWA_ARTIVRERESOWATRSTFA_S62-154COUSPEREAPCR

As Xylite is a two-lane roadway **without turn lanes at the facility's access Walter's transfer station is in non-compliance with this provision.**

In addition, according to [Sec. 62-154 \(9\)](#): "The proposed site shall be reviewed using section [27.04\(a\)](#) of the city zoning ordinance."

[27.04\(a\)\(7\)](#) The use will not cause traffic hazard or congestion.

The absence of a dedicated turn lane requires that trucks enter the opposing lane in order to successfully negotiate the 90° turn into the facility. This creates a **traffic hazard, which is specifically outlined to avoid, according to [27.04\(a\)\(7\)](#), as a requirement for granting a conditional use permit. Further, the requirement that all trucks turn left when leaving the facility (because the neighborhood is to the right) means that every truck leaving the facility blocks the roadway, which causes congestion, which is also specifically outlined to avoid.**

https://library.municode.com/mn/blaine/codes/code_of_ordinances?nodeId=PTIIBLZOO

Lastly, according to [State Statute 169.19](#): "The operator of a vehicle must not turn to proceed in the opposite direction upon any curve,[...], where the vehicle cannot be seen by the operator of any other vehicle approaching from either direction within 1,000 feet."

<https://www.revisor.mn.gov/statutes/cite/169.19>

Due to the fact that the intersection for Radisson Rd. and Xylite is less than 700ft from the Walter's facility entrance, and a curve at the entrance to Sanctuary is less than 900ft from the Walter's facility entrance, any trucks turning into the facility by entering the opposing lane are doing so **illegally.** (Aerials with measured distance attached to this email)

In conclusion, Walters is violating City ordinance by not having access to the facility situated on a two-lane road with turn lanes. Due to the absence of turn lanes, trucks are creating a **safety hazard** with the requirement to enter the opposing lane to access the facility, and they are also violating state law in doing so. Every truck leaving the facility is required to turn left, which also blocks the roadway, causing congestion. The Walter's facility does not meet the criteria set out in city ordinance to grant a CUP for a garbage transfer station, and therefore, the City Council should not grant the proposed CUP.

Regards,

Aaron White





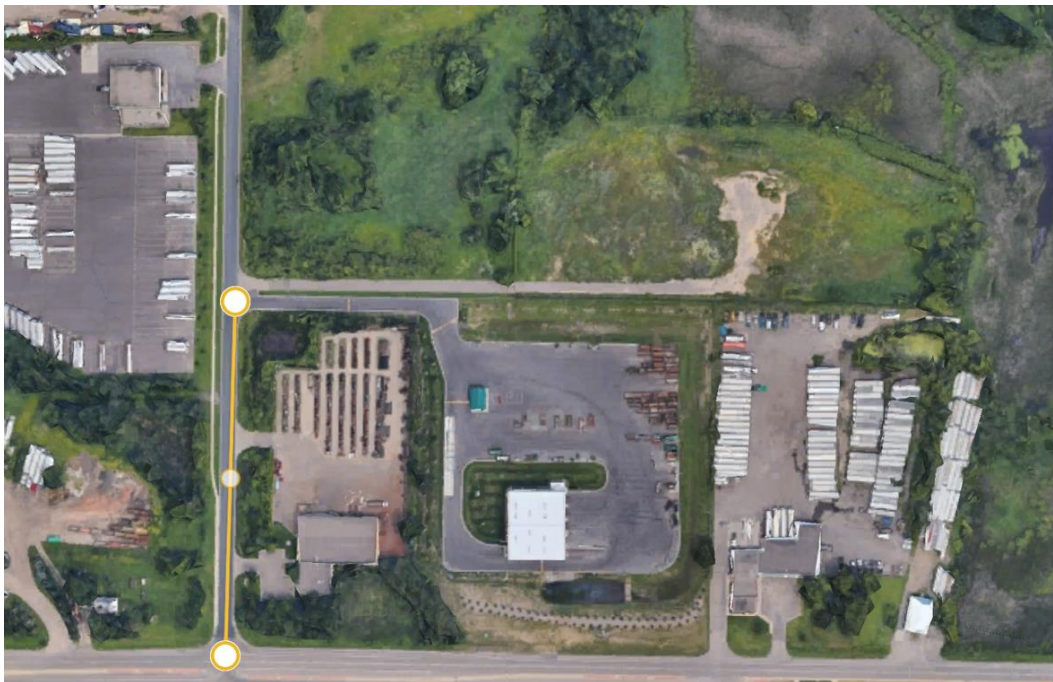


 Measure

Click points on the map
area

Length
898 ft

 Save to project



 Measure

Click points on the map
area

Length
622 ft

 Save to project

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: [Andrea Welch](#)
To: [Planning](#)
Subject: Fwd: Walters expansion CUP
Date: Friday, October 4, 2024 6:59:38 PM

My previous email sent too soon.

In conclusion, I support the business of Walters but not the expansion due to the smell and noise that permeates our neighborhood.

If Walters is willing to install some negative pressure fans in the CURRENT facility in order to reduce the smell, and it's effective, I would support the expansion with the addition of more fans to support the square footage of the expansion.

If they are not willing to take more extensive efforts to reduce the smell than what they already have done, and have not worked, I would not support the expansion.

Thank you for hearing my concerns,
Andrea Welch
Earenfight@yahoo.com
612-281-4687

From: Andrea Welch <earenfight@yahoo.com>
Date: October 4, 2024 at 6:42:51 PM CDT
To: planning@blainemn.gov
Subject: Walters expansion CUP

Hello City of Blaine planning Commission,
My name is Andrea Welch. I live at
2781 103rd CT NE, Blaine MN 55449.

I am emailing to voice, my extreme concern over the potential expansion of the Walters recycling and compost facility off of Radisson Road near my home. We built our home in 2012. For the first several years there was no notable odor around our street or home. Then, in approximately 2018, I believe there was some form of expansion to the composting. The smell became very apparent most days of the week, most months except winter. Since then, frankly it has been awful. On a weekly basis I attempt open our front door and windows only to close them because of the smell.

We now have a dog we walk 3 times a day year round. The morning walks are the worst. The smell is intense and immediate. I always walk away from the Walters facility to avoid the smell.

I absolutely respect and appreciate the work and business of Walters. Our family composts on a weekly basis. I have nothing against the business, just the negative effects of the business on the immediate higher end neighboring community.

From: [Jason Bowe](#)
To: [Planning](#)
Subject: Walter's Expansion Concerns
Date: Monday, October 7, 2024 8:43:32 AM

Blaine Planning Commission,

We are very concerned about expanding Walter's facility right next to the Sanctuary neighborhood. This will undoubtedly impact our property values and quality of life. It also seems strange to approve a larger garbage facility near the new half-billion dollar Blaine development! The smell is already overwhelming many days of the year, especially on the south side of the neighborhood. There has to be another solution, preferably further away from the center of town!

Jason and Sarah Bowe
2767 108th Ln NE
Blaine, MN 55449

From: [Rachel Folden](#)
To: [Planning](#)
Subject: Concern about Walters expansion!
Date: Monday, October 7, 2024 9:52:56 AM

Hello,

I am a Sanctuary resident and I'm connecting with concerns regarding the news that Walters has asked the city to expand their operation about 2 1/2 times their current both size, and tonnage.

As I'm sure you're aware there's a large neighborhood within proximity to this garbage facility, and as a part of this community we have continued to correspond with Walters over the last five years about the smell that started noticeably and consistently permeating the neighborhood the first time they increased their tonnage just 50% back in 2018 from 90,000 to 140,000.

The smell is already horrible on certain days and am surprised that Walters is planning to expand! Not just 50% like last time when the smells started becoming more of an issue-- 242% their current size! Despite current unresolved issues!

The fact that they would consider even requesting this knowing about the current issues makes it very clear that there was no real concern about the neighborhood to begin with. And increasing their production and business certainly isn't going to make them more open to hearing the neighborhood.

As the city is considering this conditional use permit increase, I also acknowledge the city and the county and their pressures around the mandates that have been imposed and the 2030 deadline. Please consider all the dynamics around this location, and the responses by Walters. The current issues at 140,000 tons have been unresolved.

Has other land been considered? How much effort has been put forth for another 5 acre parcel that is surrounded by other similar structures--not HOMES. With the facility potentially growing such an extreme amount, and being as Walters put it, becoming the main hub OF THE NORTHERN COUNTIES for all their waste and garbage to be brought, I sincerely hope this has been a possibility that has not only been considered but thoroughly investigated AND pursued.

Please, do not let this get approved without due diligence!

Have you checked it out? Have you seen where these other main hub facilities are located? I understand you didn't create the zoning that allowed heavy industrial businesses to come into an area that would impact daily life in people's homes, and the current city council now carries responsibility moving forward, dealing with those previous decisions. This seems like the perfect opportunity to consider not JUST THAT business expands or changes, but HOW-- WHERE. This is the moment to adjust if there ever was one--when they're increasing their business 250%! Please put forth due diligence, require Walters to put forth due diligence and truly explore and pursue the where!! As this so greatly impacts day to day living.

Please consider the concerns of the residents of the Sanctuary. Thank you.

Rachel Folden
10452 Vermillion Cir NE, Blaine MN

From: [Bob Glamm](#)
To: [Planning](#); [Jess Robertson](#); leslielarison@blainemn.gov
Subject: Walters proposed expansion
Date: Monday, October 7, 2024 1:42:27 PM

Re: Case# 24-0058, expansion of Walters facility at 10191 Xylite St. NE

Councilmembers Robertson, Larson, members of the Planning Commission:

I spent a great deal of time this weekend analyzing the Walters proposal. If this proposal were to be approved it would almost completely destroy the value of the neighboring residential zoning.

I created a set of slides outlining the fundamental problems with the proposed design - specifically the airflow handling - and why the engineering design does not (and cannot) solve the odor problem. I also highlighted a set of possible solutions that could be used to mitigate the problem but my guess is that these are far too expensive - or even disallowed by the Federal Aviation Administration - to be implemented:

<https://docs.google.com/presentation/d/1MAzbVt-Q0FzX78lmGOrznecCIMU5mq7WhQVIVf-6gng/edit?usp=sharing>

Fundamentally the problem is just too much odor from waste and no practical way to contain it. I visited the comparable facility in Newport, MN (which handles waste at the levels in the Walters proposal) under ideal wind patterns for odor management over the weekend. Despite the ideal conditions the odor was noticeably bad out to one-half mile; comparatively speaking, at today's waste-handling levels the Walter facility's smell is noticeably bad to less than one-quarter mile. The Newport facility already has the exhaust fans in place that Walters is proposing to use. Unfortunately, most of the odor evacuates the building from the large open vehicle doors, and the exhaust fans - while an appreciated effort on behalf of Walters to minimize the spread of odors - cannot control the odor enough to remain compatible with nearby residential zoning.

Since Walters has gone through the effort of maintaining open communications with the residents I went into this weekend trying to figure out a way to enable them to expand their waste processing infrastructure, but after visiting the Newport facility and analyzing the airflow handling in the proposal I am convinced that this proposal should be denied as it will certainly and significantly negatively impact neighboring residents livelihoods and property values. I ask that the planning commission (and council members, if it comes to a vote) deny the request for the conditional use permit as well.

Respectfully,
-Bob Glamm
10314 Xylite St. NE
Blaine, MN 55449

Walters Proposal Engineering Analysis

Bob Glamm
October 7, 2024

Airflow Analysis

Proposal is to handle as much waste as the Washington & Ramsey county facility in Newport, MN.

Current Blaine facility in still air: odor to $\frac{1}{4}$ mile

Current Newport facility in still air: odor to $\frac{1}{2}$ mile

Without any deodorant we can assume that the odor radius in Blaine will match or exceed the radius in Newport when proposed waste capacity is reached. (The facility in Newport is in a natural depression which contains the radius. The facility in Blaine is on a hill.)

Walters proposed mitigations

Two mitigations are included in the Walters proposal:

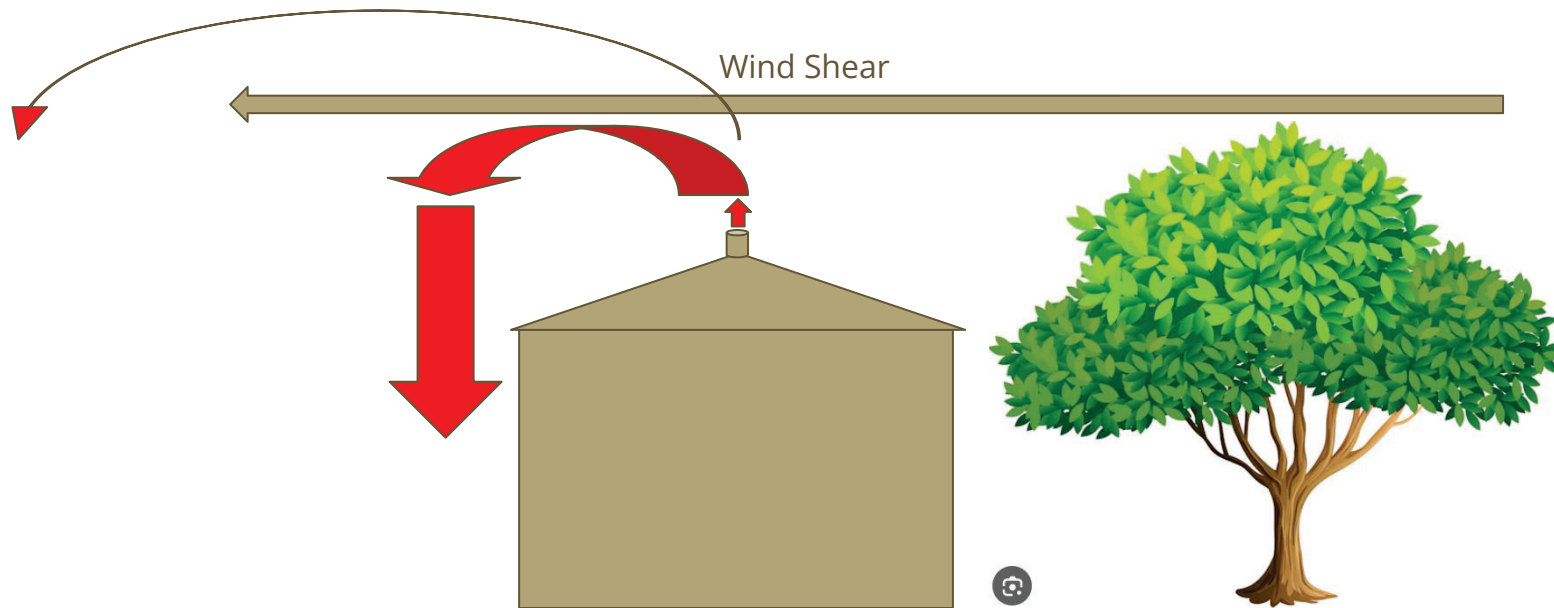
- Upward-facing roof-mounted exhaust fans matching those on the facility in Newport.
- Deodorant (effectively industrial Febreze) atomized and injected into the exhaust fan airflow.

Flaws with mitigations

- Air cannot be smoothly directed, even with fans, in a building with open doors.
- Only a small fraction of the air emitted from the building will actually be deodorized.
- Consulted with aerospace engineer who confirmed the airflow patterns on the following slides.

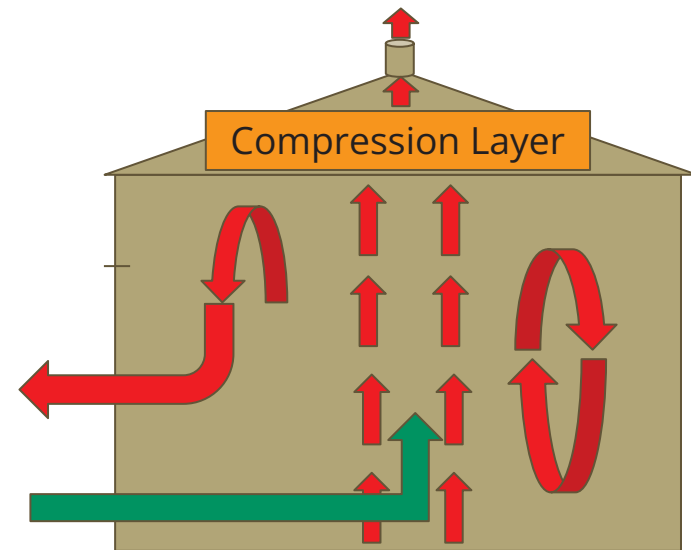
Exhaust fan airflow problem

- Problem #1: the wind shear above the treeline will tend to introduce rolling turbulence to the exhaust, **bending it back toward ground level.**



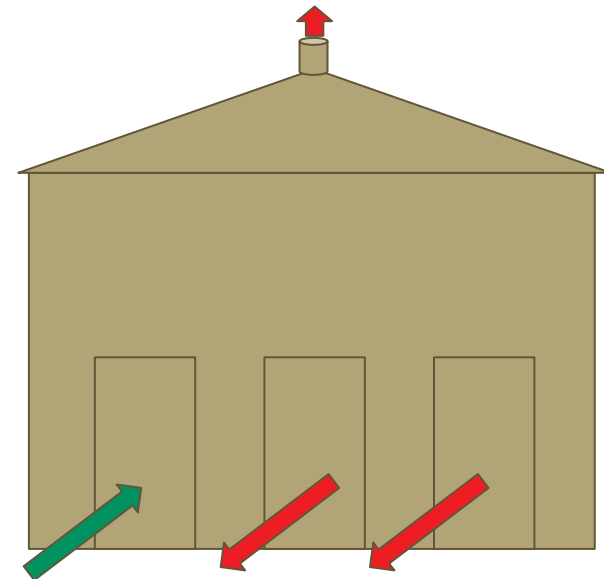
Airflow Compression Problem

- Problem #2: The exhaust fan uplift produces a layer of compressed air in the roof, resulting in **airflow that recirculates down and ventilates through the vehicle doors.**



Airflow Displacement Problem

- Problem #3: Vehicles entering one open door in the multi-door facility will effectively **force air out of all of the other open doors.**
- Analogy: Pushing gel or toothpaste into one opening a container with multiple openings that is already filled with gel will result in gel being forced out of the other openings.)



Potential solutions are problematic/cost-prohibitive

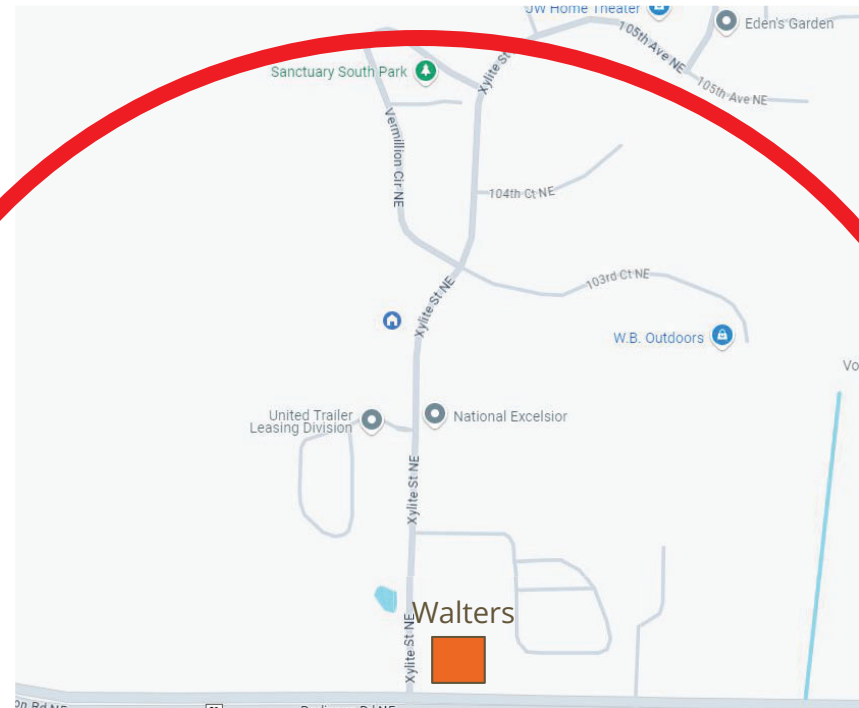
- Wind shear turbulence issues are typically solved by chimneys with built-in incinerators/heaters (hot air rises):
 - PROBLEM: Airport proximity limits chimney height.
 - PROBLEM: solution is much more expensive than the one proposed.
- Large doors are a path of least resistance for airflow:
 - PROBLEM: enclosing the waste processing with an airlock system for the vehicles could be used to drive most or all of the airflow through the exhaust fans, but this is expensive and may also be dangerous if the airflow was interrupted (flammable/toxic gas buildup from waste stream)

Wind patterns do not solve the problem

- Winds from the north or northwest do send the odor problem away from the residential zone.
- Winds from every other direction send the odor problem further into the residential zone.
- Analysis of historical wind data recorded at Jane's Field (the airport) shows that the wind blows the odor away from the residential zone approximately 40% of the time and toward the residential zone approximately 60% of the time. **On average, odor from the Walters facility is already a problem for residents 217 days out of the year.**

Engineering Analysis - Conclusions

- Exhaust fans will only vent a small fraction of the odorous air.
- Most of the air exhausts through the (necessarily) large doors and ventilated building.
- Residential property valuation out to at least the red circle (½ mile) would be completely wiped out due to the inability to treat air exhausting through the large vehicle doors.



From: [Katy Boyer](#)
To: [Planning](#)
Subject: Opposed to Walter's expansion project
Date: Monday, October 7, 2024 1:15:56 PM

Hello,

I am a home owner in the Sanctuary neighborhood in Blaine. Just wanted to officially go on record as being opposed to the expansion of Walter's garbage collection in our neighborhood. The smell is already unpleasant. I cannot imagine doubling or tripling it. Also, the traffic of the large trucks coming in and out of the south entrance is already terrible as is. We have a very nice neighborhood, and I would ask that you please consider declining the request to take in more garbage at this location.

Thank you,
Kathryn Halonen
2715 104th CT NE
Blaine MN 55449

From: [Mary Klein](#)
To: [Planning](#)
Date: Monday, October 7, 2024 11:31:06 AM

Mary Klein

10412 Vermillion Ct NE, Blaine, MN 55449

That is a horrible idea . We already get a terrible odor from what they handle now.

I vote no on their proposal.

From: [Jake Luedemann](#)
To: [Planning](#)
Cc: [Brooke Luedemann](#)
Subject: Re: Opposition to Walter's proposed expansion on Xylite near the Sanctuary neighborhood
Date: Monday, October 7, 2024 12:00:11 PM

To the city planning community and city council,

I would like to make my opinion part of city record as a resident of the Sanctuary in the city of Blaine, MN.

My wife and I live at 10420 Vermillion Cir NE, Blaine, MN 55449. We are deeply concerned about the proposal/request for Walters to expand operations at their facility on Xylite. We have struggled with the smell of garbage and traffic of slow moving garbage trucks since moving into the neighborhood in 2017.

I understand that in our zone R-1B we have the strictest covenants and requirements in the entire city, and have been very frustrated with the heavy industrial zoning that was allowed next to such a nice neighborhood years back.

We love this city, the community of people, and plan to stay for many years to come. But the smell and traffic from Walters has only gotten worse over the last several years. Each summer the smell on certain days is terrible.

I want to put it on record that I believe the city needs to work toward improving this area and should NOT allow any increase in traffic or operations (processing trash over existing CUP allowances). This will only increase the smells, increase the bad traffic, and potentially hurt property values. Please make this stop. Do not allow it.

Signed
Jacob Luedemann
Brooke Luedemann
10420 Vermillion Circle NE, Blaine, MN 55449
763-438-6987

From: [Eric Nokken](#)
To: [Planning](#)
Subject: Walter's Expansion
Date: Monday, October 7, 2024 10:55:19 AM

Dear Blaine Planning Committee,

My name is Eric Nokken and I live at 2805 105th NE in Blaine. I'm writing you to voice my strong objection for the proposed expansion of Walter's transfer station located at 10191 Xylite Street in Blaine. The negative impacts of the proposed expansion on the Sanctuary neighborhood are significant. Proposing to double the size of this transfer station in an area that is so close to a residential neighborhood makes no sense. The traffic, smell, noise and trash on Xylite are only some of the serious issues that we deal with currently and more than doubling the size of this facility will more than double these neighborhood issues.

I strongly urge that you reject the proposed Conditional Use Permit requested by Walter's.

Unfortunately, I will not be able to attend the meeting on October 8 at Blaine City Hall due to a scheduling conflict, however I stand with my neighbors who will be in attendance in my strongest opposition to this proposed plan.

Best regards,
Eric Nokken
2805 105th Ave. NE
Blaine, MN 55449
651-470-7870

From: vermak@usa.com
To: [Planning](#)
Subject: Fwd: Walters CUP
Date: Monday, October 7, 2024 8:21:56 AM

Hello,

I wanted to write and share my concerns about the Walters expansion. I live right by the current Walters facility. There are several neighbors who share concerns about the Conditional Use Permit proposed by Walters. There are many days throughout the year when we experience a foul odor. On top of that, there is constant noise, and traffic with big trucks. This is not conducive to the lifestyle we have of going on walks, having our kids play outdoors, and opening our windows.

The location of this facility is concerning for two reasons: close proximity to my neighborhood and the proximity to the beautiful sports village development. Please don't allow this expansion and consider the impact this will have on my family and home.

Thank you for your time and care. 2794 103rd ct NE Blaine, MN

Anatoly Paskar
Vera Paskar

From: [BRIAN ROACH](#)
To: [Tim Sanders](#); [Tom Newland](#); [Lori Saroya](#); [Jess Robertson](#); [Leslie Larson](#); [Terra Fleming](#); [Chris Massoglia](#); [Planning](#)
Subject: Object to Walters Waste Processing Expansion Adjacent to the Sanctuary Neighborhood
Date: Monday, October 7, 2024 10:16:40 PM

Hello,

I live in the Sanctuary neighborhood and deal with the current experience of living with the Walter's site today. An expansion of current volume would be very detrimental to the neighborhood. We already deal with the constant traffic of semis and garbage trucks entering and exiting the neighborhood during the day, every day. I've been narrowly missed by trucks entering the neighborhood at high speeds waiting at the stoplight on Xylite many times. There is a constant flow of traffic. I can't imagine doubling, or tripling the traffic and what it would entail. There is also the volume of garbage, smell, and other conditions that go along with increased volume. We have looked for answers to these issues with the current set-up to no avail. There have been no answers to specific questions asked by my neighbors that live nearest the facility. It makes no sense to continue to to expand a facility of this type that is directly aligned to a residential neighborhood. The original design of the facility was already expanded negatively impacting us in the neighborhood.

Our neighborhood is minutes from the new expansion and development in the 105th Ave. In your own words you've tagged this important area for future development. You are attempting to create entertainment hub to capitalize on the activity at the National Sports Center, including hotels, restaurants, family entertainment, housing, professional office, and public space. The overall design creates a "downtown" feel with consolidated parking, urban building design, and pedestrian friendly amenities to provide opportunities for visitors of the National Sports Center and Blaine residents alike.

There is a good chance the very people you are trying to draw would be impacted by a large pile of garbage and the related smells and traffic as they drive to the new area the city has spent millions of dollars to create. It would be quite a way to welcome people to a premiere area of the city. It doesn't make a ton of sense to me.

I know Walter's is a long standing company and contributed to the city over the years. However, they chose that site and the conditions that went along with it. We know it was already expanded once and that is more than enough. Unfortunately, I'm unable to join the in-person meeting tomorrow. I wanted to share my opinion for your consideration. Thank you for your time.

Sincerely,

Brian Roach

10535 Alamo St NE

From: [Elizabeth Sathers](#)
To: [Planning](#)
Subject: Walters Permit Expansion
Date: Monday, October 7, 2024 9:51:02 AM

Members of the planning commission,

I live on the north side of the Sanctuary neighborhood and I was recently made aware of the proposed expansion of Walters use permit. While it is really exciting to see the city of Blaine expand and the need for Walters to increase the use I wanted to share some concerns I had.

1. Traffic- the increase of traffic from the south end of our neighborhood is a safety concern.
2. Smell- On occasion over the summer we have noticed odor that is believed to come from Walters. With the increase in use and type of materials that are going through Walters I am concerned not only for our neighborhood but also the parks, golf course, and sports center depending on the direction of the wind.
3. At times we can hear the backup signals of the trucks. This has seemed to increase and will only continue to increase as more and more trucks are coming in and out of Walters.

Thank you for your consideration to the concerns I have expressed above. Please feel free to contact me with any further questions you may have.

Regards,
Betsy Sathers
612-961-2972
2840 107th Ave NE
Blaine, MN 55449

From: [Wright, Miranda](#)
To: [Planning](#)
Subject: Walters Proposed Expansion, Questions
Date: Monday, October 7, 2024 9:00:58 AM

I'm connecting with extreme concerns regarding the news that Walters has asked the city to expand their operation about 2 1/2 times their current both size, and tonnage.

As I'm sure you're aware there's a large neighborhood within proximity to this garbage facility, and as a part of this community we have continued to correspond with Walters over the last five years about the smell that started noticeably and consistently permeating the neighborhood the first time they increased their tonnage just 50% back in 2018 from 90,000 to 140,000.

This last summer in particular I had started reaching out to Walters to let them know how bad the smell was and in hopes that something could be done. Up to this point I had been leaning on other members of the community to reach out and enter in--which I fear many do. The impact had become too great to sit silent and I was also facing my own irresponsibility of not taking appropriate action. The smell was at a point that it was impacting our day-to-day life multiple times every week.

They informed me to continue contact with them so that they could help to determine what the causing factors were and hopefully mitigate. This was an ideal situation that we were working together and I was hopeful! Despite it being an extreme amount of energy for me to continue to stop playing with my kids, stop working, stop enjoying quiet time on my deck, stop during our family walks, stop conversing with neighbors etc. to reach out, I did so with the belief that Walters was going to work on it until it was mitigated. I see now how naïve that was.

Eventually at about midway through the summer I was told, they had done with they could and there was nothing more they were going to be doing. They never shared much around what they did. They thought the worst of it was due to naturally decomposing pieces--yard waste. (Kind of makes me think food waste would be at an even higher level.) But the smells had only gotten worse.

We then began to reach out to other entities for help. I was told by City staff that the main way to be heard or cared about would be to show up to a City Council meeting. I had reached out to a small group and due to schedules we had tagged this city Council meeting for today as the one we would show up to and share grievances for help with the current situation. And then a few days later, we got the letter.

You can imagine my surprise when a very, very small group of our neighborhood received a letter that shared Walters was planning to expand! Not just 50% like last time when the smells started becoming more of an issue-- 242% their current size! Despite the current unresolved issues! WHAAAAAAT!?

Of course they must've known for some time they were planning to request for this HUGE increase. Which makes the fact that they came to a point of saying this summer 'we're done trying to fix this', washing their hands of the issues the neighborhood has combated this entire last summer and over the last 5-6 years, even more shocking and concerning. It is comical to think we believed they were committed to helping alleviate their daily impact on the residents.

They had me tricked! I sincerely thought they were going to continue to work on it until it got figured out. I see now how naive that was.

So, not only are we in a place where our current issues did not come one step closer to being solved, but we have been told their requesting at this point to make it MUCH worse.

The fact that they would consider even requesting this knowing about the current issues makes it very clear to me that there was no real concern about the neighborhood to begin with. And increasing their production and business certainly isn't going to make them more open to hearing the neighborhood.

As the city is considering this conditional use permit increase, I also acknowledge the city and the county and their pressures around the mandates that have been imposed and the 2030 deadline. I see that and empathize. I also beg you to consider all the dynamics around this location, and the responses by Walters. The current issues at 140,000 tons have been unresolved. While their has been lip service, there has been absolutely no resolve at the current operating tonnage.

So I ask, has other land been considered? How much effort has been put forth for another 5 acre parcel that is surrounded by other similar structures--not HOMES. With the facility potentially growing such an extreme amount, and being as Walters put it, becoming the main hub OF THE NORTHERN COUNTIES for all their waste and garbage to be brought, I sincerely hope this has been a possibility that has not only been considered but thoroughly investigated AND pursued. **Please share what you know of to this end.**

In the meeting with Walters, they shared that if they looked at other land they would have to get other permits approved there as well. They named the process being work and the main obstacle to pursuing it. This is their business, and yes of course there is a cost to doing business. And it seems clear that they have a really big reward to pursuing this type of work--a huge increase in their business.

Please, do not let this get approved without due diligence!

In their neighborhood meeting they set up, really the only answer they had to any of our grievances was the possibility of putting in some industrial fans. That was the only tangible piece that they had to share with us about this huge increase they were proposing was that 'oh, there will be some fans, maybe.' It was a potential thing they could do with the expansion.

The trucks that rumble in before 6 AM and the slamming of metal that happens again prior to six am can be heard extremely clearly across the wetlands. I even hear men's voices in the yard. I'm assuming that that they'll run these fans before they open their doors in the morning. I can assure you every Monday morning their doors are open lights are blaring before 5:45 am. These are the sounds that wake me every morning. EVERY. MORNING prior to 6 am. I wonder how loud these industrial fans are? They didn't seem to know. They had no response when I asked them. Do you know?

The Ramsey County facility in Saint Paul uses them. I had a fellow neighbor visit this facility on Saturday. He encouraged others to go check it out--I thought it would be to show it as a true potential answer to even our current issues let alone a 250% increase in the problems. When I pressed for more information, he shared, you could smell the garbage over a half a

mile away. He said the conditions were optimal to not smelling it at ground levels. It's my understanding these fans are, as Walters shared, designed to suck up all the smell-- 'all' of it is what they said at the meeting, and push it up into the air.

This garbage facility in St. Paul is surrounded by a commercial district. There are no homes even remotely close to where it stands. Which seems like a good place to put a garbage facility--amongst other heavy industrial locations away from people trying to live every day in their homes. Yes the very place where they're supposed to have respite, peace, and reprieve.

Have you checked it out? Have you seen where these other main hub facilities are located? I understand you didn't create the zoning that allowed heavy industrial businesses to come into an area that would impact daily life in people's homes, and the current city council now carries responsibility moving forward, dealing with those previous decisions. This seems like the perfect opportunity to consider not JUST THAT business expands or changes, but HOW--WHERE. This is the moment to adjust if there ever was one--when they're increasing their business 250%! Please put forth due diligence, require Walters to put forth due diligence and truly explore and pursue the where!! As this so greatly impacts day to day living.

Thank you for time. I would really appreciate some answers around the questions above. Please feel free to email or call at 715-557-0965.

Miranda Wright
Edina Realty Agent
715.557.0965
MirandaWright@edinarealty.com
<https://www.edinarealty.com/Miranda-Wright-realtor>

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From: [Slava Daskalyuk](#)
To: [Planning](#)
Subject: Walters Expansion
Date: Tuesday, October 8, 2024 10:10:12 AM

Hello,

I wanted to write and share my concerns about the Walters expansion!

I live right by the current Walters facility in the Sanctuary Neighborhood.

There are several neighbors who also share concerns about the Conditional Use Permit proposed by Walters.

There are many days throughout the year when we experience a foul odor. On top of that, there is constant noise, and traffic with big trucks.

During the night I wake up to loud noise from the facility and it continues for hours at a time, this has also been heard by my young kids multiple times that have been woken up during the night to ask us what the loud noises are.

This is not conducive to the lifestyle we have of going on walks, having our kids play outdoors, opening our windows or SLEEPING AT NIGHT!!!

If I knew it would get this bad, I would have never purchased my home here! The value of the homes are and will continue to be affected negatively by this already existing facility, and will only get worse with expansion.

If these smells and noises continue, my family and I will have to either move or hire an attorney for deeper investigation on the smells and noises that is constantly hindering our lifestyle and our enjoyment of living in our home!

The location of this facility is concerning for two reasons: close proximity to my neighborhood and the proximity to the beautiful sports village development.

Please don't allow this expansion and consider the impact this will have on my family, home & beautiful Blaine neighborhood.

Not only not allowing expansion but also enforcing the smells and noise that is currently already a big problem.

Thank you!

From: [Bob and Becky Olson](#)
To: [Planning](#)
Subject: Waters Recycling Concern
Date: Tuesday, October 8, 2024 8:04:24 AM

Hello,

We are Bob and Becky Olson and live at 10505 Alamo St NE in Blaine, MN 55449. We are writing to express our concern regarding the expansion of the Waters Recycling. We are concerned with the amount of trash that they are wanting to bring in, the smells and odor that is given off already is less than pleasant. Also, this is a very quiet neighborhood that has many kids and we are concerned with the proposed amount of trucks and traffic that it will also bring. Not to mention that if this was to pass we would have a significant decrease in our house value due to a trash plant being so close with a large footprint.

We are strongly encouraging Waters and the City of Blaine to come up with a better solution for this issue. We do not want extra trash, extra unpleasant smells and extra traffic in our neighborhood.

Thank you,
Bob and Becky Olson
10505 Alamo St NE
Blaine, MN 55449

From: [Samaroo, Trevor](#)
To: [Planning](#)
Cc: [Lucy Persaud](#)
Subject: Case File No. 24-0058 - Walters Recycling & Refuse, Inc
Date: Tuesday, October 8, 2024 9:52:08 AM

My name is Trevor Samaroo and I live at 10304 Xylite St. My house is the closest in proximity to Walters and I am very concerned about this expansion. Even with the current facility size there is a noticeable odor, increased traffic, and garbage falling out of the trucks. On any given day, you will find garbage on Xylite st and up and down Radisson Rd.

I would hope the city would do the right thing and deny this application for the wellbeing of the families living in the Sanctuary neighborhood.

Trevor and Lucy Samaroo

10304 Xylite St

Blaine, MN 55449

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From: vermak@usa.com
To: [Planning](#)
Date: Monday, October 7, 2024 8:11:44 AM

Hi,
I am concerned about the extension of the Walter facility.
Thank you!

From: [Lana Rohrer](#)
To: [Planning](#)
Subject: Walters Expansion - Planning Commission Meeting
Date: Tuesday, October 8, 2024 1:24:31 PM

Planning Commission Committee,

My name is Lana Rohrer and I live at 10325 Xylite St NE, Blaine, behind the Walters Transfer Station. I appreciate being notified of their request for a conditional use permit to expand operations. I plan on attending the planning commission meeting tonight, October 8th, but wanted you to have a written record of my concerns with the expansion. I know I am too late for them to be included in the record for tonight, but would still like to voice my concern.

As you've heard from several neighbors, my biggest concern with the expansion is the smell. We have lived in the Sanctuary since 2012, before Walters built on the Xylite location. Initially smell was not an issue when Walters first opened. I noticed a significant increase in odor with the expansion that I believe happened in 2018. For a few years I would contact Walters when the smell was bad with date and time so they could investigate what might have caused the extra smell. I appreciated their efforts, but ultimately the smell continued several days a week during warmer months (April - October typically). I am concerned that approving the expansion will increase the frequency and intensity of the smell as there was an increase after the last expansion.

I have attached a picture of the map sent to those notified because of their proximity to Walters. I own the home and lot that are starred in pink. I typically walk or jog 5 days a week in the neighborhood and highlighted a section of Alamo street north of my residence where I smell a very strong garbage smell when I'm walking the neighborhood. I would say most days it smells worse there than it does at my home. I share this because this location is farther north and outside the line of public notification, but still a huge issue to these neighbors. I also highlighted where the new rooftop restaurant is located at the corner of 105th and Radisson. This location is slightly farther than the stretch of Alamo that smells, but I believe this is something to consider if the smell would reach this restaurant. If I have noticed an increase in smell since the first increase in waste, I can only assume with the proposed increase, the smell will be stronger and farther reaching.

I did a significant amount of research on how heavy industrial and residential ended up adjacent to one another during the Park Construction conditional use permit process several years ago. One of the things I discovered was that during the initial approval of the Sanctuary's southernmost portions into residential zoning, the councilmembers agreed there needed to be an adequate buffer between the two. I believe the city worked to honor that in the addition of the industrial building added just north of Walter's and rezoning that land to light industrial. I think there needs to be continued consideration of having an adequate buffer and how it relates to the smell produced by Walter's currently and what it would be with an expansion.

