



City of Blaine

City Council

March 3, 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

5. Communications

6. Open Forum

Open Forum is an opportunity for the public to share comments, concerns, or input on other items. While open forum is not intended to provide for response or discussion opportunities, if follow-up is needed, city staff will work to contact the speaker(s) outside of the meeting to arrange for that follow-up. Each speaker will be limited to 3 minutes with a maximum of 15 minutes set aside for open forum.

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 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. 2025-71 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

7.2. 2025-72 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

7.3. 2025-73 Approve Payment to AXON Enterprises Inc. for the Officer Safety Plan Contract
Sponsors: Brian Podany, Safety Services Manager/Police Chief

- 7.4.** RES 25-42 Approve Plans and Specifications and Order Advertisement for Bids for the 2025 Southwest Area Street Reconstructions, Improvement Project No. T25-06
Sponsors: Daniel Schluender, Director of Engineering
- 7.5.** 2025-74 Approve Temporary Nursery Sales License for Cub Foods Greenhouse, 12595 Central Avenue NE
Sponsors: Cathy Sorensen, City Clerk
- 7.6.** 2025-75 Approve a Therapeutic Massage Enterprise License for Crystal Williams Massage, 1341 113th Ave NE, Suite 401
Sponsors: Cathy Sorensen, City Clerk

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

- 8.1.** RES 25-34 Resolution Granting a Conditional Use Permit to Allow Live Entertainment in the B-2 (Community Commercial) Zoning District at 10950 Club West Parkway NE, Suite 100. Wild Bill's Sports Saloon (Case File No. 25-0002/SLK)
Sponsors: Sheila Sellman, Assistant Community Development Director
- 8.2.** RES 25-36 Resolution Granting a Conditional Use Permit for a Specialized Athletic Training Facility (Fitness Center) in the Heavy Industrial (I-2) Zoning District at 10005 Goodhue Street NE. Transform Sports Performance (Case File No. 25-0003/ACK)
Sponsors: Sheila Sellman, Assistant Community Development Director
- 8.3.** RES 25-32 Conduct Public Hearing and Adopt a Resolution to Vacate Drainage and Utility Easements on Lot 1, Block 1, Larson's Estates, according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V25-01
Sponsors: Daniel Schluender, Director of Engineering
- 8.4.** 2025-76 Alcohol Compliance Violation License Suspension, Best Taste of Pho Saigon, Inc. 11712 Ulysses Lane NE
Sponsors: Cathy Sorensen, City Clerk
- 8.5.** 2025-77 Alcohol Compliance Violation Hearing, Pizza Pub Prime, 2190 105th Avenue NE
Sponsors: Cathy Sorensen, City Clerk

9. Development Business

- 9.1.** RES 25-23 Resolution Granting a 12-Month Extension to a Conditional Use Permit for the Construction of a 48-Unit Apartment in a Development Flex (DF) Zoning District at 111 99th Avenue NE. 99th Apartments (TTT Development, LLC) (Case File No. 24-0018/SAS)

Sponsors: Sheila Sellman, Assistant Community Development Director

- 9.2.** RES 25-37 Granting Preliminary Plat Approval to Subdivide 19.24 Acres into 2 Single Family Lots, 28 Townhome Lots, Common Space and One Outlot to be Known as Meadowland Estates West at 2741 and 2775 125th Avenue NE. Herbst Raich Investments, LLC (Case File No. 24-0073/SAS)

Sponsors: Sheila Sellman, Assistant Community Development Director

10. Administration

- 10.1.** 2025-78 Boards and Commissions Appointments 2025

Sponsors: Cathy Sorensen, City Clerk

- 10.2.** RES 25-43 Resolution Authorizing the Mayor and City Manager to Enter Into a Settlement Agreement with Blaine Atlantic Funding, LLC Related to Land Use Litigation for Property Located at 551 87th Lane (Civil No. 23-CV-00172)

Sponsors: Erik Thorvig, Community Development Director

11. Other Business

12. Adjournment

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 03/03/2025 FOR PAYMENTS THE WEEK OF 02/07/2025**

Vendor Name	Description	Amount
3M OPEN	2025 3M Open Deliverables	\$ 125,660.00
ABC SIGN & GRAPHIC INC	Wetland bank signage	\$ 230.00
ADVANCED GRAPHIX INC	Post Crash Repairs to Squads 5275 & 5311	\$ 117.00
ADVANCED GRAPHIX INC	New Badge Graphics for Squad Cars	\$ 980.00
ALLEN CONOR	Travel/Parking reimbursement: C. Allen	\$ 529.96
AMAZON CAPITAL SERVICES	Police Kitchen Furnishings	\$ 159.48
AMAZON CAPITAL SERVICES	18 RDS off duty holsters	\$ 472.80
AMAZON CAPITAL SERVICES	Tape, coat rack, folders, toner, clock	\$ 106.88
AMAZON CAPITAL SERVICES	Notary Stamp - Lisa Osterhues	\$ 16.99
AMAZON CAPITAL SERVICES	Puzzles for Puzzlepalooza	\$ 159.32
AMAZON CAPITAL SERVICES	Hand Soap, Room Spray, Kleenex	\$ 44.71
AMAZON CAPITAL SERVICES	Faraday bags	\$ 180.32
AMAZON CAPITAL SERVICES	PW Battery Charger: Excavator 4601	\$ 134.95
AMAZON CAPITAL SERVICES	Puzzles for Puzzlepalooza	\$ 604.68
AMAZON CAPITAL SERVICES	USB C Charger and Video Cable Adapters	\$ 48.48
AMAZON CAPITAL SERVICES	MAYC microfiber tube mops	\$ 46.99
AMAZON CAPITAL SERVICES	Tape, coat rack, folders, toner, clock	\$ 78.50
ANDRIST GEORGENE	Refund - Rental license not needed	\$ 190.00
ANOKA COUNTY TREASURY DEPARTMENT	Radio Components for Police Operations	\$ 805.68
ANOKA COUNTY TREASURY DEPARTMENT	Radio Components for Police Operations	\$ 1,227.74
ANOKA COUNTY TREASURY DEPARTMENT	Radio Components for Police Operations	\$ 1,065.00
ANOKA COUNTY TREASURY DEPARTMENT	Radio Components for Police Operations	\$ 957.60
APPLE FORD WHITE BEAR LAKE	Transmission Repairs; Truck 4461	\$ 5,924.17
APPLE FORD WHITE BEAR LAKE	DOT Inspections/Parking brake repairs; Truck 1244	\$ 2,321.55
APPLE FORD WHITE BEAR LAKE	DOT Inspections/Ball Joints/Power Steering; Truck 1247	\$ 5,954.51
APPLE FORD WHITE BEAR LAKE	DOT Inspections/Bearings-Tie Rod Repair; Truck 4473	\$ 2,634.30
APPLE FORD WHITE BEAR LAKE	DOT inspection/Brake-Light repairs; Truck 2342	\$ 2,629.99
AT&T	Tower/area search for phone #24295017	\$ 145.00
AUDIO LOGIC SYSTEMS	Sound panels for the Aquatore Bandshell Flex Room	\$ 3,503.12
BARR ENGINEERING COMPANY	WTP1 underdrain Design - Change Order, I/P 23-21	\$ 3,872.00
BAUER BUILT INC	Wheel Rim; Truck #2410	\$ 157.85
BCI CONSTRUCTION INC	Aquatore Bandshell Construction	\$ 24,965.00
BLAINE BROTHERS INC	DOT Inspections/Brake Repairs; Trailer 4631	\$ 971.33
BLAINE BROTHERS INC	DOT Inspection/Brake Repairs; Trailer 4602	\$ 539.33
BLAINE BROTHERS INC	Front end Repair; Jetter 4506	\$ 1,841.09
BLUUM OF MINNESOTA LLC	Contract for digital equipment maintenance	\$ 18,500.00
BOLTON & MENK INC	Smart Salt Training	\$ 2,000.00
BOLTON & MENK INC	Lead Service Line Inventory, I/P 24-20	\$ 15,365.95
BOLTON & MENK INC	Design & Construction Services for I/P 24-04	\$ 5,221.00
BOLTON & MENK INC	2025 Southwest Area Street Reconstruction, I/P 25-06	\$ 1,660.50
BOLTON & MENK INC	Design & Construction Services - 2025 SW Area, I/P 25-06	\$ 45,000.00
BOLTON & MENK INC	Design & Construction Svcs 89th & Davenport, I/P 22-05	\$ 60.50
BOLTON & MENK INC	Lift Station 1 Force Main-Design/Construction Admin, I/P 22-05	\$ 2,167.00
BOLTON & MENK INC	Construction Services-Ulysses/117th Roundabout, I/P 23-09	\$ 7,251.50

BROOKS HENRY	Mileage Reimburse/Water Class D Training; Henry Brooks	\$	246.96
CAPITOL HILL ASSOICATES INC	Federal Lobbyist Services July 2024-March 2025 (Vendor Change)	\$	4,500.00
CARR'S TREE SERVICE INC	Tree Removal; Packard/Monroe/119 Lane	\$	4,995.00
CENTER FOR ENERGY AND ENVIRONMENT	EDA Loan Program - November 2024	\$	34,107.00
CENTERPOINT ENERGY	January 2025 Gas Service	\$	33,198.01
CINTAS CORPORATION	MAYC - Mats/Rugs	\$	38.42
CINTAS CORPORATION	MAYC - Mats/Rugs	\$	38.42
CINTAS CORPORATION	CH mats/rugs	\$	205.47
CINTAS CORPORATION	PW: 2025 Uniform/Rug-Towel Rentals	\$	288.99
CINTAS CORPORATION	MAYC Mats/Rugs	\$	38.42
COMCAST	Cable TV	\$	36.19
COMCAST	Fiber Internet Service	\$	1,360.00
CRYSTEEL TRUCK EQUIPMENT	Insurance Claim	\$	1,693.00
CRYSTEEL TRUCK EQUIPMENT	Pins: Plow 1211	\$	41.89
DAVE PERKINS CONTRACTING INC	Water Main Break excavation; 10580 Baltimore St	\$	4,215.00
DELTA MEDICAL SUPPLY GROUP INC	Nitrile Gloves for Patrol Operations	\$	355.20
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees for Dec. 2024	\$	7,641.00
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees for Dec. 2024	\$	4,000.00
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees for Dec. 2024	\$	8,728.50
EMERGENCY AUTOMOTIVE TECHNOLOGIES INC	Credit	\$	(59.98)
EMERGENCY AUTOMOTIVE TECHNOLOGIES INC	Replacement Antennas for Squad Cars	\$	643.28
ESTBY PAUL	3 - Meals reimbursed inauguration	\$	79.24
FACTORY MOTOR PARTS COMPANY	Batteries for PW Stock	\$	570.56
FACTORY MOTOR PARTS COMPANY	Batteries for PW Stock	\$	335.92
FERGUSON WATERWORKS #2518	Hydrant parts; Water	\$	498.30
FERGUSON WATERWORKS #2518	Curb Stop Repair parts; Water	\$	167.68
FLEXIBLE PIPE TOOLS & EQUIPMENT	Drive Sprocket Repair; Jetter 4506	\$	1,358.60
FRIENDLY CHEVROLET INC	Brake Rotors/Pads; PD Stock	\$	1,428.44
FRIENDLY CHEVROLET INC	Brake Rotors/Pads; PD Stock	\$	206.56
GAASLAND KRISTIAN	Mile/Parking reimbursement; K. Gaasland	\$	55.40
GERHARD JOSEPH	Tuition reimbursement	\$	620.00
INDELCO PLASTICS CORPORATION	Flange/Gasket; WTP	\$	59.82
INSIGHT PUBLIC SECTOR INC	Microsoft Software Licensing Annual Renewal	\$	113,436.16
INTUITIVE MUNICIPAL SOLUTIONS LLC	iMS Software Hosting and Maintenance	\$	59,077.20
JAHN JEFFREY	Mileage Reimburse/Water Class D Training; Jeff Jahn	\$	252.00
JAMAR TECHNOLOGIES INC	Pinnacle Classifier-Counter (Qty 2)	\$	2,632.20
JEFF BELZER'S ROSEVILLE AUTO INC	Water pump/Thermostat; 5323	\$	142.09
JM ELECTRIC LLC	Disconnect Lights; Airport Park	\$	997.50
JOB GLORIA D	Senior program - cooking class	\$	200.00
KRAFT MECHANICAL LLC	PW water bottle fill station	\$	5,310.00
LAWSON PRODUCTS INC	Mechanic shop supplies: Ty-Rap/socket pipe plugs	\$	96.24
LAWSON PRODUCTS INC	Mechanic shop supplies: Ty-Rap/socket pipe plugs	\$	74.10
LITTLE FALLS MACHINE INC	Spinner motor; PW Stock	\$	1,560.95
LITTLE FALLS MACHINE INC	Lift & Buffer Cylinders for plows; Plow 1211	\$	3,601.40
LITTLE FALLS MACHINE INC	Lift & Buffer Cylinders for plows; Plow 1211	\$	103.10
M&G TRAILER SALES, SERVICE & RENTAL	Power adapter for outreach trailer	\$	54.99
MACQUEEN EQUIPMENT INC	Diagnostics camera/crawler/reel; CCTV 4507	\$	971.20
MACQUEEN EQUIPMENT INC	Crawler/rear window replace; CCTV 4507	\$	2,129.97
MACQUEEN EQUIPMENT INC	Software/cable harness Repair; CCTV 4507	\$	2,849.03
MACQUEEN EQUIPMENT INC	Camera repair; CCTV 4507	\$	1,287.79
MENARDS - BLAINE	Training supplies	\$	94.99

MENARDS - BLAINE	Shovels/shop vac/etc; Sewer Dept	\$	203.73
MENARDS - BLAINE	Credit	\$	(144.99)
MENARDS - BLAINE	PW; WTP 3 repair parts; bushing/riser	\$	28.87
MENARDS - BLAINE	Ice melt spreader	\$	229.99
MENARDS - BLAINE	Rug for Aquatore Bandshell	\$	34.99
MENARDS - BLAINE	Light bulbs; Happy Acres Park building	\$	41.90
MENARDS - BLAINE	PW: Shop Vac/Storage bins; Sewer Dept	\$	232.18
MENARDS - BLAINE	PW; Water supplies - WTP 4	\$	29.98
MENARDS - BLAINE	PW; Water supplies - WTP 4	\$	73.77
MENARDS - BLAINE	WTP 3 System Parts; ball valves/sealant/nipples	\$	76.42
METRO AREA MANAGEMENT ASSOCIATION	Jan. 23 MAMA Luncheon (Wolfe)	\$	35.00
METRO SALES INCORPORATED	Copier Support and Maintenance	\$	365.45
METRO SALES INCORPORATED	Copier Support and Maintenance	\$	569.70
METRO SALES INCORPORATED	Copier Support and Maintenance	\$	5,148.04
MIDWAY FORD COMPANY	Radiator Hose; Van 4502	\$	53.40
MIDWAY FORD COMPANY	Wiper Blades; PW Stock	\$	150.00
MIDWAY FORD COMPANY	Taillight; Truck #4604	\$	233.32
MINNESOTA DEPARTMENT OF HEALTH	Water Supply Certificate Fee- Jahn & Brooks	\$	23.00
MINNESOTA DEPARTMENT OF HEALTH	Water Supply Certificate Fee- Jahn & Brooks	\$	23.00
MINNESOTA TREE EXPERTS	CCP-22; Log removal; Hidden Ponds Park	\$	1,200.00
MINNESOTA TREE EXPERTS	Property Line Pond Maintenance; Hidden Ponds	\$	4,800.00
MINNESOTA TREE EXPERTS	CCP-22; tree removal; Hidden Ponds	\$	4,200.00
MINNESOTA TREE EXPERTS	Pond Maintenance/debris removal; Hidden Ponds	\$	3,800.00
M-R SIGN COMPANY INC	Kleen break kits: Sign Shop	\$	1,684.25
NEOGOV	eForms and Perform subscriptions and set up fee	\$	17,681.40
NOLL PETER	4- Meals reimbursed inauguration	\$	97.46
NUSS TRUCK & EQUIPMENT	Wiper assembly; Plow 1287	\$	499.17
NUSS TRUCK & EQUIPMENT	DOT Inspection; Vactor 4622	\$	508.54
NUSS TRUCK & EQUIPMENT	DOT Inspection/Oil leak; Plow 1305	\$	526.07
NUSS TRUCK & EQUIPMENT	DOT Inspection; Plow 1315	\$	216.91
NUSS TRUCK & EQUIPMENT	DOT Inspection; Plow 1279	\$	216.91
NUSS TRUCK & EQUIPMENT	DOT Inspection; Plow 1298	\$	216.91
NUSS TRUCK & EQUIPMENT	DOT Inspection/Replace drag link; Plow 1269	\$	696.53
O'REILLY AUTOMOTIVE INC	Brake Pads; Vehicle 3414	\$	63.07
O'REILLY AUTOMOTIVE INC	Serp Belt/Pulley; Vehicle 5322	\$	56.94
O'REILLY AUTOMOTIVE INC	Filters/Heat Tape; PW Stock	\$	28.60
O'REILLY AUTOMOTIVE INC	Filters; PW Stock	\$	114.45
O'REILLY AUTOMOTIVE INC	Filters/Heat Tape; PW Stock	\$	21.99
PAFFY'S PEST CONTROL INC	CH monthly pest control	\$	85.35
PHASOR ELECTRIC COMPANY	Brine Room Repair	\$	409.00
PHASOR ELECTRIC COMPANY	Traffic Signal Repair; 99th & HWY 65	\$	458.00
PRINT CENTRAL	Business Cards	\$	39.00
PRINT CENTRAL	Council Chamber Nameplate for Sheila Sellman	\$	53.17
PRINT CENTRAL	Business Cards With New Number for CM Massoglia	\$	39.00
RAMIREZ JOSEPH	3 - Meals reimbursed inauguration	\$	55.00
RAMSEY COUNTY	2024 Truth in Taxation Notices	\$	11.13
SBM FIRE DEPARTMENT	2025 Fire Protection Services	\$	454,118.00
SPROUT SOCIAL INC	Social Media Management, Listening, and Analytics System	\$	22,123.31
STEFCAZAK DANIEL	5 - Meals reimbursed inauguration	\$	123.92
STERICYCLE INC	January shred	\$	146.99
STREICHER'S	2 cases of road flares for patrol	\$	269.98

STRYKER SALES LLC	Defibrillator Pads for Patrol Operations	\$	870.00
T-MOBILE USA INC	Cell tower/area dump - Case 24295017	\$	200.00
T-MOBILE USA INC	Timing advanced data service for cell -case 24293415	\$	50.00
T-MOBILE USA INC	Area dump for phone # 24204617	\$	50.00
TRI-STATE BOBCAT INC	Chainsaw; Storm Water	\$	649.18
TRI-STATE BOBCAT INC	Pick up/Delivery warranty claim; Toolcat 1309	\$	400.50
TWIN CITIES TRANSPORT & RECOVERY INC	Tow for Squad 5312	\$	125.00
TWIN CITY FILTER SERVICE INC	CH filters	\$	896.92
USA BLUEBOOK (#657220)	Lab Testing Supplies; Water Department	\$	2,375.13
USA BLUEBOOK (#657220)	Lab Testing Supplies; Water Department	\$	375.90
VANG TOU	4- Meals reimbursed inauguration	\$	90.13
VILLEGAS WESLEY	3 - Meals reimbursed inauguration	\$	95.74
VOLUNTEERS OF AMERICA	Cook Supplemental Wages	\$	93.05
ZAYO GROUP LLC	Telephone Service	\$	1,852.97
ZIMMERMAN DANIEL	4 - Meals reimbursed inauguration	\$	100.64
		\$	1,123,258.93

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 03/03/2025 FOR PAYMENTS THE WEEK OF 02/07/2025**

Vendor Name	Description	Amount
SPROUT SOCIAL INC	Social Media Management, Listening, and Analytics System	\$ 22,123.31
BCI CONSTRUCTION INC	Aquatore Bandshell Construction	\$ 24,965.00
CENTERPOINT ENERGY	January 2025 Gas Service	\$ 33,198.01
CENTER FOR ENERGY AND ENVIRONMENT	EDA Loan Program - November 2024	\$ 34,107.00
BOLTON & MENK INC	Design & Construction Services - 2025 SW Area, I/P 25-06	\$ 45,000.00

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 03/03/2025 FOR PAYMENTS THE WEEK OF 02/14/2025**