Thank you for your consideration. Feel free to contact me with any questions or feedback you have for me. Thank you.

Lana Rohrer
lane.s.rohrer@gmail.com
763-607-0447

From: [Mark Jackson](#)
To: [Planning](#)
Subject: Garbage facility expansion
Date: Tuesday, October 8, 2024 2:49:30 PM

I just wanted to voice my concern about the proposed expansion for the waste management increased capacity plan. I do not believe that this plan is in the best interest of the citizens and homeowners in the immediate and surrounding communities. There is already a nasty garbage smell emanating from the facility on a daily basis. I don't see this getting any better by increasing the amount of garbage trucks transferring their loads at this facility. This will only bring down property values in the communities surrounding this facility, and will give the city of Blaine a designation for being a city of car washes, gas stations, and garbage dumps. We as residents pay quite a bit of taxes to live here and I feel we should have a say as to what gets built around our homes. Not to mention what this garbage transfer station is doing to the quality of the air we breathe here. I work at the airport and we get high level clientele that fly in here. It's quite embarrassing to hear them ask as they get off of their private jets "what is that smell?" And have to tell them oh, that's a garbage dump just up the road. I think the city can do a better job at attracting higher caliber businesses to the city than what they are currently doing. I hope that you listen to the citizens of the community that would like Blaine to be a city that we can all be proud of.

From: [Sam Villella](#)
To: [Patricia Robinson](#)
Cc: [Sheila Sellman](#); [Shawn Kaye](#); [agorecke@blainemn.gov](#); [Jason Halpern](#); [Lauren Deonauth](#); [Terri Homan](#); [Jonathan Gorzycki](#); [Maise Olson](#); [Nichole Swanson](#)
Subject: Fwd: Walters Response
Date: Tuesday, October 8, 2024 4:01:11 PM
Attachments: [image001.png](#)

Chair Goracke, Commissioners & Staff-

Please see an email response to my concerns from 6 years ago which largely remain unaddressed.

Noticeably, not a single person copied from the city is still at Blaine, so I felt it important to share for context.

All these issues remain and I feel an expansion will further exacerbate matters.

Thank you for your service and consideration as they are greatly appreciated.

Sincerely-

Sam Villella

10534 Alamo St NE, Blaine, MN 55449

763-226-0406

----- Forwarded message -----

From: **George Walter** <George@waltersrecycling.com>

Date: Mon, Aug 27, 2018 at 2:11 PM

Subject: Walters Response

To: sdvillella@gmail.com <sdvillella@gmail.com>

Cc: tryan@blainemn.gov <tryan@blainemn.gov>, Wes Hovland

<whovland@ci.blaine.mn.us>, dswanson@blainemn.gov <dswanson@blainemn.gov>, Clark,

Dave <DClark@blainemn.gov>, jjeppson@blainemn.gov <jjeppson@blainemn.gov>, agarvais@blainemn.gov

<agarvais@blainemn.gov>, jking@blainemn.gov

<jking@blainemn.gov>, Haver, Roark <RHaver@ci.blaine.mn.us>, Arneson, Clark

<CArneson@ci.blaine.mn.us>, Schafer, Bryan <bschafer@blainemn.gov>

Mr. Villella,

We understand you reached out to the Blaine City Council to express some concerns about our Transfer Station and the intersection of Radisson Road and Xylite St. We appreciate your concerns and want to address them directly point by point:

1. Odors – We turnover the inventory at the facility every 48 hours at the longest so it doesn't sit long. We have recently made a significant investment in an odor control system that will be up and running in the next week or so. We hope this will take care of any rare issues moving forward.
2. Debris and Trash on Xylite – We have historically had staff walk Radisson Road and Xylite on a regular basis but decided to make the investment to move the frequency to daily pickup starting this week.
3. Traffic at the Radisson/Xylite intersection – We agree this is a problem. Two years ago

we contacted Anoka County and the City of Blaine to see if something could be done about the traffic. The City performed a traffic study at that time and discussions continue around this issue. Keep in mind we are just one of many companies using this intersection and there is a consensus that a light is needed.

4. Noise and Air Pollution – You may be interested to know that about 65% of the trucks using the facility (and growing) are powered by Compressed Natural Gas (CNG). The waste industry is the leader in investing in the cleanest and quietest technology on the road. CNG engines generate about 80% lower decibels than diesel engines and emit dramatically lower carbon monoxide and dioxide levels making them the cleanest trucks on the road today.

We sincerely want to be a good neighbor and invite you to contact us directly to discuss further or if you have any future issues.

Regards,

George Walter

Walters Recycling & Refuse

Direct: 763-210-5007

George@waltersrecycling.com



From: [Mary Jackson](#)
To: [Planning](#)
Subject: Walter's garbage expansion
Date: Tuesday, October 8, 2024 5:38:35 PM

I am a resident of Blaine since 1999. I am opposed to any additional expansion of any garbage facilities in Blaine. I live off from 95th and Raddison. We pay taxes and would like to have a say in what is a possible development in our neighborhood. We have many garbage trucks and traffic as it is now. The smell isn't good on days and I would rather be able to enjoy my backyard vs a stinch of garbage.

I would love to see more exciting things move into Blaine vs gas stations, car washes, trucking companies. I realize we need some but enough is enough.

Many people would like to see this come to a vote vs getting sweep through the process. I feel it's criminal to the people who live hear to not be put to a ballet.

Why not add grocery stores, more restaurants, fun shopping? I feel like the community doesn't matter here. Please listen to us all as I'm sure there are many that feel this way.

If you're being patted by these large companies that is also criminal.

When we originally moved here and wanted to add a seasonal porch to our home it wasn't allowed due to property lines. We were then told maybe wine and dine your council members and maybe it would pass. I'm not that kind of person and I sure hope the people of Blaine council members are not either.

Sincerely,
Mary Jackson
93 rd Lane Blaine Mn. 55449

From: [Kraus Stucco Inc](#)
To: [Planning](#); [Tim Sanders](#); [Tom Newland](#); [Lori Saroya](#); [Jess Robertson](#); [Leslie Larson](#); [Terra Fleming](#); [Chris Massoglia](#)
Cc: [Kraus Stucco Inc](#)
Subject: NO to the Walters Expansion!
Date: Tuesday, October 8, 2024 6:14:17 PM

My husband and I live at 2707 103rd Court NE in Blaine, directly behind the Walters transfer station. We live in a development called "The Sanctuary." We cannot attend tonight's meeting at 7pm but I want my voice heard. Please put a STOP to the Walters proposal for expansion of their transfer station! This directly impacts the homeowners in The Sanctuary. Here are my biggest concerns:

Traffic

There are only 2 ways in/out of The Sanctuary. The most efficient route to 35W from The Sanctuary is through the south end of the neighborhood on Xylite. This is the route used by all vehicles traveling to the Walters transfer station. Walters proposes to increase their facility from 12,000 sq ft to 34,000 sq ft, according to the Walters letter dated 9/20/24. This transfer station will be used to service the entire north metro. That will significantly increase traffic coming into and out of our neighborhood. If you must increase the traffic in a development that will negatively impact hundreds of residents, at least consider a separate roadway for truck traffic direct from Radisson to the Walters transfer station that bypasses roadways used by residents.

Noise and Odor

Heavier truck traffic, the use of more heavy-duty equipment and machinery – just this alone will contribute considerably to the surge in both noise and odor (and that's before mentioning the garbage). Just the banging of metal on metal and loud beeping noises can be heard from blocks away. On a hot summer day, going for a walk can be alarming to one's nose. The stench can be overwhelming with today's volume. Now Walters wants to nearly triple their size and serve the entire north metro with a focus on organic food scraps? The smell will be atrocious! Food waste (organic food scraps) has the highest potential for odor. Why would the City of Blaine do this to their residents? A facility like this should be built in an environment with little impact to residents, not directly on the brink of residential neighborhood.

Home Value

We built our home in 2004, long before Walters built their transfer station. The homes in The Sanctuary are valued at \$750k and more. This will certainly devalue our homes when home sellers in The Sanctuary are forced to disclose the horrific smell, extreme noise levels and excessive truck traffic. Disclosing that information is not the biggest problem; getting a potential home buyer to look beyond the obvious impacts to their senses when they step out of their car. Home buyers, they'll hear it, smell it and see it all for themselves. Location, location, location. There's a reason for that cliché. When a home buyer drives up to a home in The Sanctuary and they love the house but all their senses are hit by toxic smells, loud machinery and garbage trucks clogging the road, why would someone buy a home here? This expansion decision has a huge financial impact on every homeowner's biggest asset in The Sanctuary... their home. And now, of all times, when we are fighting lower wages, higher prices, the highest interest rates in a decade, and now you want to tell us our homes are being devalued for the betterment of the environment? You can improve the

environment, just do it somewhere else away from homeowners!

Health

There are some organic pollutants that can have harmful effects on pets, children and adults. Such an example is dioxins, a persistent environmental pollutant (POP).

There are several types of POPs that are related to organic pollutants and microorganisms that become airborne and when ingested can cause discomfort, respiratory disorders and much worse in those with compromised immune systems. I won't pretend to understand the impact this could have on our health. But there is enough data online to suggest that this transfer station is not in the best health interest of surrounding residents. The possible health impact is terrifying.

Rodents

I hate to imagine the types of rodents we will see near a transfer station that services everyone's organic food scraps for the entire north metro. Are you really planning to turn The Sanctuary into a 3rd World development right within your own city? Rodents are attracted to food and they multiply like crazy. Worse...they transmit diseases, not just by coming in contact with a contaminated rodent, but also through fleas or ticks that had come in contact with a contaminated rodent.

Please, please, please say NO to Walters!

The Sanctuary is a lively neighborhood of people always out walking their dogs, children always outdoors playing, people being social... You built 2 beautiful parks for our development. You installed sidewalks running throughout our development that are used by so many within our neighborhood. People take pride in their homes. We love where we live. We keep our houses and yards looking beautiful. This is our *home*. Please don't take this from us. Please refuse the Walters expansion proposal.

Thanks & best regards,

Kelly Kraus

Kraus Construction, LLC

KrausStucco@comcast.net

Phone: 763-913-6442

License #BC804076

From: [Tim Yablonskiy](#)
To: [Planning](#)
Subject: Walter's Expansion - Protest
Date: Tuesday, October 8, 2024 4:47:29 PM

Greetings,

I wanted to write and share my concerns about the Walters expansion. I live right by the current Walters facility. There are several neighbors who share concerns about the Conditional Use Permit proposed by Walters. There are many days throughout the year when we experience a foul odor. On top of that, there is constant noise, and traffic with big trucks. This is not conducive to the lifestyle we have of going on walks, having our kids play outdoors, and opening our windows.

The location of this facility is concerning for two reasons: close proximity to my neighborhood and the proximity to the beautiful sports village development. Please don't allow this expansion and consider the impact this will have on my family and home.

Thank You,
Yablonskiy Family
Slava, Lena, Tim, and Naomi

From: [Tom Newland](#)
To: [David Folden](#)
Cc: [Patricia Robinson](#)
Subject: Re: Walters
Date: Thursday, October 17, 2024 7:28:35 PM

From: David Folden <foldav@gmail.com>
Sent: Wednesday, October 16, 2024 9:55 PM
To: Tom Newland <tnewland@blainemn.gov>
Subject: Walters

Dear Councilmember Newland,

My name is Dave Folden and I live in the Sanctuary neighborhood at 10452 Vermillion Cir NE in Blaine.

Please be cautious in your deliberations regarding the Walters expansion. A few years ago, Park Construction was not permitted to locate to a site adjacent to the Sanctuary neighborhood because it was incompatible (noise, lights, traffic) to the **unique location** of the Sanctuary.

Similarly, the Walters expansion is NOT compatible (smell and traffic) with the unique location of the Sanctuary neighborhood. This and other requests require greater discretion when considering commercial development around the Sanctuary.

Based on the similar sized Newport site as an example, the added smell will be problematic for the new baseball field development and National Sports Center and is likely to create a real **ghetto** feel for a large section of the Sanctuary neighborhood and a long stretch of Xylite and Radisson.

The neighborhood has already reached saturation for heavy vehicle usage and Walters is **grossly misrepresenting** the increase in vehicle traffic. The protected entrance at Radisson / Xylite is already packed with commercial vehicles and the 109th entrance is unprotected. Much of this added activity and tonnage is outside of Blaine and coming from **Ramsey and Washington counties**.

The Sanctuary has around 180 households and more than a hundred children. Families are active walking the sidewalks and playing outside. This neighborhood is often **OUTDOORS** and **ACTIVE**. Personally, we host an annual outdoor concert ("**Music in the Sanctuary**") in our backyard with nationally recognized talent as a major fundraiser that brings in several hundred people to this neighborhood. We will be impacted by the sites and smells of the large Walters expansion.

Walters can choose a **different location** in a more appropriate industrial area away from families, playing, national outdoor sporting events, and outdoor concerts.

I appreciate your consideration. Please reach out with any questions.

Dave Folden

Elizabeth Showalter

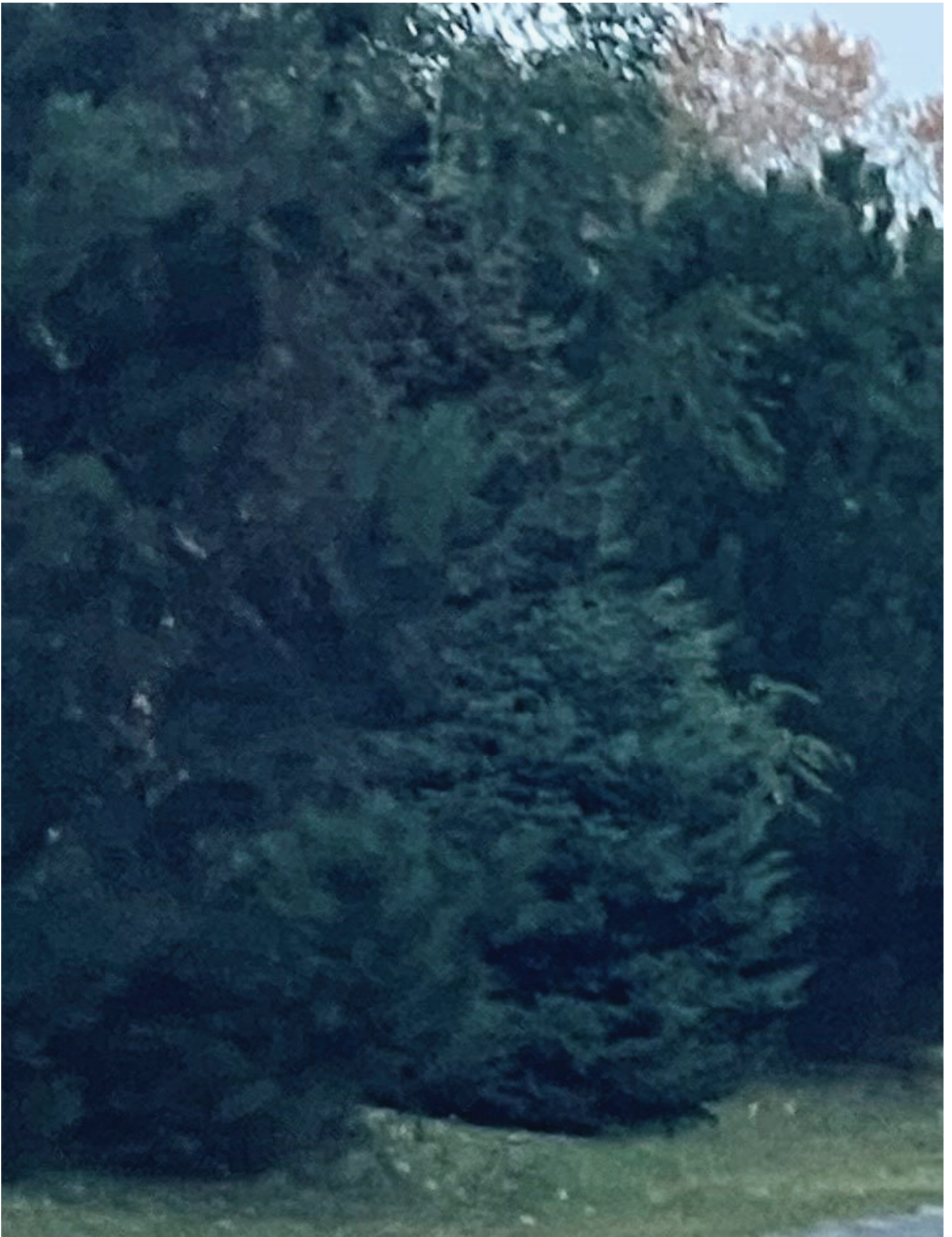
From: Tim Yablonskiy <yablonskiy.tim@gmail.com>
Sent: Saturday, November 2, 2024 10:54 PM
To: Planning; Tim Sanders; Tom Newland; Lori Saroya; Jess Robertson; Leslie Larson; Terra Fleming; Chris Massoglia
Subject: Yablonskiy Family - Say "NO" to the Walters Expansion

Greetings,

I am sure you have received many email complaints from the residents at The Sanctuary about the odor that is coming from Walter's. You may not be able to see the stench and odor that comes from Walter's, but it is horrible. Something you can see that comes from Walter's is the mess that they leave behind and imprint on our great city of Blaine. Come by on a rainy day and see for yourselves these tracks of mud, sludge, and garbage they leave behind and even bring onto Radisson Road. The very road we have many people come to our PGA tournaments and USA Cup. What a great way to represent our state and our city. We have seen nails from a Walter's truck on the corner of their entrance and called them to pick them up so that cars would not have their tires pierced by nails, all we got was an aggressive altercation on the matter and it was rejected.

Please keep this in mind when deciding on the Walter's expansion.

Sincerely,
The Yablonskiy Family





Tim V. Yablonskiy
(612) 296-9589
10305 Xylite St. NE
Blaine, Minnesota 55449
Yablonskiy.Tim@gmail.com

From: [Kari Nokken](#)
To: [Patricia Robinson](#)
Cc: [Tom Newland](#)
Subject: RE: Sanctuary Neighborhood and Walters Concern
Date: Thursday, December 12, 2024 10:46:55 AM

Thank you Pat and Tom,
Yes, Please add my comments to the public record.
Thank you,
Kari Nokken
eknokken@comcast.net

From: Kari Nokken <eknokken@comcast.net>
Sent: Thursday, December 12, 2024 8:56 AM
To: Tom Newland <tnewland@blainemn.gov>
Subject: Sanctuary Neighborhood and Walters Concern

Good Morning Council Member Tom Newland,

I hope this message finds you well. My family and I have been residents of the Sanctuary neighborhood since 2011, and we are deeply concerned about the proposed expansion of the Walters facility. I strongly believe that approving this request will have a direct and negative impact on our city, community, and family, as well as the value of our homes.

The anticipated increase in odor, garbage along the roads and sidewalks, and traffic congestion would significantly diminish our neighborhood's quality of life. We chose to live in this community because it offers a peaceful balance between city life and a tranquil environment. While we understand that change is inevitable, this proposal threatens to undermine the very essence of our neighborhood.

Moreover, the increase in large truck traffic raises serious safety concerns, especially with teenage drivers commuting to school, work, and sports activities.

This, coupled with the potential for reduced property values, makes this proposal all the more troubling. For these reasons, I urge you to reject this proposal. I ask that you carefully consider the long-term consequences for our community and take action to prevent this development from moving forward.

Thank you for your time and attention.
Kari Nokken
eknokken@comcast.net
2805 105th Avenue NE
Blaine, MN 55449

From: Mark Rohrer <Mark.Rohrer@solidifymfg.com>
Sent: Tuesday, December 17, 2024 12:34 PM
To: Sheila Sellman <ssellman@blainemn.gov>
Subject: RE: Walters: Nasal Ranger

Shelia

I would like to request this be added to the public record for this CUP application.

Mark

From: Tom Newland [<mailto:tnewland@blainemn.gov>]
Sent: Wednesday, December 11, 2024 9:54 AM
To: Mark Rohrer <Mark.Rohrer@solidifymfg.com>
Cc: Sheila Sellman <ssellman@blainemn.gov>
Subject: Re: Walters: Nasal Ranger

Good Morning-

Thank you. I am copying Blaine's City Planner on your e-mail. Have a great Wednesday!

Tom Newland
Blaine City Council

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From: Mark Rohrer <Mark.Rohrer@solidifymfg.com>
Sent: Wednesday, December 11, 2024 8:42 AM
To: Tom Newland <tnewland@blainemn.gov>
Subject: Walters: Nasal Ranger

Tom

I own 2 properties within 1000 ft of Walters and have many concerns/objections to Walter's requested CUP Expansion, but want to highlight one here that has been misrepresented on Monday. The gentlemen from Newport on the panel stated several things on the Nasal Ranger that are factually incorrect during the meeting.

A key tenant of Walter's proposal is their new SOP and the Nasal Ranger. So how robust is this method?

Walter's proposes going out and measuring within 2 hrs of a complaint. – which sounds good and responsible... but

Businesses will make good efforts to be better but will absolutely game the system if there are potential consequences they can avoid. Full disclosure there are some things at my company where I can game the system and therefore do to minimize risk.

If I were them, especially if there were prior confirmed events and I was about to exceed my threshold of complaints.... When a complaint comes it, I'd instantly tell the crew to clear out the floor, spread extra granules, crank the spray to max, and wait 90 minutes until measuring at the complaint site.

Even with a 3rd party showing up 2 hrs later, this is a problem if Walters is notified first

People have different sensitivity to smell and you can become desensitized to smells

We've had this several times where multiple neighbors smelled garbage and a Walters employee came over but said they smelled nothing.

I don't think they were being disingenuous, but if you're working in the building with the garbage day-in and day-out at an intense level it becomes difficult to smell.

Then Walters would have conversations with us on how smell is subjective.

Fortunately we now have the Nasal Ranges to solve this!

But wait.... Reality isn't as good as the dream

Nasal Ranger Video

Watch first 1:20

2:15 – 3:30 are most important

During the meeting, the Newport gentlemen stated they had 30 complaints of odor last year. He said the Nasal ranger automatically identifies the smells by different codes and only 8 of them were confirmed 'garbage'. I am sure it was unintentional as he probably just sees the report with a smell

code on it and just isn't aware on how the system works.

As Walters described this in the past community meetings and in direct conversation in the past with this is "its complicated to use", "individuals must go to training and you need to be certified", lets you measure and objectively record different smells, etc..... so maybe it was just me but with the descriptions I pictured something like a spectrometer like you'd see on CSI that identify substances (or in this case air born smells) objectively by the chemical compound signature....

My assumption couldn't have be farther from reality. **The only smell measurement device in a Nasal Ranger System is the users nose and what they smell.**



The Nasal Ranger only does 2 things:

Measure the rate the user is inhaling and gives feedback on the LED screen

It mixes different ratio's of filter air (no smell) and smelly air

The Nasal Ranger does not take any direct measurements of smell compounds in the air.

The Nasal Ranger does not product a 'code' or identify any smells

While they have a calibration setting to try to adjust to people sensitivity to smell. **Two certified people standing side by side can get completely different results.**

Smell is highly subjective. What the Nasal Ranger does help make objective is allowing the specific

person to compare intensities on different days, but it's a relative value.

[Here is the certification test](#)

I've also attached the "codes" the users look at to describe the smell and log sheet.

In the hall after the meeting I called Walters out on this and they acknowledged it isn't automatic identification, isn't producing a direct measurement, and is still subjective based on user. It is more objective than nothing but far from as definitive as represented.

As this is being proposed as primary method of measuring success, I think it is important the you understand the limitations and facts vs what was shared in the meeting on its capabilities. .

Thank you for your consideration.

Mark Rohrer
CEO
Office 763.428.8310
Cell 651.253.7996
Solidifymfg.com



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From: David Folden <foldav@gmail.com>
Sent: Friday, December 20, 2024 11:39 AM
To: Sheila Sellman <ssellman@blainemn.gov>
Subject: Written Complaints About Walters (a sampling)

Hi Sheila -

My name is Dave Folden and I live in the Sanctuary neighborhood. Could you please add the attached 2 PDFs to the final packet for city council on this issue? It highlights a sampling of written complaints regarding bad odors from the Walters garbage facility.

Thanks!

Dave Folden
612-396-9574

----- Forwarded message -----

From: David Folden <foldav@gmail.com>
Date: Tue, Dec 17, 2024 at 7:38 AM
Subject: Written Complaints About Walters (a sampling)
To: Leslie Larson <leslielarson@blainemn.gov>

Council Member Larson:

Please see a sampling of written complaints (2 attached PDF documents) from residents regarding concerns with Walters. Please be aware this is only a sampling and not an exhaustive search of written complaints or any phone conversations.

Some of the 2018 correspondence shows early concern but a hope that Walters would work to maintain a good relationship with the neighborhood regarding smell and traffic.

Frustrations increased substantially in the 2020s and into late September, 2024, when **tonnage**, **smell**, and **unsafe traffic** conditions increased.

There is a general theme of fatigue in expressing complaints when it never led to any substantial efforts in rectifying these situations.

It highlights many different neighbors in various locations in the Sanctuary expressing concerns about Walters.

Correspondence is directed towards Walters personnel and City Council Members among others.

The introduction of organics and added tonnage is high risk for increasing **smell** and **unsafe traffic conditions** among residents of the Sanctuary neighborhood.

Their current layout, design, and expansion bears no resemblance to the transfer stations they currently reference or any in the Twin Cities metropolitan area.

Its small acreage (relative to tonnage), proximity to residential, and haphazardly arranged and unsafe infrastructure puts residents of the Sanctuary neighborhood at risk.

Please reach out with any comments or questions.

Best,

Dave Folden
612-396-9574

Forwarded message

From: Bob Glamm <bob.glamm@gmail.com>

Date: Sat, Mar 17, 2018 at 2:49 PM

Subject: Re: Walter's CUP Amendment

To: Lana Rohrer <lane.s.rohrer@gmail.com>

Cc: Andrea Welch <earenfight@yahoo.com>, Mark Rohrer <mark.lana@gmail.com>, Welch, Michael <Michael.Welch@timberwolves.com>, wbenson079@yahoo.com <wbenson079@yahoo.com>, HPBenson@yahoo.com <HPBenson@yahoo.com>, The DePoint's <depoint777@gmail.com>, Allison Flaiani <aflaiani@msn.com>, krausstucco@comcast.net <krausstucco@comcast.net>, kathy.larson@hotmail.com <kathy.larson@hotmail.com>, chadd.larson@hotmail.com <chadd.larson@hotmail.com>, Denise Onstad <donstad@comcast.net>, lpersaud@aan.com <lpersaud@aan.com>, monetbelle@hotmail.com <monetbelle@hotmail.com>, wwackm@district16.org <wwackm@district16.org>, ewackm@district16.org <ewackm@district16.org>, <t_samaroo@yahoo.com>

2018

Boh

Hi Neighbors,

I attended the council meeting on Thursday night. Mike Moroz (president & CEO of Walters) was present and did discuss the three concerns we have as residents:

1) Traffic at the intersection of Xylite St. and Radisson: Everyone present at the council meeting - council members, Mike Moroz, and residents - are all united in that something must be done to improve the traffic situation there. The council noted that a study had been done by Anoka county last year (?) and came to the conclusion that not enough vehicles exited Xylite onto Radisson to justify a set of lights. Mike noted that Walters has been continuing to argue for lights at that intersection and residents noted that they have tried to contact Anoka county without much luck. The council is looking into funding their own traffic study (cost ~\$10,000 to the city of Blaine) and encouraged residents to contact Anoka county commissioners to see if we can drive some action from our end:

Our commissioner is Robyn West: 763-324-4700

I plan to call her next week and suggest that it's not the volume of traffic at that intersection that is the issue but the nature of the traffic that causes the safety problems (large trucks cutting down or eliminating east/west sightlines and signal timing at 105th/109th and Naples/95th result in residents sitting in their vehicles for extended periods of time in the morning.)

2) Smell: Mike said this is an issue that Walters is extremely sensitive to and will take resident complaints very seriously. However, they have heard no complaints from residents since the business started running. The council said they have not heard any feedback from the residents about the smell, either. He also mentioned there are some technical measures they can take to cut down the smell, and that increased volume at the facility may result in reduced smell as the trash will be moved out more frequently - i.e. less time to sit and rot. I did mention that at least five of us can smell it when the wind is out of the south. He is quite willing to hear from the residents regarding the smell and agreed to let me share his contact information with all of you, so I encourage you to call him with concerns about the smell:

Mike Moroz (president/CEO of Walters)
Work: 763-210-5030 Cell: 612-770-0438
mikem@waltersrecycling.com

3) Trash along the road on the south end of Xylite: Mike mentioned they are purchasing a 12' wide sweeper to handle the trash that blows/falls out of the trucks. Mayor Ryan indicated that several of the residents have mentioned this to the council.

12/14/24, 10:36 AM

Gmail - Fwd: Walter's CUP Amendment

In the end the council voted to approve the amendment. Mike did seem to be genuinely interested in working to maintain harmony with the residents of the Sanctuary, so if you have concerns regarding Walters I encourage you to contact him directly.

Regards,
-Bob

On Sun, Mar 11, 2018 at 7:54 PM Lana Rohrer <lane.s.rohrer@gmail.com> wrote:

Hello again neighbors!

As most of you know, Walter's Recycling and Refuse has applied for an amendment to their Conditional Use Permit to increase the amount of waste processed at their facility. The meeting will be held on Thursday, March 15th at 7:30. Unfortunately we will be gone for spring break and I'm guessing many of you will be as well. I have a request in to move the meeting date, but have not heard back yet. I will let you know if the date changes.

Thank you to Bob for walking around the neighborhood this weekend to raise awareness. If you all could please send a quick email with your concerns, the email for Dawn Bugge is dbugge@blainemn.gov. Please include your name and address in your email so it will be in the public record. We can also contact our council members and mayor...Bob said from conversations with them that they prefer phone calls over email.

Tom Ryan (mayor): 763-757-3390
Wes Hovland (Council Member Ward 1): 763-228-1117
Dick Swanson (Council Member Ward 1): 763-370-2557

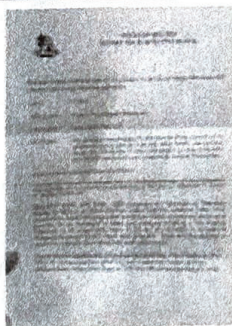
Thank you so much! I've included a copy of the letter from the city in case you did not receive by mail.

Sincerely,
Lana Rohrer

The DePoint's <depoint777@gmail.com>
To: David Folden <foldav@gmail.com>

Tue, Dec 10, 2024 at 9:32 PM

[Quoted text hidden]



IMG_3788.JPG
2078K

----- Forwarded message -----

From: Bugge, Dawn <dbugge@blainemn.gov>

Date: Mon, Mar 12, 2018 at 10:20 AM

Subject: RE: Walters

To: The DePoint's <depoint777@gmail.com>

We received your comment and will distribute your email to the City Council and staff as part of the hearing for this item.

Thank you,

Dawn Bugge

Planning Administrative Assistant

763-785-6180

dbugge@ci.blaine.mn.us

City of Blaine

10801 Town Square Drive NE

Blaine, MN 55449

From: The DePoint's [mailto:depoint777@gmail.com]

Sent: Sunday, March 11, 2018 7:58 PM

To: Bugge, Dawn

Subject: Walters

Please include our name in the list of concerned neighbors about the Walter's expansion project.

12/14/24, 10:35 AM

Gmail - Fwd: Walters

James and Jenny DePoint

2793 103rd Ct. NE

Blaine, MN 55449

763-350-8015

Here is the email for calling Mike.

----- Forwarded message -----

From: **Lana Rohrer** <lane.s.rohrer@gmail.com>

Date: **Wed, May 23, 2018 at 4:51 PM**

Subject: Re: Fw: Walters Site in Blaine

To: S Truckenbrod <Monetbelle@hotmail.com>

Sue,

I need to find his number again, but earlier when Walter's was applying for their CUP around spring break, I played phone tag with Mike Moroz (sp?) from Walters. He did mention there were things they could do to reduce the smell but he said there was only one day he noticed it last year. I left him a voicemail saying I would call him in the summer when I could smell the garbage. Guess I need to find his number again so I can do that!

Lana

On Tue, May 22, 2018 at 4:45 PM, S Truckenbrod <Monetbelle@hotmail.com> wrote:

Unsure if anybody else is emailing, but I thought I'd try one and see what happens

:o)

From: S Truckenbrod

Sent: Tuesday, May 22, 2018 4:42 PM

To: service@waltersrecycling.com

Subject: Walters Site in Blaine

In a recent Planning Mtg/City Council Mtg in Blaine the owner of Walters had mentioned that if the Walters site smells for the Sanctuary residents that we were to notify Walters. No contact information was given so I am using the email address from the website. Its 22May2018 and 77 degrees out and the entire south end of the Sanctuary smells like garbage. The owner mentioned there are things Walters can do, so hoping Walters can remedy the issue.

Sanctuary Resident

From: Sam Villella <sdvillella@gmail.com>

Date: August 27, 2018 at 3:47:34 PM CDT

To: George Walter <George@waltersrecycling.com>

Cc: tryan@blainemn.gov, Wes Hovland <whovland@ci.blaine.mn.us>, dswanson@blainemn.gov, "Clark, Dave" <DClark@blainemn.gov>, jjeppson@blainemn.gov, agarvais@blainemn.gov, jking@blainemn.gov, "Haver, Roark" <RHaver@ci.blaine.mn.us>, "Arneson, Clark" <CArneson@ci.blaine.mn.us>, "Schafer, Bryan" <bschafer@blainemn.gov>

Subject: Re: Walters Response

Mr Walters-

Your response and attention are greatly appreciated.

Sincerely-

Sam Villella

Sent from my iPhone

On Aug 27, 2018, at 2:11 PM, George Walter <George@waltersrecycling.com> wrote:

Mr. Villella,

We understand you reached out to the Blaine City Council to express some concerns about our Transfer Station and the intersection of Radisson Road and Xylite St. We appreciate your concerns and want to address them directly point by point:

1. Odors – We turnover the inventory at the facility every 48 hours at the longest so it doesn't sit long. We have recently made a significant investment in an odor control

Gmail - Fwd: Walters Response

system that will be up and running in the next week or so. We hope this will take care of any rare issues moving forward.

2. Debris and Trash on Xylite – We have historically had staff walk Radisson Road and Xylite on a regular basis but decided to make the investment to move the frequency to daily pickup starting this week.
3. Traffic at the Radisson/Xylite intersection – We agree this is a problem. Two years ago we contacted Anoka County and the City of Blaine to see if something could be done about the traffic. The City performed a traffic study at that time and discussions continue around this issue. Keep in mind we are just one of many companies using this intersection and there is a consensus that a light is needed.
4. Noise and Air Pollution – You may be interested to know that about 65% of the trucks using the facility (and growing) are powered by Compressed Natural Gas (CNG). The waste industry is the leader in investing in the cleanest and quietest technology on the road. CNG engines generate about 80% lower decibels than diesel engines and emit dramatically lower carbon monoxide and dioxide levels making them the cleanest trucks on the road today.

We sincerely want to be a good neighbor and invite you to contact us directly to discuss further or if you have any future issues.

Regards,

George Walter

Walters Recycling & Refuse

Direct:763-210-5007

George@waltersrecycling.com



iMessage

Aug 19, 2020 at 8:58 AM

Mark :
Lane
Rahner

Matt - talked to George yesterday and a request from my wife and some neighbors is if we could get your email to shot you a quick note when it smells as it's 1 minute vs 10 minutes when we call.

We talked with several neighbors at a bonfire Monday night and many said it still stink but they just got sick of calling and it not changing.

My neighbor James DePoint (end of 103rd court, just asked if I had the email yet as he says it's stinks at his house this AM

Thanks
Mark

James DePoint

JD

Yes, it's ripe this morning

And my wife just texted me as well for it independently from knowing James asked.

I think you have a issue right now

James DePoint

It's currently 69 degrees, not humid,
mild breeze. This is not hot, humid and
windy. No reason to be smelling



iMessage



From: The DePoint's <depoint777@gmail.com>
Sent: Tuesday, August 3, 2021 4:20 PM
To: Matt Holland <matth@waltersrecycling.com>
Subject: Re: Stinky today

Stinky smells at 2793 103rd Ct NE, Blaine, MN 55449 at 4:19 p.m.

Not sure if we are still reading these emails at this point but sure would be nice to not smell garbage while I'm playing catch with my son.

On Tue, Jul 13, 2021 at 7:26 AM The DePoint's <depoint777@gmail.com> wrote:

Terrible smells at 2793 103rd Ct NE, Blaine, MN 55449 at 7:25 a.m.

On Mon, Jun 7, 2021 at 8:39 AM The DePoint's <depoint777@gmail.com> wrote:

Terrible smells at 2793 103rd Ct NE, Blaine, MN 55449 at 8:37 a.m.

On Tue, Sep 22, 2020 at 9:03 AM The DePoint's <depoint777@gmail.com> wrote:

It's stinky here at 2793 103rd Ct. NE Blaine, MN 55449 at 9:02 am.

On Tue, Sep 1, 2020 at 2:58 PM The DePoint's <depoint777@gmail.com> wrote:

2:57 pm and it smells like garbage here at 2793 103rd Ct. NE Blaine, MN 55449

On Tue, Sep 1, 2020 at 11:00 AM The DePoint's <depoint777@gmail.com> wrote:

10:59 am and it's smelly here at 2793 103rd Ct NE, Blaine, MN 55449.

James DePoint

On Thu, Aug 20, 2020 at 12:49 PM The DePoint's <depoint777@gmail.com> wrote:

On: 11/14/2011 12:47 pm

12:47 pm and it's smelly here at 2793 103rd Ct NE, Blaine, MN 55449.

James DePoint

This email has been scanned by the Secure Email Security System on behalf of Netrix IT. If this email is SPAM please report it by clicking Submit Spam

----- Forwarded message -----

From: **Matt Holland** <matth@waltersrecycling.com>

Date: Wed, Aug 4, 2021 at 11:52 AM

Subject: RE: Stinky today

To: The DePoint's <depoint777@gmail.com>

Good morning James,

First of all, I do appreciate your transparency in your desire to communicate with the City. I understand your concerns being a resident in such close proximity to our facility, and I do appreciate your kind words and want you to know that I do take this issue very seriously. I can also tell you that I spoke this morning with our operators and due to the low wind speeds yesterday afternoon, they did shut down one of the zones inside the building, which is most likely why you had an issue yesterday afternoon. I have since corrected that problem.

It is my job to do everything I can to promote a healthy relationship between Walters and all of our customers and especially our neighbors here in Blaine. Over the last few years we have made significant investments into our facility and operations as well as procedural changes to reduce any odor issues to the extent possible. This is always a moving target, however, and sometimes our only option is to react to what customers bring in, rather than be proactive like we want to be to avoid any issues. Over the last year we have noticed changes in the waste streams due to the effects of COVID, which has made our jobs even more difficult. Add to that the higher temps we have been experiencing this summer, and it makes for an ever-changing dynamic that we need to adjust to quickly. We have also made numerous changes to which materials are allowed to be dumped, when they are dumped, and how quickly we move the material out of our building, and my team continues to work on a daily basis to stay on top of the ever changing needs of the facility. At the end of the day, however, there is a human element that enters into the equation which can be difficult to manage at times no matter how many policies we have in place.

I've offered it in the past and the offer is always on the table for you to come over and meet me and I would be happy to show you around, show you the system itself, and everything that we do on a daily basis to reduce the chances that you will experience any issues. Sometimes a face to face interaction is an easier format than email or text to have a conversation when issues arise, so I'm just throwing it out there again as an option.