Vendor Name	Description	Amount
ALL APPLIANCE DISPOSAL	Disposal of Electronics	\$ 150.00
ALLTERRA CENTRAL INC	Sign GPS/GNSS receiver; Sign Shop	\$ 4,279.25
AMAZON CAPITAL SERVICES	Wellness kick off event supplies	\$ 200.92
AMAZON CAPITAL SERVICES	Amazon Business Prime	\$ 779.00
AMAZON CAPITAL SERVICES	Keyboard wrist support - Eric T	\$ 7.99
AMAZON CAPITAL SERVICES	Prizes for Easter event	\$ 39.20
AMAZON CAPITAL SERVICES	Supplies for Wellness Committee Kick Off Event	\$ 20.88
AMAZON CAPITAL SERVICES	Retractable Badge Reels	\$ 129.70
AMAZON CAPITAL SERVICES	Wellness kick off event supplies	\$ 59.58
AMAZON CAPITAL SERVICES	PW Wheel Separator; PW Shop Tool	\$ 351.98
AMAZON CAPITAL SERVICES	Supplies for events	\$ 184.54
AMAZON CAPITAL SERVICES	PW Phone Otterbox; Sewer dept	\$ 39.93
AMAZON CAPITAL SERVICES	PW: Water filters: parks	\$ 795.96
AMAZON CAPITAL SERVICES	Wrist Rest for Key Board-Erik	\$ 14.99
AMAZON CAPITAL SERVICES	2 Books on Drone Regulations	\$ 22.34
AMAZON CAPITAL SERVICES	Double window envelopes for 1099's	\$ 55.88
AMAZON CAPITAL SERVICES	Decorations for MAYC	\$ 178.14
AMERICAN PRESSURE INC	2025 Capital: Mechanic Shop Parts Washer #3436	\$ 18,961.00
ANDERSON TONY	CDL Reimbursement/lodging; Tony Anderson	\$ 499.39
ANOKA COUNTY	2025 County Recordings	\$ 92.00
ANOKA COUNTY	2025 County Recordings	\$ 46.00
ANOKA COUNTY	2025 County Recordings	\$ 46.00
ANOKA COUNTY CHIEFS OF POLICE ASSOC	2025 Membership/Meeting Dues - Chief and Deputy Chief	\$ 178.00
ANOKA COUNTY CHIEFS OF POLICE ASSOC	2025 Membership/Meeting Dues - Chief and Deputy Chief	\$ 178.00
ANOKA COUNTY SHERIFF'S OFFICE	Anoka County SWAT Team Member charges	\$ 24,388.00
APPELDOORN KENT D	Senior program - Holiday entertainment	\$ 150.00
APPLE FORD WHITE BEAR LAKE	Transmission/Engine Repairs: Vehicle 5301	\$ 513.73
APPLE FORD WHITE BEAR LAKE	DOT inspection; Truck 2435	\$ 455.58
ASPEN MILLS INC	Police Officer Uniform Updates	\$ 596.40
ASPEN MILLS INC	Police Officer Uniform Updates	\$ 465.95
ASPEN MILLS INC	Police Officer Uniform Updates	\$ 810.20
ASPEN MILLS INC	Police Officer Uniform Updates	\$ 106.20
ASPEN MILLS INC	Police Officer Uniform Updates	\$ 700.20
ASPEN MILLS INC	Police Officer Uniform Updates	\$ 1,633.95
ASPEN MILLS INC	Police Officer Uniform Updates	\$ 351.49
ASPEN MILLS INC	Police Officer - Uniforms	\$ 506.12
ASPEN MILLS INC	Police Officer Uniform Updates	\$ 676.28
ASPEN MILLS INC	Police Officer Uniform Updates	\$ 476.48
ASPEN MILLS INC	Police Officer Uniform Updates	\$ 351.49
ASPEN MILLS INC	Police Officer Uniform Updates	\$ 476.48
ASPEN MILLS INC	Police Officer Uniform Updates	\$ 208.50
ASPEN MILLS INC	Police Officer - Uniforms	\$ 129.90
ASPEN MILLS INC	Police Officer - Uniforms	\$ 64.95

ASPEN MILLS INC	Police Officer Uniform Updates	\$	351.49
ASPEN MILLS INC	Police Officer - Uniforms	\$	136.40
ASPEN MILLS INC	Police Officer Uniform Updates	\$	76.00
ASPEN MILLS INC	Police Officer Uniform Updates	\$	44.45
ASPEN MILLS INC	Police Officer Uniform Updates	\$	29.10
ASPEN MILLS INC	Police Officer - Uniforms	\$	288.75
ASPEN MILLS INC	Police Officer Uniform Updates	\$	140.90
AT&T	Cell tower dump - 25003203	\$	145.00
AT&T MOBILITY	Internet for bait trailer	\$	66.96
AT&T MOBILITY	Employee Cell Phone Service	\$	10,210.15
BAKER TILLY MUNICIPAL ADVISORS LLC	Municipal Agent Fees - 2024B, 2024C, and 2024D	\$	180,000.00
BATTERIES PLUS BULBS	Batteries	\$	40.25
BATTERIES PLUS BULBS	Battery; Mini Loader 1284	\$	97.55
BATTERIES PLUS BULBS	Batteries	\$	35.52
BEAUDRY OIL & PROPANE	Propane for PW Shop: 2025 Blanket	\$	312.00
BEAUDRY OIL & PROPANE	Propane for PW Shop: 2025 Blanket	\$	26.00
BEAUDRY OIL & PROPANE	Propane for PW Shop: 2025 Blanket	\$	52.00
BLAINE BROTHERS INC	Marker Lights; Plow 1201	\$	22.50
BOLTON & MENK INC	Lead Service Line Inventory, I/P 24-20	\$	2,512.50
BOLTON & MENK INC	Lever Street Restoration Project (11/23/24-1/3/25)	\$	758.00
BOLTON & MENK INC	Water Modeling Scenarios, I/P 24-08 (U2408)	\$	188.00
BOUND TREE MEDICAL LLC	Medical Supplies for Patrol Operations	\$	150.60
BRAD'S CATCH BASIN REPAIR LLC	Pond Maintenance: CCP-198 - INFB 34-0000181	\$	1,290.00
BRAD'S CATCH BASIN REPAIR LLC	Pond Maintenance: CCP-197 - INFB 34-0000182	\$	1,800.00
BRAD'S CATCH BASIN REPAIR LLC	Pond Maintenance: CCP-200 - INFB 36-0000232	\$	2,880.00
BRAD'S CATCH BASIN REPAIR LLC	Pond Maintenance: CCP-201	\$	1,440.00
BRAD'S CATCH BASIN REPAIR LLC	Pond Maintenance: CCP-199	\$	1,980.00
BRAUN INTERTEC CORPORATION	Aquatore Bandshell concrete testing - Change order	\$	637.00
BROADWAY AWARDS INC	Council Locker Nameplates	\$	105.64
CAMPION BARROW & ASSOCIATES	Pre employment testing	\$	1,860.00
CENTER FOR ENERGY AND ENVIRONMENT	EDA Loan Program - December 2024	\$	15,563.00
CENTERPOINT ENERGY	Gas Service	\$	4,631.28
CENTRAL HYDRAULICS	Trans Cooler Line; Plow 1201	\$	658.64
CENTRAL TURF & IRRIGATION SUPPLY INC	Landscape Rakes; Park Dept	\$	681.12
CENTURYLINK	911 Service	\$	80.52
CINTAS CORPORATION	CH medical cabinet supplies	\$	227.26
CINTAS CORPORATION	MAYC first aid cabinet supplies	\$	27.09
CINTAS CORPORATION	CH mats	\$	205.47
CINTAS CORPORATION	MAYC Mats/Rugs	\$	38.42
CINTAS CORPORATION	PW: 2025 Uniform/Rug-Towel Rentals	\$	431.87
CITY OF LEXINGTON	Sewer System Usage Agreement - City of Lexington	\$	6,922.60
CITY OF SPRING LAKE PARK	Sanburnol Dr/University Ave Service Dr, I/P 23-14 (Final)	\$	352,641.81
COMCAST	Internet for Public Wi-Fi	\$	282.89
COMCAST	PW Cable TV	\$	20.97
CONNEXUS ENERGY-UTILITY PAYMENTS	951 124th LN NE	\$	7,331.15
CONNEXUS ENERGY-UTILITY PAYMENTS	10801 Town Square DR NE	\$	14,718.78
CORE & MAIN LP	SAAS and Analytics Yearly Service Fees	\$	68,544.00
CORE & MAIN LP	3/4" Residential Meters for Resale	\$	5,807.65
CORE & MAIN LP	Wired Radio's for Resale	\$	31,104.00
COREMARK METALS	Metal for Sign Holder; Sign shop	\$	389.00

CRYSTEEL TRUCK EQUIPMENT	Under coating/Rust Proof: Vehicles 4605 & 4606	\$	835.00
CRYSTEEL TRUCK EQUIPMENT	Under coating/Rust Proof: Vehicles 4605 & 4606	\$	835.00
CRYSTEEL TRUCK EQUIPMENT	Rust Proofing; Jetter 4511	\$	1,100.00
CRYSTEEL TRUCK EQUIPMENT	Check Valves: Plow 1278	\$	145.33
CRYSTEEL TRUCK EQUIPMENT	Tool Box; Equipment 4650	\$	347.65
CUB FOODS INC - THE VILLAGE	PD Swearing-in Reception Items (100 ppl)	\$	190.29
CUB FOODS INC - THE VILLAGE	Police Community Alliance Meeting items	\$	92.40
CUB FOODS INC - THE VILLAGE	PD Swearing-in Reception Items (100 ppl)	\$	27.93
CUSTOM REMODELERS INC	Permit Refund B24-05429 (homeowner canceled contract)	\$	101.00
CUTTER SALES	Seals/Bearings: Mower 2388	\$	432.27
DE PROPERTIES LLC	Reimbursement for Excavation of debris & Compaction of fill	\$	12,380.00
DTM FLEET SERVICES	CS Ford utility vehicle lighting	\$	5,371.03
DTM FLEET SERVICES	CS Ford utility vehicle lighting	\$	4,896.87
ECM PUBLISHERS INC	2025 Summary Budget Publication	\$	209.00
ECM PUBLISHERS INC	Publication of Legal Notices	\$	82.50
ECM PUBLISHERS INC	Publication of Legal Notices	\$	407.00
ECM PUBLISHERS INC	2025 Public Hearing Notices	\$	88.00
EMERGENCY AUTOMOTIVE TECHNOLOGIES	Squad car spot light control handles (Qty: 4)	\$	250.07
EVANS KRISTA	Tuition reimbursement	\$	322.91
EVANS KRISTA	Tuition reimbursement	\$	415.66
FACTORY MOTOR PARTS COMPANY	Brake pads; Truck 2409	\$	66.41
FACTORY MOTOR PARTS COMPANY	Batteries; PW Stock	\$	597.36
FERGUSON WATERWORKS #2518	Gate Valve Repair Parts; Water Stock	\$	580.00
FRANKENSIGNS INC	New PD Badge graphic replacing old badge	\$	1,675.00
FRIENDLY CHEVROLET INC	Wire Pigtail; Vehicle 5288	\$	55.46
GOPHER STATE ONE CALL INC	2025 Water & Sewer Locate Fees	\$	286.25
GRAINGER	Electrical Parts: Equipment 3436	\$	113.21
GS DIRECT INC	Graphic Printer; Storm-Sewer Dept	\$	5,420.00
GS DIRECT INC	44" Scanner; Water Dept	\$	5,159.00
HAWKINS INC	Water Treatment Chemicals	\$	1,393.65
HAWKINS INC	Water Treatment Chemicals	\$	28,087.18
HEATING & COOLING TWO INC	Permit Refund B24-05035 (different contractor doing the work)	\$	120.00
HIGGINS STEFAN	Mileage & Parking Reimbursement	\$	104.40
HOLIDAY COMPANIES	Car Washes - PD	\$	970.00
HOLIDAY COMPANIES	Car Washes - Fire/Comm Stds	\$	20.00
HYDRAULIC SPECIALTY INC	Hydraulic Fittings; Attachment 4454-4	\$	63.02
INSIGHT PUBLIC SECTOR INC	Mounting Brackets for Wireless Access Points	\$	80.60
INSIGHT PUBLIC SECTOR INC	Azure Cloud Services - December 2024	\$	4,106.39
JM ELECTRIC LLC	Disconnect Power; Airport Park Shed	\$	425.00
KATH FUEL OIL SERVICE COMPANY	Windshield solvent; Lift stations	\$	250.50
KHAN MUHAMMAD	Tobacco License Refund due to cancelled closing.	\$	200.00
LANGUAGE LINE SERVICES INC	2025 Translation and Interpretation Services for the year	\$	282.22
LAWSON PRODUCTS INC	Mechanic shop supplies: Couplers/Nipples/Connectors	\$	1,630.67
LEAGUE OF MN CITIES INSURANCE TRUST	Workers comp insurance claims	\$	1,424.75
LIFELONG LANDSCAPES LLC	Pond Maintenance; Ditch 17 - P27	\$	4,275.00
LIFELONG LANDSCAPES LLC	Pond Maintenance; CCP - 383	\$	2,850.00
LINK CALEB	FAA UAS pilot license test fee	\$	175.00
LRS PORTABLES OF MINNESOTA	2025 Satellite Rental - Parks	\$	1,643.90
LYNN PEAHEY COMPANY	Evidence tape	\$	627.20
MANAGED SERVICES INC	CH janitorial services	\$	4,819.00

MANAGED SERVICES INC	CH enmotion, tp, foam	\$	883.75
MARCO TECHNOLOGIES LLC	MBG Server Setup Assistance	\$	550.00
MARCO TECHNOLOGIES LLC	E911 Configuration Assistance	\$	2,460.50
MARCO TECHNOLOGIES LLC	Assistance Switching to new SIP Phone Service	\$	3,237.50
MARSDEN CENTRAL LLC	PW January janitorial services	\$	2,476.38
MENARDS - BLAINE	Ball valve/Pipe Tee; WTP 3	\$	37.01
MENARDS - BLAINE	CH batteries, drill, razor	\$	69.10
MENARDS - BLAINE	PW Water Dept; Hose/Nozzle/Pry Bars	\$	91.95
MENARDS - BLAINE	Mechanic shop supply/filters	\$	79.92
MENARDS - BLAINE	Pipe/Elbow/Couplings; Lift station washdowns	\$	45.63
MENARDS - BLAINE	Gloves/Hooks/Pliers: WTP 4 supplies	\$	71.69
MENARDS - BLAINE	Duct tape	\$	14.81
MENARDS - BLAINE	PW Street hose/Office batteries	\$	54.96
MENARDS - BLAINE	PW Sign shop Supplies	\$	60.61
METRO SALES INCORPORATED	Copier Support and Maintenance	\$	421.87
METROPOLITAN COUNCIL	MCES 2025 Wastewater Services	\$	473,304.10
MIDWAY FORD COMPANY	Wheel Stud; Vehicle 2409	\$	64.95
MINNEAPOLIS OXYGEN COMPANY	Oxygen Cylinders for Patrol Operations	\$	187.84
MINNESOTA CITY/COUNTY MANAGEMENT	2025 APMP Membership (Derr)	\$	75.00
MINNESOTA OCCUPATIONAL HEALTH	Pre employment testing	\$	1,880.00
MINNESOTA UTILITY CONTRACTORS	PW 2025 Membership Dues	\$	300.00
MINUTE MAKER SECRETARIAL	Minute Maker Secretarial	\$	538.38
MINUTE MAKER SECRETARIAL	NRCB Meetings 2025	\$	212.50
MINUTE MAKER SECRETARIAL	Park Board Meetings 2025	\$	172.00
MN DEPT OF LABOR AND INDUSTRY	January 2025 State Surcharge	\$	4,033.00
MN METRO NORTH TOURISM	December 2024 Lodging Taxes	\$	12,556.26
MN METRO NORTH TOURISM	November 2024 Lodging Taxes	\$	13,119.08
MTI DISTRIBUTING INC	Mechanic MTI Academy Training; Degler	\$	165.00
MTI DISTRIBUTING INC	Parts for Mower 2388; Wheel Asm/blades/rollers/latches	\$	2,124.28
MTI DISTRIBUTING INC	Spacers-caster/wheel/roller; Mower 2417	\$	521.96
MTI DISTRIBUTING INC	Baffle; Mower 2417	\$	89.97
MYERS SETH PUMPS INC	2025 Capital; Dewatering Pump #4650	\$	41,145.00
NORTHERN SANITARY SUPPLY CO INC	MAYC vacuum and belt	\$	406.56
NORTHERN SANITARY SUPPLY CO INC	CH towels, tissues, liners	\$	559.14
NUSS TRUCK & EQUIPMENT	DOT Inspection/Exhaust leak repair; Plow 1281	\$	23,994.50
NUSS TRUCK & EQUIPMENT	DOT Inspection/exhaust,coolant,oil repairs; Plow 1278	\$	3,555.85
NUSS TRUCK & EQUIPMENT	Outlet Nox Sensor Repair; Plow 1281	\$	1,174.29
O'REILLY AUTOMOTIVE INC	Mechanics Shop supplies; Dielectric Grease	\$	77.94
O'REILLY AUTOMOTIVE INC	Brake Parts; Vehicle 3419	\$	289.98
O'REILLY AUTOMOTIVE INC	Strobe Switches/Filters: PD Stock	\$	15.98
O'REILLY AUTOMOTIVE INC	Filters: PW stock	\$	49.53
O'REILLY AUTOMOTIVE INC	Brake Pads/Rotors; Vehicle 3410	\$	149.99
O'REILLY AUTOMOTIVE INC	Strobe Switches/Filters: PD Stock	\$	62.96
O'REILLY AUTOMOTIVE INC	Credit	\$	(199.99)
O'REILLY AUTOMOTIVE INC	Air Filter; Vehicle 2409	\$	28.61
O'REILLY AUTOMOTIVE INC	Air Filter; Vehicle 2409	\$	275.05
O'REILLY AUTOMOTIVE INC	Rotors/Pads; Vehicle 5264	\$	139.99
O'REILLY AUTOMOTIVE INC	Fuel Filter; PW Stock	\$	41.00
OSMAN NAIMO	Refund - rental license not needed	\$	190.00
PAQUIN THOMAS R	Senior program - Birthday entertainment	\$	150.00

PEERLESS NETWORK INC	Telephone Service	\$	948.29
PRINT CENTRAL	Business Cards	\$	39.00
PRO-TEC DESIGN INC	Card Reader Repair; WTP 2	\$	671.00
RAND CARA	Items for PD Swearing-in reception	\$	31.09
RUFFRIDGE JOHNSON EQUIPMENT	Air Valve; Tanker 2321	\$	741.82
SNOW DAWN	VAN driver DOT reimbursement	\$	119.00
STATE OF MINNESOTA	Work Crew Contract; 11/1/24 - 4/30/25	\$	52,750.00
STATE OF MINNESOTA DEED	DEED Loan Fund Grant # CDAP-17-0064-H-FY18, February Repayment	\$	1,568.24
STIX SPORTSWEAR	Logo Embroidery - Techs clothing	\$	333.60
SUNDERLAND PLUMBING INC	Permit Refund B24-04298	\$	60.00
SYMBOLARTS, LLC	Police uniform patches	\$	1,996.50
THE FERGUSON GROUP LLC	2025 Federal Advocacy Services (Approved 12/18/24 by MO 23-644)	\$	5,250.00
TKDA AND ASSOCIATES INC	TH65 Access Improvements (Amendment 4), I/P 21-01	\$	4,243.01
TRANE US INC	HVAC repaired fan motor AHU3	\$	893.00
TRAQNOLOGY NORTH AMERICA	Annual Service plan; Parks	\$	1,900.00
TRI-STATE BOBCAT INC	Handle Kit; Chipper 1238	\$	224.58
TRI-STATE BOBCAT INC	7Pin Repair Kit; Attachment 4454-4	\$	330.92
TRI-STATE BOBCAT INC	Exhaust Repairs: Toolcat 1309	\$	533.72
TWIN CITIES TRANSPORT & RECOVERY INC	Tow for Squad 5288	\$	125.00
UNITED RENTALS INC	January Light tower rental; JPC Park	\$	1,986.00
VOLUNTEERS OF AMERICA	Van Drivers meals	\$	90.00
W S & D PERMIT SERVICE	Permit Refund B24-01909 (homeowner canceled Job)	\$	80.00
W S & D PERMIT SERVICE	Permit Refund B24-01270 (Homeowner Canceled Contract)	\$	80.00
WATER CONSERVATION SERVICES INC	Water Main Leak Detection 1/4/25 & 1/19/25	\$	1,161.60
WINBERG COMPANIES LLC	Lever Street Restoration Project, I/P 17-07	\$	58,198.62
XCEL ENERGY	December 2024 Electric	\$	15,497.95
ZACK'S INC	Small tools, Parks: shovels/rakes/forks	\$	1,038.39
		\$	1,617,285.64

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 03/03/2025 FOR PAYMENTS THE WEEK OF 02/14/2025**

Vendor Name	Description	Amount
NUSS TRUCK & EQUIPMENT	DOT Inspection/Exhaust leak repair; Plow 1281	\$ 23,994.50
ANOKA COUNTY SHERIFF'S OFFICE	Anoka County SWAT Team Member charges	\$ 24,388.00
HAWKINS INC	Water Treatment Chemicals	\$ 28,087.18
CORE & MAIN LP	Wired Radio's for Resale	\$ 31,104.00
MYERS SETH PUMPS INC	2025 Capital; Dewatering Pump #4650	\$ 41,145.00



City of Blaine

City Council Workshop

February 19, 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 Pro Tem Robertson at 5:30PM.

2. Roll Call

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

ABSENT: Mayor Tim Sanders.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Assistant Community Development Director Sheila Sellman; Deputy Police Chief Joe Gerhard; 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.** 2025-52 Twin Cities Gateway Presentation
Sponsors: Guest: Al Stauffacher

Al Staffacher, Twin Cities Gateway Bureau President/CEO, thanked the council for their time and provided the council with an update on the focus of the Twin Cities Gateway Bureau. He reported the bureau now had 11 cities after the recent addition of Ramsey. He commented further on the tourism, promotional and educational work he does on behalf of the 11 cities in order to bring tourists to the many cities' hotels. He explained the bureau is

served by a board made up of 20 members. He stated he was seeking an at-large member (hotelier) from the city of Blaine at this time. He reviewed the post-pandemic numbers for the 25 hotels within the bureau, then described how a portion of the lodging receipts can be utilized for marketing and tourism for the 11 cities.

Lisa Peterson, Twin Cities Gateway Bureau, explained she was the marketing director at Twin Cities Gateway. She commented on the 2025 work plan and discussed the expos she attends on an annual basis in order to promote the 11 cities within the bureau. She reviewed how Blaine's economy, restaurants and small businesses were impacted by hotel stays and visitors.

Mr. Staffacher further discussed how the NSC impacts tourism in Blaine. He indicated he attends four major sports conferences on a yearly basis in order to continue to draw sporting events to the Twin Cities Gateway cities. He explained 85% of the sporting events within the gateway occurred in Blaine. He asked if there were any comments or questions from the council.

Councilmember Massoglia thanked Mr. Staffacher and Ms. Peterson for the presentation then questioned what percent of lodging tax was charged in the city of Blaine. Mr. Staffacher reported the Twin Cities Gateway Bureau had a 3% lodging tax.

Councilmember Massoglia questioned what percentage of hotel proceeds was given back to the member cities. Mr. Staffacher estimated this to be close to 15%.

Councilmember Newland asked how the city used the gateway bureau dollars in 2024. City Manager Wolfe reported this funding was used for special events, such as Oktoberfest.

Ms. Wolfe suggested Kelly Goodrich from the NSC be considered for the at-large position from Blaine for the gateway bureau.

Mayor Pro Tem Robertson thanked Mr. Staffacher and Ms. Peterson for their detailed presentation.

3.2. 2025-53 TH65 Bridge and Noise Wall Aesthetics
Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender stated the Minnesota Department of Transportation, MnDOT, has a consultant preparing the final design plans and specifications for TH 65 that will install bridges at 99th Avenue, 105th Avenue, 109th Avenue, 117th Avenue, and the pedestrian bridge at 113th/114th Avenues. The 60% design was submitted to MnDOT and the other agencies for review and comment on February 10. Once review comments are received, the plan and specification will be advanced to 95%. The city now needs to let MnDOT know what aesthetics need to be included in the plans. As the council will recall, the preliminary plan required a Visual Quality Manual to be created that showed in concept the general Aesthetic treatments of the bridges and the landscaping of the local streets (roundabouts and boulevards). As a starting point for the bridge treatments, there was a review of the bridge colors and textures in the corridor at 121st Avenue/Paul Parkway, 125th

Avenue, and 129th Avenue. These colors and textures are listed on page 1 of the attachment. To tie the TH 65 corridor together throughout Blaine, the new bridges would follow similar colors and textures but could customize the abutment wall textures to look or give a sense of location or place. MnDOT has reviewed these preliminary concepts and has concerns over several textures and colors as they are not their standards. MnDOT created several color and texture pages with similar but not exact matches. Staff has reviewed these suggested alterations to the bridge colors and textures along with the options for the sound walls and have made recommendations based on the existing corridor and long-term maintenance. Please note that staff will bring back an item in the future to discuss the landscaping elements on the local roads. Staff commented further on the proposed plans for the TH65 corridor and requested feedback from the council regarding the bridge aesthetics, pedestrian bridge and sound walls.

Mayor Pro Tem Robertson asked how the council wanted to proceed with the four bridges.

Councilmember Newland stated he supported staff's recommendations regarding the bridges, noting it made sense to tie them all together. He indicated he liked the color scheme as well.

Councilmember Fleming explained she supported staff's recommendations as well.

Mayor Pro Tem Robertson supported the 105th corridor being different in order to set the area apart in the city.

Councilmember Fleming supported this suggestion.

Councilmember Massoglia asked if cost the city extra money to do different things on each bridge. Mr. Schluender explained there was room for discussion with MNDOT in order to have the 105th bridge different from the other bridges along TH65.

Council consensus was to support staff's recommendation regarding the bridge aesthetics.

Mr. Schluender questioned how the council wanted to proceed with the pedestrian bridge.

Councilmember Fleming indicated she did not like dark green and suggested the gray green be used for the pedestrian bridge.

Councilmember Newland stated he liked the dark green color the best for the pedestrian bridge.

Councilmember Ford explained he supported the dark green color for the pedestrian bridge.

Council consensus was to support staff's recommendation regarding the pedestrian bridge.

Mr. Schluender inquired how the council wanted to proceed with the sound wall design.

Council consensus was to support staff's recommendation regarding the sound walls.

3.3. 2025-54 Blaine City Manager Recruitment Process
Sponsors: Scott Johnson, Director of Administrative Services

Administrative Services Director Johnson stated staff will provide an update of the Request for Proposals (RFP) that has been sent to recruitment firms for the upcoming city manager opening. The city manager is under the direction of the mayor and city council, this position directs and manages all city operations to ensure the effective and efficient operation of all city departments. The position develops administrative policies and procedures for the city; enforces the laws, ordinances and resolutions of the city; monitors and drafts legislation; maintains a fiscally sound budget; and manages the daily operations of the city. Additionally, this position will work and communicate with citizens, business interests, commissioners, federal, state and local government entities and elected officials, and others regarding the city and its priorities. The deadline for the RFP is February 21, 2025 at 12 noon. It was noted council will have an opportunity to review the proposals and select a firm.

Ms. Wolfe stated this was not a bid process but rather was a proposal process and the city council did not have to select the lowest-cost firm.

Councilmember Newland asked if the RFP was only sent to local firms. Mr. Johnson reported the RFP was sent to nine national firms.

Councilmember Newland questioned what the going rate was for a recruitment firm. Mr. Johnson estimated the cost would range between \$25,000 and \$35,000. Ms. Wolfe anticipated the cost for the recruitment firm would be covered in the budget through vacancy savings.

3.4. 2025-55 Federal and State Lobbying Update
Sponsors: Michelle Wolfe, City Manager

Ms. Wolfe provided a brief update regarding state and federal lobbying activities. Specifically, there will be a discussion about legislation Blaine is proposing, as well as legislation impacting Blaine. At the federal level, we are working closely with The Ferguson Group to finalize our FY26 earmark requests, while continuing to monitor our FY25 request (mobile command unit). She was pleased to report both bills regarding the 105th area were introduced in the House and would be getting a hearing.

Mr. Schluender discussed how legislators were working on additional transportation dollars for the TH65 project for temporary traffic controls that may become permanent. He reported staff has been working with Anoka County as well on this matter and noted he would keep the council apprised on this matter.

4. Other Business

After a motion and second, council moved to a closed session pursuant to Minn. Stat. 13D.05 Subd. 3(c)(1) for an update regarding negotiations for the potential purchase of the properties located at 2170 106th Lane NE and 10500 Nassau Street.

5. Adjournment

The workshop was adjourned at 6:59PM.



City of Blaine

City Council

February 19, 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 Pro Tem Robertson followed by the Pledge of Allegiance and the Roll Call.

2. Pledge of Allegiance

3. Roll Call

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

ABSENT: Mayor Tim Sanders.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Assistant Community Development Director Sheila Sellman; Deputy Police Chief Joe Gerhard; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; Community Development Specialist Elizabeth Showalter; City Attorney Tom Loonan; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

4. Awards - Presentations - Organizational Business

- 4.1.** 2025-56 Police Department Citizen Award Recognitions
Sponsors: Brian Podany, Safety Services Manager/Police Chief

Deputy Police Chief Gerhard stated several individuals from the community were present to receive recognition from the Blaine Police Department for their actions in 2024, that directly benefited a fellow citizen and our law enforcement agency. He introduced the following individuals who would be receiving an award:

Mason Nordman - for rescuing a lost child from entering a pond
Danielle Lovejoy - for performing CPR on a women at Target
Chaz Gill - for helping to save the life of a women at Target
Arthur Payne - helped save the life of a man attempting to jump off a bridge
Kelly Heidner - helped save the life of a man attempting to jump off a bridge
Joshua Guyer - helped save the life of a man attempting to jump off a bridge

A round of applause was offered by all in attendance and Mayor Pro Tem Robertson thanked each of these individuals for their selfless acts of service to the community.

5. Communications

Mayor Pro Tem Robertson encouraged the public to attend the Polar Plunge on Saturday, February 22 at Lakeside Commons Beach.

6. Open Forum

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

Mayor Pro Tem Robertson opened the Open Forum at 7:31PM.

Derek Lind, resident of Ramsey and member of the Anoka County Elections Integrity Team (ACEIT), spoke about the upcoming purchase by Anoka County of updated poll pads for elections and encouraged the city to consider returning to paper ballots due to high costs and security concerns.

There being no further input, Mayor Pro Tem Robertson closed the Open Forum at 7:34PM.

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.

Councilmember Massoglia and Mayor Pro Tem Robertson requested the removal of consent agenda items 7.1, 7.5, and 7.6.

Moved by Councilmember Newland, seconded by Councilmember Fleming, that the Consent Agenda be approved as amended removing Items 7.1, 7.5 and 7.6 for further discussion.

Motion adopted unanimously.

7.1. 2025-57 Schedule of Bills Paid

Councilmember Massoglia discussed particular bills including the sidewalk snowplow machine, the compensation study, and an RFP for the assistant finance director position. He shared concerns about the need to continue to reduce costs. City Manager Wolfe reported the city completed a compensation study several years ago and presented the information to city council on multiple occasions. She indicated the best practice is to update these studies every three or four years in order to stay current. She noted the budget proposal for 2024 included an update to the compensation study. She commented further on how the city was short-staffed at this time, which was why the city was pursuing an assistant finance director. She reported the RFP expenses would be covered by staff vacancy funding within the budget.

Councilmember Massoglia expressed concern with the lack of transparency regarding the credit card purchases that were being made by city employees. Ms. Wolfe explained the bills have been paid under her authority as part of the budget and that other items, those over \$50,000, have to receive city council approval. She reported all of the information within the bills paid was public information. Finance Director Zimmerman commented further on the process being used for credit card purchases.

Councilmember Massoglia thanked staff for the clarification and reiterated that he believed the city had to further investigate ways to control its spending. City Attorney Loonan reported the process and budgeting for expenditures is outlined in city charter. He explained the council adopts the budget, but the charter assigns the city manager the sole authority to ensure the budget is adhered to, enforced and administered appropriately. He stated it was not wholly uncommon for expenditures, such as credit cards, to be used for day to day purchases by a city. He indicated if the council was looking to review or approving more specific line items, the charter would have to be amended.

Councilmember Massoglia indicated he was simply asking that the council have more information regarding the credit card purchases given how the monthly expense was \$30,000 which equated to almost \$400,000 per year. Mr. Zimmerman explained the disbursement of the bills to be paid were completed by staff prior to city council meetings. He stated he was concerned with the fact the bills paid were subject to council approval, but were paid in advance to council approval. He reported if an item were pulled and the payment was rejected by council, staff would have a difficult time reversing the payment. He indicated he had recently spoken with the city attorney regarding this matter to see if an amendment should be made to the charter then shared he would be looking into the charter language further and would report back to the council at a future meeting. Mr. Loonan advised a future workshop item could take a closer look at this matter to see if a charter amendment was necessary.

Councilmember Ford explained he believed there was a need for an updated compensation study, noting this would be an important budgeting tool for the city council.

Moved by Councilmember Massoglia, seconded by Councilmember Newland, to approve the Schedule of Bills Paid.

Motion adopted unanimously.

- 7.2.** 2025-58 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk
- 7.3.** 2025-59 Approve Annual Payment of JLEC Shared Costs for Public Safety Data System (PSDS)
Sponsors: Brian Podany, Safety Services Manager/Police Chief
- 7.4.** RES 25-39 Resolution to Approve an Amendment to the 2025 Intensive Comprehensive Peace Officer Education and Training Grant
Sponsors: Brian Podany, Safety Services Manager/Police Chief
- 7.5.** 2025-60 Motion to Authorize the Mayor and City Manager to Enter into a Contract with Bolton & Menk for Construction Services for Lift Station 13 Force Main Project - Phase 2, Improvement Project No. 23-30
Sponsors: Daniel Schluender, Director of Engineering

Mayor Pro Tem Robertson requested this item be postponed to a future workshop meeting in order to allow for further discussion regarding the overages.

- 7.6.** ORD 25-2574 Second Reading
Ordinance Amending Appendix C - Franchises Article II. - Cable Television Franchise
Sponsors: Ben Hayle, Communications Manager

Councilmember Massoglia confirmed that renewing the cable franchise ordinance does not lock the city into an ongoing agreement. He indicated this ordinance addressed an agreement between the North Metro Telecommunications Commission and Comcast.

Moved by Councilmember Fleming, seconded by Councilmember Newland, to adopt the Second Reading of Ordinance No. 25-2574, Amending Appendix C - Franchises Article II. - Cable Television Franchise.

Motion adopted unanimously.

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

- 8.1.** RES 25-33 Order Improvement and Order Preparation of Plans and Specifications for the 2025 Street Rehabilitation Project, Improvement Project No. 25-05 (T2505)

Director of Engineering Schluender stated council is asked to conduct the public hearing and consider ordering the improvements and preparation of the project plan and specification for the 2025 Street Rehabilitation Project. The proposed project will rehabilitate Lakes Parkway from Radisson Road to its terminus 120' east of Rendova Street and Baltimore Street from 300' south of 99th Avenue to 94th Lane. Both areas will include a 2.5" pavement mill, minor spot concrete curb repair, bituminous pavement overlay, and appurtenant construction. The project will also include the partial reconstruction of Baltimore Street from 120' south of 99th Lane to the east along 99th Lane to Davenport Street, and Baltimore Street from 93rd Lane to 94th Lane. This project area will include spot concrete curb and gutter replacement (Area 3), concrete ribbon curb installation (Area 4), bituminous pavement replacement, and appurtenant construction.

Mr. Schluender explained the estimated cost of these proposed improvements is \$2,741,237 with \$110,957 to be assessed to the benefitting properties over a 5-year period for mill and overlay and bituminous replacement and 15-year period for partial reconstruction. Replacement of existing sanitary sewer castings/rings at an estimated cost of \$12,155 and adjustment of gate valves at an estimated cost of \$6,864 is proposed to be paid for by City Public Utility Funds. The remaining portion of \$2,611,261 is proposed to be paid from the City's Pavement Management Program Fund and the Municipal State Aid Street (MSAS) Funds. The proposed project is necessary, cost-effective, and feasible and will result in a benefit to the properties proposed to be assessed.

Mayor Pro Tem Robertson opened the public hearing at 8:04PM.

Rose Quast, 11770 Vermillion Street, asked why property owners on Lakes Parkway were not being assessed, but those living on Vermillion Street were being assessed. Mr. Schluender explained in accordance with the assessment policy, this townhome association was accessed off of Lakes Parkway and the other associations have alternate access points, which meant they would be assessed for the frontage of the townhome association. He reported the proposed assessments for the townhomes was around \$200 per unit, which could be paid back over a five year period.

There being no additional public input, Mayor Pro Tem Robertson closed the public hearing at 8:07PM.

Moved by Councilmember Massoglia, seconded by Councilmember Newland, to Order Improvement and Order Preparation of Plans and Specifications for the 2025 Street Rehabilitation Project, Improvement Project No. 25-05 (T2505).

Councilmember Newland questioned if the entire section of roadway from 93rd up to 99th will be totally closed or would a portion remain open. Mr. Schluender stated as the plans are developed, staff will look into the staging for this project. He anticipated a section south of the roundabout would be constructed and, once this is done, the north side would be closed in order to keep 99th available at all times.

Motion adopted unanimously.

- 8.2.** RES 25-35 Order Improvement and Order Preparation of Plans and Specifications for the Zest Street and Lakes Parkway Construction, Improvement Project No. 25-04 (T2504)
Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated council is asked to conduct the public hearing and consider ordering the improvements and preparation of the project plan and specification for the Zest Street and Lakes Parkway Construction Project. The proposed improvements along Zest Street NE and Lakes Parkway NE will include the construction of bituminous roadway pavement, concrete curb and gutter, concrete sidewalk, bituminous trail, and concrete pedestrian ramps meeting ADA requirements. The proposed improvements will also include extension of water and sanitary sewer services to adjacent properties, adjustment of gate valves and hydrants, adjustment of manholes, construction of storm sewer systems along both roadways, construction of a stormwater basin (BMP), and construction of signal system loop detectors. The estimated cost of proposed improvements is \$1,785,502 with \$734,330 proposed to be assessed to the benefitting properties over a 15-year period. The remaining project cost is proposed to be funded with \$17,038 from the Sanitary Sewer Fund, \$69,296.37 from the Water Utility Fund, and \$964,838 from State Aid Funds. Staff commented on the conversations he had with the two property owners that would be impacted by this project. It was noted the proposed project is necessary, cost-effective, and feasible and will result in a benefit to the properties proposed to be assessed.

Mayor Pro Tem Robertson opened the public hearing at 8:15PM.

There being no public input, Mayor Pro Tem Robertson closed the public hearing at 8:15PM.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, to Order Improvement and Order Preparation of Plans and Specifications for the Zest Street and Lakes Parkway Construction, Improvement Project No. 25-04 (T2504).

Councilmember Larson asked if the delay in payment of the assessment meant the property owners had to pay when the road was completed, or when development occurred in the future. Mr. Schluender explained the assessments could be deferred until the time as such that the parcels develop.

Councilmember Massoglia questioned what type of interest would be charged for the deferred assessments. Mr. Schluender reported an interest rate would be set in 2026. He estimated the interest rate would be somewhere between 3% and 6%.

Councilmember Massoglia supported deferring or lowering the interest rate for these two property owners in order to encourage development at some point in the future, especially given how large the assessments would be for these two properties. Mr. Schluender cautioned the city council from changing the interest rate for a single project, as this may set a precedent. He recommended the council treat each parcel fairly and equitably. Mr. Loonan agreed stating it would be in the city council's best interest to follow the current assessment policy. While he understood there were only two impacted properties within the

project area, he indicated a precedent could be set if the current assessment policy and interest rate was not followed.

Mayor Pro Tem Robertson inquired if these properties were zoned for commercial/industrial. Assistant Community Development Director Sellman reported this was the case.

Mayor Pro Tem Robertson asked if these properties were being assessed for commercial/industrial. Mr. Schluender indicated the properties were being assessed based on their current land use, which was farm residential.

Motion adopted unanimously.

9. Development Business

None.

10. Administration

- 10.1.** 2025-61 Motion to Authorize Mayor and City Manager to Enter into a Contract with Short Elliott Henrickson, Inc. (SEH) for Professional Design and Construction Services for the 2025 Street Rehabilitation Project, Improvement Project No. 25-05 (T2505)

Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated council is requested to approve a contract for professional services for final design and construction services for the 2025 Street Rehabilitation Project, Improvement Project No. 25-05 (T2505) in the amount of \$269,700. On July 15, 2024 Council initiated the 2025 Street Rehabilitation Project, Improvement Project No. 25-05 (T2505) with Resolution No. 24-135. At the July 15, 2024 Council meeting, SEH, which is one of the engineering firms in the pre-approved consultant pool approved by Council, was awarded a contract to prepare the preliminary design and a feasibility report. At that time, it was stated that after completion of the feasibility report and upon ordering the improvements, a contract for final design and construction services would be negotiated with SEH. The Engineering Department recently requested and received a proposal for final design and construction services for the 2025 Street Rehabilitation Project from SEH in the amount of \$269,700. Staff has reviewed this proposal and determined that the fees are justified and reasonable. City council is also asked to approve a 10% contingency to bring the total project budget to \$296,670. This project will be funded through proposed project assessments, Pavement Management Program funds, Public Utility funds, and Municipal State Aid System funds.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to Authorize Mayor and City Manager to Enter into a Contract with Short Elliott Henrickson, Inc. (SEH) for Professional Design and Construction Services for the 2025 Street Rehabilitation Project, Improvement Project No. 25-05 (T2505).

Motion adopted unanimously.

- 10.2.** 2025-62 Motion to Authorize Mayor and City Manager to Enter into a Contract with WSB for Final Design and Construction Services for the Zest Street Construction Project, Improvement Project No. 25-04 (T2504)
Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated council is requested to approve a contract for Professional Services for Final Design and Construction Services for the Zest Street Construction, Improvement Project No. 25-04 (T2504). If council chooses to move forward with the project and [order the preparation of plans and specifications](#), WSB, which is one of the engineering firms in the pre-approved consultant pool approved by Council, was awarded a contract to prepare the preliminary design and a feasibility report. At that time, it was stated that after completion of the feasibility report and upon ordering the improvements, a contract for final design and construction services would be negotiated with WSB. The Engineering Department recently requested and received a proposal for final design and construction services for the Zest Street Construction Project from WSB in the amount of \$311,816.50. Staff has reviewed this proposal and determined that the fees are justified and reasonable. City council is also asked to approve a 10% contingency to bring the total project budget to \$342,998.15. This project will be funded through proposed project assessments, Pavement Management Program funds, Public Utility Funds, and Municipal State Aid System funds.

Moved by Councilmember Massoglia, seconded by Councilmember Newland, to Authorize Mayor and City Manager to Enter into a Contract with WSB for Final Design and Construction Services for the Zest Street Construction Project, Improvement Project No. 25-04 (T2504).

Motion adopted unanimously.

- 10.3.** RES 25-40 Adopt Proposed Amendments to the Council Rules of Procedure and Quorum - Order of Business
Sponsors: Cathy Sorensen, City Clerk

City Clerk Sorensen stated council is asked to adopt the proposed amendment to the current rules of procedure and quorum - order of business clarifying process and intent for open forum.