Have a good day,

Matt Holland

Director of Operations

Walters Recycling & Refuse

Office: (763) 780-8464

Direct: (763) 210-5009

Mobile: (763) 438-6371

matth@waltersrecycling.com



From: The DePoint's <depoint777@gmail.com>

Sent: Wednesday, August 4, 2021 10:13 AM

To: Matt Holland <matth@waltersrecycling.com>

Subject: Re: Stinky today

I appreciate the apology, but I'd just rather have it not smell. I'm guessing this is becoming an issue out of your control which I'm not blaming you; it's a facility that should've never been built this close to a neighborhood and you're just doing your best to make good out of a bad situation. Totally get it.

However, I live here, my family lives here, and I pay a lot of money to live here. I don't like walking out to the smell of garbage consistently and it concerns me what the potential long term health issues that my kids and I are breathing in this often.

To be transparent, I'm going to make a formal complaint to the city and pursue it from that end. You've been great with communication and coming out to try and solve it and I know you've tried to invest in a lot of things to solve the issue, but unfortunately we are still in the same spot we started. I plan to live here forever and I'm not going to be smelling garbage for the next 30+ years.

Thanks.

James

On Wed, Aug 4, 2021 at 8:53 AM Matt Holland <matth@waltersrecycling.com> wrote:

Good morning James,

12/14/24, 10:44 AM

Gmail - Fwd: Stinky today

Yes, I am still reading your emails, and I apologize for the issue you experienced last night.

Matt Holland

Director of Operations

Walters Recycling & Refuse

Office: (763) 780-8464

Direct: (763) 210-5009

Mobile: (763) 438-6371

matth@waltersrecycling.com



~~Forwarded message~~

From: **Lana Rohrer** <ana.s.rohrer@gmail.com>

Date: Fri, Sep 16, 2022 at 5:37 PM

Subject: Garbage smells

To: <citycouncil@blainemn.gov>, <bpodany@blainemn.gov>, <mikem@waltersrecycling.com>, <tsanders@blainemn.gov>

Cc: The DePoint's <Depoint777@gmail.com>

Hello all,

I know James has been in touch with you about the increase in smell from Walter's next to our neighborhood. I also wanted to reach out and voice my concerns. I live at 10325 Xylite St NE and have noticed and have heard many complaints from neighbors about the smell. I used to text Mike whenever the garbage smell was especially strong, but found it hard to message every time, and while I always received a response from Mike at Walter's, there was never any change.

We have especially noticed at the bus stop on the first day of the week after Walter's has been closed all weekend that the smell is especially strong. Even this Monday when it was 56 degrees out there was still a strong smell. It used to be the smell was stronger on hot, humid days, but it was definitely cooler this morning. I would invite you all to come out to our bus stop on Monday morning around 8:30 am after this weekend to do a smell test. I can't guarantee smells, but more than likely it would be a good time to visit.

Another thing I have noticed is that having the new building behind our house has helped to mitigate some of the smells. Often I notice the smells when I'm driving out of the neighborhood and pass the building or when I'm further down the cul de sac near where James lives. I walk my dog almost every day and can also smell garbage when I am all the way down on Alamo St. I wonder if a wall/fence around Walters would help with the smell as well as the sound. I would be happy to chat with anyone about ways to resolve the smell issue.

Thank you for taking the time to read this message,

Lana Rohrer
763-607-0447

On Fri, Sep 9, 2022 at 9:34 AM The DePoint's <depoint777@gmail.com> wrote:

Hey Tom,

Thanks for your reply and all your insight there. While I do appreciate Walter's efforts and your words of confidence in Walter's, I've been putting in my complaints for a couple years now to them and we haven't seen a change. So what I'm asking and looking for is: **What is Walter's (and/or the City of Blaine) going to do to make a change?** As the current situation is not working with our neighborhood.

When Walter's has reported of "infrequent smell complaints" I think it should be noted that most people don't call every time they smell it and most people don't call at all. We have a very close neighborhood and so it's talked about very frequently at the bus stops, park, bonfires, etc. about the rotted smells outside. I'm gathering from your end it's a feeling it's a one off complaint from a whistle blower neighbor. If you want to hear from others I can happily have them contact you directly or the Mayor/Council if that would give you a better idea of how many are affected. This is not even just a 103rd Court issue; just the other day the Luedemann's who live on Vermillion St. by the park were complaining how terrible it was.

If the house you lived in smelled like rotting garbage when you walked to the mailbox, played catch with your son or daughter, or tried to relax out on your front porch, **what would you do?** Should we just accept this as our reality? When

<https://mail.google.com/mail/u/0/?ik=aaec1739f5&view=pt&search=all&permthid=thread-f:1818112812252120726&simpl=msg-f:18181128122521207...> 1/10

12/14/24, 10:37 AM

Gmail - Fwd: Walter's Recycling

we moved into our house in 2012 it did not smell this bad, or even at all to my memory. It has gotten significantly worse in the last couple years so something has changed. Something needs to be done and I'm asking Mayor Sanders, Council Members, and Walter's **what specifically is going to change to make this better for us Blaine residents?**

I fully understand the business side of this that Walter's brings in plenty of tax revenue. That's great, total agreement how important that is. However, how far are we willing to go and to what sacrifice do we Blaine residents have to make for that tax revenue and the health risks we're taking on?

Thank you for your time,

James DePoint
763-350-8015

On Thu, Sep 8, 2022 at 7:19 PM Tom Newland <tnewland@blainemn.gov> wrote:
Good Evening James-

Thank you for sharing your concerns regarding the Radisson Road Walter's facility yesterday afternoon. Your timing couldn't have been any better. Blaine's service contract with Walters was a Council Workshop agenda item last night.

I spoke with Mike Moroz from Walters about this topic before the workshop meeting. Mike is the top guy at Walters and reports directly to the owners, George Walter and Greg Walter. Mike, George and Greg are all aware of your concerns and are all quite attuned and attentive to comments about their operation.

Mike said Walters infrequently receives smell complaints from the public. Complaints typically arrive when winds shift and intermittently blow from the South, not the prevailing Westerly winds. Those complaints have coincided while Walters extensive odor suppression system was either temporarily off, was undergoing maintenance, or when the site's irrigation system competes with the odor suppression system for water pressure.

Walters monitors odors from various testing spots around the site and has data showing how they track odors emanating from their location. Walters takes complaints and feedback very seriously. They value their relationship with Blaine, and vice versa.

Mike Moroz from Walters will follow up with you in the near future. Mike invited me to visit the site to learn more about their operation and to see and smell the odor suppression system. I'm sure you are welcome, along with any interested neighbors, to tour the site as well.

Walters has a long record of stewardship to the environment and the community. They provide a vital service to the residents of Blaine and always strive to become even better at what they do.

Thank you.

Tom Newland
Blaine City Council, Ward 1
612/961-1811

----- Forwarded message -----

From: **The DePoint's** <depoint777@gmail.com>

Date: Wed, Sep 7, 2022 at 1:42 PM

Subject: Garbage smells in neighborhood from Walter's Recycling

To: <citycouncil@blainemn.gov>, <bpodany@blainemn.gov>

Cc: Matt Holland <matth@waltersrecycling.com>

Hi there Mayor Sanders, Council Members, and Chief Podany,

My name is James DePoint and I live at 2793 103rd Ct NE, Blaine, MN 55449 in the cul de sac right behind Walter's Recycling in Ward 2. I've lived in my house since 2012, but in the last several years the smells from Walter's have been considerably worse. I never used to notice the smell, but they have been awful lately. We've had several times throwing a football out in the front yard where my kids will ask to go inside because the smell is so bad. Besides the annoyance and the smell that chases us inside our house which is super frustrating, from a health standpoint I don't know what smells we're breathing into my 3 boys and family that could be potentially harmful now or down the road that we're unaware of.

I've reached out several times to Matt Holland with Walter's Recycling over the years and he's been responsive which I appreciate. However, the problem isn't getting any better and I've been very transparent with him that I appreciate whatever efforts he's doing, but the end result is still the same: I'm smelling awful garbage smells way too often.

The point of my email and why I'm reaching out to you seeking help: **What can be done now?** Walter's should've never been built this close to such a nice neighborhood or any neighborhood for that matter. I plan to live in this awesome neighborhood with awesome neighbors for as long as life allows so I want to find a workable solution. As it sits today, I can't live in its current state with the constant smells.

If you want to hear from other neighbors I'm more than happy to send their addresses/names/emails as well as it's not just my house or me that is effected. If you want any other emails or dates of contact with Walter's I'm more than happy to do that as well or speak in person at one of the meetings with you all.

Thanks so much for your time in reading and for all the work you all do to serve Blaine. Looking forward to hearing back from you.

James DePoint
763-350-8015

9:59



New iMessage

Cancel

To: George Walters Garbage

iMessage

Sep 1, 2023 at 12:17 PM

*James
Blaire
to
Geo-x Walters*

The smell is awful today. That's not coming from anywhere else.

Hello-our odor control systems is up and running at full strength.

Unfortunately hot and humid weather can be a challenge for all of the nearby waste facilities.

This was never an issue before volume doubled a few years back.

Delivered



David Folden <foldav@gmail.com>

Smelling garbage???4 messages

The DePoint's <depoin777@gmail.com>

Thu, Sep 15, 2022 at 2:00 PM

To: LT Todd Wright <todd.wright@eaglebrookchurch.com>, Mirandawright@edinarealty.com, Lana Rohrer <lane.s.rohrer@gmail.com>, Mark Rohrer <mark.lana@gmail.com>, Steve Tokle <stevetokleinsp@hotmail.com>, Mieka Tokle Bryce <mstork70@hotmail.com>, Mike Welch <mjwelch11@gmail.com>, Andrea <earenfight@yahoo.com>, Morgan Wells <morganjwells@gmail.com>, Rachel Folden <foldenrach@gmail.com>, David Folden <foldav@gmail.com>, ericedlund17@gmail.com, jacob.luedemann@gmail.com, brooke.luedemann@gmail.com, willwackman13@gmail.com, wbenson079@yahoo.com, HPBenson@yahoo.com, The DePoint's <depoin777@gmail.com>, Allison Flaiani <aflaiani@msn.com>, krausstucco@comcast.net, kathy.larson@hotmail.com, Chadd Larson <chadd.larson@hotmail.com>, lpersaud@aan.com, monetbelle@hotmail.com, wwackm@district16.org, Troy Tomlinson <troytomlinson@customdrywall.net>

Hey All,

The last couple years since they increased the usage at Walter's Recycling I've noticed the garbage smells being awful outside. I've been in communication with Walter's during that time off and on and unfortunately things haven't got better. They've responded nicely, but the smells still remain.

If you are smelling garbage like I am, please email the three emails to get their attention. Right now it's just me barking up the tree as they said they occasionally hear stuff from neighbors about the smells, but I gather they don't think it's that bad. Feel free to forward this on to any other neighbors as well that you think could be affected.

citycouncil@blainemn.gov
bpodany@blainemn.gov
mikem@waltersrecycling.com
tsanders@blainemn.gov

Hope everyone is doing well! Hopefully a good smelling fall is coming our way!

James DePoint
763-350-8015

Wright, Miranda <MirandaWright@edinarealty.com>

Thu, Sep 15, 2022 at 2:14 PM

To: The DePoint's <depoint777@gmail.com>, LT Todd Wright <todd.wright@eaglebrookchurch.com>, Lana Rohrer <lane.s.rohrer@gmail.com>, Mark Rohrer <mark.lana@gmail.com>, Steve Tokle <stevetokleinsp@hotmail.com>, Mieka Tokle Bryce <mstork70@hotmail.com>, Mike Welch <mjwelch11@gmail.com>, Andrea <earenfight@yahoo.com>, Morgan Wells <morganjwells@gmail.com>, Rachel Folden <foldenrach@gmail.com>, David Folden <foldav@gmail.com>, "ericedlund17@gmail.com" <ericedlund17@gmail.com>, "jacob.luedemann@gmail.com" <jacob.luedemann@gmail.com>, "brooke.luedemann@gmail.com" <brooke.luedemann@gmail.com>, "willwackman13@gmail.com" <willwackman13@gmail.com>, "wbenson079@yahoo.com" <wbenson079@yahoo.com>, "HPBenson@yahoo.com" <HPBenson@yahoo.com>, Allison Flaiani <aflaiani@msn.com>, "krausstucco@comcast.net" <krausstucco@comcast.net>, "kathy.larson@hotmail.com" <kathy.larson@hotmail.com>, Chadd Larson <chadd.larson@hotmail.com>, "lpersaud@aan.com" <lpersaud@aan.com>, "monetbelle@hotmail.com" <monetbelle@hotmail.com>, "wwackm@district16.org" <wwackm@district16.org>, Troy Tomlinson <troytomlinson@customdrywall.net>

Hi Neighbors!

James thanks for sending this out.

I will definitely email. It has been exceptionally awful today. EXCEPTIONALLY. Can't stay outside type awful. While I do smell it often, I don't email often enough. I will include that information as well.

Also, just as much as the smell bothers me is the constant beeping and crashing/crushing. I love having windows open and do so as much as weather permits, and much more often than not I wake up to and sometimes go to bed to, these really irritating noises. It's stress inducing. It drowns out the birds and the trees—super sad because those are so wonderful to listen to and plentiful around our home. On the rare occasion I've been able to sleep in those mornings are met with THE BEEPING! And gear grinding—just loud noises! Bah. And, I am NOT a light sleeper.

Do you know, have they ever considered putting up a wall!? To direct the smell and sounds, at least mitigating them some!? To think that this is how the noise and smell will be forever with no hope for it getting better is extremely disheartening, as someone new to the neighborhood.

Thanks again James!

Miranda Wright
Edina Realty Agent

715.557.0965

MirandaWright@edinarealty.com

<https://www.edinarealty.com/Miranda-Wright-realtor>

Sep 29, 2022 at 11:58 AM

Hi Matt! I am in our front yard now and smell garbage at noon. 10325 Xylite St NE. Thank you.

Thanks for letting me know. I was just at the Xylite and 103rd Court intersection at 12:02 and didn't see you. I didn't notice anything when I was there due to the higher winds today I'm guessing. Thanks for letting me know.

Lana Rohrer
to
Matt +
Holland
(Walters)

I went inside to make lunch. Sorry I missed you. I thought the smell was coming in the wind.

Sep 29, 2022 at 2:32 PM

I walked our dog this afternoon and noticed smells came and went as the wind brought them. It seemed to be when walking down 103rd, Xylite, and Alamo towards Walters I would catch gusts of garbage smell. Not constant, more

for letting me know.

I went inside to make lunch. Sorry I missed you. I thought the smell was coming in the wind.

Sep 29, 2022 at 2:32 PM

I walked our dog this afternoon



I walked our dog this afternoon and noticed smells came and went as the wind brought them. It seemed to be when walking down 103rd, Xylite, and Alamo towards Walters I would catch gusts of garbage smell. Not constant, more intermittent. Hope that clarification



intermittent. Hope that clarification helps.

Oct 4, 2022 at 11:57 AM

Hi Matt! At the bus stop this morning at 8:45 the four moms were commenting on the trash smell. Same corner...you know where I am! 😊

----- Forwarded message -----

From: The DePoint's <depoint777@gmail.com>

Date: Mon, Jul 15, 2024 at 10:52 AM

Subject: Re: Walters Recycling

To: LT Todd Wright <todd.wright@eaglebrookchurch.com>

Cc: Jeff Newsom <jeffn@waltersrecycling.com>

Jeff,

It smelled absolutely awful again this morning around 10 AM on a bike ride with my son. I even smelled it down Alamo Street. Do you have a solution that Walters can manage this?

James

~~763-350-8015~~

On Fri, Jul 12, 2024 at 8:47 AM LT Todd Wright <todd.wright@eaglebrookchurch.com> wrote:

Good Morning,

I am out working in the yard today. The smell has intensified in the last 10 minutes. I know the wind is blowing our direction.

Let me know if there is anything more you need from me at this time.

LT

Get Outlook for iOS

From: The DePoint's <depoint777@gmail.com>

Sent: Tuesday, July 9, 2024 5:52:10 PM

To: Jeff Newsom <jeffn@waltersrecycling.com>; LT Todd Wright <todd.wright@eaglebrookchurch.com>

Subject: Re: FW: Walters Recycling

Jeff,

Please let me know what the story was on Monday with all the smells. I think LT already brought this up but would love to borrow one of those smell guns so when it is smelling bad we can just jump on it and show you to help the process.

James

On Tue, Jul 9, 2024 at 4:08 PM Jeff Newsom <jeffn@waltersrecycling.com> wrote:

James,

I am emailing you so that you have my email address since you were having an issue sending one to me. I am not sure why it would have been getting bounced back. I appreciate you letting us know and you can always email me or call my direct office number however, the timeliest response will come if you call our main office number. This will ensure that someone that is on duty will be notified and help ensure a timely response or action from us. I will work with my team to ensure we are utilizing all the resources available to us to address your concerns.

Jeff Newsom

Chief Operating Officer

Walters Recycling & Refuse

2830 101st Ave NE

Blaine, MN 55449

Office: (763) 780-8464

Direct: (763) 210-5020

jeffn@waltersrecycling.com



Voted Minnesota's Best 3 years in a row!

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From: LT Todd Wright

Sent: Saturday, July 6, 2024 9:33:30 AM

To: jeffn@waltersrecycling.com <jeffn@waltersrecycling.com>

Subject: Smell In Neighborhood

Hi Jeff,

I wanted to follow-up on the commitment I had to you.

The smell is very bad today in our neighborhood. I looked and the suppression system appears to be on from what I can see off my deck.

The odor is intense, to the point we have now closed all of our windows. Not ideal for a beautiful Saturday morning.

Thank you for addressing.

LT Wright

Get Outlook for iOS

The DePoint's <depoint777@gmail.com>

To: David Folden <foldav@gmail.com>

Tue, Dec 10, 2024 at 9:40 PM

----- Forwarded message -----

From: The DePoint's <depoint777@gmail.com>

Date: Mon, Jul 8, 2024 at 4:59 PM

Subject: Re: Smell In Neighborhood

To: LT Todd Wright <todd.wright@eaglebrookchurch.com>, <jeffn@waltersrecycling.com>

Today at 10:18 am and 4:57 pm were awful smells.

James

[Quoted text hidden]

Email to Walters.

LT Wright

Director of Groups & Recovery Ministries

Todd.Wright@eaglebrookchurch.com| 612.259.9191



EAGLE BROOK CHURCH

From: LT Todd Wright

Sent: Tuesday, July 9, 2024 5:03 PM

To: Jeff Newsom <jeffn@waltersrecycling.com>

Subject: RE: Smell In Neighborhood

Hi Jeff,

Thank you for your continued commitment to working on this for our neighborhood. A thought that came to mind today – being that I am in direct line to the transfer station, would it be possible to have one of your devices that

<https://mail.google.com/mail/u/0/?ik=aaec1739f5&view=pt&search=all&permthid=thread-f:1818113823423143594&simpl=msg-f:181811382342314359...>

2/3

12/14/24, 10:31 AM

Gmail - Fwd: Smell In Neighborhood

indicate a bad smell? It might be helpful for you and us to measure the scent we are finding throughout the week and weekend.

Is it a possibility to have one for the next month?

LT Wright | Pastor of Campus Operation | Eagle Brook Church - Blaine Todd.wright@eaglebrookchurch.com | 651.429.9227

From: Jeff Newsom <jeffn@waltersrecycling.com>
Sent: Monday, July 8, 2024 7:36 AM
To: LT Todd Wright <todd.wright@eaglebrookchurch.com>
Subject: RE: Smell In Neighborhood

LT,

I apologize for the delay as I was out of town. I will be following up with my team to see if we can identify what could be causing the issue.

Jeff Newsom

Chief Operating Officer

Walters Recycling & Refuse

2830 101st Ave NE

Blaine, MN 55449

Office: (763) 780-8464

Direct: (763) 210-5020

jeffn@waltersrecycling.com



Voted Minnesota's Best 3 years in a row!

[Quoted text hidden]

----- Forwarded message -----

From: The DePoint's <depoint777@gmail.com>

Date: Mon, Jul 15, 2024 at 3:54 PM

Subject: Re: Walter's Recycling

To: Tom Newland <tnewland@blainemn.gov>, <citycouncil@blainemn.gov>, Jeff Newsom <jeffn@waltersrecycling.com>, Tim Sanders <tsanders@blainemn.gov>

Cc: Michelle Wolfe <mwolfe@blainemn.gov>, Brian Podany <bpodany@blainemn.gov>, mikem@waltersrecycling.com <mikem@waltersrecycling.com>, LT Todd Wright <todd.wright@eaglebrookchurch.com>, <Mirandawright@edinarealty.com>

Hi Mayor Sanders,

I'm following up on this email from a couple years back as we are unfortunately in the exact same position as we have been for the last 5 years since the usage was upped and the exact same position from this email 2 years ago.

I'm wondering what actual solutions can be done to solve this problem as Walter's is stating that they've done all they can do. The smells are still apparent and terrible. The only realistic solutions I see at this point are either:

1. Build a wall to deflect the smell.
2. Lessen the use that comes in and out as this was never a problem before until the usage was essentially doubled roughly 5 years ago when George Walters went to the council during our spring break to up the usage.

We have a whole neighborhood upset about it so please let me know if you want names/numbers/addresses if you need to see this isn't just me and I would be happy to provide them.

Just want to be able to enjoy being outside with my kids without them going inside complaining of the smell. I think if anyone on this email put themselves in that same scenario they'd be fighting tooth and nail for the same. Thank you.

James DePoint
763-350-8015
2793 103rd Ct. NE Blaine

The DePoint's <depoint777@gmail.com>
To: David Folden <foldav@gmail.com>

Tue, Dec 10, 2024 at 9:25 PM

----- Forwarded message -----

From: **The DePoint's** <depoint777@gmail.com>

Date: Thu, Jul 18, 2024 at 4:37 PM

Subject: Re: Walter's Recycling

To: Tim Sanders <tsanders@blainemn.gov>

Cc: Tom Newland <tnewland@blainemn.gov>, Jeff Newsom <jeffn@waltersrecycling.com>, Michelle Wolfe

<mwolfe@blainemn.gov>, Brian Podany <bpodany@blainemn.gov>, mikem@waltersrecycling.com

<mikem@waltersrecycling.com>, LT Todd Wright <todd.wright@eaglebrookchurch.com>, Mirandawright@edinarealty.com

<Mirandawright@edinarealty.com>

Hey Mayor Sanders,

Thanks for the reply. Respectfully, I've heard the exact same things from Walter's for the last 5 years... "we are committed to this community and are doing everything we can.... we're working on solutions.... we'll continue to work hard.... we'll keep being proactive..... we'll check at those other transfer stations.... etc etc etc." That's all great and wonderful, BUT the

<https://mail.google.com/mail/u/0/?ik=aaec1739f5&view=pt&search=all&permthid=thread-f:1818112812252120726&simpl=msg-f:18181128122521207...> 3/10

12/14/24, 10:37 AM

Gmail - Fwd: Walter's Recycling

fact of the matter is nothing has improved and we still smell garbage when we go outside. I'm past the point of sitting back and waiting for Walter's to come up with the solution. Jeff has officially stated that Walter's has done all they can do. That's fine and I appreciate his and Walter's efforts. HOWEVER, I'm not going to live in a space where I can't go sit out on my front porch because I'm going to be smelling rancid smells. Or where my kid won't come outside because it smells too bad outside.

The other response that I've heard consistently from Walter's is the "other transfer stations in the area" excuse; the smells come directly from Walter's. Whenever it smells bad I can literally follow the smell with my bike right to Walter's; it's not that difficult. I've driven to the other ones on those bad days and there's nothing related to what we're smelling.

If you'd like, I'd officially welcome anyone to come smell these lovely smells on a Monday morning for coffee on our street and see if you can get to the bottom of your cup. Or go ahead and knock at a few random doors and see what they have to say.

I am fully aware that Walter's brings in a ton of tax revenue to this city; I get it and that's awesome. However, our neighborhood shouldn't have to bear the burden from that. We pay plenty of taxes here as well.

Please let us as a community know what our next steps are. Is it setting up a meeting with the council or filing an official complaint with the city? I feel like our concerns are being heard on deaf ears right now and this is just another way to kick the can down the road, but not actually do anything and hope that we just stop complaining. We're not going away until something actually changes the smell we're smelling. No one on this email would accept what is currently being proposed at their own home.

If you or Walter's has a better solution to the problem I'm all ears, but to sit back and pretend this is just going to magically go away is not realistic. That's what we've been doing for 5 years and it hasn't worked.

Thank you for your time.

Respectfully,

James DePoint
763-350-8015
2793 103rd Ct. NE Blaine

On Thu, Jul 18, 2024 at 10:19 AM Tim Sanders <tsanders@blainemn.gov> wrote:
Good morning, James and others!

Thanks for reaching out. I certainly appreciate you all being solution oriented and the smell complaints. I met with three individuals this morning from Walter's and we talked through this specifically. Walter's is committed to this community and doing what they can to actively mitigate smells coming from their facility. We will continue to work on solutions with Walters. There are also a couple of other transfer stations in that same area that do not belong to Walter's, but other haulers, and we will look into if they have odor control on their facilities to see if the smells could be originating from those sites as well.

Thanks again for brining this back to our attention.

Tim Sanders
Mayor
City of Blaine

10801 Town Square Drive NE, Blaine MN 55449
p: 763-203-3286
BlaineMN.gov

----- Forwarded message -----

From: The DePoint's <depoint777@gmail.com>

Date: Mon, Sep 23, 2024 at 9:35 PM

Subject: Re: Walter's Recycling

To: Todd Miller <TMiller@blainemn.gov>

Cc: Brian Podany <bpodany@blainemn.gov>, Tim Sanders <tsanders@blainemn.gov>, Tom Newland <tnewland@blainemn.gov>, Michelle Wolfe <mwolfe@blainemn.gov>, Erik Thorvig <ethorvig@blainemn.gov>, Tom Loonan <tloonan@eckbergglammers.com>

Hey Todd,

It's now September 23rd and I'm still waiting for a response to the email. When would you/they be available to meet?

It still smells awful around here and now we're getting letters from Walters stating they're looking to triple the size of their facility so yes, you have the attention of neighborhood.

I'm thinking it's best to get ahead of this one.

My cell phone is listed below if it's easiest to call me. Please respond in some fashion at your earliest convenience. Thanks.

James
763-350-8015

On Wed, Sep 4, 2024 at 1:15 PM The DePoint's <depoint777@gmail.com> wrote:
Hey Todd,

Following back up from my August 16th email. When would you/they be available to meet?

James DePoint
763-350-8015

On Fri, Aug 16, 2024 at 2:47 PM The DePoint's <depoint777@gmail.com> wrote:
Hey Todd,

Thanks for the email and all of the information. I would love to have a meeting with city staff. When would you/they be available?

What is the phone number you want people to call for a smell complaint?

I recognize Walter's is trying to do stuff to try to mitigate the issue; that's not in question nor comparing them to other facilities. The problem is that the issue still remains: we're still smelling garbage at our house and in our neighborhood regardless of what measures are being taken or not taken.

There's also growing concern amongst the neighborhood of what is actually in the odor reducers. Yes, we want the odors reduced, but we want to know what chemicals are actually being sprayed into the air for our own health concerns. Miranda Wright at 2788 103rd Ct. requested the ingredients to Jeff Newsom at Walter's weeks ago and she still has not received that answer. That shouldn't be a hard request to get back to in a timely manner as they can snap a picture of the ingredients on the bottle.

Let me know what works for you guys on your end for the meeting and we can go from there.

Thanks again for your time,

James DePoint
763-350-8015

On Fri, Aug 16, 2024 at 2:19 PM Todd Miller <TMiller@blainemn.gov> wrote:

James,

This is a follow up on an email after Chief Podany said we would have an internal discussion about Walter's recycling. Here are some highlights from that meeting.

Minnesota is a leader in recycling and our current diversion rate by total volume is 45%, while most states are in the teens to twenties. The state has mandated a 75% recycling rate by 2030. To close this gap, we must increase the volume of organics recycling. MPCA studies show organic materials comprise of approximately 25% of the Municipal Solid Waste (MSW) stream.

The MPCA has been driving for change, expecting licensing authorities (counties and cities) to do more, including following MN Statute 115A.93 subd. 3(c). This statute states "A licensing authority shall prohibit mixed municipal solid waste collectors from imposing a greater charge on residents who recycle than on residents who do not recycle." This has been in play with existing curbside recycling programs since approximately 2008, when the statute was enacted. What this means is all residents must pay for organics service, just as all residents have paid for traditional recycling services, whether they use the service or not. The premise is everyone shares in a smaller individual expense, more will participate, which has held true in cities who have rolled this out.

Walters has noticed this summer they are getting greener grass than they had been receiving last summer and have since sent all grass clippings to another location that accepts grass. Walters has stopped holding grass onsite on weekends, except for the grass clipping received in Blaine on Friday, since the timing doesn't work. Monday it is cleaned out and sent to another location. Walters is now choosing to not to accept other waste items like food waste from grocery stores, since this type of waste has been sitting for longer periods of time and has a greater odor which they are reluctant to bring into their facility.

Walter's recycling has informed the city of investing in a device called the Nasal Ranger. They have sent employees to be certified in using this device for reading the odor levels. The Nasal Ranger will be used when an odor complaint is received and will be out within 15 minutes to check on that complaint. Walters also sends out a certified user 3 times a week to specific locations around their site to verify what their odor levels are on that day. This helps to be proactive to adjust what method they will be using to decrease odors.

Walter's recycling has odor misters to help reduce smell and they adjust these misters according to the Nasal Ranger. These nozzles are dispensing solution from 6:00 am to 5:30 pm Monday through Friday and 8:00 am to 11:00 am on Saturday, when the transfer station is in use. The NCM odor management system is operated from March through October/November when the risk of odors is increased, and freezing conditions generally do not exist. Current solution is set at a dilution of 30-35% but when winds are from the South, solution is increased to 70% or higher. As a reminder, Walters is one of the few transfer stations in the MN that has invested in a state-of-the-art odor control system.

Walters has hired Foth Environmental, a national environmental company that will be looking at received waste. In addition, they will also look at their odor reducing techniques and make suggestions along the way. The city will be reviewing their tests and recommendations as they become available.

We have spoken to the Minnesota Pollution Control Agency (MPCA) and they need to receive 10 complaints in 48 hours for them to come out and verify the complaint. So please call the city and Walters when you smell odors, and we will report that to the MPCA. The existing regulations that are in place can be difficult with odors due to the difficulty in measuring them.

I've tried to give as accurate of an update as we can at this point, but we are also tied to existing regulations. Would you find it beneficial to set up a meeting with city staff at this point, given all this information? If so, we can certainly do that and are happy to do so.

Thank you for your patience in our response and navigation of this multifaceted matter,

-Todd Miller



Todd Miller

Deputy Fire Marshal

City of Blaine

Safety Services

10801 Town Square Drive NE, Blaine MN 55449

p: 763-785-6173 f: 763-717-2634

BlaineMN.gov

From: The DePoint's <depoint777@gmail.com>

Sent: Thursday, August 15, 2024 11:18 AM

To: Brian Podany <bpodany@blainemn.gov>

Cc: Tim Sanders <tsanders@blainemn.gov>; Tom Newland <tnewland@blainemn.gov>; Jeff Newsom <jeffn@waltersrecycling.com>; Michelle Wolfe <mwolfe@blainemn.gov>; mikem@waltersrecycling.com; LT Todd Wright <todd.wright@eaglebrookchurch.com>; Mirandawright@edinarealty.com; Todd Miller <TMiller@blainemn.gov>; Erik Thorvig <ethorvig@blainemn.gov>; Tom Loonan <tloonan@eckbergglammers.com>

Subject: Re: Walter's Recycling

Hey Chief Podany,

Thanks for the correspondence. I have not heard anything from Todd Miller yet.

Today is another one of those days you walk out to terrible smells. Yesterday as well as we went for a walk that was the first comment everyone made, "Smelling great today, huh?!"

Hoping to get to a resolution here very soon.

James

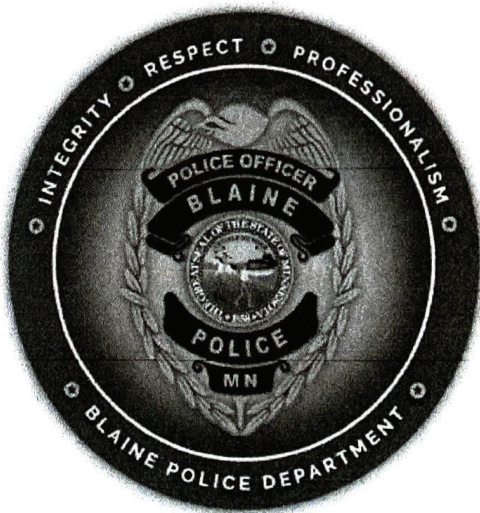
763-350-8015

On Fri, Aug 9, 2024 at 9:25 AM Brian Podany <bpodany@blainemn.gov> wrote:

Good Morning James,

How are you doing today? We were able to have a meeting discussion and update to get me and others updated with everything going on as this is very multifaceted. Todd Miller is the head of our Community Standards unit and is cc'd on this email. He will be reaching out in the near future to arrange a meeting as there are a multitude of things to discuss and figure out. I hope to attend the meeting as well so we can figure out next steps. I know Todd is out on an inspection this AM so I'm not sure if he will be contacting you today or if it will be early next week but we will set something up shortly. Thank you for your patience,

-Chief Podany



Brian Podany

Chief of Police / Director of Safety Services

Blaine Police Department

Patrol Division

10801 Town Square Drive NE, Blaine MN 55449

p: 763-785-6196

BlaineMN.gov



Community Connect – A Crime Prevention Partnership

BlaineMN.gov/CommunityConnect

From: The DePoint's <depoint777@gmail.com>

Sent: Wednesday, August 7, 2024 10:20 AM

To: Brian Podany <bpodany@blainemn.gov>

Cc: Tim Sanders <tsanders@blainemn.gov>; Tom Newland <tnewland@blainemn.gov>; Jeff Newsom <jeffn@waltersrecycling.com>; Michelle Wolfe <mwolfe@blainemn.gov>; mikem@waltersrecycling.com; LT Todd Wright <todd.wright@eaglebrookchurch.com>; Mirandawright@edinarealty.com; Todd Miller <TMiller@blainemn.gov>; Erik Thorvig <ethorvig@blainemn.gov>; Tom Loonan <tloonan@eckbergglammers.com>

Subject: Re: Walter's Recycling

Hey Chief Podany,

I appreciate your reply. Having a walk with my wife just now taking in garbage smells reminded me of the email so I wanted to touch base to see if that internal meeting took place or got scheduled yet. Would love to attend if it was something that could be of benefit to you guys.

Thanks for your time,

James DePoint

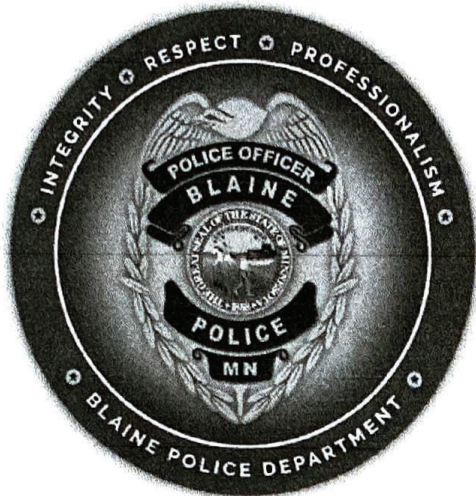
763-350-8015

On Fri, Jul 26, 2024 at 11:47 AM Brian Podany <bpodany@blainemn.gov> wrote:

Good Morning Mr. DePoint,

I hope you are doing well and having a good week. I have received the below email chain and we are actually working on scheduling an internal meeting in the very near future to specifically discuss this. We will keep you posted in the very near future to discuss the outcome of that as well as next steps. I just wanted to make sure we weren't leaving you waiting for a reply. Thank you for your patience and we will be in contact in the near future,

-Chief Podany



Brian Podany

Chief of Police / Director of Safety Services

Blaine Police Department

Patrol Division

10801 Town Square Drive NE, Blaine MN 55449

p: 763-785-6196

BlaineMN.gov



Community Connect – A Crime Prevention Partnership

BlaineMN.gov/CommunityConnect

From: The DePoint's <depoint777@gmail.com>

Sent: Thursday, July 18, 2024 4:37 PM

To: Tim Sanders <tsanders@blainemn.gov>

Cc: Tom Newland <tnewland@blainemn.gov>; Jeff Newsom <jeffn@waltersrecycling.com>; Michelle Wolfe <mwolfe@blainemn.gov>; Brian Podany <bpodany@blainemn.gov>; mikem@waltersrecycling.com; LT Todd Wright <todd.wright@eaglebrookchurch.com>; Mirandawright@edinarealty.com

Subject: Re: Walter's Recycling

Hey Mayor Sanders,

[Quoted text hidden]

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The DePoint's <depoint777@gmail.com>

To: David Folden <foldav@gmail.com>

Tue, Dec 10, 2024 at 9:28 PM

[Quoted text hidden]

From: [Douglas Dolinsky](#)
To: [Planning](#)
Subject: Walter's recycling
Date: Tuesday, January 21, 2025 8:32:42 PM

Hi

I am a homeowner at
2743. 103rd court
Blaine

I am send in this in regards to the Walter's expansion.
During the summer is does get very smelly .
So can never have the windows open .

The noise of trucks is continuous.
The back up sounds of the tractors is all day long .

A suggestion would be to put up a solid fence that would be maybe 9 to 10 foot high along the property line.
That would cut down on some of the noise issue .

But if they expand all of these issues would be magnified.

I do not support the expansion.

Douglas Dolinsky



City of Blaine

Planning Commission

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

MINUTES

1. Call to Order

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

2. Roll Call

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

Members Absent: Commission Member Homan.

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

4. Public Hearing

- 4.1. 2024-433** 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.
Sponsors: Shawn Kaye, Planner

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

Jeff Newsom, Chief Operating Officer at Walter's Recycling & Refuse, commented on his project noting there would be a significant benefit to the environment, residents of Blaine and the north metro. He explained how organic waste has become a focus, noting the State of Minnesota has mandated a 75% recycling rate by 2030 and noted the only way to hit this target was to separate organics from the waste stream. He indicated the most cost effective and efficient manner to accomplish this task was to dispose of organics in a compostable

food scrap bag and to have these bags separated after collection. He stated this method would not require an additional cart or more trucks on the streets. He further commented on the addition that would be built to assist with this sorting for Blaine and other communities in the metro area. He understood there were neighbors that were opposed to this effort, driven by the fear of odors from the facility. He indicated he was in full compliance with all city, county and state partners. He described the odor management system that was put in place, noting he was not required to do so. He reported samples are taken three times per week in order to provide sound odor practices. He explained he wanted to continue to be a good neighbor and would be investing in a \$300,000 odor system in the new sorting system. He reported his use was permitted and he would continue to work to manage organics into the future as mandated by the state. He commented further on the site improvements and encouraged the planning commission to support his request.

The public hearing for Case File 24-0058 was opened at 7:15PM.

James DePoint, 2893 103rd Court NE, explained he lived just north of the Walter's facility. He stated he had a lot of neighbors in attendance from The Sanctuary. He understood The Sanctuary neighborhood began building homes in 2002 and Walters built on their land in 2012. He stated in 2012 Walter's was granted a permit to build on their land and manage 99,000 tons of garbage. He reported he moved into his home in 2012 and never smelled garbage. However, this would change in 2018 when Walter's was allowed to manage 140,000 tons of garbage per year. He indicated he could now smell garbage consistently and the smell has gotten worse over the years. He explained he has been emailing and calling Walter's with his concerns and has been told they were doing everything they can, but the end result was he can still smell garbage. He discussed how the odor impacts his quality of life and would adversely impact his property value. He commented that during the summer he can smell garbage for a solid 34 days straight. He indicated he had three young boys who have to come inside because it smells terrible outside. He questioned if it was fair for homeowners to have to be dealing with this issue. He noted he purchased his home with none of these issues. He requested Walter's be held responsible for controlling the odors coming from their property. He asked who would purchase his home when all people could smell was garbage. He expressed concern with how an increase to 340,000 tons of garbage on this site would adversely impact his property. He asked when the city would say enough is enough. He was of the opinion this site has already reach the limit because the odor cannot be controlled. He indicated if Walter's was not sharing a backyard with a residential neighborhood he would support the increased capacity, but because the property line was in his backyard, this was a concern. He feared the odor would be doubled. He noted there were other transfer stations that were under 100,000 tons of usage that were not next to a neighborhood and would love to take on the extra tonage. He noted he visited these facilities and noted Blaine has other options for its organics recycling. He recommended another location be considered for the Walter's expansion. He discussed how the city's new \$750 million entertainment district could be adversely impacted by the Walter's expansion given the odor that would be coming from this property as it was only one-half mile from the 105th Avenue Redevelopment District. He encouraged the city to be proactive instead of reactive when it comes to this expansion. He reported he visited the Newport transfer station, that processed roughly 400,000 tons of garbage, and stated at one-half mile he could still smell garbage. He recommended other options be considered by the city and Walter's.