Moved by Councilmember Newland, seconded by Councilmember Larson, to Adopt Proposed Amendments to the Council Rules of Procedure and Quorum - Order of Business.

Amendment moved by Councilmember Massoglia, seconded by Councilmember Newland, to remove Adoption of Agenda from the Order of Business.

Amendment adopted unanimously.

Amended motion adopted unanimously.

10.4. 2025-64 Adopt Proposed Amendments to the Council Code of Conduct
Sponsors: Cathy Sorensen, City Clerk

Ms. Sorensen stated council is asked to consider the proposed amendments to the council code of conduct.

Moved by Councilmember Massoglia, seconded by Councilmember Fleming, to adopt the amendments to the council code of conduct.

Councilmember Newland stated he supported the code of conduct having additional language to address censure. Mr. Loonan recommended the additional language read: such censure may include other actions or punishment by council in conformity with the law.

Amendment moved by Councilmember Newland, seconded by Councilmember Massoglia, to add language under #3 Censure to state such censure may include other actions or punishment by council in conformity with the law.

Councilmember Larson thanked City Attorney Loonan for the proposed language addition.

Amendment adopted unanimously.

Amended motion adopted unanimously.

11. Other Business

None.

12. Adjournment

Moved by Councilmember Newland, seconded by Councilmember Fleming, to adjourn the meeting at 8:38PM.

Motion adopted unanimously.



City of Blaine Staff Report

File Number: 2025-73

Agenda Date	Status
March 3, 2025	
In Control	File Type
City Council	Motion

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

Agenda Item # 7.3

Approve Payment to AXON Enterprises Inc. for the Officer Safety Plan Contract

Executive Summary

The Police Department requests Council approval for the 2025 payment of \$274,000.51 for the second year of the 10-year AXON Officer Safety Plan (OSP) Contract, pursuant to Section 6.05 of the City Charter, which requires Council approval of all purchases and contracts over \$50,000. This payment covers squad cameras, body worn cameras, tasers, and evidence.com cloud storage for the police department.

Background

The Police Department entered into a 10-year AXON Officer Safety Plan Contract for squad cameras, body worn cameras, taser equipment, and a digital evidence storage system. The 10-year AXON Officer Safety Plan Contract began in 2024 and was approved by Council on December 4, 2023, consent agenda item 2023-585. This is the second year of the 10-year contract.

Strategic Plan Relationship

The AXON Officer Safety Plan ensures that the Blaine Police Department has the needed equipment and resources to continue to provide exceptional public safety services with the highest degree of professionalism, transparency, and accountability.

Board/Commission Review

Financial Impact

The cost for the second year of the 10-year AXON Officer Safety Plan Contract is \$274,000.51, is appropriated within the Police Department's General Fund operating budget.

Public Outreach/Input

Staff Recommendation

Approve the 2025 payment of \$274,000.51 for the second year of the 10-year AXON Officer Safety Plan Contract.

Attachment List

1. AXON Invoice_INUS320645
2. Axon 10-year Contract - Financial Copy 2024



Axon Enterprise Inc.
 PO BOX 29661
 DEPARTMENT 2018
 PHOENIX, AZ 85038-9661
 Ph: 1-480-991-0797, option 5, option 1
arinquies@axon.com
www.axon.com
 TIN: 86-0741227
 DUNS Number: 832176382
 UEI Number: TBW7MGPYURM7

BILL TO

Blaine Police Dept. - MN
 10801 Town Square Dr NE
 Minneapolis, MN 55449-8100
 USA

Invoice

Invoice ID INUS320645
 Invoice Account 113447
 Date 01-Feb-25
 Payment Term Net 30 days
 PO/DO #
 Quote # Q-520416,
 Sales Order #
 Terms of Delivery FCA
 Customer Reference Q-520416,

SHIP TO

Blaine Police Dept. - MN
 10801 Town Square Dr NE
 Minneapolis, MN 55449-8100
 USA

Ship to*	Bundled Item Number	Bundled Description	Bundled Quantity	Invoice Plan %	Amount
1	ProLicense	Pro License Bundle	12.00	8.42054%	5,677.20
1	Unlimited7+10	Officer Safety Plan 10 Plus, 10YR	92.00	8.42054%	217,941.95
1	Fleet3ARe	Fleet 3 Advanced Renewal	23.00	8.42054%	41,540.44
1	H00002	AB4 Multi Bay Dock Bundle	11.00	8.42054%	0.00
1	H00001	AB4 Camera Bundle	92.00	8.42054%	0.00
Bundled Line Subtotal					265,159.59

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Subtotal	Invoice Plan %	Amount
19	1	72036	FLEET 3 STANDARD 2 CAMERA KIT Tax Date 08-Feb-24 Shipment Date: 02/15/2024	23.00	0.00	0.00	8.42054%	0.00
59	1	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES Tax Date 01-Feb-25 Shipment Date:	1.00	94,777.83	94,777.83	8.42054%	7,980.81
60	1	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES Tax Date 01-Feb-25 Shipment Date:	1.00	10,214.47	10,214.47	8.42054%	860.11
Item Line Subtotal								8,840.92

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)		For Wire Transfers		For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name	Axon Enterprise, Inc.	Beneficiary	Axon Enterprise, Inc.	Axon Enterprise, Inc.	Axon Enterprise, Inc.
Account Number	634912729	Account Number	634912729	PO BOX 29661	JPMorgan Chase (AZ1-2170)
Bank Routing No	122100024	Bank Routing No	021000021	DEPARTMENT 2018	Attn: Axon Enterprises 29661-2018
Reference No	INUS320645	SWIFT Code	CHASUS33	PHOENIX, AZ 85038-9661	2108 E Elliot Rd,
		Reference No	INUS320645	Reference No INUS320645	Tempe, AZ 85283
					Reference No INUS320645

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire

Invoice

Invoice IDINUS320645

Date01-Feb-25

Page2 of 3

		Sales Amount	274,000.51
		Misc. Charge	0.00
		Discount	0.00
		Sales Tax	0.00
		Total	274,000.51
		Credit Amount(s) Applied	0.00
		Amount Received	0.00
Payment Due	03-Mar-25	BALANCE DUE	USD274,000.51

Invoice

Invoice ID	INUS320645
Date	01-Feb-25
Page	3 of 3

***Tax Note**

Ship-to-address Legend*

1	Blaine Police Dept. - MN 10801 Town Square Dr NE Minneapolis, MN 55449-8100 USA
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Axon Enterprise, Inc.
17800 N 85th St.
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic: (800) 978-2737
International: +1.800.978.2737

Q-520416-45230.007CC

Issued: 10/30/2023

Quote Expiration: 12/05/2023

Estimated Contract Start Date: 03/01/2024

Account Number: 113447

Payment Terms: N30

Delivery Method:

SHIP TO	BILL TO
10801 Town Square Dr NE 10801 Town Square Dr NE Minneapolis, MN 55449-8100 USA	Blaine Police Dept. - MN 10801 Town Square Dr NE Minneapolis MN 55449-8100 USA Email: 41-6008302

SALES REPRESENTATIVE	PRIMARY CONTACT
Nick Butier Phone: Email: nbutier@axon.com Fax:	Brian Podany Phone: Email: bpodany@blainemn.gov Fax:

Quote Summary

Program Length	120 Months
TOTAL COST	\$3,253,953.10
ESTIMATED TOTAL W/ TAX	\$3,253,953.10

Discount Summary

Average Savings Per Year	\$143,725.69
TOTAL SAVINGS	\$1,437,256.90

Payment Summary

Date	Subtotal	Tax	Total
Feb 2024	\$259,270.10	\$0.00	\$259,270.10
Feb 2025	\$274,000.51	\$0.00	\$274,000.51
Feb 2026	\$288,686.02	\$0.00	\$288,686.02
Feb 2027	\$303,371.53	\$0.00	\$303,371.53
Feb 2028	\$318,057.04	\$0.00	\$318,057.04
Feb 2029	\$332,742.56	\$0.00	\$332,742.56
Feb 2030	\$347,428.07	\$0.00	\$347,428.07

Payment Summary

Date	Subtotal	Tax	Total
Feb 2031	\$362,113.58	\$0.00	\$362,113.58
Feb 2032	\$376,799.09	\$0.00	\$376,799.09
Feb 2033	\$391,484.60	\$0.00	\$391,484.60
Total	\$3,253,953.10	\$0.00	\$3,253,953.10

Quote Unbundled Price:	\$4,691,210.00
Quote List Price:	\$3,874,940.00
Quote Subtotal:	\$3,253,953.10

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1			\$1.00	\$10,214.47	\$10,214.47	\$0.00	\$10,214.47
100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1			\$1.00	\$94,777.83	\$94,777.83	\$0.00	\$94,777.83
Fleet3ARe	Fleet 3 Advanced Renewal	23	60	\$214.29	\$178.74	\$178.74	\$246,661.20	\$0.00	\$246,661.20
Fleet3ARe	Fleet 3 Advanced Renewal	23	60	\$214.29	\$178.74	\$178.74	\$246,661.20	\$0.00	\$246,661.20
OSP10+10Y	Officer Safety Plan 10 Plus, 10YR	92	120	\$351.99	\$286.94	\$234.44	\$2,588,217.60	\$0.00	\$2,588,217.60
A la Carte Hardware									
72036	FLEET 3 STANDARD 2 CAMERA KIT	23			\$2,695.00	\$0.00	\$0.00	\$0.00	\$0.00
H00001	AB4 Camera Bundle	92			\$849.00	\$0.00	\$0.00	\$0.00	\$0.00
H00002	AB4 Multi Bay Dock Bundle	11			\$1,595.00	\$0.00	\$0.00	\$0.00	\$0.00
A la Carte Software									
ProLicense	Pro License Bundle	12	120		\$39.00	\$46.82	\$67,420.80	\$0.00	\$67,420.80
Total							\$3,253,953.10	\$0.00	\$3,253,953.10

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Estimated Delivery Date
AB4 Camera Bundle	100147	AXON BODY 4 - NA - US FIRST RESPONDER - BLK - RAPIDLOCK	92	02/01/2024
AB4 Camera Bundle	100147	AXON BODY 4 - NA - US FIRST RESPONDER - BLK - RAPIDLOCK	3	02/01/2024
AB4 Camera Bundle	100466	USB-C to USB-C CABLE FOR AB4	102	02/01/2024
AB4 Camera Bundle	74028	WING CLIP MOUNT, AXON RAPIDLOCK	102	02/01/2024
AB4 Multi Bay Dock Bundle	100206	AXON BODY 4 - 8 BAY DOCK	11	02/01/2024
AB4 Multi Bay Dock Bundle	71019	NORTH AMER POWER CORD FOR AB3 8-BAY, AB2 1-BAY / 6-BAY DOCK	11	02/01/2024
Officer Safety Plan 10 Plus, 10YR	100390	TASER 10 HANDLE, YLW, CLASS 3R	92	02/01/2024
Officer Safety Plan 10 Plus, 10YR	100390	TASER 10 HANDLE, YLW, CLASS 3R	3	02/01/2024
Officer Safety Plan 10 Plus, 10YR	100393	TASER 10 LIVE DUTY MAGAZINE BLACK	92	02/01/2024
Officer Safety Plan 10 Plus, 10YR	100393	TASER 10 LIVE DUTY MAGAZINE BLACK	3	02/01/2024
Officer Safety Plan 10 Plus, 10YR	100394	TASER 10 HALT TRN MAGAZINE BLUE (HOOK-AND-LOOP-TRAINING)	4	02/01/2024
Officer Safety Plan 10 Plus, 10YR	100395	TASER 10 LIVE TRAINING MAGAZINE PURPLE	4	02/01/2024
Officer Safety Plan 10 Plus, 10YR	100396	TASER 10 INERT MAGAZINE RED	4	02/01/2024
Officer Safety Plan 10 Plus, 10YR	100399	TASER 10 LIVE CARTRIDGE	1840	02/01/2024
Officer Safety Plan 10 Plus, 10YR	100400	TASER 10 HALT CARTRIDGE	560	02/01/2024
Officer Safety Plan 10 Plus, 10YR	100401	TASER 10 INERT CARTRIDGE	37	02/01/2024
Officer Safety Plan 10 Plus, 10YR	100611	TASER 10 SAFARILAND HOLSTER, RH	92	02/01/2024
Officer Safety Plan 10 Plus, 10YR	100623	ENHANCED HOOK-AND-LOOP TRAINING (HALT) SUIT (V2)	2	02/01/2024
Officer Safety Plan 10 Plus, 10YR	20018	TASER BATTERY PACK, TACTICAL	92	02/01/2024
Officer Safety Plan 10 Plus, 10YR	20018	TASER BATTERY PACK, TACTICAL	16	02/01/2024
Officer Safety Plan 10 Plus, 10YR	20018	TASER BATTERY PACK, TACTICAL	3	02/01/2024
Officer Safety Plan 10 Plus, 10YR	20242	TASER CERTIFICATION PROGRAM YEAR 6-10 HARDWARE	92	02/01/2024
Officer Safety Plan 10 Plus, 10YR	70033	WALL MOUNT BRACKET, ASSY, EVIDENCE.COM DOCK	1	02/01/2024
Officer Safety Plan 10 Plus, 10YR	71019	NORTH AMER POWER CORD FOR AB3 8-BAY, AB2 1-BAY / 6-BAY DOCK	1	02/01/2024
Officer Safety Plan 10 Plus, 10YR	71044	BATTERY, SIGNAL SIDEARM, CR2430 SINGLE PACK	184	02/01/2024
Officer Safety Plan 10 Plus, 10YR	74200	TASER 6-BAY DOCK AND CORE	1	02/01/2024
Officer Safety Plan 10 Plus, 10YR	75015	SIGNAL SIDEARM KIT	92	02/01/2024
Officer Safety Plan 10 Plus, 10YR	80087	TASER TARGET, CONDUCTIVE, PROFESSIONAL (RUGGEDIZED)	2	02/01/2024
Officer Safety Plan 10 Plus, 10YR	80090	TARGET FRAME, PROFESSIONAL, 27.5 IN. X 75 IN., TASER 7	2	02/01/2024
A la Carte	72036	FLEET 3 STANDARD 2 CAMERA KIT	23	02/01/2024
Officer Safety Plan 10 Plus, 10YR	100399	TASER 10 LIVE CARTRIDGE	190	02/01/2025
Officer Safety Plan 10 Plus, 10YR	100400	TASER 10 HALT CARTRIDGE	550	02/01/2025
Officer Safety Plan 10 Plus, 10YR	100399	TASER 10 LIVE CARTRIDGE	180	02/01/2026
Officer Safety Plan 10 Plus, 10YR	100400	TASER 10 HALT CARTRIDGE	550	02/01/2026
Officer Safety Plan 10 Plus, 10YR	73309	AXON CAMERA REFRESH ONE	95	08/01/2026
Officer Safety Plan 10 Plus, 10YR	73689	MULTI-BAY BWC DOCK 1ST REFRESH	11	08/01/2026
Officer Safety Plan 10 Plus, 10YR	100399	TASER 10 LIVE CARTRIDGE	190	02/01/2027
Officer Safety Plan 10 Plus, 10YR	100400	TASER 10 HALT CARTRIDGE	550	02/01/2027
Officer Safety Plan 10 Plus, 10YR	100399	TASER 10 LIVE CARTRIDGE	180	02/01/2028
Officer Safety Plan 10 Plus, 10YR	100400	TASER 10 HALT CARTRIDGE	550	02/01/2028

Hardware

Bundle	Item	Description	QTY	Estimated Delivery Date
Fleet 3 Advanced Renewal	72040	FLEET REFRESH, 2 CAMERA KIT	23	02/01/2029
Officer Safety Plan 10 Plus, 10YR	73310	AXON CAMERA REFRESH TWO	95	02/01/2029
Officer Safety Plan 10 Plus, 10YR	73688	MULTI-BAY BWC DOCK 2ND REFRESH	11	02/01/2029
Officer Safety Plan 10 Plus, 10YR	73345	AXON CAMERA REFRESH THREE	95	08/01/2031
Officer Safety Plan 10 Plus, 10YR	73347	MULTI-BAY BWC DOCK 3RD REFRESH	11	08/01/2031
Fleet 3 Advanced Renewal	72040	FLEET REFRESH, 2 CAMERA KIT	23	02/01/2034
Officer Safety Plan 10 Plus, 10YR	73346	AXON CAMERA REFRESH FOUR	95	02/01/2034
Officer Safety Plan 10 Plus, 10YR	73348	MULTI-BAY BWC DOCK 4TH REFRESH	11	02/01/2034

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Fleet 3 Advanced Renewal	80400	FLEET, VEHICLE LICENSE	23	03/01/2024	02/28/2029
Fleet 3 Advanced Renewal	80401	FLEET 3, ALPR LICENSE, 1 CAMERA	23	03/01/2024	02/28/2029
Fleet 3 Advanced Renewal	80402	RESPOND DEVICE LICENSE - FLEET 3	23	03/01/2024	02/28/2029
Fleet 3 Advanced Renewal	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	46	03/01/2024	02/28/2029
Officer Safety Plan 10 Plus, 10YR	100801	RECORDS OSP	92	03/01/2024	02/28/2034
Officer Safety Plan 10 Plus, 10YR	20248	TASER 7 EVIDENCE.COM LICENSE	92	03/01/2024	02/28/2034
Officer Safety Plan 10 Plus, 10YR	20248	TASER 7 EVIDENCE.COM LICENSE	1	03/01/2024	02/28/2034
Officer Safety Plan 10 Plus, 10YR	73478	REDACTION ASSISTANT USER LICENSE	92	03/01/2024	02/28/2034
Officer Safety Plan 10 Plus, 10YR	73618	AXON COMMUNITY REQUEST+ LICENSE	92	03/01/2024	02/28/2034
Officer Safety Plan 10 Plus, 10YR	73638	STANDARDS ACCESS LICENSE	92	03/01/2024	02/28/2034
Officer Safety Plan 10 Plus, 10YR	73680	RESPOND DEVICE PLUS LICENSE	92	03/01/2024	02/28/2034
Officer Safety Plan 10 Plus, 10YR	73682	AUTO TAGGING LICENSE	92	03/01/2024	02/28/2034
Officer Safety Plan 10 Plus, 10YR	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE	920	03/01/2024	02/28/2034
Officer Safety Plan 10 Plus, 10YR	73686	EVIDENCE.COM UNLIMITED AXON DEVICE STORAGE	92	03/01/2024	02/28/2034
Officer Safety Plan 10 Plus, 10YR	73739	PERFORMANCE LICENSE	92	03/01/2024	02/28/2034
Officer Safety Plan 10 Plus, 10YR	73746	PROFESSIONAL EVIDENCE.COM LICENSE	92	03/01/2024	02/28/2034
Pro License Bundle	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE	36	03/01/2024	02/28/2034
Pro License Bundle	73746	PROFESSIONAL EVIDENCE.COM LICENSE	12	03/01/2024	02/28/2034
Fleet 3 Advanced Renewal	80400	FLEET, VEHICLE LICENSE	23	03/01/2029	02/28/2034
Fleet 3 Advanced Renewal	80401	FLEET 3, ALPR LICENSE, 1 CAMERA	23	03/01/2029	02/28/2034
Fleet 3 Advanced Renewal	80402	RESPOND DEVICE LICENSE - FLEET 3	23	03/01/2029	02/28/2034
Fleet 3 Advanced Renewal	80410	FLEET, UNLIMITED STORAGE, 1 CAMERA	46	03/01/2029	02/28/2034

Services

Bundle	Item	Description	QTY
Fleet 3 Advanced Renewal	73392	FLEET 3 UPGRADE INSTALLATION (PER VEHICLE)	23
Fleet 3 Advanced Renewal	73392	FLEET 3 UPGRADE INSTALLATION (PER VEHICLE)	23
Officer Safety Plan 10 Plus, 10YR	100751	TASER 10 DUTY CARTRIDGE REPLACEMENT ACCESS PROGRAM	92
Officer Safety Plan 10 Plus, 10YR	11642	THIRD-PARTY VIDEO SUPPORT LICENSE	92
Officer Safety Plan 10 Plus, 10YR	20119	TASER 7 MASTER INSTRUCTOR SCHOOL VOUCHER	1
Officer Safety Plan 10 Plus, 10YR	20119	TASER 7 MASTER INSTRUCTOR SCHOOL VOUCHER	1
Officer Safety Plan 10 Plus, 10YR	20119	TASER 7 MASTER INSTRUCTOR SCHOOL VOUCHER	1
Officer Safety Plan 10 Plus, 10YR	20119	TASER 7 MASTER INSTRUCTOR SCHOOL VOUCHER	1
Officer Safety Plan 10 Plus, 10YR	20119	TASER 7 MASTER INSTRUCTOR SCHOOL VOUCHER	1

Services

Bundle	Item	Description	QTY
Officer Safety Plan 10 Plus, 10YR	20120	TASER 7 INSTRUCTOR COURSE VOUCHER	1
Officer Safety Plan 10 Plus, 10YR	20120	TASER 7 INSTRUCTOR COURSE VOUCHER	1
Officer Safety Plan 10 Plus, 10YR	20120	TASER 7 INSTRUCTOR COURSE VOUCHER	1
Officer Safety Plan 10 Plus, 10YR	20120	TASER 7 INSTRUCTOR COURSE VOUCHER	1
Officer Safety Plan 10 Plus, 10YR	20120	TASER 7 INSTRUCTOR COURSE VOUCHER	1

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Fleet 3 Advanced Renewal	80495	EXT WARRANTY, FLEET 3, 2 CAMERA KIT	23	02/01/2025	02/28/2029
Officer Safety Plan 10 Plus, 10YR	100704	EXT WARRANTY, TASER 10 HANDLE	92	02/01/2025	02/28/2034
Officer Safety Plan 10 Plus, 10YR	100704	EXT WARRANTY, TASER 10 HANDLE	3	02/01/2025	02/28/2034
Officer Safety Plan 10 Plus, 10YR	80374	EXT WARRANTY, TASER 7 BATTERY PACK	92	02/01/2025	02/28/2034
Officer Safety Plan 10 Plus, 10YR	80374	EXT WARRANTY, TASER 7 BATTERY PACK	16	02/01/2025	02/28/2034
Officer Safety Plan 10 Plus, 10YR	80374	EXT WARRANTY, TASER 7 BATTERY PACK	3	02/01/2025	02/28/2034
Officer Safety Plan 10 Plus, 10YR	80396	EXT WARRANTY, TASER 7 SIX BAY DOCK	1	02/01/2025	02/28/2034
Officer Safety Plan 10 Plus, 10YR	80464	EXT WARRANTY, CAMERA (TAP)	92	02/01/2025	02/28/2034
Officer Safety Plan 10 Plus, 10YR	80464	EXT WARRANTY, CAMERA (TAP)	3	02/01/2025	02/28/2034
Officer Safety Plan 10 Plus, 10YR	80465	EXT WARRANTY, MULTI-BAY DOCK (TAP)	11	02/01/2025	02/28/2034
Fleet 3 Advanced Renewal	80495	EXT WARRANTY, FLEET 3, 2 CAMERA KIT	23	02/01/2030	02/28/2034

Payment Details

Feb 2024

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 1	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	\$813.87	\$0.00	\$813.87
Year 1	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	\$7,551.76	\$0.00	\$7,551.76
Year 1	72036	FLEET 3 STANDARD 2 CAMERA KIT	23	\$0.00	\$0.00	\$0.00
Year 1	Fleet3ARe	Fleet 3 Advanced Renewal	23	\$19,653.59	\$0.00	\$19,653.59
Year 1	Fleet3ARe	Fleet 3 Advanced Renewal	23	\$19,653.59	\$0.00	\$19,653.59
Year 1	H00001	AB4 Camera Bundle	92	\$0.00	\$0.00	\$0.00
Year 1	H00002	AB4 Multi Bay Dock Bundle	11	\$0.00	\$0.00	\$0.00
Year 1	OSP10+10Y	Officer Safety Plan 10 Plus, 10YR	92	\$206,225.30	\$0.00	\$206,225.30
Year 1	ProLicense	Pro License Bundle	12	\$5,371.99	\$0.00	\$5,371.99
Total				\$259,270.10	\$0.00	\$259,270.10

Mar 2024

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Invoice Upon Fulfillment	OSP10+10Y	Officer Safety Plan 10 Plus, 10YR	92	\$0.00	\$0.00	\$0.00
Total				\$0.00	\$0.00	\$0.00

Feb 2025

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 2	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	\$860.11	\$0.00	\$860.11
Year 2	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	\$7,980.81	\$0.00	\$7,980.81
Year 2	72036	FLEET 3 STANDARD 2 CAMERA KIT	23	\$0.00	\$0.00	\$0.00
Year 2	Fleet3ARe	Fleet 3 Advanced Renewal	23	\$20,770.22	\$0.00	\$20,770.22
Year 2	Fleet3ARe	Fleet 3 Advanced Renewal	23	\$20,770.22	\$0.00	\$20,770.22
Year 2	H00001	AB4 Camera Bundle	92	\$0.00	\$0.00	\$0.00
Year 2	H00002	AB4 Multi Bay Dock Bundle	11	\$0.00	\$0.00	\$0.00
Year 2	OSP10+10Y	Officer Safety Plan 10 Plus, 10YR	92	\$217,941.95	\$0.00	\$217,941.95
Year 2	ProLicense	Pro License Bundle	12	\$5,677.20	\$0.00	\$5,677.20
Total				\$274,000.51	\$0.00	\$274,000.51

Feb 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 3	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	\$906.21	\$0.00	\$906.21
Year 3	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	\$8,408.55	\$0.00	\$8,408.55
Year 3	72036	FLEET 3 STANDARD 2 CAMERA KIT	23	\$0.00	\$0.00	\$0.00
Year 3	Fleet3ARe	Fleet 3 Advanced Renewal	23	\$21,883.41	\$0.00	\$21,883.41
Year 3	Fleet3ARe	Fleet 3 Advanced Renewal	23	\$21,883.41	\$0.00	\$21,883.41
Year 3	H00001	AB4 Camera Bundle	92	\$0.00	\$0.00	\$0.00
Year 3	H00002	AB4 Multi Bay Dock Bundle	11	\$0.00	\$0.00	\$0.00
Year 3	OSP10+10Y	Officer Safety Plan 10 Plus, 10YR	92	\$229,622.96	\$0.00	\$229,622.96
Year 3	ProLicense	Pro License Bundle	12	\$5,981.48	\$0.00	\$5,981.48
Total				\$288,686.02	\$0.00	\$288,686.02

Feb 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 4	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	\$952.31	\$0.00	\$952.31
Year 4	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	\$8,836.30	\$0.00	\$8,836.30
Year 4	72036	FLEET 3 STANDARD 2 CAMERA KIT	23	\$0.00	\$0.00	\$0.00
Year 4	Fleet3ARe	Fleet 3 Advanced Renewal	23	\$22,996.65	\$0.00	\$22,996.65
Year 4	Fleet3ARe	Fleet 3 Advanced Renewal	23	\$22,996.65	\$0.00	\$22,996.65
Year 4	H00001	AB4 Camera Bundle	92	\$0.00	\$0.00	\$0.00
Year 4	H00002	AB4 Multi Bay Dock Bundle	11	\$0.00	\$0.00	\$0.00
Year 4	OSP10+10Y	Officer Safety Plan 10 Plus, 10YR	92	\$241,303.87	\$0.00	\$241,303.87
Year 4	ProLicense	Pro License Bundle	12	\$6,285.75	\$0.00	\$6,285.75
Total				\$303,371.53	\$0.00	\$303,371.53

Feb 2028

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 5	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	\$998.41	\$0.00	\$998.41
Year 5	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	\$9,264.04	\$0.00	\$9,264.04
Year 5	72036	FLEET 3 STANDARD 2 CAMERA KIT	23	\$0.00	\$0.00	\$0.00
Year 5	Fleet3ARe	Fleet 3 Advanced Renewal	23	\$24,109.86	\$0.00	\$24,109.86
Year 5	Fleet3ARe	Fleet 3 Advanced Renewal	23	\$24,109.86	\$0.00	\$24,109.86
Year 5	H00001	AB4 Camera Bundle	92	\$0.00	\$0.00	\$0.00
Year 5	H00002	AB4 Multi Bay Dock Bundle	11	\$0.00	\$0.00	\$0.00
Year 5	OSP10+10Y	Officer Safety Plan 10 Plus, 10YR	92	\$252,984.84	\$0.00	\$252,984.84
Year 5	ProLicense	Pro License Bundle	12	\$6,590.03	\$0.00	\$6,590.03
Total				\$318,057.04	\$0.00	\$318,057.04

Feb 2029

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 6	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	\$1,044.51	\$0.00	\$1,044.51
Year 6	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	\$9,691.79	\$0.00	\$9,691.79
Year 6	72036	FLEET 3 STANDARD 2 CAMERA KIT	23	\$0.00	\$0.00	\$0.00
Year 6	Fleet3ARe	Fleet 3 Advanced Renewal	23	\$25,223.08	\$0.00	\$25,223.08
Year 6	Fleet3ARe	Fleet 3 Advanced Renewal	23	\$25,223.08	\$0.00	\$25,223.08
Year 6	H00001	AB4 Camera Bundle	92	\$0.00	\$0.00	\$0.00
Year 6	H00002	AB4 Multi Bay Dock Bundle	11	\$0.00	\$0.00	\$0.00
Year 6	OSP10+10Y	Officer Safety Plan 10 Plus, 10YR	92	\$264,665.79	\$0.00	\$264,665.79
Year 6	ProLicense	Pro License Bundle	12	\$6,894.31	\$0.00	\$6,894.31
Total				\$332,742.56	\$0.00	\$332,742.56

Feb 2030

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 7	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	\$1,090.61	\$0.00	\$1,090.61
Year 7	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	\$10,119.53	\$0.00	\$10,119.53
Year 7	72036	FLEET 3 STANDARD 2 CAMERA KIT	23	\$0.00	\$0.00	\$0.00
Year 7	Fleet3ARe	Fleet 3 Advanced Renewal	23	\$26,336.28	\$0.00	\$26,336.28

Feb 2030						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 7	Fleet3ARe	Fleet 3 Advanced Renewal	23	\$26,336.28	\$0.00	\$26,336.28
Year 7	H00001	AB4 Camera Bundle	92	\$0.00	\$0.00	\$0.00
Year 7	H00002	AB4 Multi Bay Dock Bundle	11	\$0.00	\$0.00	\$0.00
Year 7	OSP10+10Y	Officer Safety Plan 10 Plus, 10YR	92	\$276,346.78	\$0.00	\$276,346.78
Year 7	ProLicense	Pro License Bundle	12	\$7,198.59	\$0.00	\$7,198.59
Total				\$347,428.07	\$0.00	\$347,428.07

Feb 2031						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 8	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	\$1,136.71	\$0.00	\$1,136.71
Year 8	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	\$10,547.28	\$0.00	\$10,547.28
Year 8	72036	FLEET 3 STANDARD 2 CAMERA KIT	23	\$0.00	\$0.00	\$0.00
Year 8	Fleet3ARe	Fleet 3 Advanced Renewal	23	\$27,449.48	\$0.00	\$27,449.48
Year 8	Fleet3ARe	Fleet 3 Advanced Renewal	23	\$27,449.48	\$0.00	\$27,449.48
Year 8	H00001	AB4 Camera Bundle	92	\$0.00	\$0.00	\$0.00
Year 8	H00002	AB4 Multi Bay Dock Bundle	11	\$0.00	\$0.00	\$0.00
Year 8	OSP10+10Y	Officer Safety Plan 10 Plus, 10YR	92	\$288,027.76	\$0.00	\$288,027.76
Year 8	ProLicense	Pro License Bundle	12	\$7,502.87	\$0.00	\$7,502.87
Total				\$362,113.58	\$0.00	\$362,113.58

Feb 2032						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 9	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	\$1,182.81	\$0.00	\$1,182.81
Year 9	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	\$10,975.02	\$0.00	\$10,975.02
Year 9	72036	FLEET 3 STANDARD 2 CAMERA KIT	23	\$0.00	\$0.00	\$0.00
Year 9	Fleet3ARe	Fleet 3 Advanced Renewal	23	\$28,562.71	\$0.00	\$28,562.71
Year 9	Fleet3ARe	Fleet 3 Advanced Renewal	23	\$28,562.71	\$0.00	\$28,562.71
Year 9	H00001	AB4 Camera Bundle	92	\$0.00	\$0.00	\$0.00
Year 9	H00002	AB4 Multi Bay Dock Bundle	11	\$0.00	\$0.00	\$0.00
Year 9	OSP10+10Y	Officer Safety Plan 10 Plus, 10YR	92	\$299,708.69	\$0.00	\$299,708.69
Year 9	ProLicense	Pro License Bundle	12	\$7,807.15	\$0.00	\$7,807.15
Total				\$376,799.09	\$0.00	\$376,799.09

Feb 2033						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 10	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	\$1,228.91	\$0.00	\$1,228.91
Year 10	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	\$11,402.76	\$0.00	\$11,402.76
Year 10	72036	FLEET 3 STANDARD 2 CAMERA KIT	23	\$0.00	\$0.00	\$0.00
Year 10	Fleet3ARe	Fleet 3 Advanced Renewal	23	\$29,675.93	\$0.00	\$29,675.93
Year 10	Fleet3ARe	Fleet 3 Advanced Renewal	23	\$29,675.93	\$0.00	\$29,675.93
Year 10	H00001	AB4 Camera Bundle	92	\$0.00	\$0.00	\$0.00
Year 10	H00002	AB4 Multi Bay Dock Bundle	11	\$0.00	\$0.00	\$0.00
Year 10	OSP10+10Y	Officer Safety Plan 10 Plus, 10YR	92	\$311,389.64	\$0.00	\$311,389.64
Year 10	ProLicense	Pro License Bundle	12	\$8,111.43	\$0.00	\$8,111.43

Feb 2033						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Total				\$391,484.60	\$0.00	\$391,484.60

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at www.axon.com/legal/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Exceptions to Standard Terms and Conditions

Agency has existing contract(25411) originated via Quote(Q-221338):

Agency is terminating those contracts effective 03/01/2024. Any change in this date will result in modification of the program value which may result in additional fees or credits due to or from Axon.

The parties agree that Axon is applying a Net Transfer Debit of \$104,992.30 to the quote for delivered but unpaid items.

DATE: December 4, 2023

City of Blaine

By: 
Tim Sanders, Mayor

By: 
Michelle A. Wolfe, City Manager





City of Blaine Staff Report

File Number: RES 25-42

Agenda Date	Status
March 3, 2025	
In Control	File Type
City Council	Resolution

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

Agenda Item # 7.4

Approve Plans and Specifications and Order Advertisement for Bids for the 2025 Southwest Area Street Reconstructions, Improvement Project No. T25-06

Executive Summary

Council is asked to approve Plans and Specifications and order Advertisement for Bids for the 2025 Southwest Area Street Reconstructions, Improvement Project No. T25-06.

Background

The Public Hearing for the proposed improvement project was held on November 18, 2024, and the City Council ordered the preparation of plans and specifications with Resolution No. 24-218. The proposed project will reconstruct the following streets:

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

The proposed project consists of full reconstruction, including full depth bituminous pavement replacement, installation of concrete curb and gutter, storm sewer improvements, spot water main repair, and appurtenant construction.

This action is the next step in the series of approvals under the MN Statutes, Chapter 429 for municipal street construction projects that include assessments.

Plans and specifications have been prepared as directed and are available for Council review in the Engineering Department. The next Regular Agenda Administrative Action Item for the City Council will be the receipt of the bids and award of the construction project.

Schedule of Actions

07/15/2024	Initiate Project and Order Preparation of Feasibility Report
11/04/2024	Receive Feasibility Report and Order Public Hearing
11/06/2024	Public Information Meeting/Open House
11/18/2024	Hold Public Hearing, Order Improvements, Order Preparation of Plans and Specifications
03/03/2025	Approve Plans and Specifications, Order Advertisement for Bids
04/01/2025	Open Bids
04/07/2025	Award Contract
May - October 2025	Construct Improvements
Spring 2026	Hold Assessment Hearing
January 2027	First Assessment payment due with real estate taxes

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of infrastructure management by providing high-quality street surfaces.

Board/Commission Review

Not applicable.

Financial Impact

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

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

TOTAL	\$391,000	\$3,650,500
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Public Outreach/Input

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. 25-06 Project Area Map



City of Blaine

Signature Copy

Resolution: RES 25-42

Approve Plans and Specifications and Order Advertisement for Bids for the 2025 Southwest Area Street Reconstructions, Improvement Project No. T25-06

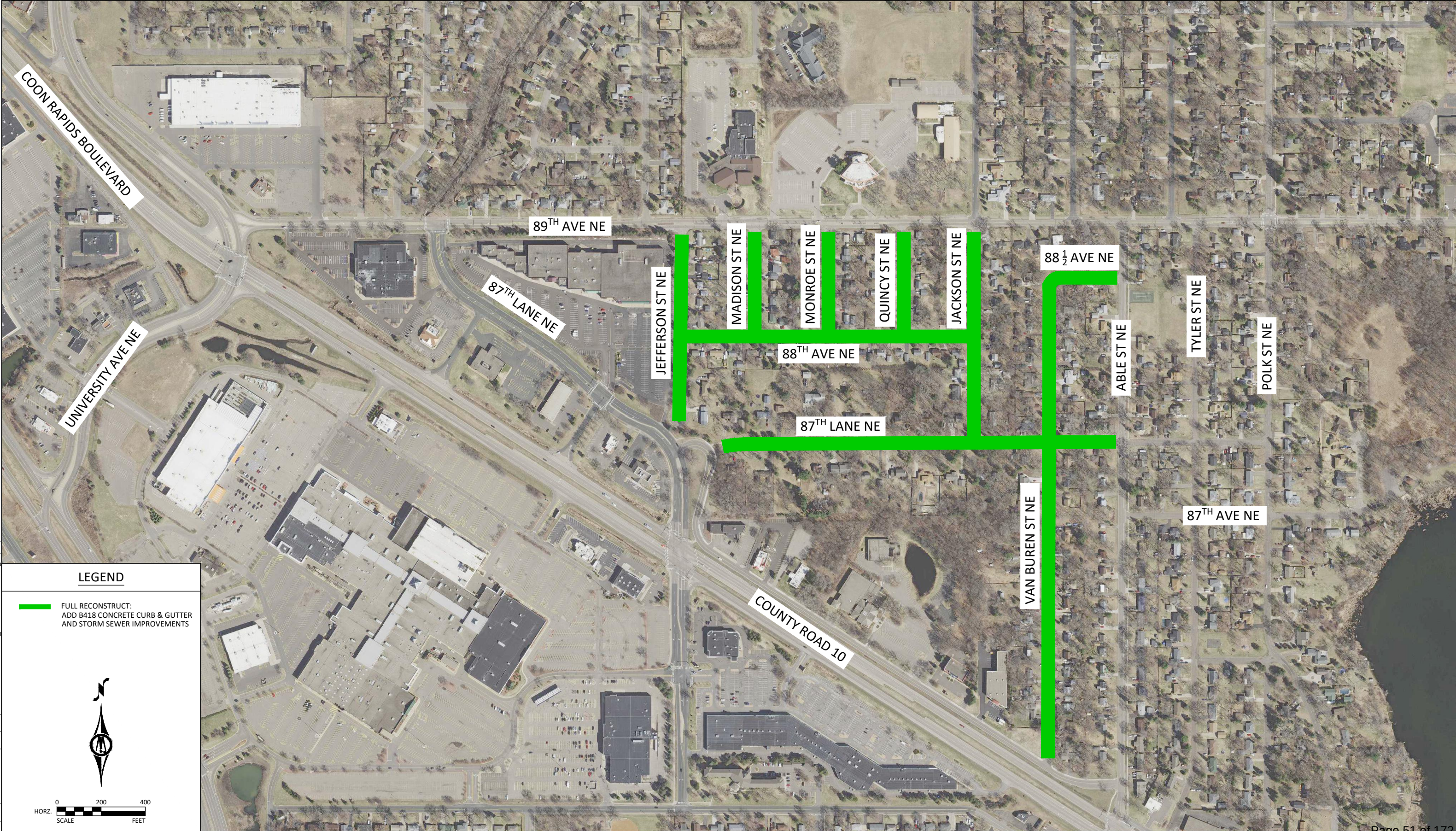
WHEREAS, pursuant to Resolution No. 24-218 of the Blaine City Council, adopted on the 18th day of November 2024, plans and specifications have been prepared for the 2025 Southwest Area Street Reconstructions; and

WHEREAS, the Engineering Department has presented such plans and specifications to the City Council for their approval.

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

1. Such plans and specifications, copies of which are filed in the Engineering Department, are hereby approved.
2. The City Clerk shall prepare and cause to be inserted in the official newspaper of the City an advertisement for bid for making of such improvements pursuant to the approved plans and specifications.
3. Such advertisement for bids shall call for sealed bids to be received in compliance with Notice of Contractor for the advertisement for bids.

PASSED by the City Council of the City of Blaine this 3rd day of March, 2025.



H:\BLA\24\135124000\CAD\C3D\FGR-135124-FIGURE 1_LOCATION MAP.dwg 7/31/2024 10:05:05 AM



City of Blaine Staff Report

File Number: 2025-74

Agenda Date	Status
March 3, 2025	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 7.5

Approve Temporary Nursery Sales License for Cub Foods Greenhouse, 12595 Central Avenue NE

Executive Summary

Council is asked to approve the temporary nursery sales license for Cub Foods Greenhouse located at 12595 Central Avenue NE. The license will give the business the ability to sell garden and flowering plants in temporary greenhouses located in their parking lot.

Background

In 1998, Ordinance 98-1719 was enacted to require a license fee and establish insurance requirements and a time limit in which to operate temporary nurseries. The temporary nursery sales license is limited to a maximum of seventy-five (75) days per calendar year and the first day of set up begins the time clock.

The applicant has submitted their application along with all necessary documentation required by city ordinance for a temporary nursery sales license, along with the \$400 license fee and required certificate of liability insurance.

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, such as fire lane access and those surrounding temporary structures.

Board/Commission Review

N/A

Financial Impact

Issuance of the license, including onsite inspection of the temporary structures, is included in the license fee adopted by the city council.

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve the temporary nursery license for Cub Foods Greenhouse located at 12595 Central Avenue NE.

Attachment List

None



City of Blaine Staff Report

File Number: 2025-75

Agenda Date	Status
March 3, 2025	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 7.6

Approve a Therapeutic Massage Enterprise License for Crystal Williams Massage, 1341 113th Ave NE, Suite 401

Executive Summary

Council is asked to approve a massage enterprise license for Crystal Williams Massage. This license will allow the applicant to provide therapeutic massage services at this business location.