Kari Collins, 2785 108th Lane NE, reported she was an employee with Ramsey County but was speaking as a resident of Blaine. She indicated she had a master's degree in urban and regional planning through the University of Wisconsin in Milwaukee. She understood the need to balance between the business community with the impact on adjacent land uses and that at times, this can be difficult. She stated if the city could go back in time, they would never guide heavy industrial land uses next to single-family residential. She reported when assessing neighborhood impacts, there would be, because there have been impacts. She indicated the smell hits on many days and there can be trash in the neighborhood. She reported Walter's and the neighboring homes were incompatible uses. She applauded the efforts of Walter's to screen the facility, but noted the reality was this was a heavy industrial waste management facility adjacent to a residential subdivision. She commented on how the impacted families may be too busy to advocate for themselves. She encouraged the city to consider how the intensification of industrial uses in this neighborhood was impacting the surrounding residential neighbors. She discussed how Walter's was required to manage litter and odor. She strongly urged the city to say enough was enough because the neighborhood was filled with trash and odor. She recommended the city and Walter's work together to find another location to properly expand their business. She also suggested the industrial uses in this area be down-zoned in prep for the next comprehensive plan update. She indicated this incompatible land use needs to have a ceiling on the activity given the fact this was a heavy industrial use adjacent to a residential neighborhood.

Bob Glamm, 10314 Xylite Street, reported he lived one-fourth mile north of the Walter's site. He explained he opposed the expansion of the use. He stated he runs after work three or four times a week and he always runs by the Walter's facility. He indicated he was familiar with the smell and requested that no further odors emanate from this facility. He stated he visited the Newport site and could smell the property from one-half mile away. He indicated the Newport facility was tucked away into an industrial property that was not surrounded by residential homes. He reported the venting system at Newport was wholly inadequate. He noted he was an engineer by trade and stated the proposed facility with proactive ventilation measures will not work. He commented there would be additional odor. He anticipated he would smell odors year round if this expansion was approved, which would tremendously impact the value of his property and quality of life. For this reason, he asked the commission to reject the conditional use permit.

Todd Wright, 2788 103rd Court NE, explained his backyard shares the wetlands with the new industrial building that was constructed, and he could see Walter's from his deck. He thanked the planning commission for their service to the community. He indicated he did not have any special degree, but he was a dad, a husband and he loved the outdoors. He stated he has had enough of going outdoors and his children, and them asking to go back inside because it smells. He understood he was very close to the facility and noted he purchased his home three years ago. He believed Walter's was a good company, but he asked that the city look out for the interests of the community. He reported he has been in contact with the MPCA and understood they were putting regulations together to address odor. He urged the commission to listen to the concerns being voiced by the neighbors and to deny this request.

Carol Rachac, 10692 Sanctuary Drive, thanked the commission for allowing her to speak. She noted she agreed with all of the concerns that have been voiced by her neighbors. She reported she commuted to work which meant she had to drive through the intersection at

Radisson Road and Xylite Street every day. She explained she has lived in her home for the past 22 years and stated it was hard to get through this intersection on the first light. She indicated with increased traffic it was getting increasingly more and more difficult to traverse through this intersection with the large truck traffic.

The public hearing was closed at 739PM.

Chair Goracke asked what the rules were when it came to odor.

Mr. Newsom explained there were rules from Anoka County and the MPCA when it comes to odor. He reported the rules address how the facility is managed, hours of use, type of material that was accepted, and how long the material can be at the site. He stated a system was in place to help deodorize potential odors onsite. He understood there may be other businesses in the community that could provide organic's recycling services. However, these businesses chose not to bid on certain contracts. He indicated he was a resident of Blaine and has lived in Blaine for the past 28 years. He understood resident's wanted Walter's to pick up and move somewhere else. He stated this was not realistic given the size of property that was needed. He reported it would take multiple years to get the proper permits in place and costs would go up dramatically for residents. He did not believe it was realistic to think the business could be moved. He commented further on how Walter's has been proactive in addressing odor concerns. He indicated someone would be brought in to assist with creating a customized deodorizer for the property.

Chair Goracke reported several neighbors visited the Newport facility and stated they could smell the site from one-half mile away. He asked if Mr. Newsom had been to the Newport facility.

Mr. Newsom indicated he has been to this facility. He commented on how smell was subjective and that some people were more sensitive to smells than others.

Commissioner Gorzycki questioned if there were other sites to move this increased volume to.

Mr. Newsom reported Walter's does not own any other land. He indicated this could happen, but would take years to complete and noted no matter where he went there would be opposition. He explained this was a service that had to be provided to residents and he was working to keep costs low for his customers.

Commissioner Halpern stated there is definitely a disconnect between the frequency of odor concerns and the impact this was having on neighbors. He anticipated odor concerns were happening more than a couple of times a year. He was unsettled by this and appreciated the fact Walter's had attempted to invest in odor mitigation technology, however this testing was still in progress. He suggested this case be deferred to allow for further consideration given the odor concerns that have been voiced.

Commissioner Olson explained she was familiar with the Newport area and noted she drives in this area frequently. She understood that facility smells at all times and she has one of those noses that can smell anything. She indicated she can smell the Walter's facility in Blaine, but at the same time she was thankful for the services Walter's provided to the

community. She was in agreement that at some point, a cap has to be set on what can be done on this site because the smell has increased. She believed solutions had to be found to address odor. She noted she has lived in Blaine for the past 21 years and she wanted to see the city protected.

Motion by Commissioner Olson to recommend denial of Planning Case 24-0058 based on the following rationale:

Case 24-0058:

- 1. The volume of material requested was too high.**
- 2. The odor coming from this property was increasing.**

Motion seconded by Commissioner Gorzycki.

Mr. Newsom discussed how the volume of trash coming to this property would continue to increase as the population of Blaine increases and reported the proposed expansion would assist with diverting and managing the waste that would be better for the environment.

Commissioner Deonauth reported she was conflicted by this request. She understood people were generating more and more garbage as corporations continued to create single use items. She indicated the state was mandating organics recycling and Walter's was offering a solution for this mandate. However, she also understood the facility had impacts on the surrounding residential property.

Commissioner Swanson stated the community had to find new ways to manage the garbage that was produced. She stated Walter's was proposing a solution to meet the upcoming state mandates and this should be taken into consideration. She questioned if action on this item could be delayed.

Chair Goracke questioned if the item had been brought to a city council workshop meeting.

Planner Kaye reported this item had not been brought to a city council workshop meeting.

Commissioner Olson indicated Walter's was asking for permission to handle more garbage and noted this was not connected to the 2030 comprehensive plan.

Planner Kaye explained this request was not tied to the 2030 plan.

Commissioner Swanson asked if this request was tied to state mandates.

Planner Kaye indicated she did not have the details on this, but it was her understanding, this was the position of Walter's.

The motion passed 5-1 (Commissioner Deonauth opposed).

Chair Goracke noted this would be on the agenda of the November 4, 2024 city council meeting.

City of Blaine

Signature Copy

Resolution: RES 24-196

Resolution Approving 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 at 10191 Xylite Street NE. Walters Recycling & Refuse, Inc. (Case File No. 24-0058/SLK)

WHEREAS, an application has been filed by Walters Mrf LLC as Conditional Use Permit Case File No. 24-0058 for Walters Recycling & Refuse, Inc.; and

WHEREAS, said case involves the property described as follows:

The East 521 feet of the West 851 feet of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 22, Township 31, Range 23, Except Parcel No. 7, City of Blaine Highway Right-Of-Way Plat No. 1

WHEREAS, the Blaine Planning Commission held a public hearing on October 8, 2024, and recommended denial regarding said Conditional Use Permit Amendment; and

WHEREAS, the Blaine City Council has reviewed said case on January 22, 2025; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Sections 27.04 and 31.20 of the Zoning Ordinance and Section 62 Article IV 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 230,000 tons of solid waste, organic food scrap bags, construction and demolition debris in the Heavy Industrial (I-2) zoning district due to 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 weekly 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 Flanders Street/101st Avenue to 105th Avenue. A log shall be kept of cleanup days and times and submitted to the city upon request.
3. The solid waste transfer facility shall be operated in accordance with the attached narrative and attached Standard Operating Procedures and as further limited and regulated by MPCA permitting and State Statutes.
4. Truck traffic site access is limited to using Xylite Street south to its intersection with Radisson Road/101st Avenue. Post no right turn signage at the exit of driveway.
5. Odor management updraft fans shall be installed in the existing building prior to completion of the expansion (Certificate of occupancy) to address existing odor concerns and in the building addition prior to certificate of occupancy for the expansion.

6. Walters shall pay a third party to monitor odor and reporting during April 1 through October 31 of each year. The third-party will submit an annual report to the City and Walters unless there is a particular month where Walters is in non-compliance, which will trigger a monthly report. Walters shall work with the City to agree on the location of sites to monitor.
7. 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.
8. If more than eight (8) verifiable off-site odor incidents occur in the reporting period, Walters will have 90-days from notice by the City to develop an acceptable odor management plan.
9. 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.
10. Resolution 12-100 becomes null and void with the adoption of this Conditional Use Permit (CUP).
11. Resolution 18-35 becomes null and void with the adoption of this Conditional Use Permit (CUP).

PASSED by the City Council of the City of Blaine this 22nd day of January, 2025.



City of Blaine

Staff Report

File Number: ORD 25-2570

Agenda Date	Status
January 22, 2025	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, City Planner

Agenda Item # 9.2

Second Reading

Ordinance Approving a Rezoning from Farm Residential (FR) to Single Family Residential (R-1) at 4324 117th Avenue NE. David McNeil (Case File No. 24-0067/ACK)

Executive Summary

Applicant is requesting to rezone their 1.39 acre property from FR to R-1.

Background

Planning Commission (Public Hearing)	12/10/24
City Council (1st Reading)	01/06/25
City Council (2nd Reading)	01/22/25
Action Deadline (60 Days)	01/13/25
Action Deadline (City Extended - 60 Days)	03/14/25

Staff report prepared by Alex Koberoski, Zoning Technician, and Teresa Barnes, Project Engineer

Rezoning

Section 27.03 Criteria for granting zoning/comprehensive plan amendments:

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

- Whether the proposed District is consistent with the Comprehensive Plan.
- How the proposed district differs from the existing district.
- How the proposed district meets the goals and policies of the City.

The purpose of the Single Family (R-1) district is to allow low density single family units in developing portions of the city where sanitary sewer and water services are available. The proposed rezoning is consistent with the intent of the R-1 district, as the property is located in an area guided low density residential (LDR). The R-1 lot size requirements are consistent with the single family homes located to the north, and there is sanitary sewer and water available.

Evaluation of Request Planning Analysis

Current Zoning

The property is currently zoned Farm Residential (FR), and this district is intended for areas where urban services are not presently available. This district requires a minimum lot size of 10 acres, which is a requirement in an effort to retain lands in their natural uses and agricultural uses pending proper timing of economical provision for parks, streets, utilities, and other public facilities, so that orderly development will occur.

Proposed Zoning

The applicant is proposing to rezone the property to Single Family Residential (R-1). The intent of the R-1 district is to allow low-density single family units in developing portions of the city where sanitary sewer and water services are available. Single family houses zoned Development Flex (DF) are located across the street from the property proposed to be rezoned. The FR district requires a minimum lot size of 10 acres, and rezoning to R-1 would allow the property to be subdivided, while remaining consistent with surrounding uses.

Surrounding Zoning and Uses

Properties to the west, east, and south are zoned FR. Single family homes are located to the north, across 117th Avenue and are zoned Development Flex (DF). The average lot size for those properties is 15,000 square feet, and the average lot width is 80 feet, which is the minimum lot width requirement for the R-1 district.

Land Use Designation

The property is guided Low Density Residential (LDR), which requires a minimum of 2.5 units per acre. The applicant has submitted a ghost plat, showing the lot has the capability of being subdivided further into a total of 4 lots that meet the R-1 standards, with a potential future street on the south portion of the lot, which would allow for the minimum 60 feet of frontage. The ghost plat is conceptual and cannot be constructed without development activity on neighboring parcels since there would otherwise be no legal access to those lots. The potential future development shown in the ghost plat results in a density of 2.59 units per acre, which meets the minimum LDR density requirements. This method has been historically used and accepted throughout the City in anticipation of future potential growth.

Existing Conditions

There is an existing single family dwelling that was built in 1967, and a large outbuilding. The outbuilding is 30.4' x 40.2' (1,222 square feet). This outbuilding will need to be removed before mylars are recorded as the structure does not meet the required setbacks for the R-1 district (minimum 10-foot side yard setback, 30 foot rear yard setback). It also exceeds the maximum square footage allowed for accessory structures in the R-1 district (maximum 1,000 square feet of accessory space, 1,200 with a CUP), and accessory structures are not allowed on a lot without a principal building in R-1.

History

There are no previous approvals recorded for the property. The ghost plat is included, showing how the lot can be developed in the future. When water was installed on 117th Avenue in 2006, there were two service hookups created for this parcel based on the width of the property, which were intended to support a future subdivision.

Plat

The applicant is proposing to subdivide the 1.39 acre property into two lots. The proposed subdivision meets all R-1 requirements, including the minimum lot width of 80 feet, and minimum depth of 125 feet. The minimum lot size for R-1 is 10,000 square feet, and the smaller lot will be 11,506 square feet. A site plan is included, which shows the proposed 60 x 40 building pad that meets all R-1 setbacks.

Tree Preservation

No trees are proposed to be removed with the application. Any tree removal will be reviewed as part of the building permit for conformance with tree preservation and replacement requirements as stated in Section 33.09.

Park Dedication

Park dedication is required for this plat at the rate in effect at the time of each final plat. The 2024 rate is \$4,894 per unit for residential lots. The amount of park dedication for one residential unit will be due at the time of recording the final plat mylars.

Engineering Analysis

Grading/Storm Drainage

Minor grading will occur during the removal of the existing outbuilding and associated driveway. Existing drainage patterns will be maintained.

Utilities

When water and sanitary sewer were extended along 117th Avenue NE, two service connections were provided to the existing lot. These will be the services utilized as development of the existing lot (existing house) and proposed lot move forward.

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 northern portion of the existing site. A Rice Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The existing driveway will remain for the existing lot. A new driveway access will be evaluated once a building is proposed. No additional street design, sidewalk or trail installation will be required.

Easements/Right-of-way/Permits

The developer will need to obtain any and all required permits to construct the proposed project. A

copy of all permits will need to be submitted to the City prior to any site work.

Attachment List:

Zoning and Location Map
Existing Conditions Survey
Preliminary Plat
Site Plan
Ghost Plat
Unapproved Planning Commission Minutes 12/10/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning. No one attended the public hearing. The meeting minutes are attached for reference.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

Staff Recommendation

By motion, approve the ordinance.

Attachment List

1. Attachments
2. Unapproved PC Minutes 121024



City of Blaine

Signature Copy

Ordinance: ORD 25-2570

Second Reading

Ordinance Approving a Rezoning from Farm Residential (FR) to Single Family Residential (R-1) at 4324 117th Avenue NE. David McNeil (Case File No. 24-0067/ACK)

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

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

West Two Hundred Ten (210) feet of the East Six Hundred Thirty-eight (638) feet of the South Two Hundred Ninety (290) feet of the North Three Hundred Fifty (350) feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota, with a road easement over the North Sixty (60) feet of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23).

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

~~Farm Residential (FR)~~

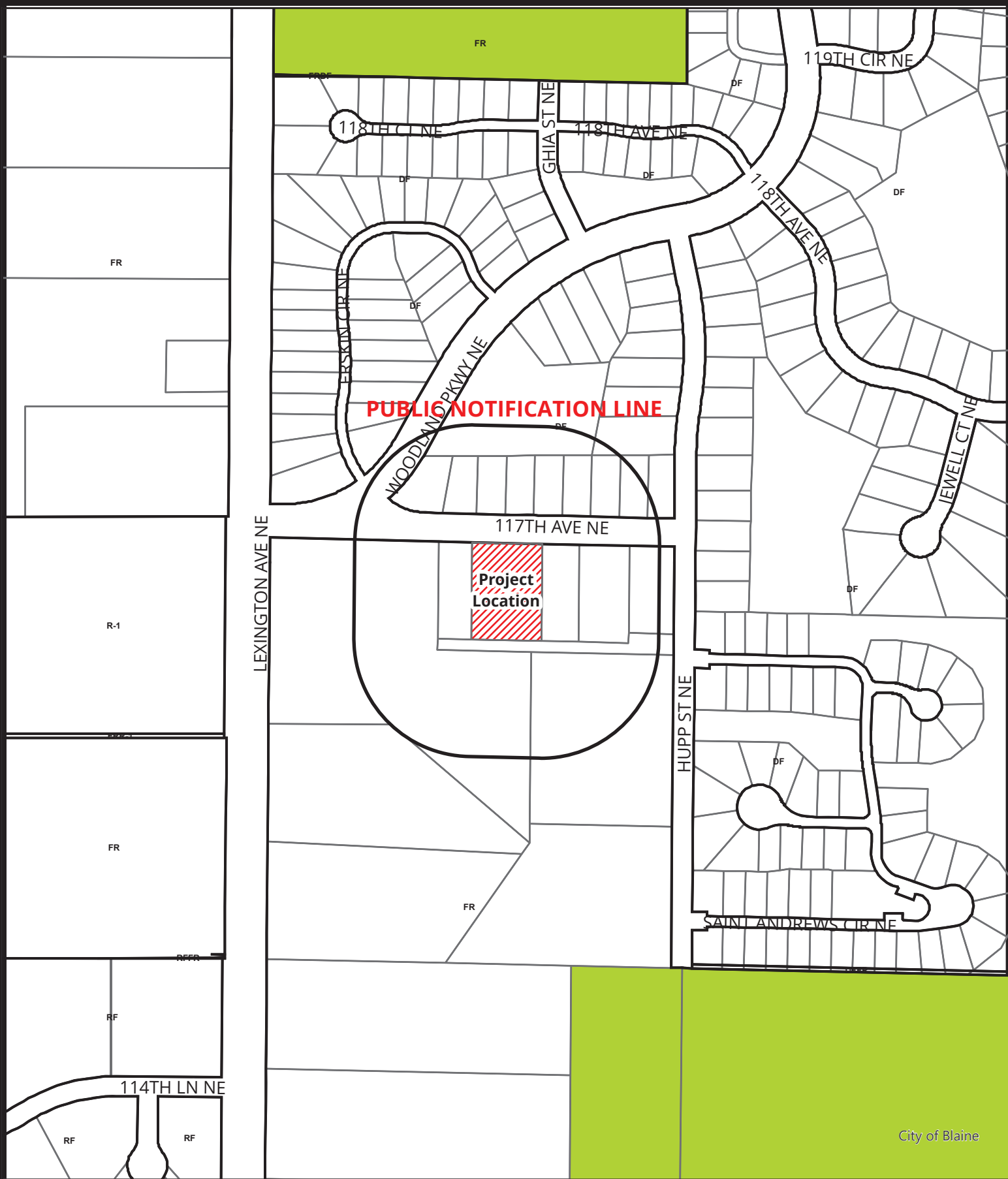
to

Single Family Residential (R-1)

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

INTRODUCED and read in full this 6th day of January, 2025.

PASSED by the City Council of the City of Blaine this 22nd day of January, 2025.



BlaineMN.gov

Case File No. 24-0067 McNeil Addition

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



EXISTING CONDITIONS SURVEY

~for~ DAVE MCNEIL
~of~ MCNEIL ADDITION

PROPERTY DESCRIPTION

[PER ANOKA COUNTY WARRANTY DEED DOCUMENT NO. 2378628.001.]

West Two Hundred Ten (210) feet of the East Six Hundred Thirty-eight (638) feet of the South Two Hundred Ninety (290) feet of the North Three Hundred Fifty (350) feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota, with a road easement over the North Sixty (60) feet of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23).

AREA

TOTAL AREA = 60,906± S.F. OR 1.40 ACRES

EXISTING ZONING

FR - FARM RESIDENTIAL

LAND USE

LDR - LOW DENSITY RESIDENTIAL

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 09/19/24.
- Fee ownership is vested in Rachel McNeil and Dave McNeil.
- Address of the surveyed premises: 4324 117TH AVENUE NE, Blaine, MN 55449.
- Bearings shown are on the Anoka County Coordinate System.
- Parcel ID Number: 13-31-23-0003.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain), and Flood Zone A (No Base Flood Elevations determined) according to Flood Insurance Rate Map No. 27003C0345E Community No. 270007 Panel No. 0345 Suffix E by the Federal Emergency Management Agency, effective date December 16, 2015.
- Location of utilities existing on or serving the surveyed property determined by:
 - Observed evidence.
 - Markings requested by E.G. Rud and Sons, Inc. per Gopher State One Call Ticket No. 242534166.
 - Record drawings provided by the City of Blaine's engineering department.
- Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- Contours shown are based on a combination of field shots and LIDAR Topography.
- For purposes of this survey only the individual trees within the northwest quarter of the surveyed premises were located.
- Elevations shown are based on Anoka County Benchmark No. 2008, Elevation = 908.04 feet NAVD83. Using said benchmark, the elevations for the sanitary, storm and water utilities were 0.44 feet higher than the city's as-built plans.

FACILITY OPERATORS NOTIFIED

(PER GOPHER STATE ONE TICKET NO. 242534166)

CODE	COMPANY NAME	MARKING CONCERNS	DAMAGE	CUSTOMER SERVICE
ANOKAC01	ANOKA COUNTY	(763)324-3127	(763)324-3100	(763)324-3100
CITY OF BLAINE		(763)785-6165	(763)785-6165	(763)785-6165
COMM01	COMCAST	(800)778-9140	(651)493-5143	
CTLM01	CENTURYLINK - CTQL	(800)778-9140	(303)260-4929	(877)366-8344
CANOKK01	CORNEXUS ENERGY	(763)323-2415	(763)323-2600	
MINGAS03	CENTER POINT ENERGY	(800)778-9140	(612)321-5200	(612)321-4421
XCEL03	XCEL ENERGY	(651)229-2427	(888)968-9235	(800)895-4999

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

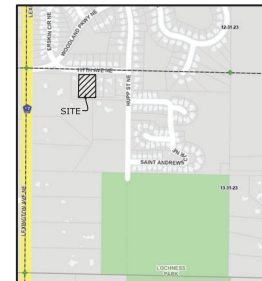
James E. Napier
JAMES E. NAPIER
Date: 11/04/24 License No. 25343

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

www.egrud.com

VICINITY MAP

PART OF SEC. 13, TWP. 31, RANG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)



NORTH

GRAPHIC SCALE



1 INCH = 30 FEET

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 25343
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- ⊕ DENOTES CURB STOP
- ⊕ DENOTES ELECTRICAL BOX
- ⊕ DENOTES EXISTING SPOT ELEVATION
- ⊕ DENOTES GAS METER
- ⊕ DENOTES HYDRANT
- ⊕ DENOTES LIGHT POLE
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊕ DENOTES FENCE
- ⊕ DENOTES RETAINING WALL
- ⊕ DENOTES EXISTING CONTOURS
- ⊕ DENOTES TREE LINE
- ⊕ DENOTES EXISTING SANITARY SEWER
- ⊕ DENOTES EXISTING STORM SEWER
- ⊕ DENOTES EXISTING WATER MAIN
- ⊕ DENOTES OVERHEAD UTILITY
- ⊕ DENOTES UNDERGROUND ELECTRIC LINE
- ⊕ DENOTES UNDERGROUND GAS LINE
- ⊕ DENOTES UNDERGROUND CABLE LINE
- ⊕ DENOTES BITUMINOUS SURFACE
- ⊕ DENOTES CONCRETE SURFACE
- ⊕ DENOTES PAVEMENT SURFACE

TREE DETAIL

- ⊕ DENOTES ELEVATION
- ⊕ DENOTES TREE QUANTITY
- ⊕ DENOTES TREE SIZE IN INCHES
- ⊕ DENOTES TREE TYPE

DRAWN BY:	JEN	JOB NO.:	241006PP	DATE:	09/26/24
CHECK BY:	JEN	FIELD CHECK:	JK-C		
1	11-04-24	CITY SUBMITTAL	JEN		
2					
3					
NO.	DATE	DESCRIPTION	BY		

BENCHMARK

ANOKA COUNTY BENCHMARK NO. 2008
ELEVATION = 908.04 FEET (NAVD83)

~for~ DAVE MCNEIL
~of~ MCNEIL ADDITION

[PER ANOKA COUNTY WARRANTY DEED DOCUMENT NO. 2378628.001.]

West Two Hundred Ten (210) feet of the East Six Hundred Thirty-eight (638) feet of the South Two Hundred Ninety (290) feet of the North Three Hundred Fifty (350) feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota, with a road easement over the North Sixty (60) feet of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23).

FR - FARM RESIDENTIAL

LDR - LOW DENSITY RESIDENTIAL

TOTAL SITE AREA:	60,906± S.F. OR 1.40 ACRES
PROPOSED LOTS:	2 SINGLE FAMILY RESIDENTIAL LOTS
GROSS DENSITY:	1.42 LOTS/ACRE
NET DENSITY:	1.42 LOTS/ACRE

Number of Residential Units Proposed	2
Total Acreage	1.4
Exclusions	
Wetlands and required buffers (don't include stormwater ponding)	
Rare, threatened, or endangered species preservation	
Public parks and public open spaces	
Aerial Roadways	
Future Developments	
Commercial Uses	
Gross Density	1.4286
Net Density	1.4286
Net density must match the land use designation from the Comprehensive Plan	
LDH	2.5-4 units per acre
MDH	2.5-11 units per acre
MDH	9-12 units per acre
M-HDH	8-23 units per acre
MDH	12-23 units per acre
MDH2	12-40 units per acre

PROPOSED ZONING IS R-1 - SINGLE FAMILY RESIDENTIAL

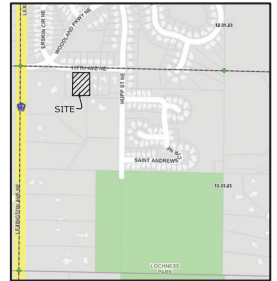
FRONT STREET: 30 FEET
SIDE YARD HOUSE: 10 FEET
SIDE YARD GARAGE: 5 FEET
REAR YARD 30 FEET

Field survey was completed by E.G. Rud and Sons, Inc. on 09/19/24.
 Fee ownership is vested in Raquel McNeil and Dave McNeil.
 Address of the surveyed premises is 1324 1st 17th Avenue, Miami, MN 55449.
 Bearings shown are on the Anoka County Coordinate System.
 Parcel ID Number: 13-31-23-22-000S.
 Curve shots are taken at the top back of curb.
 This survey was prepared without the benefit of title work. Additional easements, restrictions, and/or encumbrances may exist other than those shown herein. Survey subject to revision upon receipt of a duly recorded and confirmed contract or attorney's title opinion.
 Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 1% annual chance floodplain), and Flood Zone A (No Base Flood Elevations determined), according to the Flood Insurance Rate Map (FIRM) 030324C0010, dated 03/03/2010, 0345 South E, issued by the Federal Emergency Management Agency, effective date December 16, 2015.
 Location of utilities existing on or serving the surveyed property determined by:
 - Observed evidence;
 - Markings requested by E.G. Rud and Sons, Inc. per Gopher State One Call Ticket No. 24253166;
 - Record drawings provided by City of Blaine, Engineering Department.
 Location during the project was determined by surveying to location of underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown herein and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call at 800-487-2264 for location of underground utilities and/or structures.
 - For excavation
 Contours shown are based on a combination of field shots and LIDAR Topography.
 Elevation shown is based only at the individual trees within the northwestern portion of the surveyed premises were located.
 Elevation shown is based on Anoka County Benchmark No. 2009, Elevation = 908.04 feet NAVD83.
 Elevations shown are the elevations for the sanitary, storm and water utilities were 0.4-ft higher than the city's as-built plans.
 Geotechnical borings and Civil Engineering may be required to determine lowest floor and lowest open elevation for the proposed new lot.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
JAMES E. NAPIER
Date: 11/04/24 License No. 25343

PART OF SEC. 13, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

DENOTES IRON MONUMENT FOUND AS LABELED
 DENOTES IRON MONUMENT SET, MARKED RLS# 25343
 DENOTES ANOKA COUNTY CAST IRON MONUMENT
 DENOTES CATCH BASIN
 DENOTES CURB STOP
 DENOTES ELECTRICAL BOX
 DENOTES EXISTING STOP ELEVATION
 DENOTES GAS METER
 DENOTES HYDRANT
 DENOTES LIGHT POLE
 DENOTES POWER POLE
 DENOTES SANITARY SEWER MANHOLE
 DENOTES TELEPHONE PEDESTAL
 DENOTES FENCE
 DENOTES RETAINING WALL
 DENOTES EXISTING CONTOURS
 DENOTES TREE LINE
 DENOTES EXISTING SANITARY SEWER
 DENOTES EXISTING STORM SEWER
 DENOTES EXISTING WATER MAIN
 DENOTES OVERHEAD UTILITY
 DENOTES UNDERGROUND ELECTRIC LINE
 DENOTES UNDERGROUND GAS LINE
 DENOTES UNDERGROUND CABLE LINE
 DENOTES BITUMINOUS SURFACE
 DENOTES CONCRETE SURFACE
 DENOTES PAVYER SURFACE
 DENOTES ADJACENT PACEL OWNER INFORMATION
 (PER ANOKA COUNTY TAX INFORMATION)

 DENOTES ELEVATION
 DENOTES TREE QUANTITY
 DENOTES TREE SIZE IN INCHES
 DENOTES TREE TYPE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, AND REAR LOT LINES, UNLESS

DRAWN BY: JEN		JOB NO: 241006PP		DATE: 11/04/24	
CHECK BY: JEN		FIELD CREW: JH-CB			
1					
2					
3					
NO.	DATE	DESCRIPTION			BY



E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

SITE PLAN

~for~ DAVE MCNEIL
~of~ MCNEIL ADDITION

PROPERTY DESCRIPTION

[PER ANOKA COUNTY WARRANTY DEED DOCUMENT NO. 2378628,001.]

West Two Hundred Ten (210) feet of the East Six Hundred Thirty-eight (638) feet of the South Two Hundred Ninety (290) feet of the North Three Hundred Fifty (350) feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota, with a road easement over the North Sixty (60) feet of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23).

EXISTING ZONING

FR - FARM RESIDENTIAL

LAND USE

LDR - LOW DENSITY RESIDENTIAL

AREA COMPUTATIONS

TOTAL SITE AREA: 60,906± S.F., OR 1.40 ACRES
PROPOSED LOTS: 2 SINGLE FAMILY RESIDENTIAL LOTS
GROSS DENSITY: 1.42 LOTS/ACRE
NET DENSITY: 1.42 LOTS/ACRE

CITY OF BLAINE

DENSITY CALCULATIONS

Number of Residential Units Proposed	2
Total Acreage	1.40
Exclusions	
Wetlands and required buffers (don't include stormwater ponding)	
Wetlands, threatened, or endangered species preservation	
Public parks and public open spaces	
Arterial Roads	
Future Development	
Commercial Uses	
Gross Density	1.4286
Net Density	1.4286
Net density must match the land use designation from the Comprehensive Plan	
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre

SEE GHOST PLAT FOR GHOST PLAT DENSITY.

PROPOSED ZONING AND SETBACKS

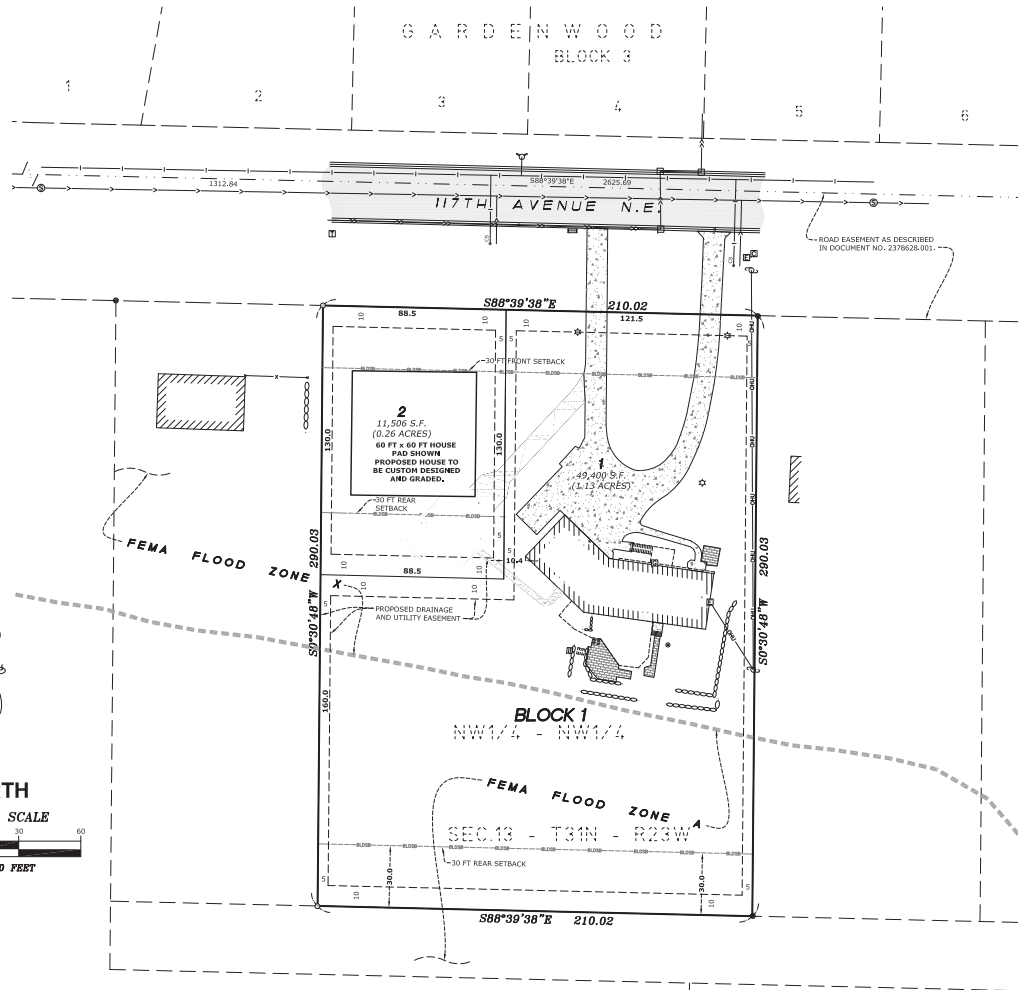
PROPOSED ZONING IS R-1 - SINGLE FAMILY RESIDENTIAL

BUILDING SETBACKS:
FRONT STREET: 30 FEET
SIDE YARD HOUSE: 10 FEET
SIDE YARD GARAGE: 5 FEET
REAR YARD: 30 FEET

MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM LOT DEPTH: 125 FEET
MINIMUM LOT WIDTH: 80 FEET

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 09/19/24.
- Fee ownership is vested in Raquel McNeil and Dave McNeil.
- Address of the surveyed premises: 4324 117TH Avenue NE, Blaine, MN 55449.
- Bearings shown are on the Anoka County Coordinate System.
- Parcel ID Number: 13-31-23-22-0005.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Surveyed premises shown on this survey may be in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain), and Flood Zone A (No Base Flood Elevations determined,) according to Flood Insurance Rate Map No. 27003C0345E Community No. 270007 Panel No. 0345 Suffix E by the Federal Emergency Management Agency, effective date December 16, 2015.
- Location of utilities existing on or serving the surveyed property determined by:
 - Observed evidence.
 - Markings requested by E.G. Rud and Sons, Inc. per Gopher State One Call Ticket No. 242534166.
 - Record drawings provided by the City of Blaine's engineering department.
- Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- Contours shown are based on a combination of field shots and LIDAR Topography.
- For purposes of this survey only the individual trees within the northwest quarter of the surveyed premises were located.
- Elevations shown are based on Anoka County Benchmark No. 2008, Elevation = 908.04 feet NAVD88. Using said benchmark, the elevations for the sanitary, storm and water utilities were 0.44 feet higher than the city's as-built plans.
- Geotechnical borings and Civil Engineering may be required to determine lowest floor and lowest opening elevations for the proposed new lot.

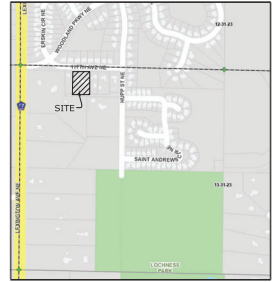


I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
JAMES E. NAPIER
Date: 11/04/24 License No. 25343

VICINITY MAP

PART OF SEC. 13, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 25343
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- DENOTES CURB STOP
- DENOTES ELECTRICAL BOX
- DENOTES GAS METER
- DENOTES HYDRANT
- DENOTES LIGHT POLE
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES FENCE
- DENOTES RETAINING WALL
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES PAVEMENT SURFACE

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, AND ADDING SIDE LOT LINES, AND 10 FEET IN WIDTH AND ADDING RIGHT OF WAY LINES, AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

DRAWN BY: JEN	JOB NO: 241006PP	DATE: 11/04/24
CHECK BY: JEN	FIELD CREW: JHC	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

GHOST PLAT

~for~ DAVE MCNEIL
~of~ MCNEIL ADDITION

PROPERTY DESCRIPTION

[PER ANOKA COUNTY WARRANTY DEED DOCUMENT NO. 2378628,001.]

West Two Hundred Ten (210) feet of the East Six Hundred Thirty-eight (638) feet of the South Two Hundred Ninety (290) feet of the North Three Hundred Fifty (350) feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota, with a road easement over the North Sixty (60) feet of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23).

EXISTING ZONING

FR - FARM RESIDENTIAL

LAND USE

LDR - LOW DENSITY RESIDENTIAL

AREA COMPUTATIONS

TOTAL SITE AREA: 60,906± S.F. OR 1.40 ACRES

CITY OF BLAINE GHOST PLAT DENSITY CALCULATIONS

Number of Residential Units Proposed	1
Total Acreage	1.2
Exclusions	
Wetlands and required buffers (don't include stormwater ponding)	
Habitat, threatened, or endangered species preservation	
Public parks and public open spaces	
Arterial Roads	0.14
Future Development	
Commercial Uses	
Gross Density	2.8571
Net Density	3.1745

Net density must match the land use designation from the Comprehensive Plan.

LDR	2.5-6 units per acre
LDRH	6.5-12 units per acre
MDR	12-15 units per acre
MDRH	16-25 units per acre
CDR	12-25 units per acre
CDRH	12-40 units per acre

SEE PLAT FOR PLATTED LOT DENSITY.

SOUTHERLY GHOST PLATTED LOTS FALL WITHIN FEMA FLOOD ZONE A. ANY OTHER CONSTRAINTS THAT WILL LIKELY MAKE ADDITIONAL SPLITTING OF THE PROPERTY DIFFICULT.