Background

Crystal Williams has submitted an application for a therapeutic massage enterprise license. She owns the business and will be leasing a suite at My Salon Suites located at 1341 113th Ave NE. She has met the licensing requirements by submitting all necessary forms and paying the associated fees. The Blaine Police Department has conducted a background investigation on the applicant and found no reason to deny the application. This license is contingent upon meeting all requirements such as the certificate of occupancy.

City ordinance caps the total number of massage enterprise licenses at 10. If approved, this will be the ninth enterprise license. This license would be valid for the remainder of the 2025 calendar year and eligible for renewal in December. If other therapists are employed at this location, they will be required to obtain separate massage therapist licensing.

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

License fees, adopted annually by the city council, provide sufficient funding for review and issuance of the licenses as well as compliance checks and any other necessary license monitoring/enforcement.

Public Outreach/Input

N/A

Staff Recommendation

By motion, approve issuance of the massage enterprise license to Crystal Williams Massage located at 1341 113th Ave NE, Suite 407.

Attachment List

None



City of Blaine

Staff Report

File Number: RES 25-34

Agenda Date	Status
March 3, 2025	
In Control	File Type
City Council	Resolution

7:00 PM - Public Hearing and Items Published for a Certain Time - Sheila Sellman, Assistant Community Development Director

Agenda Item # 8.1

Resolution Granting a Conditional Use Permit to Allow Live Entertainment in the B-2 (Community Commercial) Zoning District at 10950 Club West Parkway NE, Suite 100. Wild Bill's Sports Saloon (Case File No. 25-0002/SLK)

Executive Summary

Wild Bill's Sports Saloon is requesting a Conditional Use Permit (CUP) for live entertainment at an existing restaurant.

Background

City Council (Conditional Use Permit)	03/03/25
Action Deadline	04/05/25

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

Evaluation of Request

Planning Analysis

Zoning

The property is zoned Community Commercial (B-2).

Surrounding Zoning and Uses

The properties to the north and east are zoned Development Flex (DF) with townhomes to the north and commercial buildings to the east. The commercial buildings to the west are zoned B-2 and 109th Avenue is adjacent to the south.

Existing Conditions

The site is occupied by the Club West commercial building.

History

This tenant space received a CUP for an expanded DJ service and an expanded patio in 2011.

Site Plan

Will Bill's would like to expand on the type of music that is offered at their business and is requesting to allow live entertainment (both indoor and outdoor).

The live entertainment on the patio and inside would be for certain days of the week and for special occasions. The applicant has stated that one example of live entertainment could be a solo artist with a guitar, to create a relaxing environment to hear local artists while enjoying food and drinks. The restaurant sets up artists to play through the restaurant's background speakers, so the volume is evenly dispersed. Management can control the volume and eliminate any issues one may have with an artist setting up their own speakers and exceeding appropriate volume levels.

Parking

To meet the needs of the current tenants of the Club West Center, 402 stalls are required under the requirements of the code. The parking lot for the shopping center identifies 412 parking stalls, therefore, adequate parking has been provided on site.

Conditional Use Permit

A city exercises "quasi-judicial" authority when considering a CUP application. This means the city's role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

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 Management can control the volume and eliminate any issues if they arise. Therefore, adding live entertainment does not create an excessive burden.
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 live entertainment is being proposed at an existing restaurant. Restaurants are compatible with the adjoining properties and meet the intent of the zoning district.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o The live entertainment will be inside the building and/or on the approved outdoor dining patio, meeting the noise ordinance requirements. The live entertainment will not have an adverse effect on adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.

- The main use is a restaurant and the live entertainment will be inside and on an approved outdoor patio. These types of uses are consistent with the zoning code.
- 6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is commercial in nature and is not in conflict with the Comprehensive Plan.
- 7. The use will not cause traffic hazard or congestion.
 - The use will not cause a traffic hazard or congestion.
- 8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing structure already has the required utility services, adequate roads and necessary drainage facilities to service the site.

Attachment List

Zoning and Location Map

Site Plan

Narrative

Parking Analysis

Resolution 11-14

Resolution 11-15

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The public hearing is being held at the City Council meeting, therefore no review or recommendation was received from the Planning Commission.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments



City of Blaine

Signature Copy

Resolution: RES 25-34

Resolution Granting a Conditional Use Permit to Allow Live Entertainment in the B-2 (Community Commercial) Zoning District at 10950 Club West Parkway NE, Suite 100. Wild Bill's Sports Saloon (Case File No. 25-0002/SLK)

WHEREAS, an application has been filed by Club West Plaza LLC as Conditional Use Permit Case File No. 25-0002 for Wild Bill's Sports Saloon; and

WHEREAS, said case involves the property described as follows:

Lots 1, 2, 5, 6, 7, 8, Block 2, ROSELAND INDUSTRIAL PARK

WHEREAS, the Blaine City Council held a public hearing on March 3, 2025, regarding said Conditional Use Permit; and

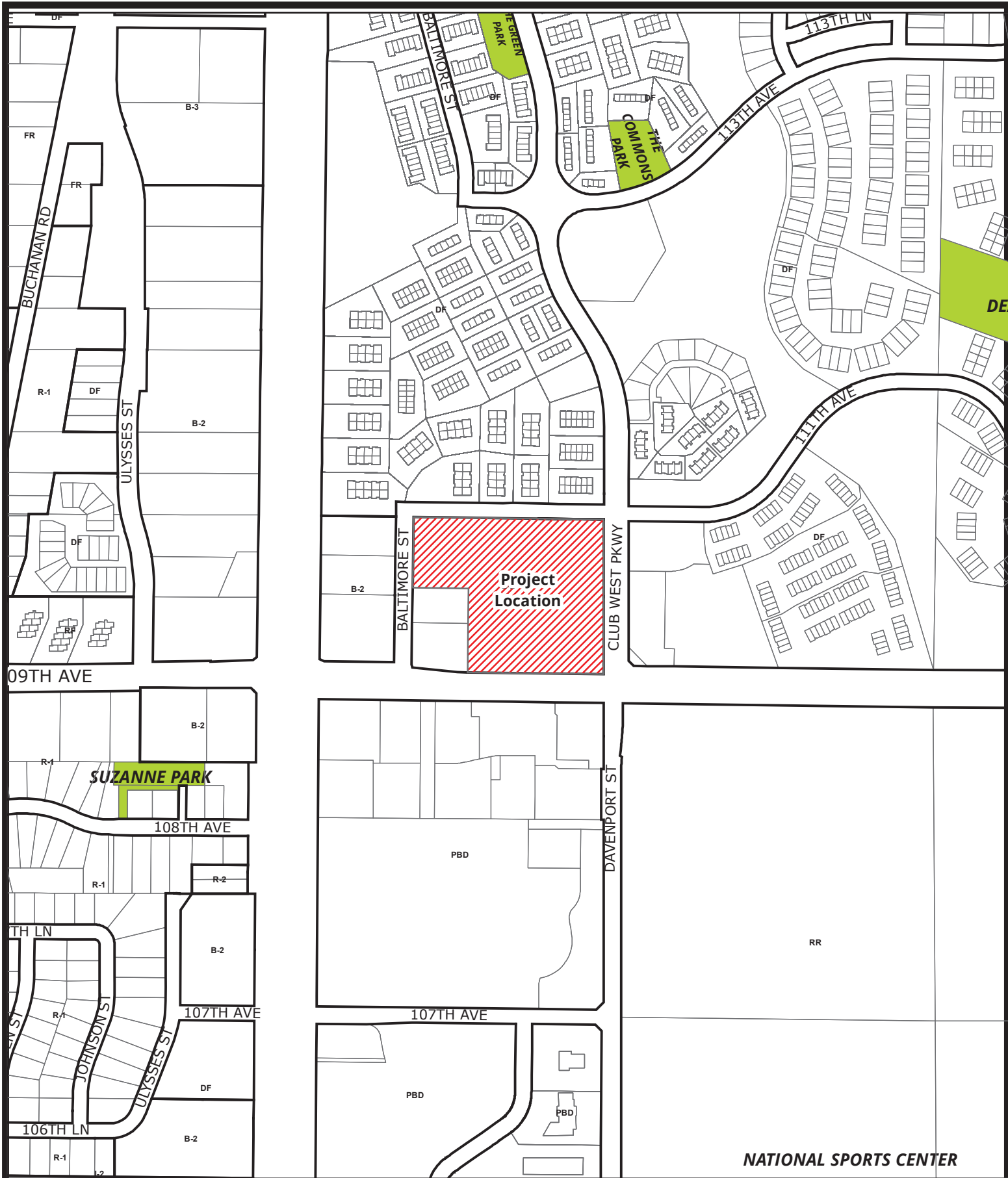
WHEREAS, the Blaine City Council has reviewed said case on March 3, 2025; and

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 amendment is hereby approved per Section 30.14 and 27.04 of the Zoning Ordinance to allow live entertainment at an existing restaurant with the following conditions:

1. Music, including any live entertainment, shall comply with Article IV, Division 2 of the Blaine City Code, which pertains to noise.

PASSED by the City Council of the City of Blaine this 3rd day of March, 2025.

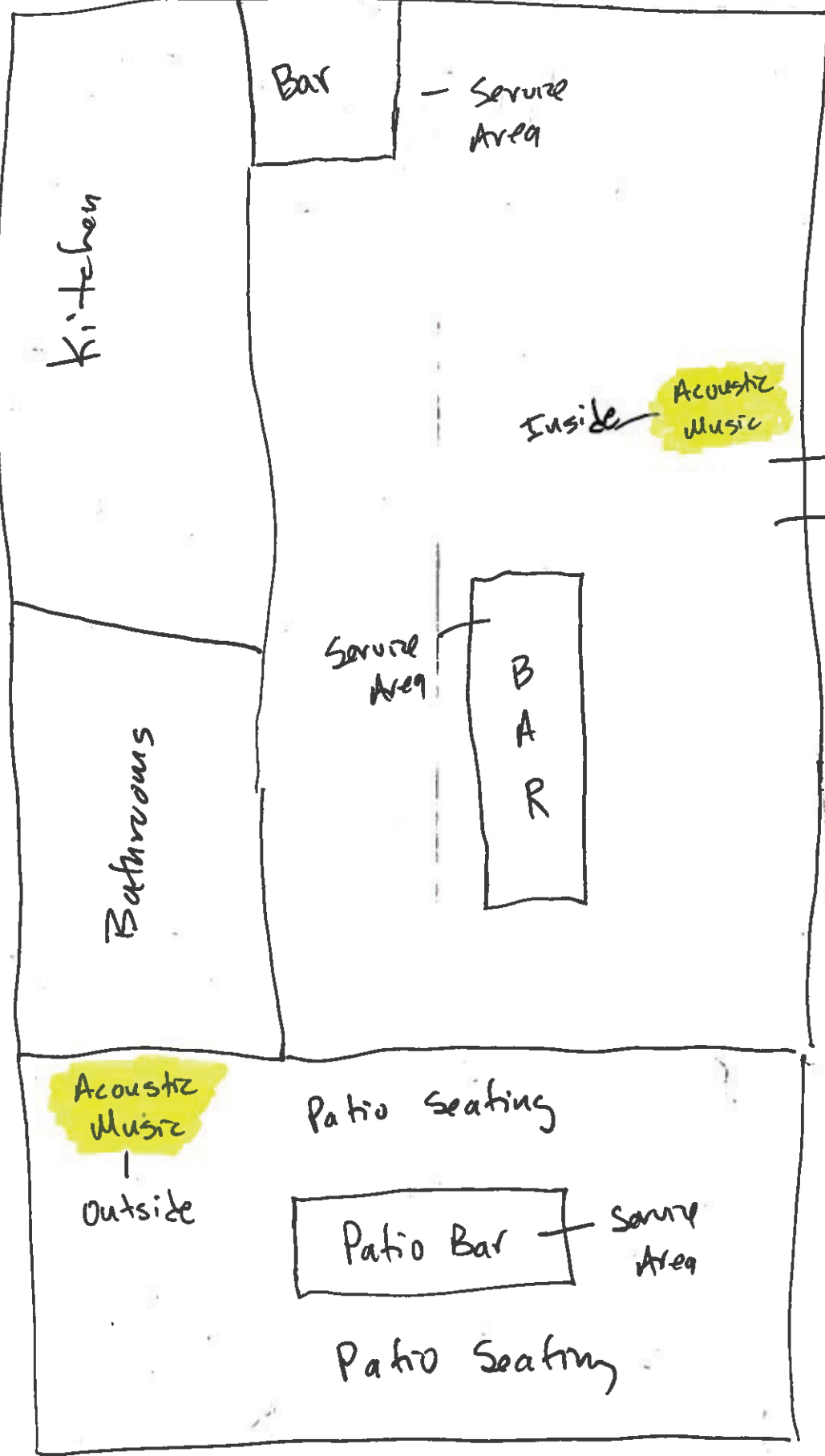


BlaineMN.gov

Case File No. 25-0002 Wild Bill's Sports Saloon

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





Blaine
Wild Bills
Sports Saloon

Parking

Narrative

Refer to the additional details provided in the online application process.

- Live acoustic music on the patio Wednesdays 5:30pm-9:30pm and Fridays 6pm-9pm. The option to move acoustic music inside on days of inclement weather.

- If acoustic music goes well, I would like to offer it inside over the fall and winter on Fridays and Saturdays from 9:30pm-1am.

- Here is an example of the acoustic music artists I schedule. Dave Burkart has been performing for me at Wild Bill's Apple Valley and Woodbury since 2012: <https://daveburkart.com/>

- We have never had a noise complaint since starting live acoustic music in 2012 at our other locations. We require artists play through our house background system so we can evenly disperse sound throughout the area and management then has full control of the volume.

Suite	Size	Description	Parking Ratio	Stalls Required
Suite 100	1,084	Wild Bill's Dining	100	10.8
	2,704	Wild Bills Bar	40	67.6
	1,139	Wild Bills Kitchen	200	5.7
	3,200	Wild Bills Outdoor Dining	100	32.0
Suite 110	2,066	eCig Market	200	10.3
Suite 120	1,632	Right Fit Running	200	8.2
Suite 130	1,648	Topper's Pizza	200	8.2
Suite 140	524	Red Kitchen Dining	100	5.2
	542	Red Kitchen Kitchen	200	2.7
Suite 150	1,625	TC Med Spa	200	8.1
Suite 160	959	Taproom Seating	40	24.0
	171	Taproom Back of House	200	0.9
	634	Taproom Outdoor Dining	100	6.3
Suite 170	4,315	Italian Tan	200	21.6
Suite 180	2,380	Vacant	200	11.9
Suite 190	2,154	Club West Chiropractic	150	14.4
Suite 200	5,120	Burn Boot Camp	300	17.1
Suite 220	1,444	Hajime Dining	100	14.4
	1,081	Hajime Kitchen	200	5.4
Suite 240	3,222	Von Hanson's Meats	200	16.1
Suite 280	4,330	Tavern Dining	100	43.3
	704	Tavern Bar	40	17.6
	1,700	Tavern Kitchen	200	8.5
	2,207	Tavern Outdoor Dining	100	22.1
a	5,374	Bank of the West	400	13.4
b	1,271	Dry cleaner	200	6.4
			Total Required	402.2
			Total Provided	412

CITY OF BLAINE

RESOLUTION NO. 11-14

**GRANTING A CONDITIONAL USE PERMIT AMENDMENT
PER SECTION 30.14 (m) OF THE ZONING ORDINANCE
OF THE CITY OF BLAINE
WILD BILL'S SPORTS SALOON
10950 CLUB WEST PARKWAY, SUITE 100**

WHEREAS, an application has been filed by Wild Bill's Sports Saloon as conditional use permit Case File No. 10-0052; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on January 11, 2011; and

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

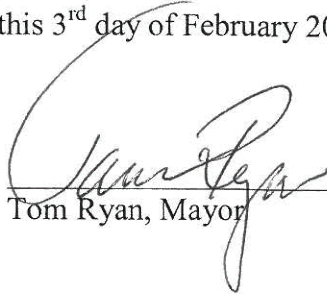
WHEREAS, the Blaine City Council has reviewed said case on February 3, 2011.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 30.14 (m) of the zoning ordinance to allow for expansion of the patio on the south side of the building, to add a full bar on the patio at 10950 Club West Parkway (Suite 100) based on the following conditions:

1. Plans for amplified music or a public address system for the outdoor dining area to be reviewed by the City and approved by the Club West Plaza management company prior to installation.
2. No outdoor advertising on building or patio area without obtaining a permit, including any signage on table umbrellas.
3. The outdoor dining area limited to the patio area identified on the attached site plan, and there can be no more than 86 seats in the outdoor dining area.
4. The outdoor dining area to meet all appropriate City regulations and license requirements for dispensing of alcohol in an outdoor setting.
5. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
6. Exit doors in any railing or fence in the outdoor dining area shall be openable from the inside without the use of a key or any special knowledge or effort, per the Uniform Building Code.

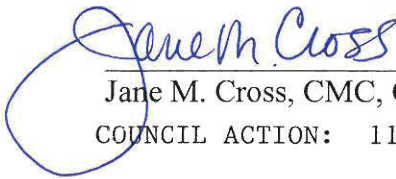
7. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.
8. The owners of Wild Bills to install signage in front of their tenant space that directs customers to park in the underutilized lot if no stalls are available in the main parking area.
9. The applicant to construct the outdoor bar structure meeting the architectural standards of the Highway 65 Overlay and to be more consistent with the existing building.
10. The existing wrought iron fence must remain in place around the outdoor dining area to adequately secure liquor on the premises. If the applicant wishes to enhance the fencing to meet the theme of the restaurant, plans should be submitted to the Planning Department for further review.
11. The building department has reviewed the request and determined that adding the proposed seating will trigger two (2) Sewer Availability Charges (SAC). The 2011 rate for SAC units is \$2,230, so a total of \$4,460 is required. This amount must be paid prior to the issuance of a Certificate of Occupancy for the tenant space.

PASSED by the City Council of the City of Blaine this 3rd day of February 2011.



Tom Ryan, Mayor

ATTEST:



Jane M. Cross, CMC, City Clerk
COUNCIL ACTION: 11-34

CITY OF BLAINE

RESOLUTION NO. 11-15

**GRANTING A CONDITIONAL USE PERMIT AMENDMENT
PER SECTION 30.14 (m) OF THE ZONING ORDINANCE
OF THE CITY OF BLAINE
WILD BILL'S SPORTS SALOON
10950 CLUB WEST PARKWAY, SUITE 100**

WHEREAS, an application has been filed by Wild Bill's Sports Saloon as conditional use permit Case File No. 10-0052; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on January 11, 2011; and

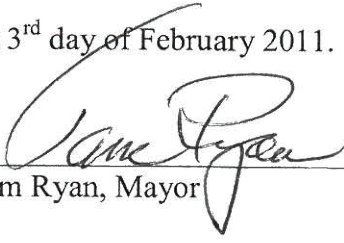
WHEREAS, the Blaine Planning Commission recommends said conditional use permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on February 3, 2011.

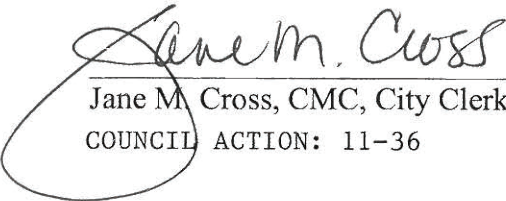
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 30.14 (m) of the zoning ordinance to Expand the DJ Service to Allow DJ's on Thursday Nights, St. Patrick's Day, Fat Tuesday, and the Night Before Thanksgiving From 9:00 p.m. to 2:00 a.m. (This is in Addition to the DJ That the Business is Allowed to Have on Weekend Nights for the Restaurant at 10950 Club West Parkway (Suite 100) based on the following conditions:

1. The conditional use permit for live entertainment is for a DJ service only and there can be no other forms of live entertainment on site, including live bands.
2. The DJ service cannot be used outside on the premises. All sound systems for the DJ service must be inside the building.
3. The DJ service is limited to Thursday, Friday and Saturday nights and the following holidays: New Year's Eve, St. Patrick's Day, Fat Tuesday, and the night before Thanksgiving.
4. The City Council reserves the right to reconsider the conditional use permit for live entertainment if it is ever determined that there is not enough parking on this site to handle the needs of Wild Bills Sports Saloon and the other tenants in Club West Plaza.
5. DJ area and dance floor limited to no more then 260 square feet.
6. Any changes to the live entertainment provided on site will need to be approved through a conditional use permit amendment.

PASSED by the City Council of the City of Blaine this 3rd day of February 2011.


Tom Ryan, Mayor

ATTEST:


Jane M. Cross, CMC, City Clerk
COUNCIL ACTION: 11-36



City of Blaine

Staff Report

File Number: RES 25-36

Agenda Date	Status
March 3, 2025	
In Control	File Type
City Council	Resolution

7:00 PM - Public Hearing and Items Published for a Certain Time - Sheila Sellman, Assistant Community Development Director

Agenda Item # 8.2

Resolution Granting a Conditional Use Permit for a Specialized Athletic Training Facility (Fitness Center) in the Heavy Industrial (I-2) Zoning District at 10005 Goodhue Street NE. Transform Sports Performance (Case File No. 25-0003/ACK)

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) to open a specialized athletic training facility in a Heavy Industrial (I-2) zoning district.