PROPOSED ZONING AND SETBACKS

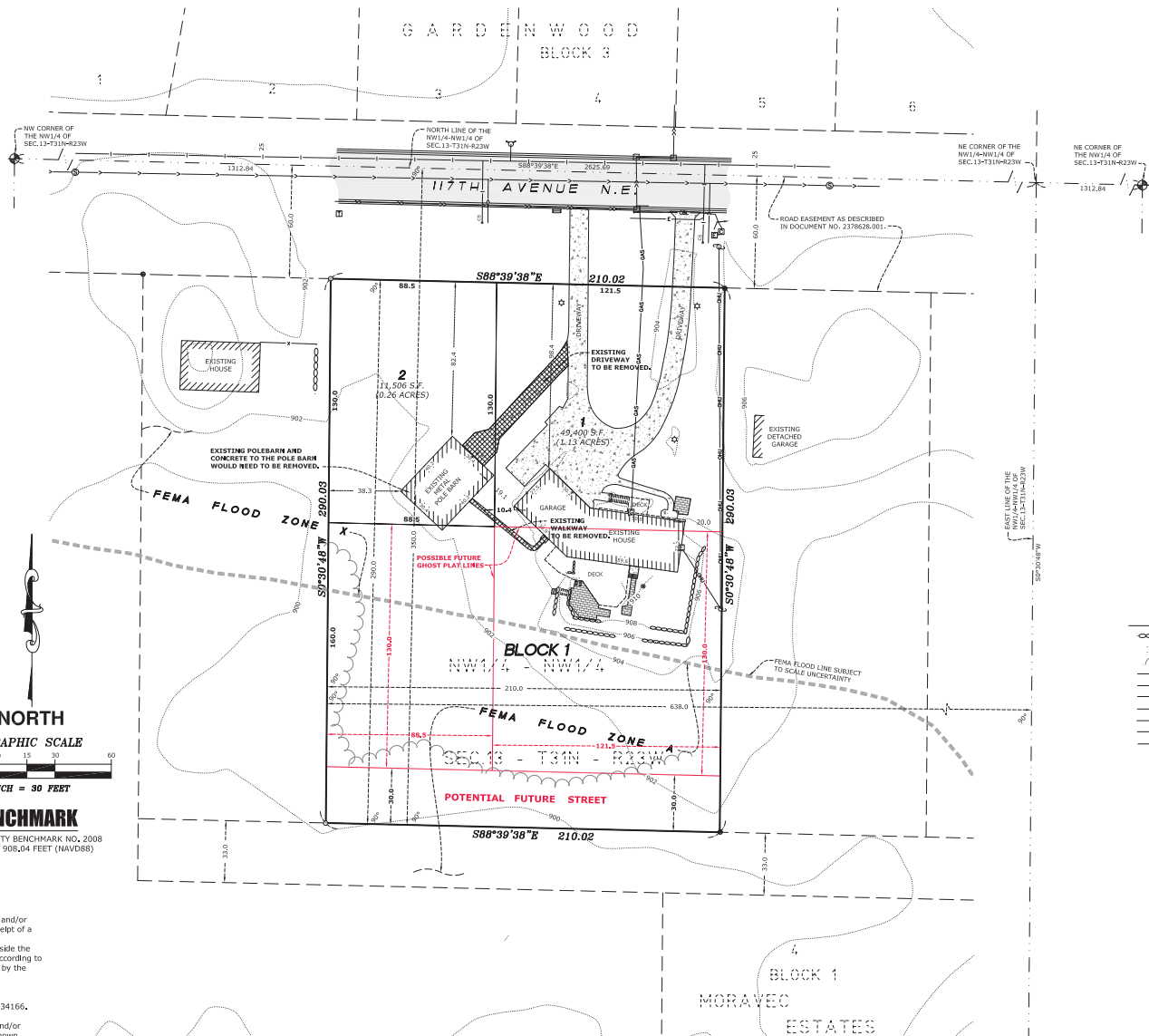
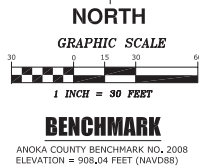
PROPOSED ZONING IS R-1 - SINGLE FAMILY RESIDENTIAL

BUILDING SETBACKS:	30 FEET
FRONT STREET:	10 FEET
SIDE YARD HOUSE:	5 FEET
SIDE YARD GARAGE:	30 FEET
REAR YARD	

MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM LOT DEPTH:	125 FEET
MINIMUM LOT WIDTH:	80 FEET

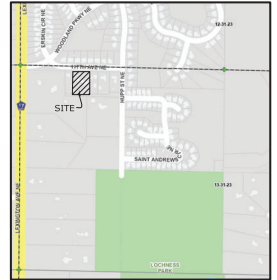
NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 09/19/24.
- Fee ownership is vested in Raquel McNeil and Dave McNeil.
- Address of the surveyed premises: 4324 117TH Avenue NE, Blaine, MN 55449.
- Bearings shown are on the Anoka County Coordinate System.
- Parcel ID Number: 13-31-23-22-0005.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
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VICINITY MAP

PART OF SEC. 13, TWP. 31, RANG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

LEGEND

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- DENOTES TELEPHONE PEDESTAL
- DENOTES FENCE
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD UTILITY
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
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DRAWN BY: JEN	JOB NO: 241006PP	DATE: 11/04/24
CHECK BY: JEN	FIELD CREW: JH-CB	
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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
JAMES E. NAPIER
Date: 11/04/24 License No. 25343



City of Blaine

Planning Commission

December 10, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, December 10, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: None.

Staff Present: Shawn Kaye, Planner
Alex Koberoski, Intern
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

4. Public Hearing

4.2. 2024-542 Case File No. 24-0067 // Dave McNeil // 4324 117th Avenue NE
The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Single Family Residential (R-1).
2. Preliminary plat to subdivide 1.39 acres into two lots, to be known as McNeil Addition.

Sponsors: Alex Koberoski, Zoning Technician

The report to the planning commission was presented by Alex Koberoski, Zoning Technician. The public hearing for Case File 24-0067 was opened at 7:10PM. As no one wished to appear, the public hearing was closed at 7:11PM.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0067A a rezoning from Farm Residential (FR) to Single Family Residential (R-1) with the following rationale:

Case 24-0067A:

1. The R-1 district is intended for single family residential properties to be developed where sanitary sewer and water is available. The property in question is located in a low density area that has access to sewer and water services, while also able to meet the R-1 lot size and setback standards.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0067B a preliminary plat to subdivide 1.39 acres into two lots to be known as McNeil Addition with the following conditions:

Case 24-0067B:

- 1. Park dedication is required for the newly created lot at the time of final plat mylars, at the residential rate of \$4,894 per unit if paid in 2024. Park dedication must be paid prior to releasing final plat mylars for recording at Anoka County.**
- 2. The driveway extending to the existing outbuilding to be removed prior to recording of plat mylars.**
- 3. The existing outbuilding shall be removed prior to recording of plat mylars.**
- 4. The applicant is responsible for recording the plat mylars with Anoka County.**
- 5. 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.**

Motion seconded by Commissioner Gorzycki. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the January 6, 2025 city council meeting.



City of Blaine Staff Report

File Number: RES 25-10

Agenda Date	Status
January 22, 2025	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 9.3

Resolution Granting Preliminary Plat Approval to Subdivide 1.39 Acres into Two Lots, to be Known as McNeil Addition at 4324 117th Avenue NE. Dave McNeil (Case File No. 24-0067/ACK)

Executive Summary

The applicant is requesting preliminary plat approval to subdivide his 1.39 acre property to create an additional lot.

Background

Planning Commission Public Hearing	12/10/24
City Council (Preliminary Plat)	01/22/25
City Council (Final Plat)	TBD
Action Deadline (60 Days)	01/13/25
Action Deadline (City Extended - 60 Days)	03/14/25

Staff report prepared by Alex Koberoski, Zoning Technician, and Teresa Barnes, Project Engineer

Preliminary Plat Standards of Review

1. The Planning Commission and the Council, in their review of the preliminary plat, will consider the requirements of the community, the best use of the land being subdivided, the size and arrangement of the proposed lots, open space requirements, and necessary fire protection.
2. The subdivision shall conform to the adopted comprehensive plan, official maps, and the zoning ordinance.
3. The arrangement, character, extent, width and location of all streets shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographic conditions, to water supply, and sewage disposal, to drainage of stormwater, to public convenience and safety, and in their appropriate relation to the proposed use of the land to be

served by such streets. Wherever possible and necessary, the arrangement of streets in new subdivisions shall provide for the continuation of existing streets in adjoining areas. Where adjoining unsubdivided areas may be subdivided, the arrangement of streets in a new subdivision shall make provision for the proper projection of streets into adjoining areas by carrying the new streets to the boundaries of the new subdivision at appropriate locations.

Evaluation of Request

Planning Analysis

Current Zoning

The property is currently zoned Farm Residential (FR), and this district is intended for areas where urban services are not presently available. This district requires a minimum lot size of 10 acres, which is a requirement in an effort to retain lands in their natural uses and agricultural uses pending proper timing of economic provision for parks, streets, utilities, and other public facilities so that orderly development will occur.

Proposed Zoning

The applicant is proposing to rezone the property to Single Family Residential (R-1). The intent of the R-1 district is to allow low-density single family units in developing portions of the city where sanitary sewer and water services are available. Single family houses zoned Development Flex (DF) are located across the street from the property proposed to be rezoned. The FR district requires a minimum lot size of 10 acres, and rezoning to R-1 would allow the property to be subdivided, while remaining consistent with surrounding uses.

Surrounding Zoning and Uses

Properties to the west, east, and south are zoned FR. Single family homes are located to the north, across 117th Avenue and are zoned DF. The average lot size for those properties is 15,000 square feet, and the average lot width is 80 feet, which is the minimum lot width requirement for the R-1 district.

Land Use Designation

The property is guided Low Density Residential (LDR), which requires a minimum of 2.5 units per acre. The applicant has submitted a ghost plat showing the lot has the capability of being subdivided further into a total of 4 lots that meet the R-1 standards, with a potential future street on the south portion of the lot which would allow for the minimum 60 feet of frontage. The ghost plat is conceptual and cannot be constructed without development activity on neighboring parcels since there would otherwise be no legal access to those lots. The potential future development shown in the ghost plat results in a density of 2.59 units per acre, which meets the minimum LDR density requirements. This method has been historically used and accepted throughout the City in anticipation of future potential growth.

Existing Conditions

There is an existing single family dwelling that was built in 1967, and a large outbuilding. The outbuilding is 30.4' x 40.2' (1,222 square feet). This outbuilding will need to be removed before mylars are recorded as the structure does not meet the required setbacks for the R-1 district (minimum 10-foot side yard setback, 30 foot rear yard setback). It exceeds the maximum square footage allowed for accessory structures in the R-1 district (maximum 1,000 square feet of accessory space, 1,200 with a CUP), and accessory structures are not allowed on a lot without a principal building.

History

There are no previous approvals recorded for the property. The ghost plat is included showing how the lot can be developed in the future. When water was installed on 117th Avenue in 2006, there were two service hookups created for this parcel based on the width of the property which were intended to support a future subdivision.

Plat

The applicant is proposing to subdivide the 1.39 acre property into two lots. The proposed subdivision meets all R-1 requirements, including the minimum lot width of 80 feet, and minimum depth of 125 feet. The minimum lot size for R-1 is 10,000 square feet, and the smaller lot will be 11,506 square feet. A site plan is included, which shows the proposed 60 x 60 building pad that meets all R-1 setbacks.

Tree Preservation

No trees are proposed to be removed with the application. Any tree removal will be reviewed as part of the building permit for conformance with tree preservation and replacement requirements as stated in Section 33.09.

Park Dedication

Park dedication is required for this plat at the rate in effect at the time of each final plat. The 2024 rate is \$4,894 per unit for residential lots. The amount of park dedication for one residential unit will be due at the time of recording the final plat mylars.

Engineering Analysis

Grading/Storm Drainage

Minor grading will occur during the removal of the existing outbuilding and associated driveway. Existing drainage patterns will be maintained.

Utilities

When water and sanitary sewer were extended along 117th Avenue NE, two service connections were provided to the existing lot. These will be the services utilized as development of the existing lot (existing house) and proposed lot.

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 northern portion of the existing site. A Rice Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The existing driveway will remain on the existing lot. A new driveway access will be evaluated once a building is proposed. No additional street design, sidewalk or trail installation will be required.

Easements/Right-of-way/Permits

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

Attachment List:

Zoning and Location Map
Existing Conditions Survey
Preliminary Plat
Site Plan
Ghost Plat
Unapproved Planning Commission Minutes 12/10/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. No one attended the public hearing. The meeting minutes are attached for reference.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes 121024



City of Blaine

Signature Copy

Resolution: RES 25-10

Resolution Granting Preliminary Plat Approval to Subdivide 1.39 Acres into Two Lots, to be Known as McNeil Addition at 4324 117th Avenue NE. Dave McNeil (Case File No. 24-0067/ACK)

WHEREAS, an application has been filed by David McNeil, Case File No. 24-0067 for a preliminary plat known as McNeil Addition; and

WHEREAS, said case involves the division of land described as follows:

West Two Hundred Ten (210) feet of the East Six Hundred Thirty-eight (638) feet of the South Two Hundred Ninety (290) feet of the North Three Hundred Fifty (350) feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota, with a road easement over the North Sixty (60) feet of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23).

WHEREAS, the Blaine Planning Commission has reviewed said case file on December 10, 2024; and

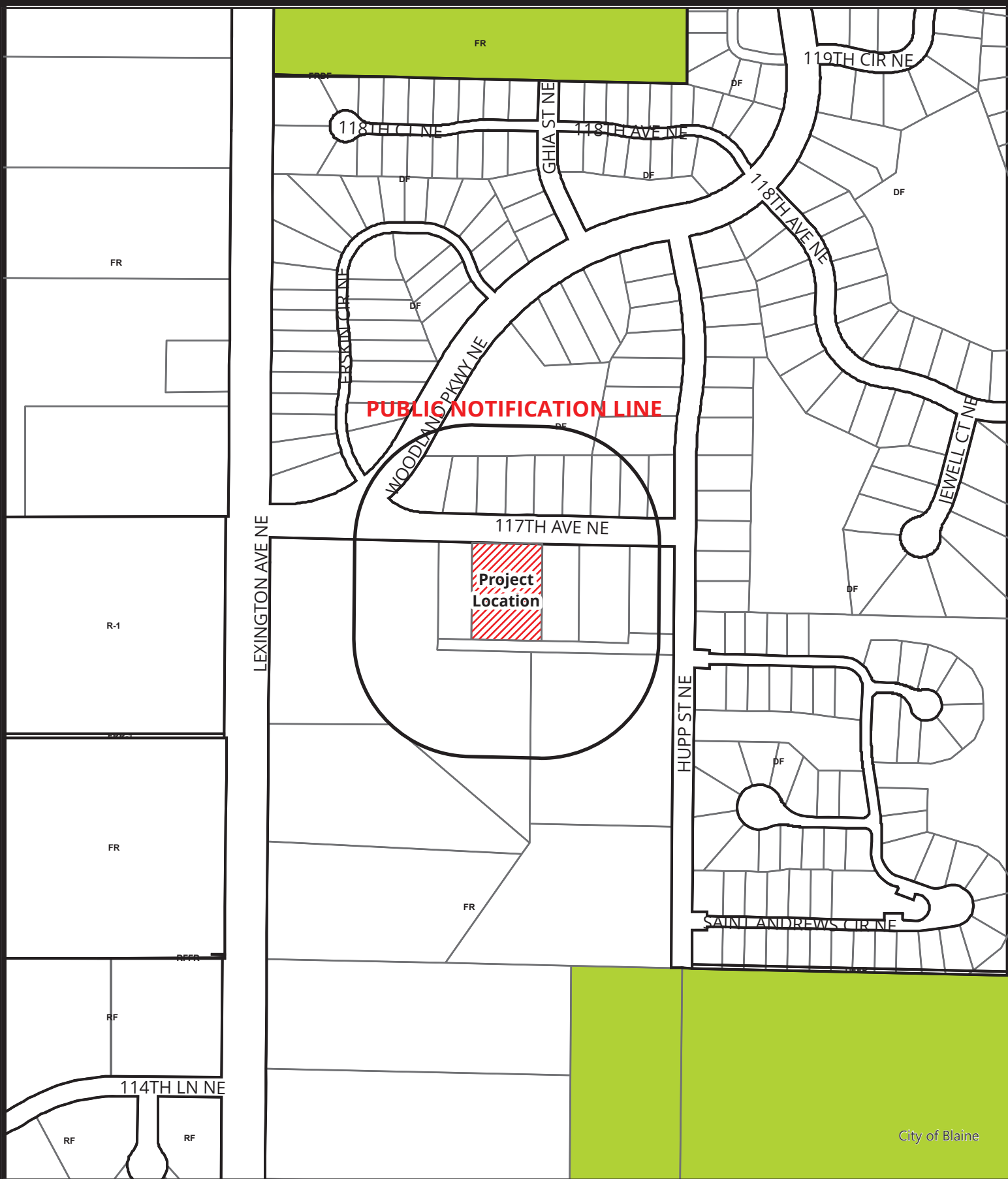
WHEREAS, the preliminary plat meets the general requirements of section 75-32 of the Blaine Zoning Code; and

WHEREAS, the Blaine Planning Commission held a public hearing on December 10, 2024, and recommend approval regarding said plat with conditions; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 75-32 of the subdivision regulations is hereby granted for McNeil Addition permitting preparation of a final plat for approval per Section 75-33 subject to the listed conditions.

1. Park dedication is required for the newly created lot at the time of final plat mylars at the residential rate of \$4,894 per unit if paid in 2024. Park dedication must be paid prior to releasing final plat mylars for recording at Anoka County.
2. The driveway extending to the existing outbuilding to be removed prior to recording of plat mylars.
3. The existing outbuilding shall be removed prior to recording of plat mylars.
4. The applicant is responsible for recording the plat mylars with Anoka County.
5. 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.

PASSED by City Council of the City of Blaine this 22nd day of January, 2025.



BlaineMN.gov

Case File No. 24-0067 McNeil Addition

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



EXISTING CONDITIONS SURVEY

~for~ DAVE MCNEIL
~of~ MCNEIL ADDITION

PROPERTY DESCRIPTION

[PER ANOKA COUNTY WARRANTY DEED DOCUMENT NO. 2378628.001.]

West Two Hundred Ten (210) feet of the East Six Hundred Thirty-eight (638) feet of the South Two Hundred Ninety (290) feet of the North Three Hundred Fifty (350) feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota, with a road easement over the North Sixty (60) feet of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23).

AREA

TOTAL AREA = 60,906± S.F. OR 1.40 ACRES

EXISTING ZONING

FR - FARM RESIDENTIAL

LAND USE

LDR - LOW DENSITY RESIDENTIAL

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 09/19/24.
- Fee ownership is vested in Rachel McNeil and Dave McNeil.
- Address of the surveyed premises: 4324 117TH AVENUE NE, Blaine, MN 55449.
- Bearings shown are on the Anoka County Coordinate System.
- Parcel ID Number: 13-31-23-0003.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
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FACILITY OPERATORS NOTIFIED

(PER GOPHER STATE ONE TICKET NO. 242534166)

CODE	COMPANY NAME	MARKING CONCERNS	DAMAGE	CUSTOMER SERVICE
ANOKAC01	ANOKA COUNTY	(763)324-3127	(763)324-3100	(763)324-3100
CITY OF BLAINE		(763)785-6165	(763)785-6165	(763)785-6165
COMM01	COMCAST	(800)778-9140	(651)493-5143	
CTLM001	CENTURYLINK - CTQL	(800)778-9140	(303)260-4929	(877)366-8344
CANOKK01	CORNEXUS ENERGY	(763)323-2415	(763)323-2600	
MINGAS03	CENTER POINT ENERGY	(800)778-9140	(612)321-5200	(612)321-4421
XCEL03	XCEL ENERGY	(651)229-2427	(888)968-9235	(800)895-4999

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
JAMES E. NAPIER
Date: 11/04/24 License No. 25343

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www.egrud.com

GARDENWOOD
BLOCK 3

1 2 3 4 5 6

NORTH LINE OF THE NW1/4-NW1/4 OF SEC.13-T31N-R23W

117TH AVENUE N.E.

S88°39'38"E 210.02

S88°39'38"E 210.02

NW1/4 - NW1/4

FEMA FLOOD ZONE

SEC.13 - T31N - R23W

S88°39'38"E 210.02

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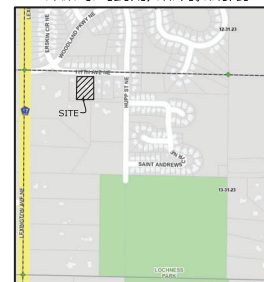
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S88°39'38"E 210.02

S88°39'38"E 210.02

VICINITY MAP

PART OF SEC. 13, TWP. 31, RANG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)



NORTH

GRAPHIC SCALE

1 INCH = 30 FEET

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 25343
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- ⊕ DENOTES CURB STOP
- ⊕ DENOTES ELECTRICAL BOX
- ⊕ DENOTES EXISTING SPOT ELEVATION
- ⊕ DENOTES GAS METER
- ⊕ DENOTES HYDRANT
- ⊕ DENOTES LIGHT POLE
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊕ DENOTES FENCE
- ⊕ DENOTES RETAINING WALL
- ⊕ DENOTES EXISTING CONTOURS
- ⊕ DENOTES TREE LINE
- ⊕ DENOTES EXISTING SANITARY SEWER
- ⊕ DENOTES EXISTING STORM SEWER
- ⊕ DENOTES EXISTING WATER MAIN
- ⊕ DENOTES OVERHEAD UTILITY
- ⊕ DENOTES UNDERGROUND ELECTRIC LINE
- ⊕ DENOTES UNDERGROUND GAS LINE
- ⊕ DENOTES UNDERGROUND CABLE LINE
- ⊕ DENOTES BITUMINOUS SURFACE
- ⊕ DENOTES CONCRETE SURFACE
- ⊕ DENOTES PAVEMENT SURFACE

TREE DETAIL

- ⊕ DENOTES ELEVATION
- ⊕ DENOTES TREE QUANTITY
- ⊕ DENOTES TREE SIZE IN INCHES
- ⊕ DENOTES TREE TYPE

DRAWN BY:	JEN	JOB NO.:	241006PP	DATE:	09/26/24
CHECK BY:	JEN	FIELD CHECK:	JK-C		
1	11-04-24	CITY SUBMITTAL	JEN		
2					
3					
NO.	DATE	DESCRIPTION	BY		

BENCHMARK

ANOKA COUNTY BENCHMARK NO. 2008
ELEVATION = 908.04 FEET (NAVD83)

~for~ DAVE MCNEIL
~of~ MCNEIL ADDITION

[PER ANOKA COUNTY WARRANTY DEED DOCUMENT NO. 2378628.001.]

West Two Hundred Ten (210) feet of the East Six Hundred Thirty-eight (638) feet of the South Two Hundred Ninety (290) feet of the North Three Hundred Fifty (350) feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota, with a road easement over the North Sixty (60) feet of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23).

FR - FARM RESIDENTIAL

LDR - LOW DENSITY RESIDENTIAL

TOTAL SITE AREA:	60,906± S.F. OR 1.40 ACRES
PROPOSED LOTS:	2 SINGLE FAMILY RESIDENTIAL LOTS
GROSS DENSITY:	1.42 LOTS/ACRE
NET DENSITY:	1.42 LOTS/ACRE

Number of Residential Units Proposed	2
Total Acreage	1.4
Exclusions	
Wetlands and required buffers (don't include stormwater ponding)	
Public, threatened, or endangered species preservation	
Public parks and public open spaces	
Arterial Roads	
Future Development	
Commercial Uses	
Gross Density	1.4286
Net Density	1.4286
Net density must match the land use designation from the Comprehensive Plan LDR 2-5.4 units per acre MDR 2-3.1 units per acre MDR 9-12 units per acre MDR 9-12 units per acre MDR 9-12 units per acre MDR 12-23 units per acre MDR 12-23 units per acre MDR 12-40 units per acre	

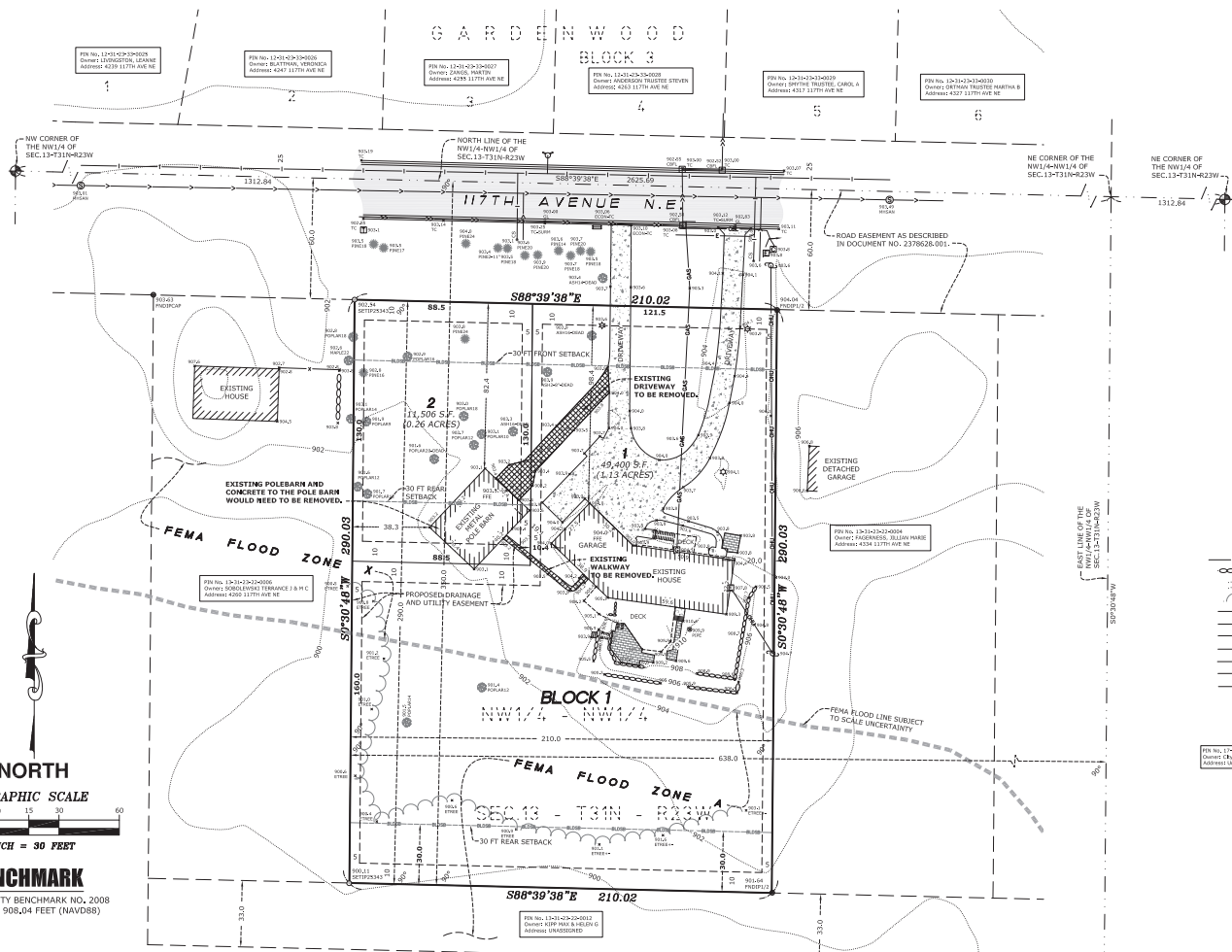
PROPOSED ZONING IS R-1 - SINGLE FAMILY RESIDENTIAL

FRONT STREET: 30 FEET
SIDE YARD HOUSE: 10 FEET
SIDE YARD GARAGE: 5 FEET
REAR YARD 30 FEET

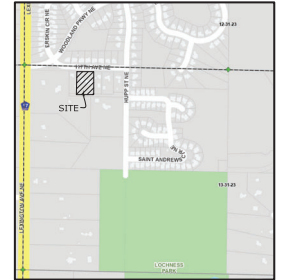
Field survey was completed by E.G. Rud and Sons, Inc. on 09/19/24.
Free ownership is vested in Raquel McNeil and Dave McNeil.
The survey premises are located at 4321 43rd Street, Blaine, MN 55449.
Bearings shown are on the Anoka County Coordinate System.
Parcel ID Number: 13-13-23-022-0005.
Curb cuts are taken at the top and bottom of curb.
This survey was prepared without the benefit of title work, Additional easements, restrictions and/or encumbrances may exist other than those shown herein. Survey subject to revision upon receipt of a title report.
Survey premises shown on this survey map lie in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain), and Flood Zone A (No Base Flood Elevations determined), according to the National Flood Insurance Program, Flood Insurance Study for Minnesota, 0345 Suffix B by the Federal Emergency Management Agency, effective date December 16, 2015.
Location of utilities existing on or serving the surveyed property determined by:
Observed evidence,
- Markings requested by E.G. Rud and Sons, Inc. per Gopher State One Call Ticket No. 24253146,
- Record drawings provided by the City of Blaine's engineering department.
The location of underground utilities and/or structures may vary from locations shown herein and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Center at (612) 454-0002 for verification of utility type and field location, prior to excavation.
Contours shown are based on a combination of field points and LIDAR Topography.
Contours shown are only for informational purposes. The lowest elevation within the surveyed premises were located.
Elevations shown are based on Anoka County Benchmark No. 2006, Elevation = 308.04 feet NAVD83.
The survey was prepared for the sanitary, storm and water utilities and/or least one other use than the city's as-built plans.
Geotechnical borings and Civil Engineering may be required to determine lowest floor and lowest opening elevations.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
JAMES E. NAPIER
Date: 11/04/24 License No. 2534



PART OF SEC. 13, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

DENOTES IRON MONUMENT FOUND AS LABELED
 DENOTES IRON MONUMENT SET, MARKED RLS# 25343
 DENOTES ANOKA COUNTY CAST IRON MONUMENT
 DENOTES CATCH BASIN
 DENOTES CURB STOP
 DENOTES ELECTRICAL BOX
 DENOTES EXISTING SPOT ELEVATION
 DENOTES GAS METER
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 DENOTES OVERHEAD UTILITY
 DENOTES UNDERGROUND ELECTRIC LINE
 DENOTES UNDERGROUND GAS LINE
 DENOTES UNDERGROUND CABLE LINE
 DENOTES BITUMINOUS SURFACE
 DENOTES CONCRETE SURFACE
 DENOTES PAVEMENT SURFACE
 DENOTES ADJACENT PARCEL OWNER INFORMATION
 (PER ANOKA COUNTY TAX INFORMATION)

 DENOTES ELEVATION
 DENOTES TREE QUANTITY
 DENOTES TREE SIZE IN INCHES
 DENOTES TREE TYPE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT
LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT
OF WAY LINES, AND REAR LOT LINES, UNLESS

DRAWN BY: JEN		JOB NO: 241006PP	DATE: 11/04/24
CHECK BY: JEN		FIELD CREW: JH-CB	
1			
2			
3			
NO.	DATE	DESCRIPTION	BY



SITE PLAN

~for~ DAVE MCNEIL
~of~ MCNEIL ADDITION

PROPERTY DESCRIPTION

[PER ANOKA COUNTY WARRANTY DEED DOCUMENT NO. 2378628,001.]

West Two Hundred Ten (210) feet of the East Six Hundred Thirty-eight (638) feet of the South Two Hundred Ninety (290) feet of the North Three Hundred Fifty (350) feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota, with a road easement over the North Sixty (60) feet of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23).

EXISTING ZONING

FR - FARM RESIDENTIAL

LAND USE

LDR - LOW DENSITY RESIDENTIAL

AREA COMPUTATIONS

TOTAL SITE AREA: 60,906± S.F., OR 1.40 ACRES
PROPOSED LOTS: 2 SINGLE FAMILY RESIDENTIAL LOTS
GROSS DENSITY: 1.42 LOTS/ACRE
NET DENSITY: 1.42 LOTS/ACRE

CITY OF BLAINE

DENSITY CALCULATIONS

Number of Residential Units Proposed	2
Total Acreage	1.40
Exclusions	
Wetlands and required buffers (don't include stormwater ponding)	
Wetlands, threatened, or endangered species preservation	
Public parks and public open spaces	
Arterial Roads	
Future Development	
Commercial Uses	
Gross Density	1.4286
Net Density	1.4286
Net density must match the land use designation from the Comprehensive Plan	
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre

SEE GHOST PLAT FOR GHOST PLAT DENSITY.

PROPOSED ZONING AND SETBACKS

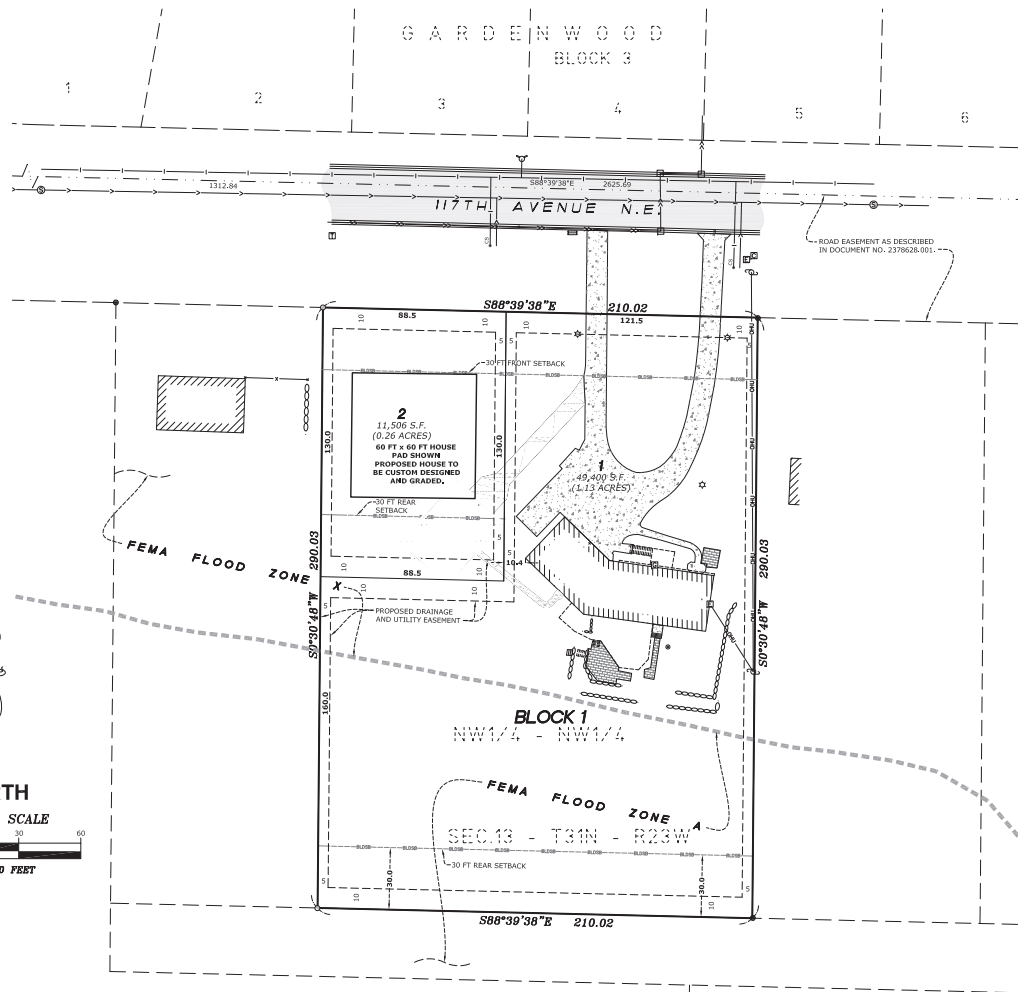
PROPOSED ZONING IS R-1 - SINGLE FAMILY RESIDENTIAL

BUILDING SETBACKS:
FRONT STREET: 30 FEET
SIDE YARD HOUSE: 10 FEET
SIDE YARD GARAGE: 5 FEET
REAR YARD: 30 FEET

MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM LOT DEPTH: 125 FEET
MINIMUM LOT WIDTH: 80 FEET

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 09/19/24.
- Fee ownership is vested in Raquel McNeil and Dave McNeil.
- Address of the surveyed premises: 4324 117TH Avenue NE, Blaine, MN 55449.
- Bearings shown are on the Anoka County Coordinate System.
- Parcel ID Number: 13-31-23-22-0005.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Surveyed premises shown on this survey may be in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain), and Flood Zone A (No Base Flood Elevations determined,) according to Flood Insurance Rate Map No. 27003C0345E Community No. 270007 Panel No. 0345 Suffix E by the Federal Emergency Management Agency, effective date December 16, 2015.
- Location of utilities existing on or serving the surveyed property determined by:
 - Observed evidence.
 - Markings requested by E.G. Rud and Sons, Inc. per Gopher State One Call Ticket No. 242534166.
 - Record drawings provided by the City of Blaine's engineering department.
- Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- Contours shown are based on a combination of field shots and LIDAR Topography.
- For purposes of this survey only the individual trees within the northwest quarter of the surveyed premises were located.
- Elevations shown are based on Anoka County Benchmark No. 2008, Elevation = 908.04 feet NAVD88. Using said benchmark, the elevations for the sanitary, storm and water utilities were 0.44 feet higher than the city's as-built plans.
- Geotechnical borings and Civil Engineering may be required to determine lowest floor and lowest opening elevations for the proposed new lot.

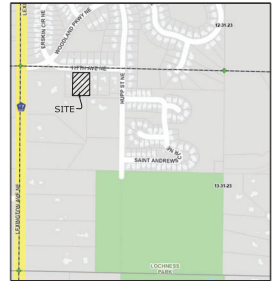


I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
JAMES E. NAPIER
Date: 11/04/24 License No. 25343

VICINITY MAP

PART OF SEC. 13, TWP. 31, RANG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 25343
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
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- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES PAVEMENT SURFACE

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEST 5 FEET IN WIDTH, AND ADDING SIDE LOT LINES, AND 10 FEET IN WIDTH AND ADDING RIGHT OF WAY LINES, AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

DRAWN BY: JEN	JOB NO: 241006PP	DATE: 11/04/24
CHECK BY: JEN	FIELD CREW: JHC	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

GHOST PLAT

~for~ DAVE MCNEIL
~of~ MCNEIL ADDITION

PROPERTY DESCRIPTION

[PER ANOKA COUNTY WARRANTY DEED DOCUMENT NO. 2378628,001.]

West Two Hundred Ten (210) feet of the East Six Hundred Thirty-eight (638) feet of the South Two Hundred Ninety (290) feet of the North Three Hundred Fifty (350) feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota, with a road easement over the North Sixty (60) feet of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23).

EXISTING ZONING

FR - FARM RESIDENTIAL

LAND USE

LDR - LOW DENSITY RESIDENTIAL

AREA COMPUTATIONS

TOTAL SITE AREA: 60,906± S.F. OR 1.40 ACRES

CITY OF BLAINE GHOST PLAT DENSITY CALCULATIONS

Number of Residential Units Proposed	Total Acreage
1	1.2
Exclusions	
Wetlands and required buffers (don't include stormwater ponding)	
State, threatened, or endangered species preservation	
Public parks and public open spaces	
Arterial Roads	0.14
Future Development	
Commercial Uses	
Gross Density	2.8571
Net Density	3.1745

Net density must match the land use designation from the Comprehensive Plan.

LDR	0.5-6 units per acre
LDRH	0.5-10 units per acre
MDR	6-12 units per acre
MDRH	6-25 units per acre
MDR	12-25 units per acre
MDRH	12-60 units per acre

SEE PLAT FOR PLATTED LOT DENSITY.

SOUTHERLY GHOST PLATTED LOTS FALL WITHIN FEMA FLOOD ZONE A. ANY OTHER CONSTRAINTS THAT WILL LIKELY MAKE ADDITIONAL SPLITTING OF THE PROPERTY DIFFICULT.

PROPOSED ZONING AND SETBACKS

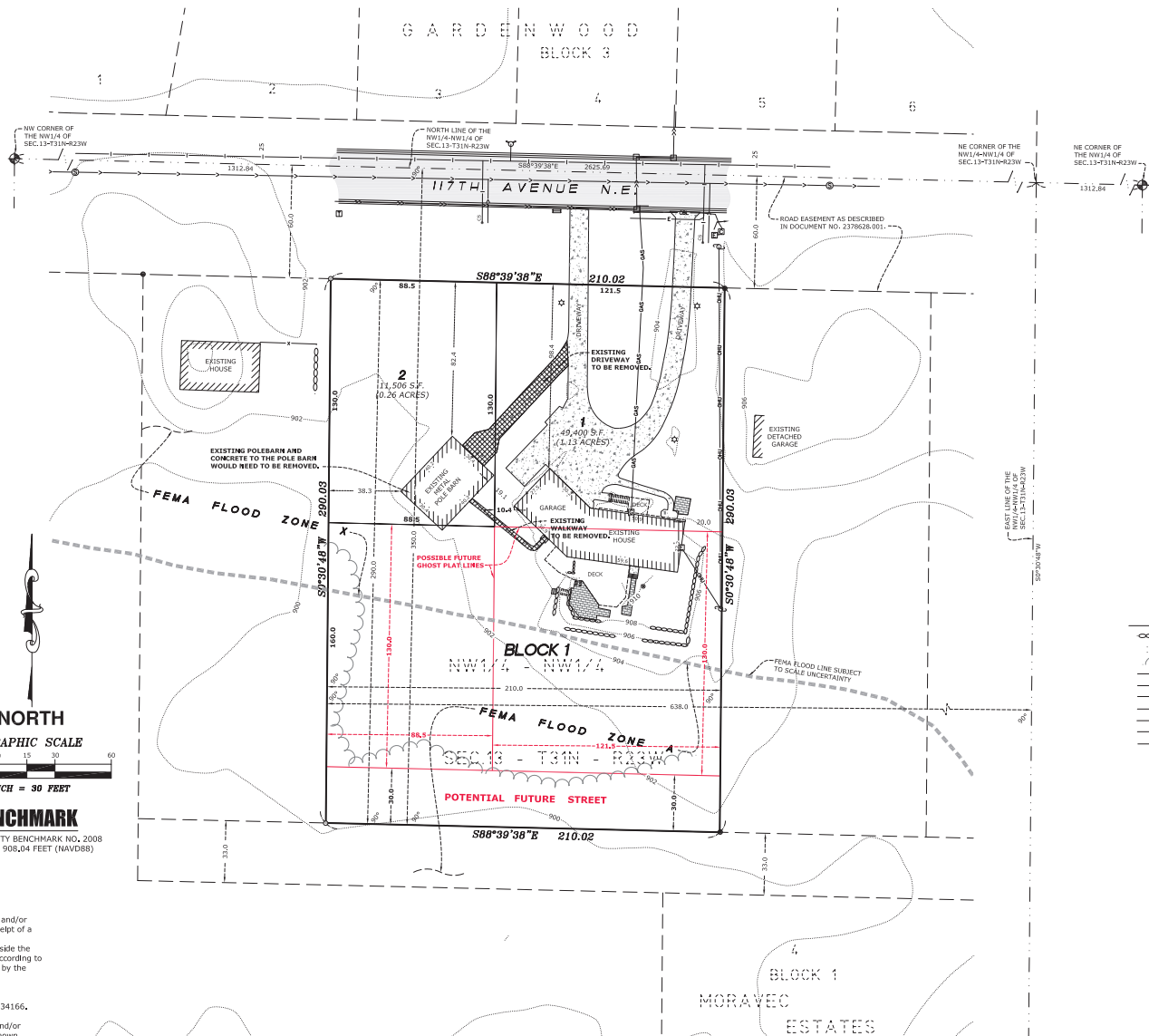
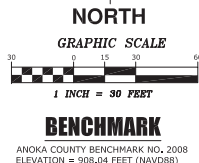
PROPOSED ZONING IS R-1 - SINGLE FAMILY RESIDENTIAL

BUILDING SETBACKS:	30 FEET
FRONT STREET:	10 FEET
SIDE YARD HOUSE:	5 FEET
SIDE YARD GARAGE:	30 FEET
REAR YARD:	

MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM LOT DEPTH:	125 FEET
MINIMUM LOT WIDTH:	80 FEET

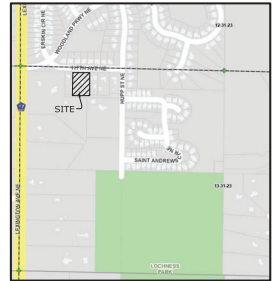
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- Elevations shown are based on Anoka County Benchmark No. 2008, Elevation = 908.04 feet NAVD88. Using said benchmark, the elevations for the sanitary, storm and water utilities were 0.4-4 feet higher than the city's as-built plans.
- Geotechnical borings and Civil Engineering will be required to determine lowest floor and lowest opening elevations for the proposed lots.



VICINITY MAP

PART OF SEC. 13, TWP. 31, RANG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
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DRAWN BY: JEN	JOB NO: 241006PP	DATE: 11/04/24
CHECK BY: JEN	FIELD CREW: JH-CB	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
JAMES E. NAPIER
Date: 11/04/24 License No. 25343



City of Blaine

Planning Commission

December 10, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, December 10, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: None.

Staff Present: Shawn Kaye, Planner
Alex Koberoski, Intern
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

4. Public Hearing

4.2. 2024-542 Case File No. 24-0067 // Dave McNeil // 4324 117th Avenue NE
The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Single Family Residential (R-1).
2. Preliminary plat to subdivide 1.39 acres into two lots, to be known as McNeil Addition.

Sponsors: Alex Koberoski, Zoning Technician

The report to the planning commission was presented by Alex Koberoski, Zoning Technician. The public hearing for Case File 24-0067 was opened at 7:10PM. As no one wished to appear, the public hearing was closed at 7:11PM.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0067A a rezoning from Farm Residential (FR) to Single Family Residential (R-1) with the following rationale:

Case 24-0067A:

1. The R-1 district is intended for single family residential properties to be developed where sanitary sewer and water is available. The property in question is located in a low density area that has access to sewer and water services, while also able to meet the R-1 lot size and setback standards.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0067B a preliminary plat to subdivide 1.39 acres into two lots to be known as McNeil Addition with the following conditions:

Case 24-0067B:

- 1. Park dedication is required for the newly created lot at the time of final plat mylars, at the residential rate of \$4,894 per unit if paid in 2024. Park dedication must be paid prior to releasing final plat mylars for recording at Anoka County.**
- 2. The driveway extending to the existing outbuilding to be removed prior to recording of plat mylars.**
- 3. The existing outbuilding shall be removed prior to recording of plat mylars.**
- 4. The applicant is responsible for recording the plat mylars with Anoka County.**
- 5. 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.**

Motion seconded by Commissioner Gorzycki. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the January 6, 2025 city council meeting.



City of Blaine

Staff Report

File Number: ORD 25-2571

Agenda Date	Status
January 22, 2025	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, City Planner

Agenda Item # 9.4

Second Reading

Ordinance Approving an Amendment to the City of Blaine Zoning Ordinance Section 30.916 District Signage. City of Blaine (Case File No. 24-0071/SAS)

Executive Summary

The applicant is requesting an ordinance amendment to increase building signage, allow an additional wall sign per building, and an increase in monument signage.

Background

Planning Commission Public Hearing	12/10/24
City Council (1st Reading)	01/06/25
City Council (2nd Reading)	01/22/25
Action Deadline (60 Days)	01/21/25
Action Deadline (City Extended 60 Days)	03/22/25

Staff report prepared by Sheila Sellman, Assistant Community Development Director.

In 2022, the 105th Redevelopment Zoning District was created. This district is a City Council priority for redevelopment and has been identified in the comprehensive plan and strategic plan as such. The majority of the district is north of 105th Avenue, west of Radisson Road, south of 109th Avenue and east of the soccer fields. There are two parcels south of 105th Avenue, west of Radisson Road that are also zoned 105th Redevelopment District.

When creating the zoning ordinance, the Council meticulously reviewed all uses and design standards for the redevelopment district and were selective in uses and development parameters to fit within the vision. In addition to the ordinance, there are also design guidelines that apply. Minor amendments have been made to the ordinance including adding a drive-thru to the south side of 105th Avenue,

adding more permitted uses, and some clarifying language.

The applicant owns the two buildings south of 105th Avenue and is requesting to amend Section 30.916 of the Zoning Code which regulates signage for the 105th Redevelopment District. According to the applicant's narrative, the existing signage is not adequate enough to support the needed traffic flow for the new business (Scooters Coffee). The proposed changes would increase visibility along Radisson Road.

Current Code Wall Signs

Currently, the code allows two signs per business, one wall sign, and an additional three-dimensional sign, projecting sign or awning sign with a maximum of 150 square feet for the building, with no one sign larger than 10% of the building wall.

Requested Change

The applicant is requesting to increase the maximum wall signage to 300 square feet, and to allow **an additional wall sign per building.**

In other commercial zoning districts, two wall signs (if frontage on two streets) are allowed with a maximum of 200 square feet, with no one sign larger than 10% of the building wall.

Current Code Monument Signs

Currently, the code allows a 15 square foot monument sign no taller than five feet.

Requested Change

The applicant is requesting to increase the maximum monument signage to 45 square feet, and to include business names and addresses.

In other commercial districts, the freestanding signage allowed is quite a bit larger depending on frontage. The monument signage for the 105th District was intended to be a development identification sign and not the typical monument signage used to identify the businesses.

Originally, the subject site was intended to be part of the overall redevelopment area. However, as this redevelopment area continues to evolve, the south side of 105th Avenue is developing more independently of the master plan and as such, changes have been made the ordinance. This continues to be the trend and the Planning Commission has determined that increased signage should be part of these changes and continue to be reviewed more independently. The ordinance amendment is written to add a section for signage on the south side of 105th Avenue, and the proposed changes would only apply to the south side.

Strategic Plan Relationship

The 105th Redevelopment Area is identified as an Economic Development priority in the strategic plan.

Board/Commission Review

The Planning Commission voted unanimously to approve the code amendment. No one attended the public hearing. The meeting minutes are attached for reference.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
2. Posted on the City website.

Staff Recommendation

By motion, approve the ordinance.

Attachment List

1. Unapproved PC Minutes 121024



City of Blaine

Signature Copy

Ordinance: ORD 25-2571

Second Reading

Ordinance Approving an Amendment to the City of Blaine Zoning Ordinance Section 30.916 District Signage. City of Blaine (Case File No. 24-0071/SAS)

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

30.917 District Signage South of 105th Avenue

The following sign standards apply only to this district if not regulated in this section, Chapter 34 of the City Code shall apply. All signage must meet and be consistent with design guidelines. In addition to the signs allowed without a permit pursuant to Chapter 34, two signs are allowed per business. The two allowed signs must be one wall sign and either a three-dimensional sign, projecting sign or awning sign. One additional wall sign per building may be approved through the sign plan.

a) All signs shall adhere to the following design standards:

- (1) Use simple sign shapes to complement the architecture of the building.
- (2) Signs shall not obscure architectural features of buildings, including window or door openings.
- (3) Sign shall be used to display the primary name of the business only.
- (4) Use only one line of lettering, if possible.
- (5) Only one sign containing the business name or graphic logo shall be permitted per street facing side. Projecting signs are allowed in addition to the one sign allowed facing the street. Use simple, bold lettering with sufficient contrast between the lettering and the background.

b) Sign Lighting

- (1) Indirect incandescent lighting shall be permitted.
- (2) Place spotlights discreetly to shield from pedestrians and vehicular traffic.
- (3) Neon signage may be used if approved as part of the overall sign plan.

c) Wall signs. Wall signs shall meet the following requirements:

- (1) The total building signage may have an aggregate area not exceeding one square foot for each foot of building face parallel or substantially parallel to a street lot line with a maximum of 300 square feet.
- (2) It must not project more than 12 inches from the wall to which the sign is affixed.

d) Multi-Tenant Wall Signs

- (1) Design the sign plan to emphasize the whole width and geometry of the building and individual storefronts and tenant spaces.
- (2) Placement of individual tenant signs shall be coordinated to achieve a unified signage appearance in sign heights, widths, depths, coloring and lettering sizing.
- (3) Signs shall use a common lettering style and color scheme.
- (4) A sign shall not span across different buildings.

e) Monument Signs

- (1) The area of a monument sign may not exceed 45 square feet.
- (2) A monument sign may be located in a required yard but must be pedestrian in scale and does not block architecture features, including window and door openings.
- (3) A monument sign may not project higher than five feet, as measured from the base of the sign or grade of the nearest roadway, whichever height is less.
- (4) Signs shall use a common lettering style and color scheme.

f) Awning Signs

- (1) Signage on awnings is permitted on the end panel or valance only. Lettering size shall be proportional to the space available as approved by the Zoning Administrator.
- (2) The gross surface area of an awning or canopy sign may not exceed 50 percent of the gross surface area of the smallest face of the awning or canopy to which the sign is affixed.

g) Projecting Signs

- (1) The total area of a projecting sign may not exceed six square feet.
- (2) It must be easily visible from the sidewalk and not be a hazard to pedestrians.
- (3) The bottom of the sign and bracket must be at least eight feet above sidewalk grade.
- (4) Projecting signs shall generally be oriented to visibility by pedestrians and small in size so that they do not obscure other signs.
- (5) No part of any sign shall be placed higher than the height of the sills of the second story windows of a multi-story building.
- (6) The mounting bracket for a projecting sign shall be a black metal material and designed as a decorative element of the sign that is complementary of the building's architectural style.

h) Roof signs

- (1) One roof sign shall be permitted for each building, but no roof sign shall be permitted for a building exceeding 80 feet in height. Individual letter signs only and shall be six feet or less in height and shall not exceed 100 square feet.
- (2) The roof signage can be in combination with wall signage but both signs shall not exceed the overall sign square footage allotment for the building. A conditional use permit is required.

i) Sandwich Board Signage

- (1) Definition. "Sandwich board signs" are freestanding signs that advertise items or specials that are available from the business and which have no more than twenty percent of the total area for such a sign utilized for business identification.
- (2) Display Standards.

(aa) Sign size and types of signs. Signs may not exceed a width of two feet and a height of three feet. The signs shall be either an A-Frame style or poster style sign that is attached to a frame and a base.

(bb) Sign placement. Sandwich board sidewalk signs shall be placed only within the boundaries of the applicable business - street frontage. The sign may be placed on the edge of the sidewalk that is furthest from the street and closest to the business. The sign cannot be placed on property that is adjacent to the street side of the sidewalk. Further, the sandwich board sign shall be positioned so that it will not:

(cc) Reduce the sidewalk clearance below a width of thirty-six inches;

(dd) Impede any line of sight for motorists at vehicular public right-of-way intersections, as determined by the City Engineer; or

(ee) Interfere with persons entering or exiting parked cars.

(ff) Sandwich board signs may not be displayed from vehicles parked in front of or adjacent to the businesses, whether on public or private property.

(gg) Stabilization. The sign shall be stabilized so as to withstand wind gusts or shall be removed during windy conditions.

(hh) Sign elements. Signs shall be designed to incorporate the colors and other architectural features of the building in front of which they are to be placed. (A white sign background and/or white framing is acceptable in any situation.) Signs made of plywood, pressboard, or paper products shall not be permitted; signs made of polyethylene, metal, burnished wood, or other materials having a natural appearance shall be permitted. Finishes shall be of high quality and durable.

(ii) Display time and removal. Sandwich board signs may be displayed from the time that the business opens until the time that the business closes. The sandwich board sign shall be removed at the close of each business day.

(jj) Advertising. Advertising on both sides is permitted.

(kk) Illumination. The sandwich board sign shall not be illuminated.

(ll) Attachments. Nothing shall be attached to the sandwich board sign and shall have nothing attached to it such as balloons or streamers.

(3) No Signs in the Public Right-of-way. A sandwich board sign shall not be placed in the public right-of-way.

j) Prohibited Signage

(1) Signs that, by reason of position, shape or color, would interfere with the proper function of a traffic sign or signal.

(2) Signs within a public right-of-way, except for signs installed by governmental subdivisions.

(3) Signs within an easement, except for signs installed by governmental subdivisions or approved by the holder of the easement.

(4) Signs that resemble any official marker erected by a governmental agency or that displays such words as "Stop" or "Danger", which are not erected by legal authority.

(5) Flashing signs, including indoor signs, which are visible from the public streets.

(6) With the exception of search lights, which may be approved in conjunction with an administrative permit as provided in Section 34.13 of this ordinance, no rotating beam, beacon or flashing illumination shall be used in conjunction with any display.

(7) Sign or sign structures that obstruct any window, door, fire escape, stairway or opening

intended to provide ingress or egress for any building structure.

(8) Banners, balloons, and stringers, unless approved in conjunction with an administrative permit, as provided in Section 34.13 of City Code.

(9) Sign posters, that are tacked or posted on trees, fences, utility posts, or other such supports.

(10) Portable signs with the exception of sandwich boards.

(11) Billboards

(12) All other signs not expressly permitted by this section or approved through site plan review.

(13) Signs placed on or affixed to vehicles and/or trailers which are parked on a public right-of-way, public property, or private property so as to be visible from a public right-of-way where the apparent purpose is to advertise a product or direct people to a business or activity located on the same or nearby property.

(14) Signs which have become rotted, unsafe or unsightly.

(15) Signs for citywide community events, sponsored by government or non-profit organizations unless approved in conjunction with an administrative permit, as provided in Section 34.13 of city code.

k) Other signage may be considered if meeting the design guidelines and are approved as part of the site plan.

INTRODUCED and read in full this 6th day of January, 2025.

PASSED by the City Council of the City of Blaine this 22nd day of January, 2025.



City of Blaine

Planning Commission

December 10, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, December 10, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: None.

Staff Present: Shawn Kaye, Planner
Alex Koberoski, Intern
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

4. Public Hearing

- 4.4.** 2024-568 Case File No. 24-0071 // 105th BBP B2 LLC (National Sports Village) // 2180 105th Avenue NE
The applicant is requesting an amendment to the City of Blaine Zoning Ordinance Section 30.916 District Signage.
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0071 was opened at 7:23PM. As no one wished to appear, the public hearing was closed at 7:23PM.

Commissioner Halpern requested the applicant come forward to address the Commission regarding this request.

Micheal Breese, applicant, discussed how the National Sports Village would meld well with

the north side, but was its own independent area. He commented as businesses are opening on the south side, the realities of the signage restrictions were becoming apparent. He stated Scooters was suffering because there was zero visibility from Radisson Road and people don't know these new businesses are open.

Susan Nygaard, Scooters representative, explained she was excited to be open in Blaine, but noted the struggle to bring in customers has been real. She discussed how the access from Radisson Road does not have a name and so Google Maps was not picking up a route to her location. She commented on her store opening numbers were extremely low compared to other Scooters around the country. She stated she has been pursuing other marketing efforts in order to make the public aware of her location, but noted new signage would greatly assist in getting customers to her location. She discussed how the entire sign package in Blaine has to be different colors which was now grabbing the attention that was needed.

Brent Nygaard, Scooters representative, stated they have been open for two and a half months now and stated many residents are not aware of the new access point to their location off of Radisson Road. He was in agreement that the additional signage would assist with drawing people to the location.

Chair Goracke questioned if the other Scooters have required additional signage.

Ms. Nygaard explained the other Scooters locations have very large monument signs along with signs on the buildings.

Commissioner Halpern explained he had been to the Scooters in Coon Rapids and he agreed the two locations looked very different because the one in Coon Rapids was a standalone building. He appreciated the fact the Blaine location had indoor seating. He stated he understood the challenges Scooters was facing with drawing in customers and the need for additional signage. He asked if the proposed Ordinance amendment would meet the signage needs of the applicant.

Planner Sellman explained she brought forward an ordinance amendment per the applicant's request.

Commissioner Halpern questioned what else might be planned for the southwest corner of the development area. He inquired if there would be any residential development in this area.

Planner Sellman stated there would be no residential development on this corner.

Chair Goracke indicated he understood the need for additional signage for this property. He believed the City had allowed similar signage along Ulysses due to the overpass that was added.

Planner Sellman commented this signage was a little different because these businesses were adjacent to Highway 65. She indicated signage was allowed on the back side of buildings. She reported the sign plan was approved for signage on both sides, but the sign plan that moved forward was what was submitted by the developer, which was within the

confines of the code. The approved sign plan provided the limitations. She explained the applicant was now stating the sign plan was not working for their model and a change was being requested.

Commissioner Olson questioned if the ordinance amendment was approved, would this item come back to the planning commission for further consideration.

Planner Sellman indicated the amended sign plan would have to be considered by the City Council and would be with the second reading of the Ordinance.

Chair Goracke explained he supported the additional signage at this location.

Commissioner Olson inquired if additional directional signage would be allowed.

Planner Sellman stated eight square feet of directional signage would be allowed.

Commissioner Olson asked if the ordinance amendment would only apply to this property.

Planner Sellman reported this was the case, noting the Ordinance was written to only apply to the properties within the redevelopment district that were south of 105th.

Motion by Commissioner Deonauth to recommend approval of Planning Case 24-0071 approving an Ordinance amendment to the City of Blaine Zoning Ordinance Section 30.916 District Signage. Motion seconded by Commissioner Homan. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the January 6, 2025 city council meeting.



City of Blaine Staff Report

File Number:

Agenda Date	Status
January 22, 2025	
In Control	File Type
City Council	Report

Development Business - Sheila Sellman, City Planner

Agenda Item # 9.5

Resolution Granting an Amendment to the Approved Sign Plan for National Sports Village at 2180 105th Avenue NE. 105th BBP B2 LLC (National Sports Village) (Case File No. 24-0068/SAS)

Background

Attachments	Sign Plan
Schedule	City Council: 01/22/25
Action Deadline (60 Days)	01/21/25
Action Deadline (City Extended 60 Days)	03/22/25

Staff report prepared by Sheila Sellman, Assistant Community Development Director

As part of the 105th Redevelopment Zoning District, a signage plan must be approved by the City Council. The applicant is proposing to amend the approved plan to allow more signage and additional anchor tenant signage.

History

The subject site received site plan approval on April 3, 2023, for two buildings on one lot. Building one has been approved for a 9,100 square foot Pizza Pub Prime with a 3,000 square foot rooftop patio and a 1,000 square foot ground patio. Building two has been approved for a 20,000 square foot mixed-use building with outdoor patios. Scooters Coffee occupies the southern tenant space.

On May 1, 2023 the subject site received a conditional use permit for two buildings on one lot, outdoor dining, and shared parking and preliminary plat to create two lots. The final plat was approved on June 20, 2023.

On August 7, 2023 an ordinance amendment was approved for the 105th Redevelopment District to allow drive-thru's on the south side of 105th Avenue as a conditional use permit.

On September 6, 2023 a sign plan was approved and a CUP for a drive-thru on the southern portion of building two was approved.

On September 4, 2024 an ordinance amendment was approved for the 105th Redevelopment District to define cigar lounges and added cigar lounges as a permitted use (this applies to the entire district).

On September 16, 2024 an ordinance amendment was approved for the 105th Redevelopment District to reflect the current approved master plan that was approved for the north side of 105th and to clarify some language, these changes do apply to the south side of 105th Avenue as well unless noted otherwise in the ordinance.

In July 2024 a permit was issued for the Scooters Coffee menu board, no signage was shown on the approved plan. There is currently a Scooter's sign (logo with name) on the back side of the menu board. This signage was not approved nor is it part of the sign plan. If the applicant would like allow this signage it must be part of the sign plan and a sign permit is required.

In October 2024 a temporary sign permit was issued for Scooters. The permit allowed 10 weeks of signage with an expiration date of December 25, 2024. The permit exclusively allows 3 freestanding signs that must be located on their property and meet the required 10-foot setback from property lines. Since this sign permit was issued, staff has observed more than 3 signs that are in violation, including signage in the right-of-way and off-premise signage. As of the date of writing this report the temporary sign permit has expired and the signs are still up.

Original/approved Sign Plan

As part of the 105th Redevelopment District a sign plan outlining signage for the building/site approved by Council is required. The approved sign plan provides detail on signage type, style, location and dimensions and must comply with city code. At the time the applicant's sign plan was approved, tenants were not identified. The code at that time allowed two signs per business, the two signs allowed must be one wall sign and either a three-dimensional sign, projecting sign or awning sign with a maximum of 150 square feet per building. Freestanding signage was limited to one monument sign 15 square feet in area which was intended to be a development identification sign and not the typical monument signage used to identify businesses.

- Building A (Pizza Pub/Prime)

The approved sign plan allowed signage on the east and west building elevations with a logo and eight window eyebrow (awning) signs at 3.5 square feet with a total of 150 square feet for the building.

- Building B (multi-tenant)

The approved sign plan allowed 18.75 square feet of signage per standard tenant, allowed one sign on east and west elevation. Any tenant leasing more than 3,500 square feet of building space may use "anchor" style signage of 37.5 square feet. Total building signage 150 square feet. Anchor signage includes a logo.

Proposed Sign Plan Amendment

The proposed sign plan amendment includes an increase of overall building signage, an additional wall

sign and an additional monument sign. The applicant applied for an ordinance amendment for these changes. The ordinance amendment is only for south of 105th Avenue. As proposed the sign plan is consistent with the code amendment.

- Building A (Pizza Pub/Prime)

The proposed amended sign plan adds one logo wall sign on the north face of the building and increases total wall signage to 300 square feet. An additional monument sign of 30 square feet with tenant names is included in the amendment.

- Building B (multi-tenant)

The proposed sign plan allows for 150 square feet of building signage on the east and west face of the building for a total of 300 square feet. In addition awning signage is permitted on the south face of the building reducing the maximums to keep within the 300 square foot allotment. Total sign area per tenant is at the landlords discretion. Each tenant is allowed two sign sets one on the east and one on the west elevation for a total of 18.75 square feet per elevation. An anchor tenant is defined as someone who leases more than 2,000 square feet or has a drive-thru. The anchor tenants are allowed a maximum of 37.5 square feet per facade. Anchor tenant allocation may eliminate standard tenant signage with keeping the total of 300 square feet per building. The drive-thru tenant on the south side of the building may have an awning sign on the south facing elevation. The sign plan does not address the menu board signage, which should be removed as it is not identified in the approved plan or the proposed plan.

Any signage will need to comply with the approved sign plan and be consistent with City Code. Allocations for building signage are identified in the plan any deviations will not be approved. The landlord will need to sign off on all sign permit applications in addition to the property/building owner (this is already a requirement).

Recommendation

By motion, adopt the resolution.

Attachment List

1. Proposed sign plan amendment



City of Blaine

Signature Copy

Resolution: RES 25-12

Resolution Granting an Amendment to the Approved Sign Plan for National Sports Village at 2180 105th Avenue NE. 105th BBP B2 LLC (National Sports Village) (Case File No. 24-0068/SAS)

WHEREAS, an application has been filed by 105th BBP B2 LLC for sign plan amendment approval Case File No. 24-0068 for National Sports Village Development; and

WHEREAS, said case involves the properties described as follows:
Lots 1 and 2 Block 1 National Sports Village 2nd Addition

WHEREAS, the Blaine City Council has reviewed the sign plan amendment on January 22, 2025; and

WHEREAS the criteria identified in Section 30.916 for the granting approval of signage has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine is hereby approves the attached sign plan amendment for National Sports Village.

PASSED by the City Council of the City of Blaine this 22nd day of January, 2025.

SOUTH SIDE ENTERTAINMENT DISTRICT : SIGNAGE STANDARDS

SITE SIGNAGE OVERVIEW

Site signage standards have been created to align with city rules and provide tenants the ability to clearly indicate their location, products and services while presenting a high quality and refined appearance that elevates the impression of the area to guests and passersby.

For clarity we have labeled the north building as “A” and the south building as “B”. Building “A” is being developed as a single tenant restaurant space while building “B” is planned as a multi-unit space that could accommodate up to eight individual businesses.

The total signage allocations for each building is based on 1sf per linear foot of street frontages and the below frontage measurements.

BUILDING A

- North: 80’
- East: 84’

Total building allocation limited to 300sf

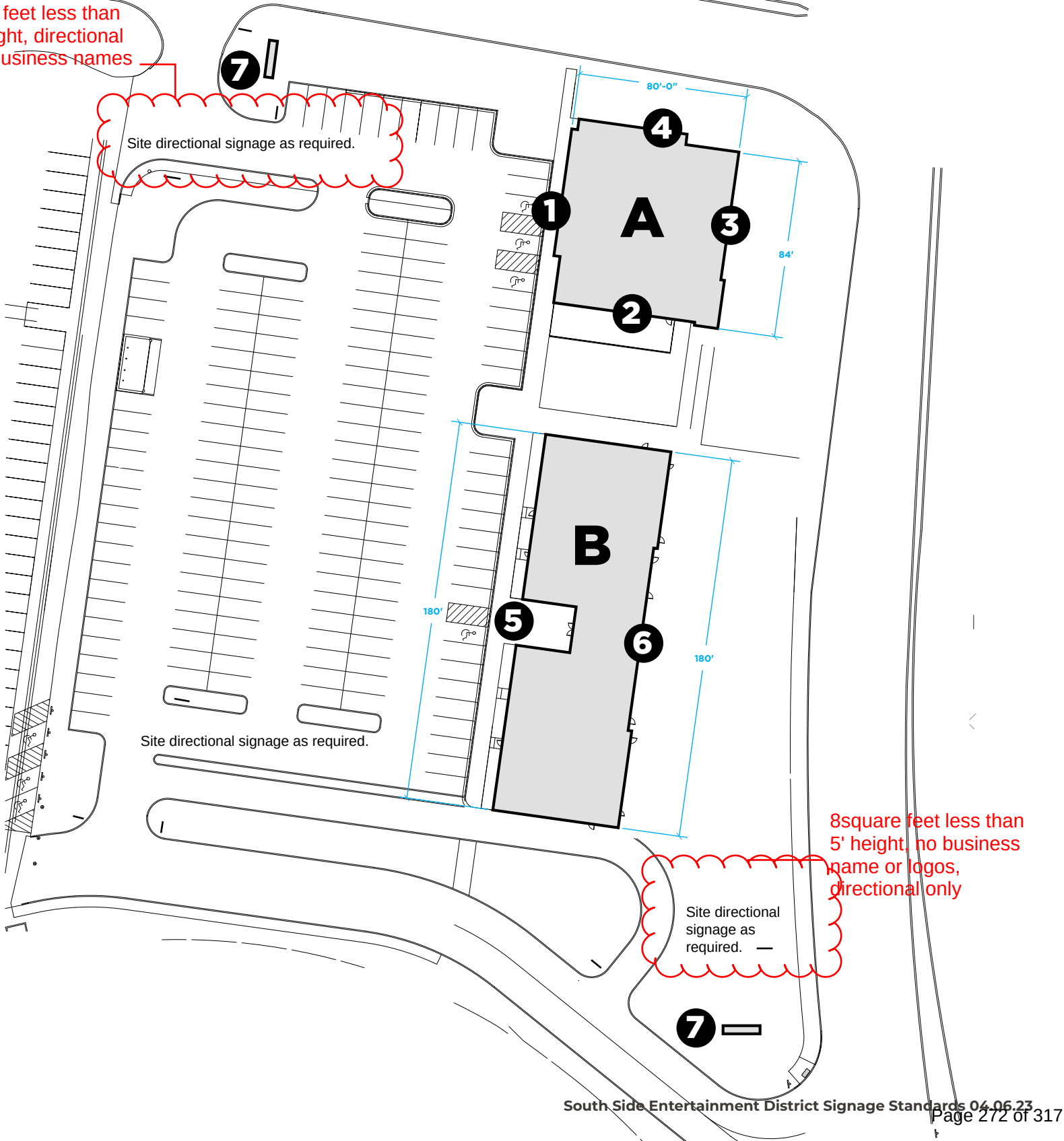
BUILDING B

- East: 180’
- West: 180’

Total building allocation limited to 300sf

Total building allocation limited to 150sf maximum on east face and 150sf maximum on west face with awning signage on the South reducing the maximums as needed to keep within 300sf maximum building signage. This allows for signage at parking approach side and main public face on the Radisson frontage. We believe this meets the intent of city standards that generally limits maximum signage allocation in the district to 150sf per building given we have a single building with up to eight individual tenants.

8 square feet less than 5ft in height, directional only no business names or logos



SITE SIGNAGE OVERVIEW

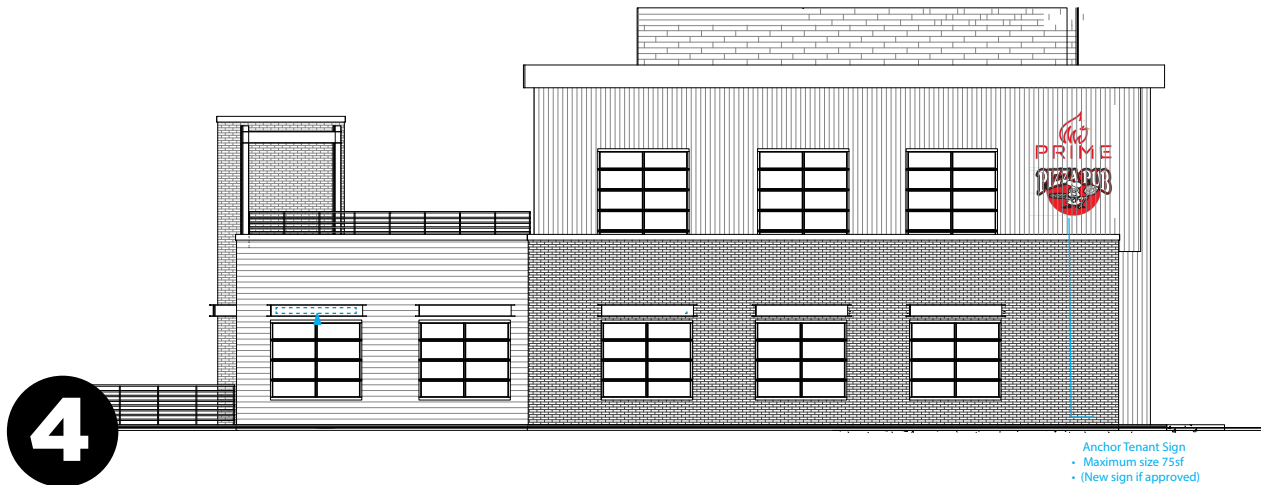
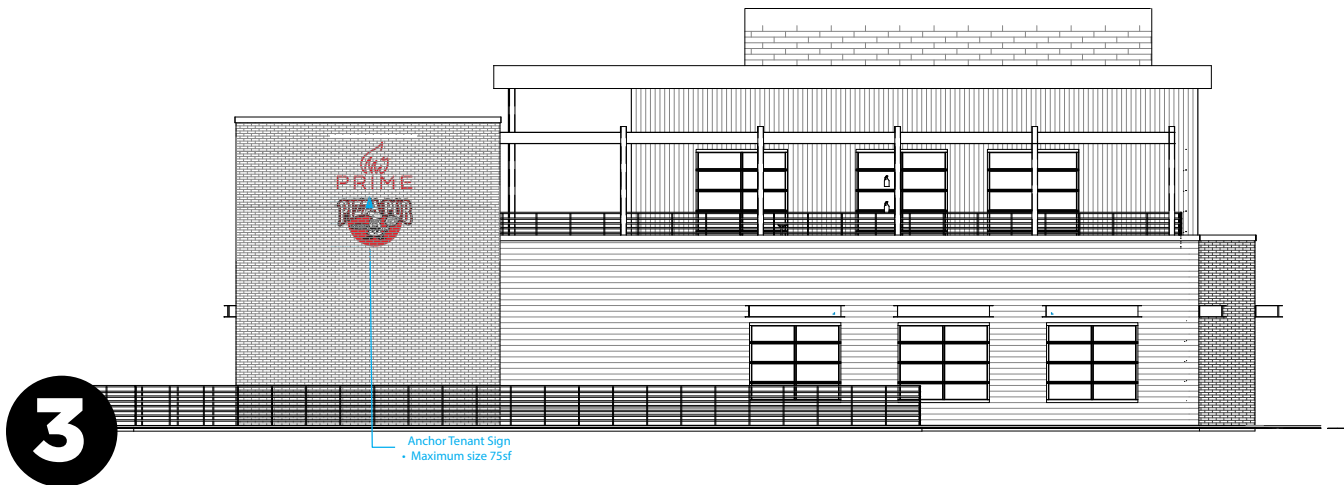
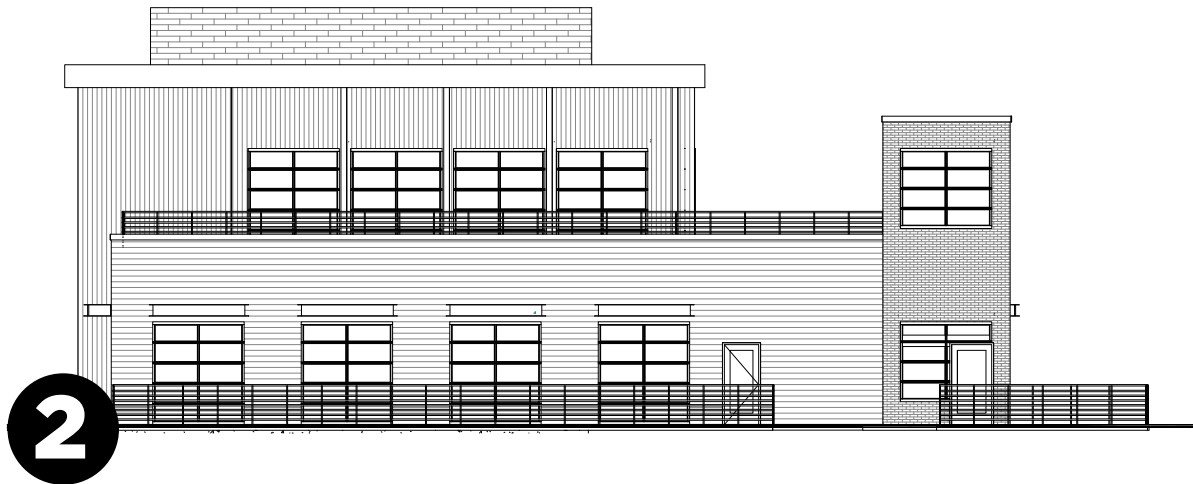
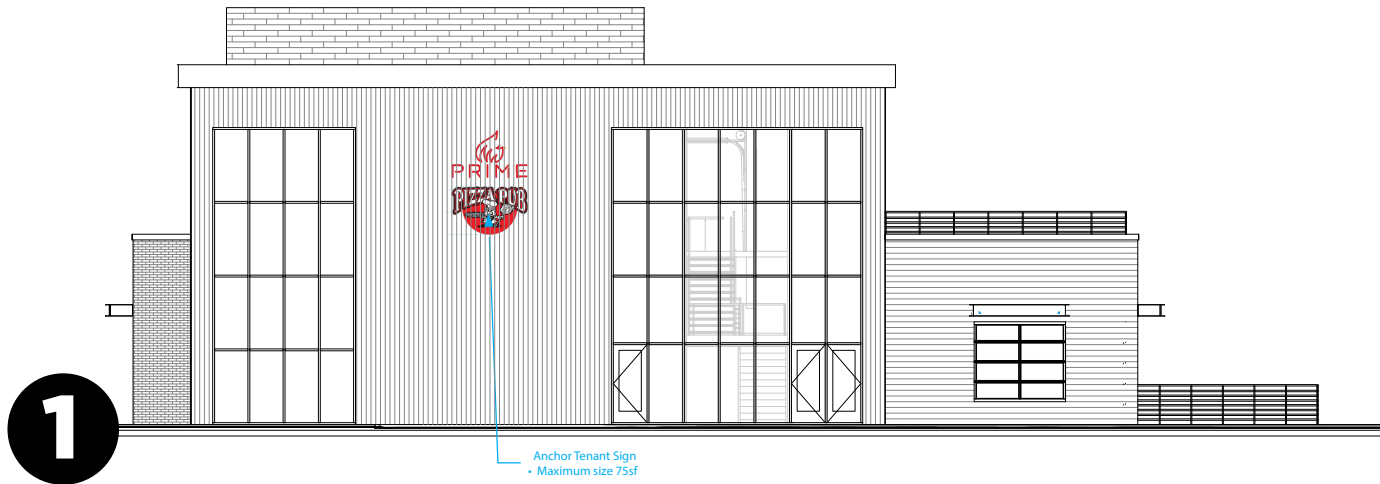
BUILDING “A” REQUIREMENTS:

North, East, and West faces of the building shall have larger lit wall signs consisting of individual letters and logo or type mark of the restaurant. The colors of signage are dependent on restaurant branding. Additional building signage shall be painted or applied to up to eight window eyebrows of 3.5 sqft each. No building face shall contain more signage area than 10% of the gross building facade that it is on. Additional interior wall signage, not placed on glass, but on an inside wall within the building and can be seen from the exterior shall be allowed. A neon-like “OPEN” window sign shall be allowed if it is tailored to the tenant’s brand. No other window signs are allowed. Temporary sandwich board signs shall be allowed for specials, events, or as directional signage. Painted wall murals by restaurants are allowed but must have landlord approval.