Background

City Council (Conditional Use Permit)	03/03/25
Action Deadline	04/11/25

Staff report prepared by Alex Koberoski, Zoning Technician, and Teresa Barnes, Project Engineer

Evaluation of Request

Planning Analysis

The applicant is requesting a conditional use permit for a specialized athletic training facility. The facility will assess individual athletes and teams to meet their fitness needs. The facility provides a training environment that emphasizes optimizing speed and agility, and also offers strength and conditioning training. The business proposes to operate Monday-Sunday from 8AM-8PM.

Zoning:

The property is zoned Heavy Industrial (I-2), and has a land use designation of Heavy Industrial (HI).

Surrounding Zoning and Uses

The parcels to the north, south, and west are zoned I-2, and consist of warehousing, manufacturing,

and repair uses. The property to the east is owned by the airport.

Existing Conditions

The existing multi-tenant building contains a distribution facility, a carpet warehouse, and a sign manufacturing company.

Site Plan

The building is existing, and the proposed use will occupy approximately 5,000 square feet of the 60,000 square foot building.

Parking

A parking analysis has been provided for the uses occupying the building. The training facility requires 17 parking stalls at 1 parking stall for every 300 sf. A total of 64 stalls are required for the entirety of the building to accommodate the existing and proposed use, and there are 113 stalls available on-site, therefore all parking requirements are met. The proposed use is not anticipated to increase traffic volumes above what is normal for the adjacent I-2 uses.

Landscaping

No new landscaping is proposed or required.

Tree Preservation

No trees are being removed.

Engineering Analysis

Grading/Storm Drainage

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

Utilities

The proposed project will utilize the existing utilities into the building. No new connections are proposed.

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

Wetlands/Watershed/FEMA

It is noted that the rear parking area is within the noted flood plain area; however, due to no exterior alterations being proposed, a Coon Creek Watershed District review is not required at this time.

Access/Street Design/Sidewalks/Trails

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

Easements/Right-of-way/Permits

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

Conditional Use Permit

A city exercises “quasi-judicial” authority when considering a CUP application. This means the city’s role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The use will not create an excessive burden on existing parks, schools or streets.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - The use is going into an existing multi-tenant building and adequate parking is being provided on site. Therefore, it is compatible with adjoining properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The use is going into an existing building. The appearance will not change.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The intent of the Heavy Industrial district is to allow heavy industrial uses ranging from small to large scale industry and related services. Fitness centers are permitted through the conditional use permit process, provided that traffic volumes are not increased beyond what is reasonable for adjacent uses. The proposal meets the intent.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is not in conflict with the comprehensive plan.
7. The use will not cause traffic hazards or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List:

Zoning and Location Map
Narrative
Site Plan
Floor Plan
Parking Analysis

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The public hearing is being held at the City Council meeting, therefore no review or recommendation was received from the Planning Commission. Conditional Use Permits for changes in commercial or industrial tenants not neighboring residential areas are often referred directly to the City Council to expedite the review process for the applicant.

Financial Impact

Not applicable

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments



City of Blaine

Signature Copy

Resolution: RES 25-36

Resolution Granting a Conditional Use Permit for a Specialized Athletic Training Facility (Fitness Center) in the Heavy Industrial (I-2) Zoning District at 10005 Goodhue Street NE. Transform Sports Performance (Case File No. 25-0003/ACK)

WHEREAS, an application has been filed by D&N MANAGEMENT LLC as Conditional Use Permit Case File No. 25-0003 for Transform Sports Performance; and

WHEREAS, said case involves the property described as follows:

Lot 9, Block 2, BLAINE INDUSTRIAL SQUARE 2ND

WHEREAS, the Blaine City Council held a public hearing on March 3, 2025, and recommended approval regarding said Conditional Use Permit; and

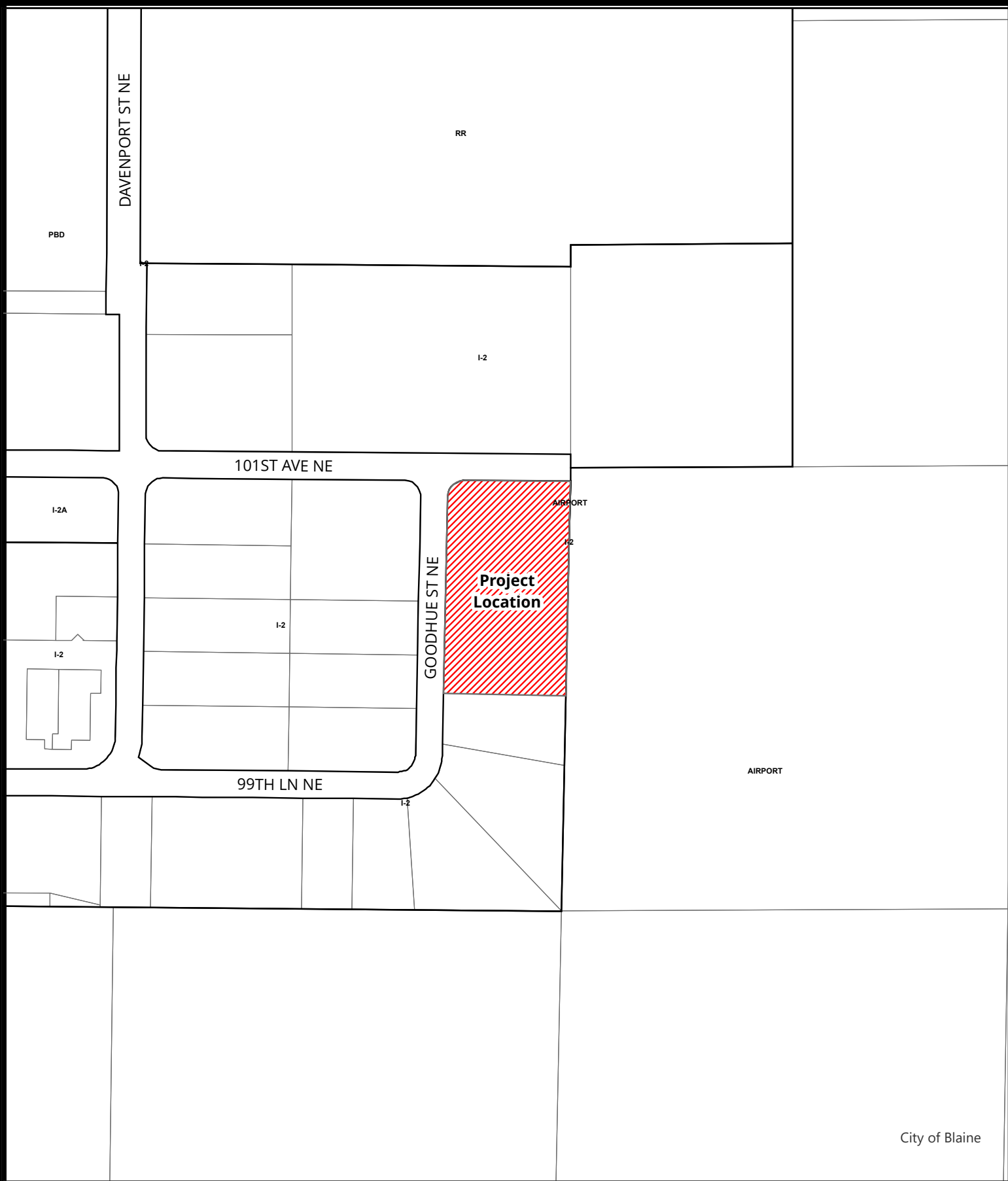
WHEREAS, the Blaine City Council has reviewed said case on March 3, 2025; and

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 Section 31.20 and 27.04 of the Zoning Ordinance to allow a specialized athletic training facility (fitness center) in the Heavy Industrial (I-2) zoning district with the following conditions:

1. A Certificate of Occupancy permit is required.
2. No activity/training permitted outside of the building.
3. The use shall not result in an increase in traffic volumes beyond what is reasonable for adjacent I-2 uses.

PASSED by the City Council of the City of Blaine this 3rd day of March, 2025.



BlaineMN.gov

Case File No. 25-0003 Transform Sports Performance

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



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City of Blaine- CUP

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Zak Spaniol

To:

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Thu 2/6/2025 11:37 AM











...

We are requesting CUP because the property is currently not zoned for our business model. We are requesting the CUP to be approved.

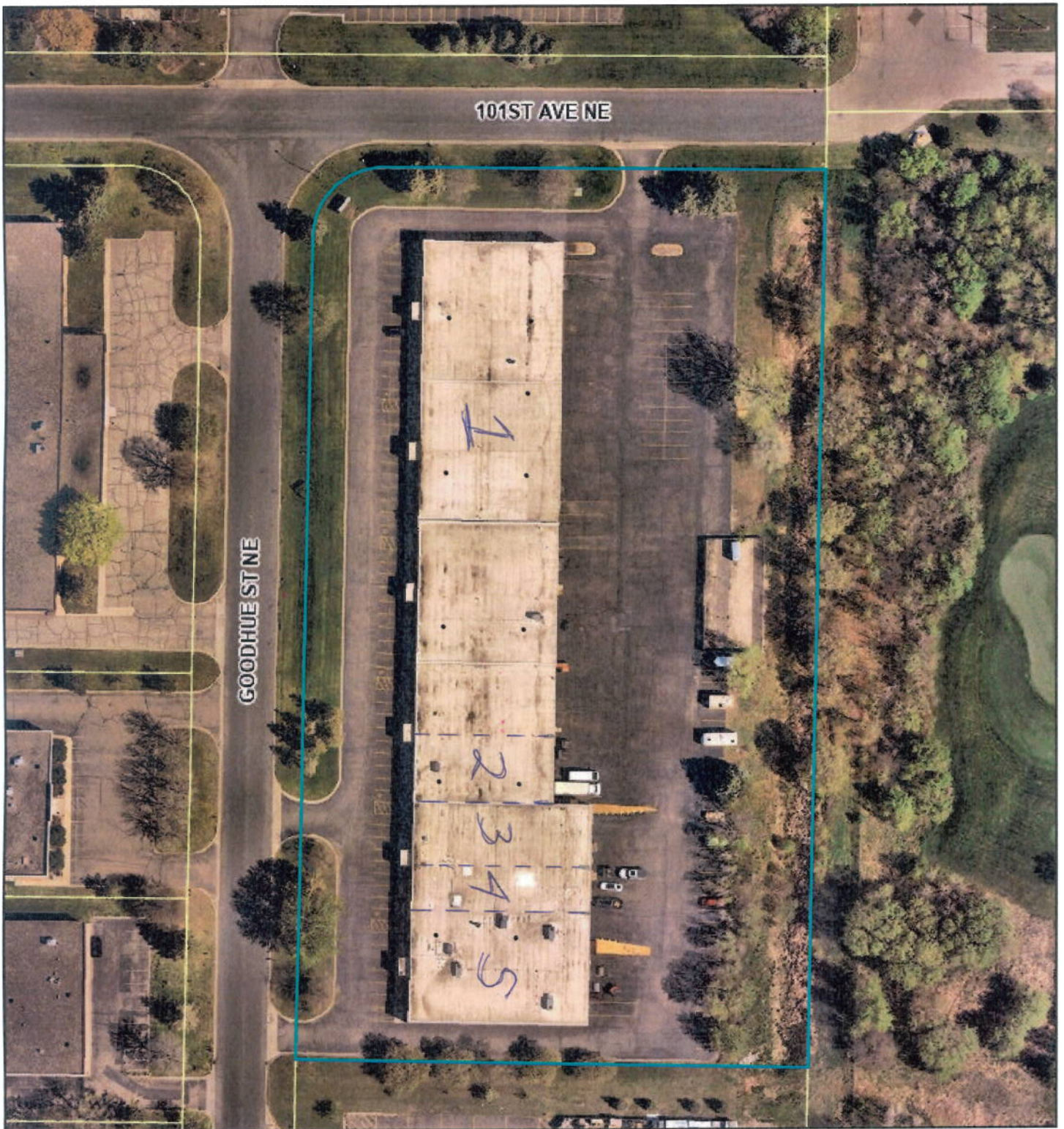
At Transform Sports Performance, our specialized sports performance program will assess the team and/or individual athlete to meet their specific needs. We will focus on optimizing speed & agility for athletes alongside the necessary strength and conditioning training, as well as sport specific skills training to reach their individual and team goals.

Zak Spaniol- *Owner*
Transform Sports Performance, LLC
www.transformsportsperformance.com

 Reply

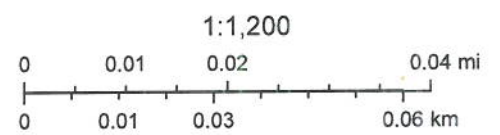
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ArcGIS Web Map



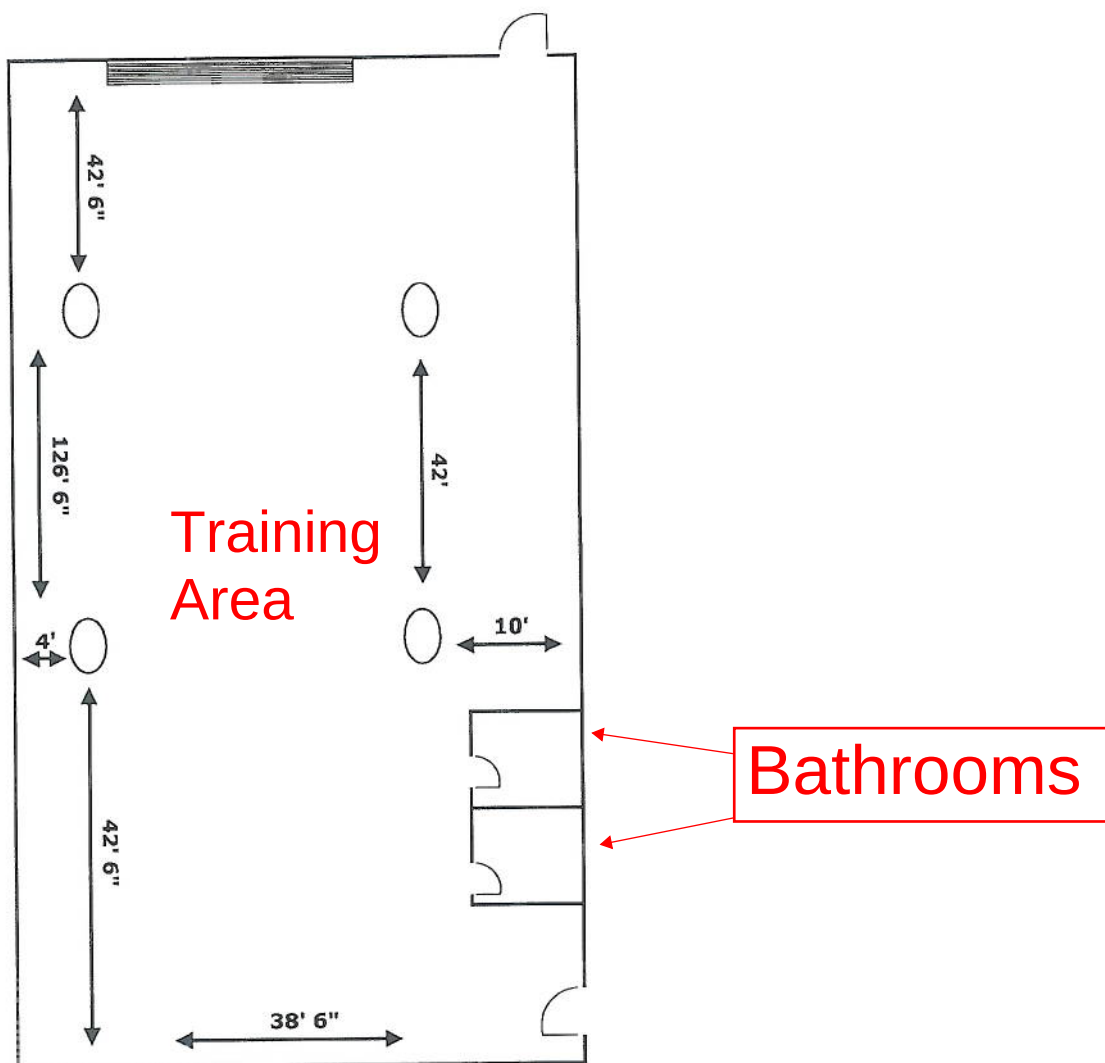
2/6/2025, 2:49:26 PM

• Multi-units



10005 Goodhue St NE Blaine MN 55449

Approximately 5,000 sq. ft.





1. Global Distribution = 35,000 sq. ft.
Stalls for Office-14
Stalls for Warehouse-16
2. TNA Carpet = 5,000 sq. ft.
Stalls for Office-2
Stalls for Warehouse-2
3. Transform Sports Performance = 5,000 sq. ft.
Stalls-17
4. Global Distribution = 5,000 sq. ft.
Stalls for Office-2
Stalls for Warehouse-2
5. Frankensigns = 10,000 sq. ft.
Stalls for Office-4
Stalls for Warehouse-5

Total stalls required:64 stalls
Stalls Provided:113 stalls



City of Blaine Staff Report

File Number: RES 25-32

Agenda Date	Status
March 3, 2025	
In Control	File Type
City Council	Resolution

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

Agenda Item # 8.3

Conduct Public Hearing and Adopt a Resolution to Vacate Drainage and Utility Easements on Lot 1, Block 1, Larson's Estates, according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V25-01

Executive Summary

The City received a petition dated January 21, 2025 from Joseph Radach representing Contour Development LLC, requesting the vacation of Drainage and Utility Easements, Lot 1, Block 1, Larson's Estates; according to the recorded plat thereof, Anoka County, Minnesota; see Attached Exhibit A for Description.

Background

The existing drainage and utility easements are no longer needed and new easements will be recorded in accordance with the recording of a new easement document. Engineering staff has reviewed the request and agrees with the vacation.

Schedule of Actions

2/3/2025	Receive Petition and Order Public Hearing
3/3/2025	Public Hearing and Adopt Vacation Resolution

Strategic Plan Relationship

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

Board/Commission Review

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

Financial Impact

No Financial Impact to the city for this request.

Public Outreach/Input

Notice has been officially published for the calling of the Public Hearing on March 3, 2025.

Staff Recommendation

Conduct Public Hearing and by motion, adopt the Resolution.

Attachment List

1. Exhibit A
2. Petition for Vacation - Larson's Estates



City of Blaine

Signature Copy

Resolution: RES 25-32

Conduct Public Hearing and Adopt a Resolution to Vacate Drainage and Utility Easements on Lot 1, Block 1, Larson's Estates, according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V25-01

WHEREAS, the City Council has received a petition dated the 21st day of January 2025, requesting the vacation of all of the Drainage and Utility Easements, on Lot 1, Block 1, Larson's Estates; according to the recorded plat thereof, Anoka County, Minnesota; see Attached Exhibit A for Description; and

WHEREAS, the required public hearing notices were published and mailed, and the public hearing was held on the 3rd day of March 2025, at which time all persons desiring to be heard were given an opportunity to be heard.

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

1. The vacation of all of the existing drainage and utility easements lying over, under, and across Lot 1, Block 1, Larson's Estates; according to the recorded plat thereof, Anoka County, Minnesota; is hereby approved.

PASSED by the City Council of the City of Blaine this 3rd day of March 2025.

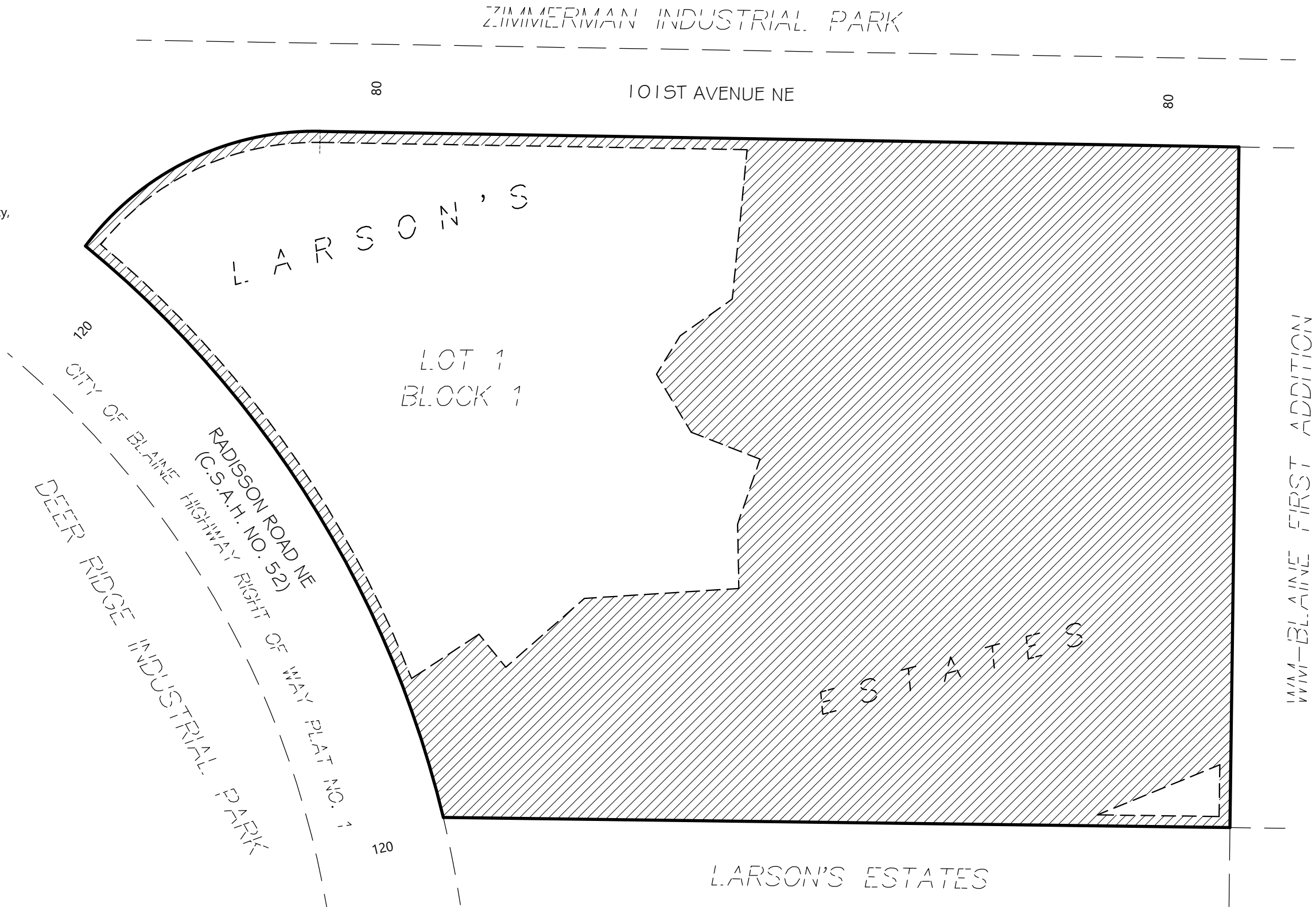
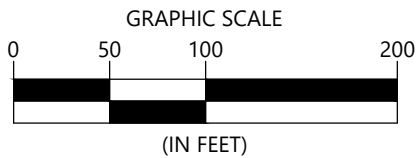
DRAINAGE AND UTILITY EASEMENT VACATION DESCRIPTION SKETCH

- EXHIBIT A -

DRAINAGE AND UTILITY EASEMENT
VACATION DESCRIPTION

All of the drainage and utility easements, as created and dedicated in LARSON'S ESTATES, according to the recorded plat thereof, Anoka County, Minnesota, lying over, under, and across Lot 1, Block 1, said LARSON'S ESTATES.