BUILDING “B” REQUIREMENTS:

No building elevation shall contain more signage area than 10% of the gross building elevation. Lit letter signs for tenants shall be of uniform font, white, and 16” in height and 6” stainless steel letters mounted below the illuminated sign. Total sign area per tenant is at Landlord discretion. Each tenant shall be allowed two sign sets, one on the east and one on the west elevation. Signs will vary in length and be centered above each tenants’ storefront section(s) or rear and side walls. Any tenant leasing more than 2000sf of building space or with drive-thru may use “anchor” style signage allowances. Additional interior wall signage, not placed on glass, but on an inside wall within the building and can be seen from the exterior shall be allowed. A neon-like window sign with the text “OPEN,” not exceeding 2 sqft shall be allowed. No other window signs are allowed. Temporary sandwich board signs shall be allowed for specials, events, or as directional signage. Painted wall murals by the landlord are allowed. An awning containing signage may be located above the drive-thru provided it is at least eight (8) feet above grade and less than fifty (50) square feet in area.

BUILDING “A” :



Signage Allocation Totals

1: 75sf

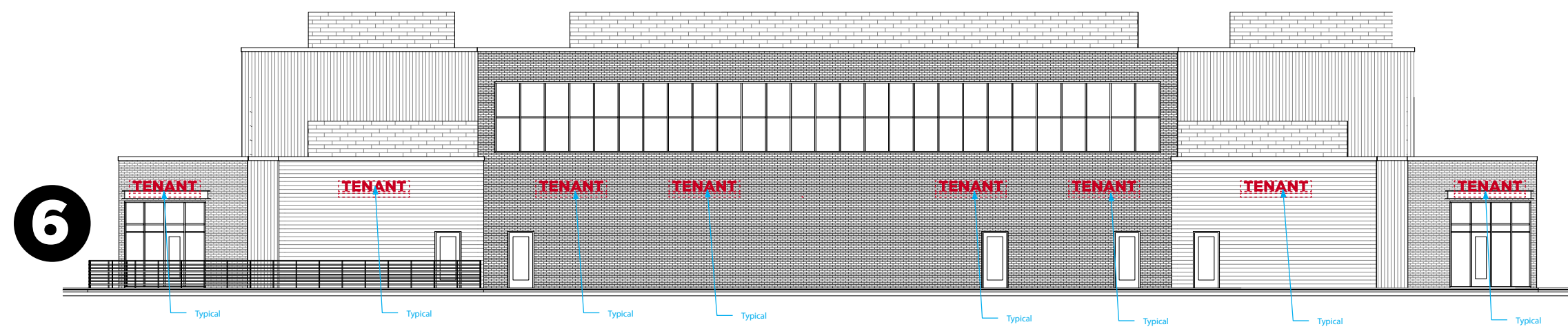
2: 0sf

3: 75sf

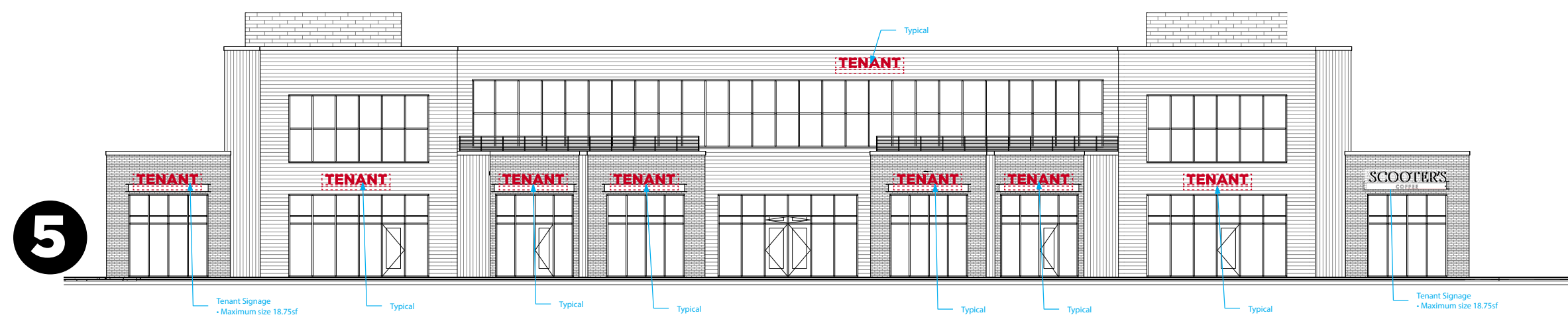
4: 75sf

TOTAL: 225sf

BUILDING “B” : STANDARD TENANTS

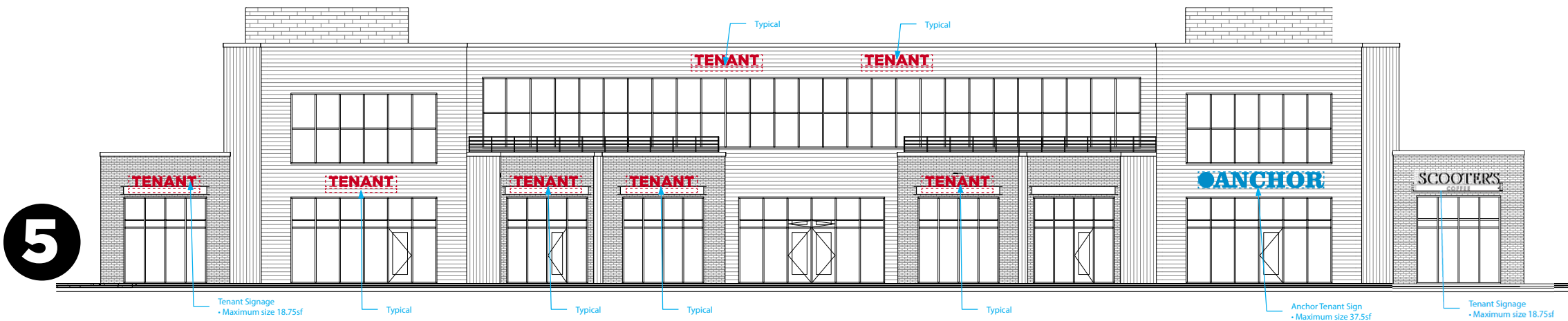
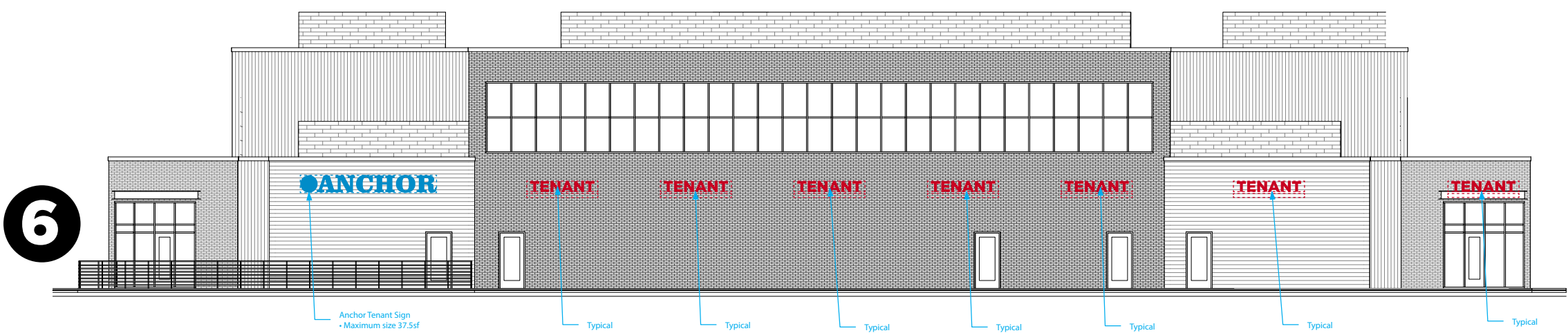


Each of the potential tenants (up to eight total based on occupied spaces) will receive an allocation of 18.75sf signage per elevation. It could be divided into 14.25sf for individual illuminated letters and 4.5 for profile cut letters applied to the awning eyebrow. This is applied on both the east and west building elevations.



Signage Allocation Maximums
5: 150sf*
6: 150sf*
TOTAL: 300sf
*Totals adjusted based on south awning sign and number of tenant signs

BUILDING “B” : ALT WITH ANCHOR TENANT



Up to 4 Anchor signs would be allowed on each elevation

Each of the potential tenants (up to eight total based on occupied spaces) will receive an allocation of 18.75sf signage per elevation. It could be divided into 14.25sf for individual illuminated letters and 4.5 for profile cut letters applied to the awning eyebrow. This is applied on both the east and west building elevations. A tenant that rents more than 2000sf of space or has a drive-thru would be considered and anchor tenant and follow the anchor tenant signage guidelines with a max allocation of 37.5sf. per facade. Anchor tenant allocation may eliminate a standard tenant sign thus keeping total sign allocation the same.

Signage Allocation Maximums
5: 150sf*
6: 150sf*
TOTAL: 300sf
*Totals adjusted based on south awning sign and number of tenant signs

BUILDING "A" SIGN DETAILS : ANCHOR SIGNAGE

EXTERIOR DISPLAY

ILLUMINATED CHANNEL LETTERS AND CHANNEL-SHAPE

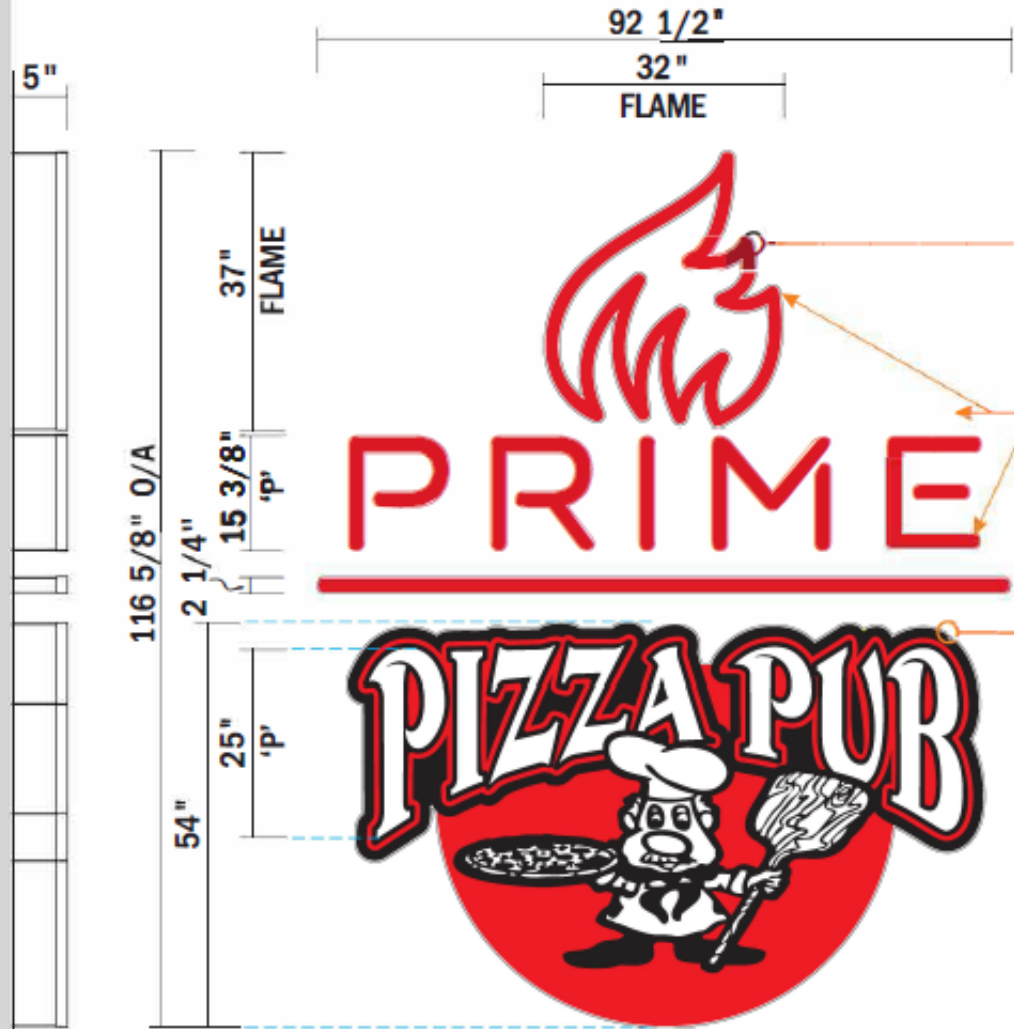
- 5" RETURNS AND 1" TRIMCAP - STOCK WHITE
- WHITE ACRYLIC FACES
- DIGITAL PRINT VINYL FACE DECOR
- MATTE FINISH ON 3M SUBSTRATE (OR EQUAL)
- INSIDE PRE-FINISHED WHITE
- FACE-LIT WITH WHITE LED MODULES
- THRU-WALL INSTALLATION
- ALL HARDWARE NON-CORROSIVE
- REMOTE POWER SUPPLY

1/4" WHITE OUTLINE BORDER
AROUND ALL ELEMENTS

2 1/4" LETTER STROKES

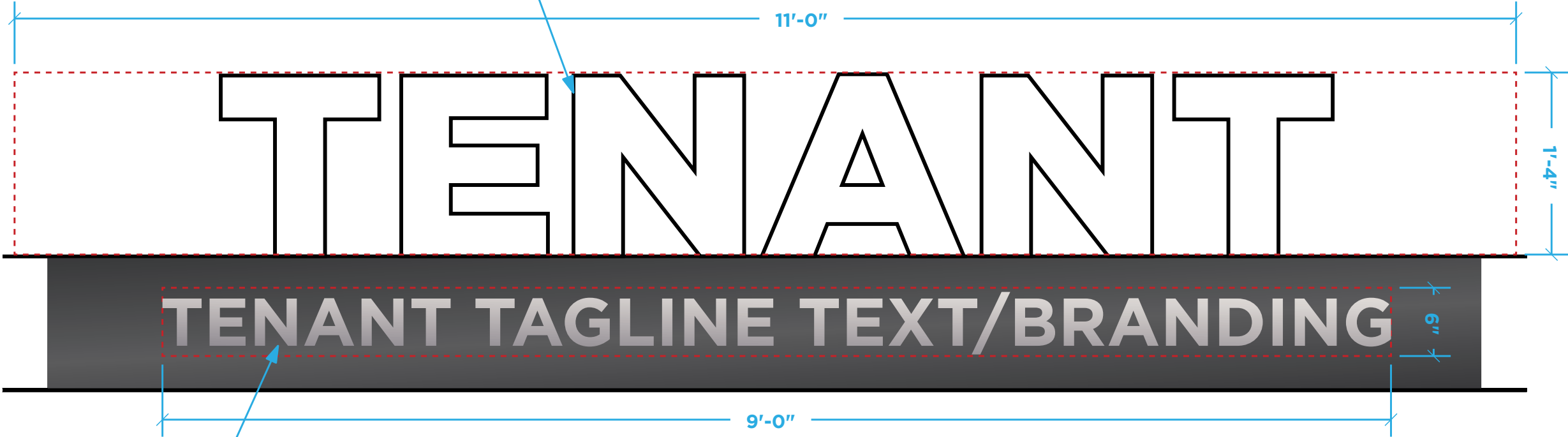
1/4" WHITE OUTLINE BORDER
AROUND PERIMETER

WALL FINISH - WEST ELEVATION = RIBBED METAL PANELS
EAST ELEVATION = STANDARD BRICK



BUILDING “B” SIGN DETAILS : TENANT SIGNAGE

Individual standing channel letters
with white internally illuminated face
and black trim caps and returns.
16" maximum letter height
11' maximum width
14.25sf maximum area

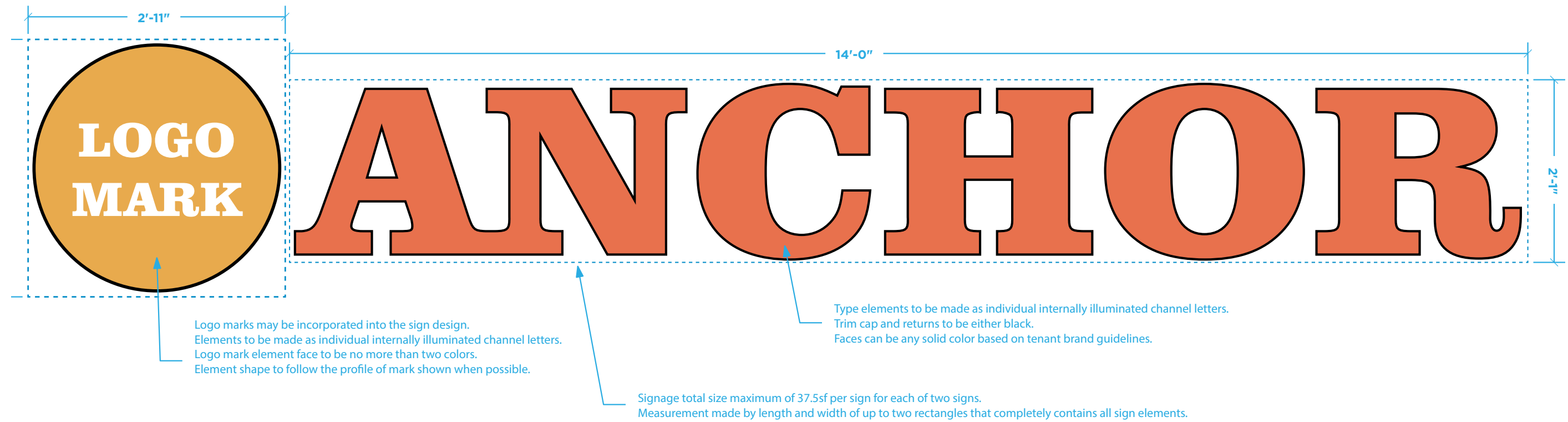


Profile cut stainless letters
applied to eyebrow surface.
6" maximum letter height
9' maximum width
4.5sf maximum arear



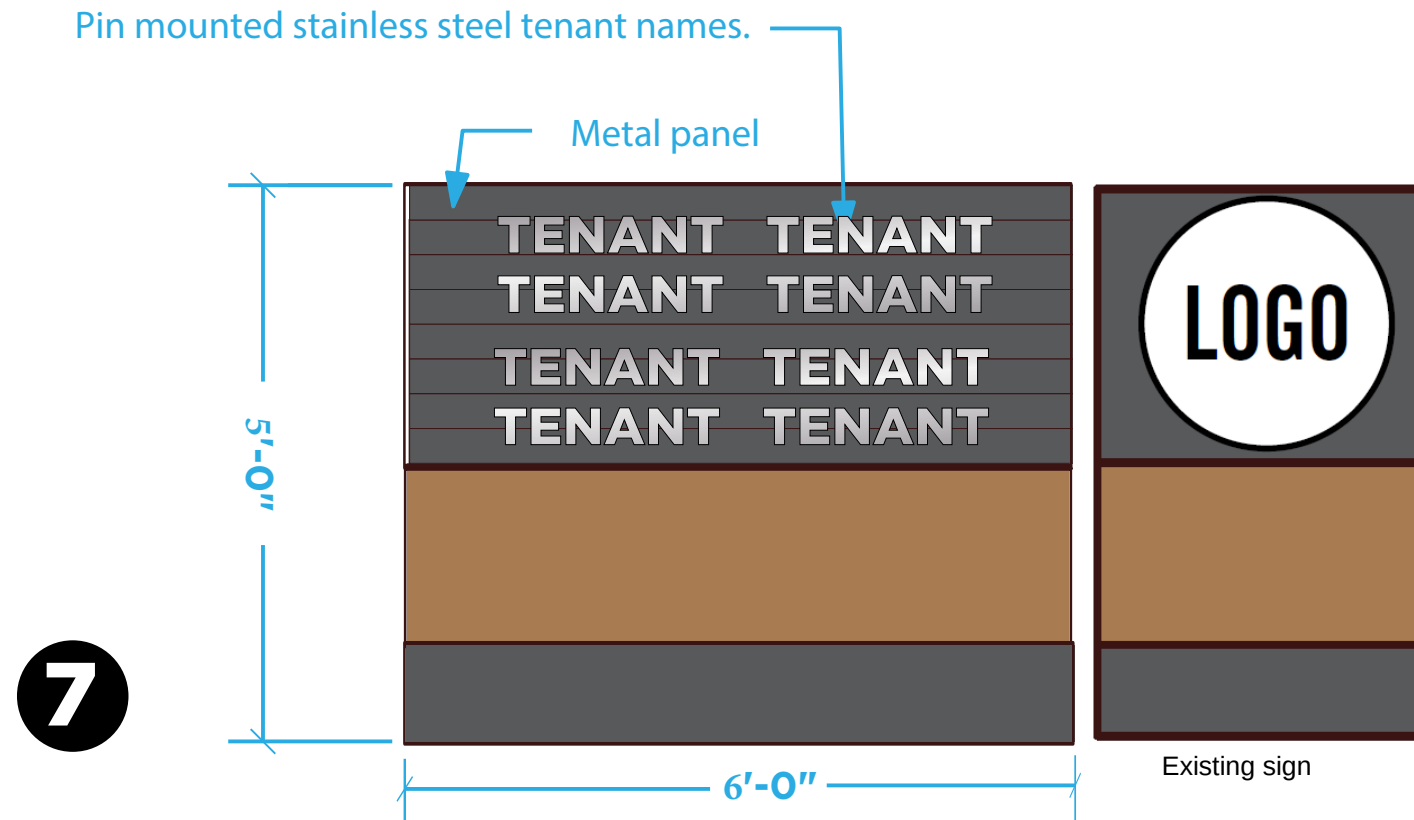
Each of the potential tenants (up to eight total) will receive an allocation of 18.75sf signage per side. It could be divided into 14.25sf for individual illuminated letters and optional additional 4.5 for profile cut letters applied to the awning eyebrow. This is applied on both the east and west building elevations. A tenant that rents more than 2000sf of space or has a drive-thru would be considered and anchor tenant and follow the anchor tenant signage guidelines. Anchor tenant allocation may eliminate a standard tenant sign thus keeping total sign allocation the same.

BUILDING “B” SIGN DETAILS : ANCHOR SIGNAGE



The anchor tenant (greater than 2000sf of interior space or with drive-thru) of building “B” will be allowed anchor signs, on each elevation of their space. Each sign will be internally illuminated channel letters/forms and be a maximum of 37.5sf. Measurement can utilize up to two separate, adjacent, rectangular forms the areas of which add up to 37.5sf.

MONUMENT SIGN



The two double sided site monument signs will use the same finishes applied to the two building on site. The name of the development, date, tenant names and location address number will be produced as pin mounted stainless letters in a standard font.

Sign will be lit using narrow beam spotlight ground lights. Extent of light will be controlled so that the beam does not shine past the sign surface.



City of Blaine

Staff Report

File Number: ORD 25-2572

Agenda Date	Status
January 22, 2025	
In Control	File Type
City Council	Ordinance

Development Business - Shawn Kaye, Planner

Agenda Item # 9.6

Second Reading

Ordinance Approving Amendments to the City of Blaine Zoning Ordinance Related to Regulations for Cannabis. City of Blaine (Case File No. 24-0069/SLK)

Executive Summary

The proposed ordinance amendment adds cannabis regulations to commercial and industrial zoning districts. In addition, two definitions are proposed to be added to clarify Cannabis Cultivation and Cannabis Retail.

Background

Planning Commission Public Hearing	12/10/24
City Council (1st Reading)	01/06/25
City Council (2nd Reading)	01/22/25

Staff report prepared by Shawn Kaye, Planner.

Adult-use cannabis was legalized in Minnesota in August 2023. The legislation created the framework for licensing and establishing the Office of Cannabis Management (OCM) for regulation, and requires cities to issue a retail registration to a cannabis microbusiness (an indoor facility that may cultivate up to 5,000 square feet of plant canopy) with retail operations endorsements, cannabis mezzobusiness (indoor facility that may cultivate up to 15,000 square feet of plant canopy) with a retail operations endorsement, a cannabis retailer, or a medical cannabis retailer that:

- Has a valid license issued by the OCM.
- Has paid the registration fee.
- Is found to be in compliance with the requirements of the applicable state laws through a preliminary compliance check performed by the city.

- Is current on all property taxes and assessments at the location where the retail establishment is located.

The City Council discussed preliminary zoning and code regulations at the July 8, 2024, and October 7th, 2024 workshops.

The following guidance was provided for the regulations that are proposed in the Code of Ordinances that will be reviewed by the City Council in January 2025.

Location of Registrations

State Statute allows cities to adopt restrictions for cannabis businesses if they choose by prohibiting registrations within:

- 1,000 feet of a school
- 500 feet of a daycare
- 500 feet of a residential treatment facility
- 500 feet from an attraction in a public park regularly used by minors, such as a playground or athletic field.

Hours of Operation

Hours of operation are proposed to be 10AM-9PM all days of the week.

Number of Registrations

State statute permits cities to limit the number of cannabis retailers, but this limit can be no fewer than one registration for every 12,500 residents. Based on the Metropolitan Council's most recent population estimate of 73,546, Blaine must allow for 6 cannabis licenses (assuming the number of licenses is rounded up and not down).

Zoning

The following guidance from City Council was provided for the regulations for retail locations based on zoning.

Cannabis retail and/or medical cannabis businesses licensed for cannabis retail (subject to the standards listed in Chapter 23 of the Blaine Code of Ordinances) are being proposed as permitted uses.

Guidance from the City Council was given to allow registrations in the following zoning districts:

- Community Commercial (B-2)
- Regional Commercial (B-3)
- Planned Business District (PBD)
- County Road 10 Mixed Use (MU)

Two definitions are proposed to be added to clarify Cannabis Cultivation and Cannabis Retail:

1. Cannabis Cultivation: A cannabis business licensed to grow cannabis plants within the approved amount of space from seed or immature plant to mature plant, harvest cannabis flower from mature plant, package and label immature plants and seedlings and cannabis flower for sale to other cannabis businesses, transport cannabis flower to a cannabis manufacturer located on the same premises, and perform other actions approved by the office.
2. Cannabis Retail Businesses: A retail location and the retail location(s) of a mezzobusinesses with a retail operations state license and city registration, microbusinesses with a retail operations state license and city registration, medical combination businesses operating a retail location, and excluding lower-potency hemp edible retailers.

In addition to retail locations, other cannabis-related industrial operations are able to be licensed by the State. These include cultivating, manufacturing, testing, transporting or wholesaling. If enclosed within an existing building (nothing outside), these types of operations are similar to other types of manufacturing/warehousing/distribution facilities that exist elsewhere in Blaine's industrial zoning. However, the City Council raised some concerns related to the uses in industrial zoned districts. An exception has been added to the permitted manufacturing use in these districts that does not permit cannabis cultivation and cannabis manufacturing in I-1, I-1A, I-2, and I-2A.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the code amendment. No one attended the public hearing. The meeting minutes are attached for reference.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
2. Posted on the City website.

Staff Recommendation

By motion, approve the ordinance.

Attachment List

1. Unapproved PC Minutes 121024



City of Blaine

Signature Copy

Ordinance: ORD 25-2572

Second Reading

Ordinance Approving Amendments to the City of Blaine Zoning Ordinance Related to Regulations for Cannabis. City of Blaine (Case File No. 24-0069/SLK)

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

25.02 - Definitions.

Cannabis Cultivation: A cannabis business licensed to grow cannabis plants within the approved amount of space from seed or immature plant to mature plant. harvest cannabis flower from mature plant, package and label immature plants and seedlings and cannabis flower for sale to other cannabis businesses, and transport cannabis flower to a cannabis manufacturer located on the same premises.

Cannabis Retail Businesses: A retail location and the retail location(s) of a mezzobusinesses with a retail operations state license and city registration, microbusinesses with a retail operations state license and city registration, medical combination businesses operating a retail location, and excluding lower-potency hemp edible retailers.

~~Medical cannabis dispensary:~~ A retail store that sells medical cannabis as defined and regulated by Minnesota Statute 152.22—152.37.

30.10 - COMMUNITY COMMERCIAL (B-2)

30.12 - Permitted uses.

(k) ~~Medical cannabis dispensary~~Cannabis retail and/or medical cannabis businesses licensed for cannabis retail (subject to the standards listed in Chapter 23 of the Blaine Code of Ordinances).

30.20 - REGIONAL COMMERCIAL (B-3)

30.22 - Permitted uses.

(k) ~~Medical cannabis dispensary~~Cannabis retail and/or medical cannabis businesses licensed for cannabis retail (subject to the standards listed in Chapter 23 of the Blaine Code of Ordinances).

30.50 - PLANNED BUSINESS DISTRICT (PBD)

30.52 - Land uses.

(a) General retail,

(h) ~~Medical cannabis dispensary~~ Cannabis retail and/or medical cannabis businesses licensed for cannabis retail (subject to the standards listed in Chapter 23 of the Blaine Code of Ordinances).

(j) Manufacturing, except for cannabis cultivation and cannabis manufacturing.

30.60 - COUNTY ROAD 10 MIXED USE DISTRICT (MU)

30.63 - Permitted Uses

(k) ~~Medical cannabis dispensary~~Cannabis retail and/or medical cannabis businesses licensed for cannabis retail (subject to the standards listed in Chapter 23 of the Blaine Code of Ordinances).

31.00 - LIGHT INDUSTRIAL (I-1)

31.02 - Permitted uses.

(a) Manufacturing uses: manufacturing, compounding, processing, packaging, storage, treatment, or assembly of products and materials within a structure, except for rendering/slaughtering/refining facilities-, cannabis cultivation and cannabis manufacturing.

31.10 - LIGHT INDUSTRIAL (I-1A),

31.12 - Permitted uses.

(a) Manufacturing uses: manufacturing, compounding, processing, packaging, storage, treatment, or assembly of products and materials within a structure, except for rendering/slaughtering/refining facilities-, cannabis cultivation and cannabis manufacturing.

31.20 - HEAVY INDUSTRIAL (I-2)

31.22 - Permitted uses.

(a) Manufacturing uses: manufacturing, compounding, processing, packaging, storage, treatment, or assembly of products and materials within a structure, except for rendering/slaughtering/refining facilities-, cannabis cultivation and cannabis manufacturing.

31.30 - HEAVY INDUSTRIAL (I-2A)

31.32 - Permitted uses.

(a) Manufacturing uses: manufacturing, compounding, processing, packaging, storage, treatment, or assembly of products and materials within a structure, except for rendering/slaughtering/refining facilities-, cannabis cultivation and cannabis manufacturing.

INTRODUCED and read in full this 6th day of January, 2025.

PASSED by the City Council of the City of Blaine this 22nd day of January, 2025.



City of Blaine

Planning Commission

December 10, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, December 10, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: None.

Staff Present: Shawn Kaye, Planner
Alex Koberoski, Intern
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

4. Public Hearing

- 4.3. 2024-543** Case File No. 24-0069 // City of Blaine
The city is proposing amendments to the City of Blaine Zoning Ordinance related to regulations for cannabis.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0069 was opened at 7:16PM. As no one wished to appear, the public hearing was closed at 7:17PM.

Chair Goracke asked if the Office of Cannabis Management would oversee the cannabis industry.

Planner Kaye reported this was the case.

Commissioner Olson questioned if the City would allow cultivation in community commercial.

Planner Kaye explained cultivation would not be permitted.

Motion by Commissioner Deonauth to recommend approval of Planning Case 24-0069 approving the code amendments to allow regulations for cannabis. Motion seconded by Commissioner Olson. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the January 6, 2025 city council meeting.



City of Blaine

Staff Report

File Number: ORD 25-2573

Agenda Date	Status
January 22, 2025	
In Control	File Type
City Council	Ordinance

Administration - Erik Thorvig, Community Development Director

Agenda Item # 10.1

Second Reading
Ordinance Adopting Chapter 7 Regulating Adult Use Cannabis Businesses

Executive Summary

Council is asked to hold second reading and adopt an ordinance to regulate adult use cannabis businesses and create local registration and enforcement requirements of both state-licensed cannabis retail businesses and lower-potency hemp edible retail businesses.

Background

First reading of the proposed ordinance was held on January 6 and is being presented now for adoption.

In 2023, the state legalized adult use cannabis and is currently establishing the regulatory framework for the cannabis industry, with legal sales expected to begin sometime in 2025. The Office of Cannabis Management (OCM) will issue the business licenses but cities may require the registration of retail businesses and enact ordinances that reasonably regulate time, manner, and place. The city council discussed regulations related to cannabis at several workshops in 2024 and the proposed ordinance is consistent with said discussions. The proposed ordinance will ensure that:

- Cannabis retail business registration occurs with the City through the registration process outlined in the proposed ordinance.
- The number of cannabis retail business registrations will be limited to no more than one for every 12,500 in population.
- No cannabis retail business may be located within 1,000 feet of a school or 500 feet of a daycare, residential treatment facility, or an attraction within a public park that is regularly used by minors such as playgrounds or athletic fields.
- Compliance checks will be conducted for sales to individuals under 21 years of age, similar to alcohol and tobacco.

- No temporary cannabis events are allowed within the City.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

By motion, approve the ordinance.

Attachment List

None



City of Blaine

Signature Copy

Ordinance: ORD 25-2573

Second Reading

Ordinance Adopting Chapter 7 Regulating Adult Use Cannabis Businesses

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

CHAPTER 7 – ADULT-USE CANNABIS

ARTICLE I – ADMINISTRATION

Section 7.1 Findings and Purpose

The City of Blaine makes the following legislative findings:

The purpose of this ordinance is to implement the provisions of Minnesota Statutes, chapter 342, which authorizes the City of Blaine to protect the public health, safety, welfare of the residents by regulating cannabis businesses within the legal boundaries of the City of Blaine.

The City of Blaine finds and concludes that the proposed provisions are appropriate and lawful land use regulations, that the proposed amendments will promote the community's interest in reasonable stability in zoning for now and in the future, and that the proposed provisions are in the public interest and for the public good.

Section 7.2 Authority and Jurisdiction

The City of Blaine has the authority to adopt this ordinance pursuant to:

1. Minn. Stat. 342.13(c), regarding the authority of a local unit of government to adopt reasonable restrictions of the time, place, and manner of the operation of a cannabis business provided that such restrictions do not prohibit the establishment or operation of cannabis businesses.
2. Minn. Stat. 342.22, regarding the local registration and enforcement requirements of state-licensed cannabis retail businesses and lower-potency hemp edible retail businesses.
3. Minn. Stat. 152.0263, Subd. 5, regarding the use of cannabis in public places.
4. Minn. Stat. 462.357, regarding the authority of a local authority to adopt zoning ordinances.

Section 7.3 Severability

If any section, clause, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

Section 7.4 Enforcement

The city manager or designee is responsible for the administration and enforcement of this ordinance. Any violation of the provisions of this ordinance or failure to comply with any of its requirements constitutes a misdemeanor and is punishable as defined by law. Violations of this ordinance can occur

regardless of whether or not a permit is required for a regulated activity listed in this ordinance.

Section 7.5 Definitions

1. Unless otherwise noted in this section, words and phrases contained in Minn. Stat. 342.01 and the rules promulgated pursuant to any of these acts, shall have the same meanings in this ordinance.
2. Cannabis Cultivation: A cannabis business licensed to grow cannabis plants within the approved amount of space from seed or immature plant to mature plant. harvest cannabis flower from mature plant, package and label immature plants and seedlings and cannabis flower for sale to other cannabis businesses, transport cannabis flower to a cannabis manufacturer located on the same premises, and perform other actions approved by the office.
3. Cannabis Retail Businesses: A retail location and the retail location(s) of a mezzobusinesses with a retail operations endorsement, microbusinesses with a retail operations endorsement, medical combination businesses operating a retail location.
4. Cannabis Retailer: Any person, partnership, firm, corporation, or association, foreign or domestic, selling cannabis product to a consumer and not for the purpose of resale in any form.
5. Daycare: A location licensed with the Minnesota Department of Human Services to provide the care of a child in a residence outside the child's own home for gain or otherwise, on a regular basis, for any part of a 24-hour day.
6. Lower-potency Hemp Edible: As defined under Minn. Stat. 342.01 subd. 50.
7. Office of Cannabis Management: Minnesota Office of Cannabis Management, referred to as "OCM" in this ordinance.
8. Place of Public Accommodation: A business, accommodation, refreshment, entertainment, recreation, or transportation facility of any kind, whether licensed or not, whose goods, services, facilities, privileges, advantages or accommodations are extended, offered, sold, or otherwise made available to the public.
9. Preliminary License Approval: OCM pre-approval for a cannabis business license for applicants who qualify under Minn. Stat. 342.17.
10. Public Place: A public park or trail, public street or sidewalk; any enclosed, indoor area used by the general public, including, but not limited to, restaurants; bars; any other food or liquor establishment; hospitals; nursing homes; auditoriums; arenas; gyms; meeting rooms; common areas of rental apartment buildings, and other places of public accommodation.
11. Residential Treatment Facility: As defined under Minn. Stat. 245.462 subd. 23.
12. Retail Registration: An approved registration issued by the City of Blaine to a state- licensed cannabis retail business.
13. School: A public school as defined under Minn. Stat. 120A.05 or a nonpublic school that must meet the reporting requirements under Minn. Stat. 120A.24.
14. State License: An approved license issued by the State of Minnesota's Office of Cannabis Management to a cannabis retail business.

Sections 7.6-7.15 RESERVED

ARTICLE II – REGISTRATION OF CANNABIS BUSINESS

Section 7.16 Consent to Registering of Cannabis Business

No individual or entity may operate a state-licensed cannabis retail business within the city without first

registering with the City of Blaine.

Any state-licensed cannabis retail business that sells to a customer or patient without valid retail registration shall incur a civil penalty of up to \$2,000 for each violation.

Section 7.17 Compliance Checks Prior to Retail Registration

Prior to issuance of a cannabis retail business registration, the City of Blaine shall conduct a preliminary compliance check to ensure compliance with local ordinances.

Pursuant to Minn. Stat. 342, within 30 days of receiving a copy of a state license application from OCM, the City of Blaine shall certify on a form provided by OCM whether a proposed cannabis retail business complies with local zoning ordinances and, if applicable, whether the proposed business complies with the state fire code and building code.

Section 7.18 Registration Fees

A registration fee, as established in the city's fee schedule, shall be charged to applicants depending on the type of retail business license applied for.

An initial retail registration fee shall not exceed \$500 or half the amount of an initial state license fee under Minn. Stat. 342.11, whichever is less. The initial registration fee shall include the initial retail registration fee and the first annual renewal fee.

Any renewal retail registration fee imposed by the City of Blaine shall be charged at the time of the second renewal and each subsequent renewal thereafter.

A renewal retail registration fee shall not exceed \$1,000 or half the amount of a renewal state license fee under Minn. Stat. 342.11, whichever is less.

A medical combination business operating an adult-use retail location may only be charged a single registration fee, not to exceed the lesser of a single retail registration fee, defined under this section, of the adult-use retail business.

Section 7.19 Registration Application

The City of Blaine shall issue a retail registration to a state-licensed cannabis retail business that adheres to the requirements of Minn. Stat. 342.22.

1. An applicant for a retail registration shall fill out an application form, as provided by the City of Blaine). Said form shall include, but is not limited to:
 - i. Full name of the property owner and applicant;
 - ii. Address, email address, and telephone number of the applicant;
 - iii. The address and parcel ID for the property which the retail registration is sought;
 - iv. Certification that the applicant complies with the requirements of local ordinances established pursuant to Minn. Stat. 342.13.
 - v. The applicant shall include with the form;
 - vi. the registration fee as required in Section 7.17;
 - vii. a copy of a valid state license or written notice of OCM license preapproval;
2. Once an application is considered complete, the City of Blaine shall inform the applicant as such, process the application fees, and forward the application to the City Clerk's office for approval or denial.

3. The application fee shall be non-refundable once processed.

Section 7.20 Application Approval

1. A state-licensed cannabis retail business application shall not be approved if the cannabis retail business would exceed the maximum number of registered cannabis retail businesses permitted under Section 7.25.
2. A state-licensed cannabis retail business application shall not be approved or renewed if the applicant is unable to meet the requirements of this ordinance.
3. A state-licensed cannabis retail business application that meets the requirements of this ordinance shall be approved.

Section 7.21 Annual Compliance Checks

The City of Blaine shall complete at minimum one compliance check per calendar year of every cannabis business to assess if the business meets age verification requirements, as required under Minn. Stat. 342.22 Subd. 4(b) and Minn. Stat. 342.24.

Age verification compliance checks shall involve persons at least 17 years of age but under the age of 21 who, with the prior written consent of a parent or guardian if the person is under the age of 18, attempt to purchase adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, or hemp-derived consumer products under the direct supervision of a law enforcement officer or an employee of the local unit of government.

Any failures under this section must be reported to the Office of Cannabis Management.

Section 7.22 Location Change

If a state-licensed cannabis retail business seeks to move to a new location still within the legal boundaries of the City of Blaine, it shall notify the City Clerk's office of the proposed location change, and submit necessary information to meet all the criteria in this Chapter.

Section 7.23 Renewal of Registration

The City of Blaine shall renew an annual registration of a state-licensed cannabis retail business at the same time OCM renews the cannabis retail business' license.

A state-licensed cannabis retail business shall apply to renew registration on a form established by the City Clerk's office.

A cannabis retail registration issued under this ordinance shall not be transferred.

The City of Blaine may charge a renewal fee for the registration starting at the second renewal, as established in the city's fee schedule.

Section 7.24 Suspension of Registration

The City of Blaine may suspend a cannabis retail business's registration if it violates the provisions of this chapter or poses an immediate threat to the health or safety of the public. The City Clerk shall immediately notify the cannabis retail business in writing the grounds for the suspension.

The City Clerk shall immediately notify the OCM in writing the grounds for the suspension. OCM will provide the City Clerk and cannabis business retailer a response to the complaint within seven calendar days and perform any necessary inspections within 30 calendar days.

The suspension of a cannabis retail business registration may be for up to 30 calendar days, unless OCM suspends the license for a longer period. The business may not make sales to customers if their registration is suspended.

The City of Blaine may reinstate a registration if it determines that the violations have been resolved.

The City Clerk shall reinstate a registration if OCM determines that the violation(s) have been resolved.

Section 7.25 Limiting of Registrations

The City of Blaine shall limit the number of cannabis retail businesses to no fewer than one registration for every 12,500 residents as determined by annual population estimates determined by the Metropolitan Council.

Sections 7.26-7.35 RESERVED

ARTICLE III – REQUIREMENTS FOR CANNABIS BUSINESS

Section 7.36 Minimum Buffer Requirements

The operation of a cannabis business shall be prohibited within the following distances of the uses listed below. Distance shall be measured from the property line of the uses listed below and building wall of the cannabis business.

- 1,000 feet of a school
- 500 feet of a daycare
- 500 feet of a residential treatment facility
- 500 feet of an attraction within a public park that is regularly used by minors, including a playground or athletic field

Pursuant to Minn. Stat. 462.357 subd. 1e, nothing in Section 7.36 shall prohibit an active cannabis business or a cannabis business seeking registration from continuing operation at the same site if a (school/daycare/residential treatment facility/attraction within a public park that is regularly used by minors) moves within the minimum buffer zone.

Section 7.37 Hours of Operation

Cannabis businesses are limited to retail sales of cannabis, cannabis flower, cannabis products or hemp-derived consumer projects between the hours of 10am-9pm, seven-days a week.

Section. 7.38 Temporary Cannabis Events

Temporary cannabis events shall not be permitted within the City of Blaine.

INTRODUCED and read in full this 6th day of January, 2025.

PASSED by the City Council of the City of Blaine this 22nd day of January, 2025.



City of Blaine Staff Report

File Number: RES 25-16

Agenda Date	Status
January 22, 2025	
In Control	File Type
City Council	Resolution

Administration - Erik Thorvig, Community Development Director

Agenda Item # 10.2

Resolution Approving a Purchase Agreement for 2101 105th Avenue NE.

Executive Summary

Background

The City of Blaine has identified the 105th Redevelopment Area as a priority redevelopment area in the 2030 and 2040 comprehensive plans. The comprehensive plan states that the "EDA/City should continue to explore land assembly options with willing sellers as they come up". The EDA/City has been active in acquiring property within the 105th Redevelopment District since 2016. A master developer was selected for the project in 2022 and significant work has occurred over the last 18 months to advance the redevelopment project. Property acquisition has continued to occur after the master developer was selected to secure property to complete the overall redevelopment project. The EDA has been the purchaser of other properties within the redevelopment area. However, due to the funding source for the purchase, the City will act as the buyer.

Agreements with the master developer require the city/EDA to close on all remaining properties to be acquired by April 1, 2025. As such, there is urgency to approve necessary purchase agreements to be in compliance with existing agreements. The city sold tax increment financing bonds on November 14, 2024, and \$3,000,000 in proceeds from those bonds have been set aside to complete acquisitions.

City staff and attorney have been in communication with the property owner of 2101 105th Avenue for several months attempting to negotiate a purchase. Several closed sessions have been held to discuss acquisition strategy. At a closed session on January 6, 2025, direction was provided by the City Council regarding the purchase price. Since that closed session, staff has been working directly with the property owner and their attorney to finalize a purchase price, agreement and closing date for the property.

The purchase price is \$1,924,000 (\$185/sf). A closing date is identified in the agreement to occur on or

before April 1, 2025. There are existing tenants in the building and the city would assume all existing leases and work with tenants to identify new locations. It's possible the property would be conveyed to the developer prior to all spaces being vacated, at which point the developer would assume the existing leases.

Strategic Plan Relationship

The 105th Redevelopment Area has been identified as a Strategic Priority.

Board/Commission Review

Not applicable.

Financial Impact

Agreements with the master developer require the city/EDA to purchase any remaining properties within the 105th Redevelopment Area by April 1, 2025. As such, there is an urgency to approve necessary purchase agreements to be in compliance with existing agreements. The city sold tax increment financing bonds on November 14, 2024, and \$3,000,000 in proceeds from those bonds have been set aside to complete acquisitions.

Public Outreach/Input

Not applicable.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Blaine Purchase Agreement



City of Blaine

Signature Copy

Resolution: RES 25-16

Resolution Approving a Purchase Agreement for 2101 105th Avenue NE.

WHEREAS, the 105th Redevelopment Area has been identified in the City's Comprehensive and Strategic Plans; and

WHEREAS, the City/EDA has been active in acquiring property within the 105th Redevelopment Area to advance redevelopment plans; and

WHEREAS, a purchase has been negotiated for the property at 2101 105th Avenue.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine approves entering into a purchase agreement for 2101 105th Avenue based on the terms outlined in the staff report and hereby authorizes the City Manager, City Attorney and Mayor to execute all agreements and paperwork necessary to complete the purchase.

PASSED by the City Council of the City of Blaine this 22nd day of January, 2025.

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT ("Agreement") is dated effective as of _____, 2025 and is effective as of the last date on which a party's counterpart of this Agreement is executed (the "Effective Date"), by and between Dobson Blaine, LLC, a Minnesota limited liability company ("Seller"), and the City of Blaine, a political subdivision under the laws of the State of Minnesota ("Buyer").

RECITALS:

A. Seller owns certain real property located at 2101 105th Avenue, Blaine, Minnesota, 55449 legally described on the attached **Exhibit A** (the "Real Property").

B. Seller is landlord under those certain Lease Agreements affecting the Real Property, by and between Seller as landlord and those certain tenants ("Tenants") as listed in **Exhibit B** (the "Leases").

C. Buyer desires to purchase and Seller desires to sell the Real Property pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the terms and conditions of this Agreement, Seller and Buyer agree as follows:

1. Sale of Property. Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the following property (collectively the "Property"), upon and subject to the terms and conditions set forth in this Agreement: (a) the Real Property, together with all improvements and rights appurtenant thereto, including but not limited to all surface and mineral rights, (b) all equipment, fixtures, and tangible personal property owned by Seller located at or installed on the Real Property and used in the operation or maintenance of the Real Property (the "Personal Property"), and (c) Seller's interest as landlord under the Leases. The Real Property shall be deemed to include the interests of Seller in (i) strips or gores between the Real Property and abutting lands, if any, owned by Seller, (ii) any land lying in or under the bed of any street, alley, road or right-of-way open or proposed, abutting or adjacent to the Real Property owned by Seller, and (iii) any and all easements, rights-of-way, or other appurtenances of any kind or nature which in any manner serve the Real Property.

2. Purchase Price and Manner of Payment. The total purchase price ("Purchase Price") to be paid by Buyer to Seller for the Property shall be \$1,924,000. The Purchase Price (subject to prorations and adjustments as provided in this Agreement) shall be paid to Seller at Closing in cash or certified funds. Buyer is not required to submit earnest money.

3. Contingencies.

(a) The obligations of Buyer under this Agreement are contingent upon satisfaction of each of the following:

- (1) Representations; Warranties. The representations and warranties of Seller contained in this Agreement must be true now and on the Closing Date as if made on the Closing Date.
 - (2) Title. Buyer shall have determined in its sole discretion, on or before the expiration of the Review Period (as hereinafter defined), that it is satisfied with its review and analysis of the Title Evidence (as hereinafter defined) to the Property.
 - (3) Performance of Seller's Obligations. Seller shall have performed all of the obligations required to be performed by Seller under this Agreement, as and when required by this Agreement.
- (b) The obligations of Seller under this Agreement are contingent upon each of the following:
 - (1) Representations; Warranties. The representations and warranties of Buyer contained in this Agreement must be true now and on the Closing Date as if made on the Closing Date.
 - (2) Performance of Buyer's Obligations. Buyer shall have performed all the obligations required to be performed by Buyer under this Agreement, as and when required by this Agreement.
- (c) If any such contingency has not been satisfied on or before the expiration of the Review Period or the Closing Date, as applicable, then this Agreement may be terminated, at the appropriate party's option, by written notice to the other party. Such notice of termination may be given at any time on or before such contingency expires. Upon such termination, neither party will have any further rights or obligations regarding this Agreement, or the Property, and the parties shall execute a written cancellation of this Agreement. All of the contingencies set forth in this Agreement are specifically stated and agreed to be for the sole and exclusive benefit of the benefitted party and such party shall have the right to unilaterally waive any contingency by written notice to the other party.

4. Review Period.

- (a) Within five (5) business days following the Effective Date, Seller shall deliver to Buyer complete copies of each of the following documents, to the extent available to Seller and in Seller's actual possession:
 - (1) All Leases.
 - (2) All service, supply, maintenance, leasing or management agreements, or other similar agreements affecting the Real Property.

- (b) In the event Buyer determines that the Property is unacceptable to Buyer for any reason, Buyer shall give Seller written notice of such fact as soon as possible and in any event on or before the expiration of the Review Period. If any such unacceptable physical or environmental condition can be corrected by the mutual agreement of Seller and Buyer (without any obligation on the part of either Seller or Buyer to so agree), then this Agreement shall be amended and extended as appropriate on or before the end of the Review Period. In the event Seller and Buyer are unable to so agree, Buyer may terminate this Agreement by written notice to Seller prior to expiration of the Review Period.
- (c) Buyer's failure to terminate this Agreement prior to the end of the Review Period shall be deemed an approval of the Property, and Buyer waives any right to object further to any of the foregoing.

5. Closing. The closing of the purchase and sale contemplated by this Agreement (the "Closing") shall occur on or before April 1, 2025 (the "Closing Date"). The closing shall take place at the office of the Title Company, or at such other place as may be mutually agreed to by the parties. On the Closing Date, Seller agrees to deliver possession of the Property to Buyer, subject to the rights of Tenants, along with all keys owned by and in possession of Seller used in connection with the Property including key cards, security codes, and combinations, if any.

- (a) Seller's Closing Documents. On the Closing Date, Seller shall execute and/or deliver to Buyer the following (collectively "Seller's Closing Documents"):
 - (1) Deed. A Limited Warranty Deed, in form reasonably satisfactory to Buyer ("Deed"), conveying the Real Property to Buyer, free and clear of all encumbrances, except a Permitted Encumbrance hereafter defined.
 - (2) Assignment Assumption of Leases. Seller's counterpart of an Assignment and Assumption of Leases providing for the assignment to Buyer of landlord's right, title and interest in and to the Leases, which Assignment of Leases shall be substantially in the form attached hereto as **Exhibit C** (the "Assignment and Assumption of Leases").
 - (4) Good Standing Certificate. A Certificate of Good Standing issued by the Minnesota Secretary of State certifying that Seller has been duly organized and is in good standing under the laws of the State of Minnesota.
 - (5) Seller's Resolution. A resolution by the Members or Managers of the Seller, dated as of the Closing Date, in form reasonably satisfactory to Buyer, stating that Seller has the requisite power and authority to enter into and perform this Agreement, and those Seller's Closing Documents signed by it; that such documents have been duly authorized by all necessary action on the part of the Seller and duly executed and delivered and that the person(s) signing said documents on behalf of the Seller have authority to do so; that the execution, delivery and performance by Seller of such

documents do not conflict with or result in a violation of Seller's Articles of Organization or Operating Agreement or any judgment, order or decree of any court or arbiter to which Seller is a party; that such documents are valid and binding obligations of Seller, enforceable in accordance with their terms.

- (6) Seller's Affidavit. An Affidavit of Seller indicating that on the Closing Date there are no outstanding, unsatisfied judgments, tax liens or bankruptcies against or involving Seller or the Real Property; that there has been no skill, labor or material furnished to the Real Property by or for the benefit of Seller for which payment has not been made or provided for; and that to Seller's knowledge there are no other unrecorded interests in the Real Property other than the Leases, together with any standard owner's affidavit and/or indemnity which may be required by the Title Company to issue an Owner's Policy of Title Insurance with the standard exceptions waived.
 - (7) FIRPTA Affidavit. A non-foreign affidavit properly executed and containing such information as is required by IRC Section 1445(b)(2) and its regulations.
 - (8) IRS Form. A Designation Agreement designating the "reporting person" for purposes of completing Internal Revenue Form 1099.
 - (9) Well Certificate. A statement in the Deed that there are no "Wells" on the Property to Seller's knowledge, or if there are "Wells", a Well Certificate in the form required by law.
 - (10) Settlement Statement. Seller's counterpart of a Settlement Statement prepared by the Title Company and approved by Buyer and Seller (the "Settlement Statement").
 - (11) Other Documents. All other documents reasonably determined by Buyer and/or the Title Company to be necessary to transfer the Property to Buyer free and clear of all encumbrances other than Permitted Encumbrances.
- (b) Buyer's Closing Documents. On the Closing Date, Buyer will execute and/or deliver to Seller the following (collectively "Buyer's Closing Documents"):
- (1) Purchase Price. The Purchase Price, subject to any prorations or adjustments set for in this Agreement, by cashier's check or wire transfer.
 - (2) Assignment and Assumption of Leases. Buyer's counterpart of the Assignment and Assumption of Leases.
 - (3) Settlement Statement. Buyer's counterpart of the Settlement Statement.

- (4) Title Documents. Such affidavits of Buyer, Certificate of Real Estate Value or other documents as may be reasonably required by the Seller and/or the Title Company to record the Seller's Closing Documents and issue the Title Insurance Policy required by this Agreement.

6. Closing Costs; Prorations. All prorations shall be made on the basis of the actual number of days of the year and month that shall have elapsed as of the Closing Date. Except as specifically provided otherwise herein, items of income and expense for the period prior to the Closing Date will be for the account of Seller and all of items of income and expense for the period on and after the Closing Date will be for the account of Buyer. Expenses incurred, services performed or other amounts allocable to the Property from the period prior to the Closing Date shall be paid by Seller. Any costs or amounts payable by Seller, in its capacity as landlord under any lease, shall be prorated as of the Closing Date. The obligations of the parties pursuant to this Section 6 shall survive the Closing. Seller and Buyer agree to the following prorations and allocation of costs regarding this Agreement:

- (a) Title Insurance and Closing Fee. Seller will pay all costs of Title Evidence. Buyer will pay the cost of any survey required by Buyer, all premiums required for the issuance of an ALTA Owner's Title Insurance Policy, and the cost of all requested endorsements. Seller and Buyer will each pay one-half of any reasonable and customary closing fee or charge imposed by any closing agent designated by the Title Company.
- (b) Deed Tax. Seller shall pay all state deed tax regarding the Deed to be delivered by Seller under this Agreement.
- (c) Real Estate Taxes and Special Assessments. Seller will pay on or before the Closing Date, all special assessments levied, pending or constituting a lien against the Real Property as of the Effective Date including without limitation, any installments of special assessments (including interest) payable with general real estate taxes in the year of Closing. General real estate taxes and installments of special assessments payable in all years prior to the year of Closing will be paid by Seller. General real estate taxes payable in the year of Closing shall be prorated by Seller and Buyer as of the Closing Date based upon a calendar year. Buyer shall pay all special assessments which become levied or pending following the Effective Date.
- (d) Recording Costs. Seller will pay the costs of recording all documents necessary to place record title in the condition warranted in this Agreement. Buyer will pay the cost of recording the Deed and all other documents.
- (e) Security Deposits. Buyer shall receive a credit against the Purchase Price in an amount equal to the sum of all unapplied cash security deposits plus, if accrued interest on such security deposits must be reimbursed to any tenant that paid a security deposit, all interest accrued on such security deposits, if any.

- (f) Rents and Revenues. Prepaid contracts assumed by Buyer, rents, revenues under space leases, laundry leases, coin-operated laundry machines, licenses, security agreements, parking space leases or licenses, storage space leases or licenses, and all other fees, revenue and miscellaneous income (including any upfront payments, which shall be prorated over the entire term of any applicable contract) arising out of the operation of the Property (collectively, "Rent"), shall be prorated as of the Closing Date. Uncollected Rent shall not be prorated and, to the extent payable for the period prior to the Closing, shall remain the property of Seller, and Buyer agrees to collect and accept such uncollected Rent as trustee for Seller and to forward such Rent to Seller. The Rent payable for the period from and after the Closing shall be the property of Buyer, and Seller agrees to remit to Buyer any such Rent received by Seller. Buyer shall apply Rent from Tenants that are collected after the Closing first to Rents which are due to Buyer after the Closing, second to the month of the Closing and third to Rents which were due to Seller before the Closing. Any prepaid Rents for the period following the Closing Date shall be paid over by Seller to Buyer at the Closing. Buyer will make reasonable efforts, without suit, to collect any Rents applicable to the period before the Closing Date including, without limitation, sending to Tenants bills for the payment of past due Rents following the Closing Date.
- (g) Other Costs. All other operating costs of the Property will be allocated between Seller and Buyer as of the Closing Date, so that Seller pays that part of such other operating costs payable before the Closing Date, and Buyer pays that part of such operating costs payable on and after the Closing Date. All other costs, charges and expenses shall be paid as provided in this Agreement, or in the absence of such provision, in accordance with local custom.
- (h) Attorneys' Fees. Each of the parties will pay its own attorneys' fees, except that a party defaulting under this Agreement, or under any closing document, will pay the reasonable attorney's fees and court costs incurred by the prevailing party to enforce its rights regarding such default.
7. Title Examination. Title Examination will be conducted as follows:
- (a) Seller's Title Evidence. Seller has ordered, at its cost, a Commitment for an ALTA Owner's Policy of Title Insurance to be issued by First American Title Insurance Company (Minneapolis Attn: Jim Erickson) (the "Title Company"), insuring title to the Real Property in the amount of the Purchase Price (the "Title Evidence").
- (b) Buyer's Objections. Within fifteen (15) days after receiving the Title Evidence, Buyer may make written objections to Seller ("Objections") to the form and/or contents of the Title Evidence. Buyer's failure to make Objections within such time period will constitute a waiver of Objections. Any matter shown on such Title Evidence or that would be reflected on an accurate survey of the Property and not objected to by Buyer shall be a "Permitted Encumbrance" hereunder. Seller will have the right, but not the obligation, to cure the Objections within thirty (30) days

after receipt of the Objections. To the extent an Objection relates to a mortgage, judgment or tax lien against Seller, Buyer shall have the right to apply such portion of the cash payable to Seller at the Closing to satisfaction of such Objection and the amount so applied shall reduce the amount of cash payable to Seller at the Closing. If Seller elects not to cure any Objection as set forth above or, if the Objections are not cured within such 30-day period, Buyer will have the option to do any of the following:

- (1) Terminate this Agreement by notice to Seller.
- (2) Waive the uncured Objections and proceed to Closing.

8. Operation Prior to Closing. During the period from the Effective Date to the Closing Date (the "Executory Period"), Seller shall operate and maintain the Property in the ordinary course of business in accordance with prudent, reasonable business standards, including the maintenance of adequate liability insurance and insurance against loss by fire, windstorm and other hazards, casualties and contingencies, including vandalism and malicious mischief. Seller shall execute no contracts, leases or other agreements regarding the Property during the Executory Period that are not terminable on or before the Closing Date, without the written consent of Buyer, which consent may be withheld by Buyer at its sole discretion.

9. Representations and Warranties. The representations and warranties of the parties shall be true as of the Closing Date and survive and be enforceable after the Closing for a period of one (1) year after the date of closing (the "Survival Period"), at which time such representations and warranties shall terminate and be of no further force or effect.

(a) Seller represents and warrants to Buyer as follows:

- (1) Authority. Seller is duly organized and is in good standing under the laws of the State of Minnesota; Seller is duly qualified to transact business in the State of Minnesota; Seller has the requisite power and authority to enter into and perform this Agreement and those Seller's Closing Documents signed by it; such documents have been duly authorized by all necessary action on the part of Seller and have been duly executed and delivered; such execution, delivery and performance by Seller of such documents does not conflict with or result in a violation of Seller's Articles of Organization or Operating Agreement, or any judgment, order, or decree of any court or arbiter to which Seller is a party; such documents are valid and binding obligations of Seller, and are enforceable in accordance with their terms, subject only to bankruptcy, insolvency, reorganization, moratorium or similar laws at the time in effect affecting the enforceability of rights of creditors generally and by general equitable principles which may limit the right to obtain equitable remedies.

- (2) Title to Property. Seller owns fee title to the Property. At Closing Seller shall convey the Property to Buyer, free and clear of all encumbrances except the Leases and any Permitted Encumbrance.
- (3) Utilities. Seller has received no notice of actual or threatened reduction or curtailment of any utility service now supplied to the Real Property.
- (4) Rights of Others to Purchase Property. Seller has not entered into any other contracts for sale of the Property, nor are there any rights of first refusal or options to purchase the Property or any other rights of others that might prevent the consummation of this Agreement.
- (5) Seller's Defaults. To the best of Seller's knowledge, Seller is not in default concerning any of its obligations or liabilities regarding the Property.
- (6) FIRPTA. Seller is not a "foreign person", "foreign partnership", "foreign trust" or "foreign estate" as those terms are defined in Section 1445 of the Internal Revenue Code, as amended.
- (7) Proceedings. There is no action, litigation, investigation, condemnation or proceeding of any kind pending or, to Seller's knowledge, threatened against Seller or any portion of the Property.
- (8) Agents and Employees. No management agents or other personnel employed in connection with the operation of the Property have the right to continue such employment after the Closing Date.
- (9) Leased Property.
 - (i) There are no tenancies affecting the Real Property, or persons or entities in possession of any part thereof, other than the occupancy of those Tenants listed under the Leases in Schedule 1 and any subtenants or occupants claiming by, through or under Tenants. To Seller's knowledge, the copies of the Leases delivered to Buyer by Seller under Section 4(a) are true, accurate and complete copies of the Leases, including all amendments, addenda, riders, supplements and exhibits to the Leases, all guarantees relating to the Leases and all memoranda of the Leases, and there are no modifications or other agreements, written or oral, affecting the Leases other than as expressly set forth in the copy thereof so delivered to Buyer. To Seller's knowledge all covenants and agreements under the Leases to be kept, observed, and performed by Seller have been so kept, observed, and performed in all material respects; the Leases are in full force and effect; and Seller has neither received nor given any uncured notice of default under the Leases.

- (ii) To the best of Seller's knowledge, as of the Effective Date, (a) the Tenants are not in default under their respective Leases, and (b) no Tenant has any charge, lien or claim of setoff under its Lease or otherwise against rents or other charges due or to become due thereunder.
 - (iii) No Tenant is entitled to the right of first refusal to acquire the Property under its Lease or otherwise.
 - (iv) As of the Effective Date of this Agreement, Seller has not received any written notice from the Tenants (or their representatives) claiming that the Seller is in default under the Leases that has not been cured. Seller will notify Buyer of any changes in this representation from the Effective Date through the Closing Date.
 - (v) There are no service, supply, maintenance, leasing or management agreements, or other similar agreements (or any amendments, modifications, extensions, or supplements thereto) to which Seller is a party and which affect the Property or the operation of any part thereof, except as expressly disclosed to Buyer. The parties acknowledge that there may be contracts to which a Tenant is a party which affect the Property or the operation of any part thereof. Copies of the contracts delivered to Buyer by Seller under Section 4(a) are true, accurate and complete copies of all documents comprising the contracts, including all amendments, addenda, riders, supplements and exhibits thereto, and there are no modifications or other agreements, written or oral, affecting the Contracts other than as expressly set forth in the copies thereof so delivered to Buyer. To the best of Seller's knowledge, all covenants and agreements under the contracts to be kept, observed, and performed by Seller have been so kept, observed, and performed in all material respects; the Contracts are in full force and effect; and Seller has neither received nor given any notice of default under any contract that have not been cured.
- (10) Actions. There are no actions, suits, claims or proceedings pending or, to Seller's knowledge, threatened with respect to Seller's use or occupancy of the Property.
- (11) Wells. To Seller's knowledge there is at least one (1) "Well" on the Property within the meaning of Minnesota Statutes.
- (12) Storage Tanks. To Seller's knowledge there is at least one (1) abandoned underground fuel tank at the Property.

- (13) Seller's Knowledge. As used herein the phrase "Seller's knowledge" shall mean and be limited to the statement that there is no fact or circumstance contrary to such representation or warranty within the actual knowledge of Susan Kavanaugh ("Seller's Representative") who Seller represents is the representative of Seller who is primarily responsible for the day-to-day oversight of the management and operation of the Property and is the individual most likely to have knowledge regarding such matters. Buyer agrees that Seller's Representative shall have no personal liability under this Agreement. Consummation of closing under this Agreement by Buyer with knowledge of Seller's breach of any representation or warranty will constitute a waiver and release by Buyer of any claims due to such breach.

AS-IS. Buyer represents that is a sophisticated purchaser with experiences purchasing and operating assets such as the Property. Buyer acknowledges that Seller has accorded, and during the Review Period will accord, Buyer a full and fair opportunity to many and all inspections of the Property that Buyer deems necessary or advisable. Finally, Buyer represents and agrees that in purchasing the Property is relying on its own financial evaluation of all matters relating to the purchase and its own inspection of the Property and analysis both prior to the date of this Agreement and during the Review Period, and not on any assurances, representations or statements of the Seller or its agents, representatives or employees. Accordingly, by closing on its purchase of the Property, it is expressly understood and agreed that Buyer is purchasing the Property "AS IS" AND "WHERE IS" AS OF THE TIME OF CLOSING, AND WITH ALL FAULTS. EXCEPT AS OTHERWISE PROVIDED IN THIS AGREEMENT OR IN THE DOCUMENTS SIGNED AT CLOSING, SELLER IS MAKING NO REPRESENTATIONS OR WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE QUALITY, PHYSICAL CONDITIONS OR VALUE OF THE SUBJECT PREMISES OR THE LEASE, OR THE PROPERTY HABITABILITY, SUITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. By Closing on its purchase of the Property, Buyer shall be deemed to and hereby does, relinquish and waive any and all rights, claims or causes of action relating to the Property the Buyer has or may ever have against the Seller, its property managers, officers, board of directors, agents, employees and members for indemnification, contribution, reimbursement, refunds, damages, costs or other monetary awards, or any form of equitable or injunctive relief, including by not limited to those arising under or based upon any federal, state or local statute, law, ordinance, rule or regulation, or the common law, dealing with any matter whatsoever, including but not limited to those regulating or concerned with the environment, public health and safety, pollution or as to any other matter whatsoever, including, without limitation, CERCLA, 42 U.S.C. 9601-9607 and MERLA, Minn. Stat. Ch. 115B.

- (b) Buyer represents and warrants to Seller that Buyer is duly organized and is in good standing under the laws of the State of Minnesota; Buyer is duly qualified to transact business in the State of Minnesota; Buyer has the requisite power and authority to enter into and perform this Agreement and those Buyer's Closing Documents signed by it; such documents have been duly authorized by all necessary action on the part of Buyer and have been duly executed and delivered; such execution, delivery and performance by Buyer of such documents does not conflict with or result in a violation of law pertaining to Buyer or any judgment,

order, or decree of any court or arbiter to which Buyer is a party; such documents are valid and binding obligations of Buyer, and are enforceable in accordance with their terms subject only to bankruptcy, insolvency, reorganization, moratorium or similar laws at the time in effect affecting the enforceability of rights of creditors generally and by general equitable principles which may limit the right to obtain equitable remedies.

10. Damage.

- (a) If, prior to the Closing, the Property is damaged or destroyed then Buyer shall accept the Property in its then condition and proceed to Closing subject to and in accordance with the terms of this Agreement, in which event Seller shall (i) assign in writing to Buyer at Closing all right, title and interest Seller may have in any insurance proceeds payable to Seller on account of such damage or destruction and (ii) provide a credit against the Purchase Price in an amount equal to the deductible under Seller's applicable insurance policies (but the amount of the deductible plus insurance proceeds shall not exceed the lesser of the cost of repair or the Purchase Price). In no event shall the Purchase Price be adjusted by the amount of any such proceeds. Notwithstanding the foregoing, if such damage is completely repaired prior to the Closing Date, then Seller shall retain the proceeds of all insurance related to such damage.

11. Condemnation. If, prior to the Closing Date, eminent domain proceedings are commenced against all or any part of the Property by an entity other than Buyer or any governmental body affiliated with Buyer or the City of Blaine, Seller shall immediately give notice to Buyer of such fact and at Buyer's option (to be exercised within thirty (30) days after Seller's notice), this Agreement shall terminate, in which event neither party will have further obligations under this Agreement. If Buyer shall fail to give such notice, then there shall be no reduction in the Purchase Price, and Seller shall assign to Buyer at the Closing Date all of Seller's right, title, and interest in and to any award made or to be made in the condemnation proceedings. Prior to the Closing Date, Seller shall not designate counsel, appear in, or otherwise act with respect to the condemnation proceedings without prior notice to Buyer.

12. Waiver and Release; Indemnification.

- (a) Waiver and Release. The parties acknowledge and intend that the Purchase Price shall constitute the full and total amount to be paid by Buyer to Seller for the Property and all related costs incurred by the parties pertaining thereto. In consideration of the Purchase Price, Seller waives and releases Buyer from any and all claims for additional compensation or property pertaining to Buyer's acquisition of the Property. In consideration for Seller's conveyance of the Property to Buyer, Buyer waives and releases Seller from any and all claims related to the Property, the condition of the Property, and Buyer's purchase of the Property. The claims released in this Section 13 (a) (the "Released Claims") shall include all damages, costs, or expenses, whether past, present or future, known or unknown, foreseen or unforeseen, arising out of the Released Claims.

(b) Indemnification. Buyer agrees to defend, indemnify, and hold harmless Seller from and against any and all claims, demands, liabilities, judgments, causes of actions, charges, citations, violations, fees (including attorney's fees, expert and consultant fees, and court costs), costs, or expenses of any kind (collectively, "Claims") arising from or related to the condition of the Property, remediation or clean-up of the Property, or Buyer's intended or actual use of the Property. Buyer agrees the defense and indemnity obligations stated in this Section 13 (b) apply to any theory of liability upon which a Claim may be based, including, but not limited to, negligence, tort, breach of contract (express or implied), breach of warranty (express or implied), strict liability, equity, regulatory liability, or statutory liability, including under any federal, state, or local law, statute, regulation, rule, code, ordinance, or governmental, judicial or administrative order or directive, and regardless of whether such liability is sole, joint, or concurrent.

13. Assignment. Neither party may assign its rights under this Agreement before or after the Closing without the prior written consent of the other party, which consent shall not be reasonably withheld. Any such assignment will not relieve such assigning party of its obligations under this Agreement.

14. Brokers Fee.

15. Survival. The provisions of this Agreement shall not survive Closing unless and to the extent expressly provided otherwise. Any provisions of this Agreement expressly so indicated shall survive termination. "Terminate" or "Termination" shall mean the termination of this Agreement pursuant to a right to do so provided herein. Upon Termination, the parties shall have no further rights or duties under this Agreement except as expressly provided herein.

16. Notices. Any notice required or permitted to be given by any party upon the other is given in accordance with this Agreement if it is directed to the party by delivering it personally; or if mailed in a sealed wrapper by United States registered or certified mail, return receipt requested, postage prepaid; or if deposited cost paid with a nationally recognized, reputable overnight courier; properly addressed as follows:

If to Seller: Dobson Blaine, LLC
4650 McDonald Drive
Stillwater, MN 55082
Attn: Terry Dobson

If to Buyer: City of Blaine
10801 Town Square Drive
Blaine, MN 55449
Attn: Erik Thorvig

Notices shall be deemed effective on the earlier of the date of receipt or the date of deposit as aforesaid; provided, however, that if notice is given by deposit that the time for response to any

notice by the other party shall commence to run one business day after any such deposit. Any party may change its address for the service of notice by giving written notice of such change to the other party, in any manner above specified ten (10) days prior to the effective date of such change.

17. Captions. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement and are not to be considered in interpreting this Agreement.

18. Entire Agreement; Modification. This written Agreement and its Schedules and Exhibits constitute the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver of any of its terms will be effective unless in a writing executed by the parties.

19. Binding Effect. This Agreement binds and benefits the parties and their successor and assigns.

20. Severability. In the event any provision of this Agreement shall be held to be invalid, unenforceable or in conflict with the law of the jurisdiction, the remaining provisions of this Agreement shall continue to be valid, enforceable and not be affected by such holding.

21. Controlling Law. This Agreement has been made under the laws of the State of Minnesota, and such laws will control its interpretation.

22. Remedies.

(a) If Buyer defaults in the performance of this Agreement or otherwise fails to perform a material obligation as required under this Agreement, due to no fault of Seller, then Seller may, as its sole and exclusive remedy, terminate this Agreement by giving ten (10) days' written notice of termination to Buyer identifying the underlying default by Buyer, after which, if such underlying default remains uncured, this Agreement will terminate. The parties agree that if Seller commences a statutory cancellation of this Agreement by reason of Buyer's default, Buyer's cure period shall be limited to thirty (30) days. In lieu of terminating this Agreement, Seller may seek specific performance of this Agreement provided that an action is commenced by Seller within ninety (90) days after the occurrence of Buyer's default. If Buyer defaults under this Agreement, Seller shall have no right to seek damages from Buyer, subject only to Buyer's indemnification obligations under this Agreement.

(b) If Seller defaults under this Agreement or otherwise fails to perform a material obligation as required under this Agreement, Buyer will have the right to terminate this Agreement by giving ten (10) days' written notice of termination to Seller identifying the underlying default by Seller, after which, if such underlying default remains uncured, this Agreement will terminate. In lieu of terminating this

Agreement, Buyer may seek specific performance of this Agreement provided that an action is commenced by Buyer within ninety (90) days after the occurrence of Seller's default. If Seller defaults under this Agreement, Buyer shall have no right to seek damages from Seller, subject only to Seller's indemnification obligations under this Agreement.

23. Excluded Personal Property. Seller shall remove all Excluded Personal Property by the Closing Date. "Excluded Personal Property" shall mean all personal property of Seller that is not affixed to the structure or land, but not including the Personal Property and personal property that owned by the Tenants. Costs to remove any Excluded Personal Property that is not removed from the Property by Seller shall be the responsibility of Seller. No other activity in the Property after Closing is permitted by Seller and Buyer is not liable for any injuries, theft, or damage that may occur as a result of Seller accessing the Property to remove Excluded Personal Property.

24. Waiver. No term or condition of this Agreement will be deemed waived or amended unless expressed in writing. The waiver of any condition or the breach of any term will not be a waiver of any subsequent breach of the same or any other term or condition.

25. Further Assurances. Each party agrees that it will execute and deliver such other documents and take such other action, at no cost to the cooperating party, whether prior or subsequent to Closing, as may reasonably be requested by the other party, to further consummate the transaction contemplated by this Agreement.

26. Third Party Beneficiaries. The provisions of this Agreement and of the documents to be executed and delivered at Closing are for the benefit of Buyer and Seller only and are not for the benefit of any third party. No third party shall have the right to enforce the provisions of this Agreement or the documents to be executed and delivered at Closing.

27. Time of Essence. Time is of the essence to both Seller and Buyer in the performance of this Agreement.

28. Calculation of Time Periods. Except as specifically set forth in this Agreement, in computing any period of time described in this Agreement, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such last day is on a Saturday, Sunday or legal holiday, in which event the period shall run until the end of the next business day following such Saturday, Sunday or legal holiday. As used herein, the term "legal holiday" means any state or federal holiday for which financial institutions or post offices are generally closed in the state where the Property is located.

29. Construction. Seller and Buyer and their respective counsel, if any, have reviewed and revised this Agreement. Seller and Buyer acknowledge that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement.

30. Counterparts. This Agreement may be executed in separate counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. This Agreement may be executed, converted to a .pdf or .tif file format, and transmitted by electronic means; delivery of a signature page by electronic means shall be effective, for all purposes, as delivery of a manually-executed counterpart. Electronic signatures, including execution using DocuSign® or signatures transmitted by electronic means in “.pdf” format, shall not be denied legal effect solely because they are in electronic form. To the extent any law requires any signature on this Agreement, an electronic signature satisfies that requirement.

[Remainder of Page Intentionally Left Blank.
Signature Page Follows.]

WHEREAS, Seller and Buyer have executed this Agreement as of the date first written above.

SELLER:

Dobson Blaine, LLC, a Minnesota limited liability company

By: _____
Terry Dobson
Its: _____
Date: _____

BUYER:

City of Blaine

By: _____

Its: Mayor
Date: _____

By: _____

Its: City Manager
Date: _____

Exhibit B
LEASES AFFECTING THE REAL PROPERTY

[TO BE LISTED.]

DRAFT

EXHIBIT A
PROPERTY DESCRIPTION

PID: 21-31-23-24-0014

[To be inserted upon receipt of the title commitment.]