 Denotes Drainage and Utility Easement Vacation Area





V25-01

PETITION TO VACATE DRAINAGE EASEMENTS and DRAINAGE AND UTILITY EASEMENTS

DATE

1/14/25

TO: The Mayor and Council Members, City of Blaine:

The undersigned represent that they are the majority of owners of real property abutting:

Lot 1, Block 1; Larson's Estates,

according to the recorded plat thereof,

Anoka County, Minnesota, see Attached Exhibit A for Description

and petition that said portion of said drainage and utility easements be vacated.

The facts and reasons for this application are as follows:

The existing drainage and utility easements are no longer needed and new easements will be recorded in accordance to requirements with the recording of a new easement document – recorded at the same time as the vacation is recorded.

In consideration of vacating the drainage and utility easements as herein petitioned the undersigned hereby jointly and severally waive any and all claims for any damages resulting from the vacating and discontinuing of said drainage and utility easements.

Signature of Owner	Address	Legal Description of Property
	3100 101st Ave NE	Lot 1
	Blaine, MN 55449	Block 1
		Larson's Estates

This petition was circulated by:

Name of Petitioner Joseph Radach - Contour Land LLC

Telephone No. 612-730-2265

Street P.O. Box 89

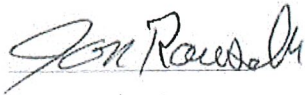
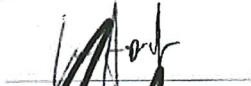
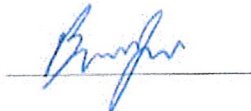
City/State/Zip Rockford, MN 55373

In accordance with the Minnesota Government Data Practices Act, the City of Blaine hereby informs you that some or all the information you are asked to provide is classified as private. Private data is available to you and to City staff who require it in the performance of their duties, but not to the public. The remainder of the information, including telephone numbers, is classified as public, and is available to the public. This information will be used to contact you in case of changes. You may choose to withhold this information, however if you do, the City of Blaine may not be able to process your application for the permit or license.

Letter of Authorization
City of Blaine Planning and Zoning Department

PURPOSE. This Letter of Authorization is used to authorize Contour Civil Design LLC to act on behalf of the property owners for project applications to the City of Blaine.

Legal Description of Property: Lot 1, Block 1, Larson's Estate
Address of Property: 3100 101st Avenue NE, Blaine, MN

	Signature	Date
BlaineSpec IRA LLC:		<u>11/1/24</u>
Menomonie Land 11 LLC:		<u>11/1/24</u>
JSN Properties LLC:		<u>11.1.24</u>
Contour Land LLC:		<u>11/1/24</u>
Rechner LLC:		<u>11/1/24</u>



City of Blaine Staff Report

File Number: 2025-76

Agenda Date	Status
March 3, 2025	
In Control	File Type
City Council	Motion

7:00 PM - Public Hearing and Items Published for a Certain Time - Cathy Sorensen, City Clerk

Agenda Item # 8.4

Alcohol Compliance Violation License Suspension, Best Taste of Pho Saigon, Inc. 11712 Ulysses Lane NE

Executive Summary

Council is asked to confirm the alcohol compliance failure violation at Best Taste of Pho Saigon and impose the penalty as outlined by city code by suspending the on-sale intoxicating liquor license for a mandatory ten-consecutive-days.

Background

On December 13, 2024, members of the Blaine Police Department conducted the second of the required two annual compliance checks as outlined in city code on all on-sale and off-sale liquor license locations in Blaine:

Sec. 6-48. - Conditions of license.

(2) Every licensee and the responsible party shall allow any peace officer, health officer, city employee, or any other person designated by the city to conduct at least two compliance checks per year and to otherwise enter, inspect and search the premises of the licensee during business hours and after business hours during the time when customers remain on the premises without a warrant. The city, or its representative(s), right to inspect the premises shall also include the right to examine books, papers and records of a manufacturer, wholesaler, importer, or retailer for the purpose of determining whether the provisions of this article are being met.

Compliance checks are conducted by well-trained officers and non-sworn staff. The checks are conducted through a specific, defined process with no intent to deceive or persuade a sale to occur because the ultimate goal is to ensure those underage are not served alcohol. Of the 68 locations checked, nine failed, including Best Taste of Pho Saigon, as outlined in the attached police report. While no criminal charges resulted from this compliance failure, city code allows for suspension, revocation, or civil penalty absent a criminal violation or conviction as this is not a criminal issue but a license issue.

This is the license holder's third violation within a two-year period:

- December 13, 2024, city-conducted compliance failure
- August 8, 2024, Department of Alcohol and Gambling Enforcement retail purchase of alcohol for resale
- November 29, 2023, city-conducted compliance failure

It should be noted the license holder has also had two additional violations which fell outside of other two-year review period:

- November 15, 2022, city-conducted compliance failure
- March 27, 2021, city-conducted compliance failure

As the licensing authority, the council has the judicial discretion to determine if a violation occurs, and if a violation is determined to have occurred based on the facts presented, there is no discretion outside the license penalties outlined in code.

340A.503 PERSONS UNDER 21; ILLEGAL ACTS.

Subd. 2. Purchasing.

It is unlawful for any person:

(1) to sell, barter, furnish, or give alcoholic beverages to a person under 21 years of age;

Sec. 6-52. - License suspension or revocation, civil penalty, criminal penalty.

- a. The council shall either suspend for a period not to exceed 60 days or revoke any liquor license, or impose a civil penalty, upon finding that the licensee has failed to comply with any provision of this article or other applicable statute or regulation relating to liquor, as provided in subsection (b) below. Neither the charging of a criminal violation nor a criminal conviction is required in order for the council to suspend or revoke a license or impose a civil penalty.

(5) For a third violation within any two-year period, a mandatory ten-consecutive-day suspension.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

If council determines a violation has occurred the penalty then must be imposed by motion, suspending the on-sale intoxicating liquor license for ten-consecutive days. If imposed staff will work with the license holder to implement the penalty.

Attachment List

1. 2024 Fall Alcohol Compliance Report
2. ICR 24282310
3. MN Driver's License Graphic - Under 21
4. Blaine City Council Responsible Alcohol Sales Statement - MADD



Blaine Police Department

Memo

Main 763-785-6168 | BlaineMN.gov

DATE: December 13, 2024

TO: Captain Russ Clark, Sergeant Wes Villegas, City Clerk Sorensen

FROM: Officer Nick Traffie #215, Officer Jake Green #212, Detective Sommer #190

SUBJECT: Fall 2024 Alcohol Compliance Checks

The Directed Operations Group conducted alcohol compliance checks between on December 13th. Letters were provided to businesses that successfully passed the check.

During these checks, **nine** businesses failed the check by furnishing or selling alcohol to an under-21 year old buyer.

Failures:

<u>Business Name</u>	<u>Address</u>	<u>ICR Number</u>
Naples Wine & Spirits LLC	3453 Lake Dr NE #140	24-282112
Lucy's Burgers	4365 Pheasant Ridge Dr NE #102	24-282160
Kwik Trip #1014	12260 Fraizer St NE	24-282174
Applebee's Neighborhood Grill	4345 Pheasant Ridge Dr NE #202	24-282140
Pizza Pub	2190 105 th Ave NE	24-282357*
Best Taste of Pho Saigon	11712 Ulysses St NE	24-282310*
Red Lobster	8500 Highway 47	24-282143*
MGM Wine & Spirits	255 County Rd 10 NE	24-282098
Speedway	9720 Central Ave NE	24-282222

In all instances in which a failure occurred, probable cause was established to charge the server/seller with violation of MN § 340A.503.2(1). All violators/servers/sellers were charged via formal complaint with the Gross Misdemeanor violation.

*Criminal charges not pursued but evidence of a violation was obtained.

Copies of reports/check forms will be forwarded when completed.

The following listed businesses were not checked.

<u>Business Name</u>	<u>Address</u>	<u>Reason</u>
Vet Star Club	1750 105 th Ave NE	Closed – Events Only
Welcome Center	1700 105 th Ave NE	Closed – Sport Events Only
Brook Hall	11930 Central Ave NE	Closed – Events Only
Metro Gun Club	10601 Naples St NE	No Longer Serving
National Youth Golf Course	2010 105 th Ave NE	Closed - Seasonal
TPC Players Club	11444 Tournament Players Pkwy NE	Members Only
Chuck E Cheese	8943 University Ave NE	Serving Equipment Not Working



City of Blaine Police Department

Alcohol Compliance Check Form



Location Information

Business Name and Address:

Best Taste of Pho Saigon
11712 Ulysses Ln Ne # 200
Blaine, MN 55434

Business Type (Check One): ☒ On Sale ☐ On Sale 3.2 ☐ Off Sale ☐ Off Sale 3.2

Inspection Data

Date: December 13, 2024

Time: 16:38

Officer: MS190 JG212 NT215

Buyers Initials: AB

Age: ☐ 18 ☐ 19 ☒ 20

Sex: Male ☒ Female ☐

Results

Purchase Attempted? ☒ Yes ☐ No

If No, Reason: _____

Was Sale Made? ☒ Yes ☐ No

Training Records Reviewed? ☐ Yes ☒ No

Was Age Asked? ☒ Yes ☐ No

Training Records in Compliance? ☐ Yes ☒ No

Was ID Requested? ☒ Yes ☐ No

Responsible Party Consistent? ☐ Yes ☒ No

Was ID Displayed? ☒ Yes ☐ No

Manager: _____

Did Officer Observe the Transaction? ☒ Yes ☐ No

Incident Details

*** Complete this section only if a violation occurs ***

ICR #: 242 - 82310

Server Info: Name (F,M,L) Lien, Ann Thi, Utsumi

DOB: [REDACTED]

Home Address: [REDACTED]

Phone: H: _____

W: _____

C: [REDACTED]

Significant Incident Details: Person viewed license, made the sale. Gave me the beer and left me with the beer alone. After a few they recommended my use and took the beer away after i received a bill.

Blaine Police Department

10801 Town Square Dr NE Blaine, MN 55449

763-785-6168



Case #:24282310

Incident #: 24282310

Event

11712 ULYSSES LN NE Apt #200 BLAINE, Minnesota 55434

Description of Incident: FURNISH ALCOHOL TO UNDERAGE PERSON
Reported Date: 12/13/2024 16:33:21
Time Assigned: 16:33
Time Arrived: 16:33
Time Cleared: 16:38
Earliest Date: 12/13/2024 16:33:21
Photos Taken: YES
List Additional Paperwork AND Copy to:: SUPPLEMENT
Case Summary:
Failed alcohol compliance check. Information sent to the city clerks office.

Suspects (1)

UTSUMI, LIEN ANH THI

Related Offenses: 340A.503.2(1) Liquor-Purchase/Sell/Barter/Furnish/Give to u/21yr (90G GM)
Arrested: NO
DOB: [REDACTED]
Age: [REDACTED]
Sex: [REDACTED]
Race: [REDACTED]
Ethnicity: [REDACTED]
Eye Color: [REDACTED]
Height: [REDACTED]
Weight: [REDACTED]
Address: [REDACTED]
City: [REDACTED]
State: [REDACTED]
Zip Code: [REDACTED]
Cell Phone: [REDACTED]
Drivers License Number: [REDACTED]
License State: Minnesota

Misc Associated Names Data (1)

BEST TASTE OF PHO SAIGON D

Related Offenses: 340A.503.2(1) Liquor-Purchase/Sell/Barter/Furnish/Give to u/21yr (90G GM)
Address: 11712 ULYSSES ST NE
Apartment: 200
City: BLAINE
State: Minnesota
Zip Code: 55434

Blaine Police Department

10801 Town Square Dr NE Blaine, MN 55449

763-785-6168



Case #:24282310

Incident #: 24282310

Offenses (1)

340A.503.2(1) Liquor-Purchase/Sell/Barter/Furnish/Give to u/21yr

Felony/Misdemeanor:	Gross Misdemeanor
Attempted/Completed:	Completed

Narrative (2)

Original Officer Narrative

Sommer, Michael Badge 190 DPD00082

12/13/2024

On 12/13/2024, I, Detective Sommer #190 of the Blaine Police Department, was conducting alcohol compliance checks throughout the city. While doing so, I went to the listed located with CSO A. Blilie, who was 20 years old. Both CSO Blilie and myself were in plain clothes. CSO Blilie and I sat down at a table inside the business. CSO Blilie spoke with Lien Anh Thi Utsumi 04/24/1964, who was later identified by Minnesota ID, who served as our waitress. CSO Blilie asked Utsumi for a Buweiser. Utsumi asked for his ID, which Utsumi reviewed. Utsumi retrieved a bottle of Budweiser, opened it, and provided to CSO Blilie. A short time later, CSO Blilie asked for his bill and stated he needed to leave. A unidentified male employee provided CSO Blilie with his bill, at which time CSO Blilie provided him with a provided \$10 bill. The unidentified employee then began speaking in a language other then English with Utsumi and another unidentified female employee. CSO Blilie was then again asked for his ID and when asked, confirmed he was under 21. Utsumi then asked him if he had drank any of the beer. It appeared to me that either employees determine our presence was for a compliance check or employees determined a possible error in serving CSO Blilie. I produced my badge, activated my body worn camera, and advised I was the police.

I spoke with Utsumi, who advised she had trouble reading the license and when asked for details about the license she was unable to recall them. I advised Utsumi and other staff it was their responsibility to confirm a persons age prior to furnishing them with alcohol and that their actions could constitute a crime. I advised staff if an employee had trouble reading a license they should first seek assistance from another employee before providing any alcohol. I advised Utsumi I would not be charging her with a crime but that I would be providing the related information to the City Clerk's Office for review. I decided to not charge Utsumi due to the transaction not being completed, similar to other incidents.

Utsumi advised the owner and manager were not present and that she was the acting supervisor at that time.

I took photos of the Budweiser bottle using my department issued cell phone, which indicated the contents were 5.0% alcohol by volume. I did not obtain a copy of the receipt and later discovered I had not collected the \$10 bill provided for payment.

I later uploaded the related photos/videos via Axon Capture. Please see CSO Blilie's supplement for

Blaine Police Department

10801 Town Square Dr NE Blaine, MN 55449

763-785-6168



Case #:24282310

Incident #: 24282310

details. Information to be forwarded to the City Clerk's Office for review.

Badge number: D190

Follow-up Investigation

Blilie, Alexander Badge 45 DPD00209

12/20/2024

While conducting alcohol compliance checks on December 13th 2024 at the Best Taste Of Pho Saigon. I entered the establishment where I made selection on a Corona beer. The server asked for my ID looked it over and served me the Corona Beer, leaving it in my possession. After a few moments I asked for my check, and they closed my tab and gave me a copy of my receipt. I presented payment, and waited for my change. While waiting for my change the staff became suspicious and asked for my ID again, once looking at my ID for a second time they confirmed I was under 21 and took the beer away. At this time Detective Sommer stepped in and Identified himself as being with the Blaine Police Department.

See Detective Sommers report for further

Badge number: D45 BLILIE

Officer (1)

REPORTING Officer:	Sommer, Michael Badge 190 (DPD00082)	12/13/2024 19:33:00
Squad Number:	5284	
ASSISTING Officer:	Blilie, Alexander Badge 45 (DPD00209)	12/13/2024 19:33:00
APPROVING Officer:	Hatanpa, Nathaniel Badge 180 (DPD00030)	12/17/2024 12:36:26
SUPPLEMENTING Officer:	Blilie, Alexander Badge 45 (DPD00209)	12/20/2024 17:25:00
APPROVING Officer:	Hale, Travis Badge 182 (DPD00028)	12/20/2024 21:11:03

Under 21
Standard Driver's License



Under 21
Enhanced Driver's License



Under 21
REAL ID Driver's License



Statement:

Mothers Against Drunk Driving believes that ending impaired driving is a shared responsibility—one that requires commitment from individuals, businesses, and policymakers alike. We have made great strides over the years, but our work is far from over. Impaired driving deaths have increased by 33% since 2019 nationwide, a reminder that we must take stronger action to prevent these tragedies.

The hospitality industry plays a crucial role in keeping our roads safe. That's why MADD encourages businesses to prioritize responsible alcohol service. Creating an environment that promotes safe consumption is not just good business—it's a lifesaving decision that protects patrons, communities, and families.

The path forward is clear: when businesses, lawmakers, and communities work together, we can reduce impaired driving and save lives. MADD remains committed to supporting these efforts and working alongside all stakeholders to create lasting change. Together, we can make our roads safer and protect more lives.

###



City of Blaine Staff Report

File Number: 2025-77

Agenda Date	Status
March 3, 2025	
In Control	File Type
City Council	Motion

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

Agenda Item # 8.5

Alcohol Compliance Violation Hearing, Pizza Pub Prime, 2190 105th Avenue NE

Executive Summary

Council is asked to confirm the alcohol compliance failure violation at Pizza Pub Prime and impose the penalty as outlined by city code.

Background

On December 13, 2024, members of the Blaine Police Department conducted the second of the required two annual compliance checks as outlined in city code on all on-sale and off-sale liquor license locations in Blaine:

Sec. 6-48. - Conditions of license.

(2) Every licensee and the responsible party shall allow any peace officer, health officer, city employee, or any other person designated by the city to conduct at least two compliance checks per year and to otherwise enter, inspect and search the premises of the licensee during business hours and after business hours during the time when customers remain on the premises without a warrant. The city, or its representative(s), right to inspect the premises shall also include the right to examine books, papers and records of a manufacturer, wholesaler, importer, or retailer for the purpose of determining whether the provisions of this article are being met.

Compliance checks are conducted by well-trained officers and non-sworn staff. The checks are conducted through a specific, defined process with no intent to deceive or persuade a sale to occur because the ultimate goal is to ensure those underage are not served alcohol. Of the 68 locations checked, nine failed, including Pizza Pub Prime, as outlined in the attached police report. While no criminal charges resulted from this compliance failure, city code allows for suspension, revocation, or civil penalty absent a criminal violation or conviction as this is not a criminal issue but a license issue. The license holder/responsible party has requested a hearing regarding this compliance failure, so after review of statute, city code, report and testimony, if council determines a violation has

occurred, the civil penalties are outlined below. As the licensing authority, the council has the judicial discretion to determine if a violation occurs, and if a violation is determined to have occurred based on the facts presented, there is no discretion outside the license penalties outlined in code.

340A.503 PERSONS UNDER 21; ILLEGAL ACTS.

Subd. 2.Purchasing.

It is unlawful for any person:

(1) to sell, barter, furnish, or give alcoholic beverages to a person under 21 years of age;

Sec. 6-52. - License suspension or revocation, civil penalty, criminal penalty.

- a. The council shall either suspend for a period not to exceed 60 days or revoke any liquor license, or impose a civil penalty, upon finding that the licensee has failed to comply with any provision of this article or other applicable statute or regulation relating to liquor, as provided in subsection (b) below. Neither the charging of a criminal violation nor a criminal conviction is required in order for the council to suspend or revoke a license or impose a civil penalty.

(1) For a first violation within any two-year period, a fine of \$500.00 and a two consecutive-day suspension, or a fine of \$1,000.00, at the option of the licensee.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

If council determines a violation has occurred the penalty then must be imposed by motion.

Attachment List

1. 2024 Fall Alcohol Compliance Report
2. ICR 24282357
3. Email Thread Regarding Alcohol Compliance Failure
4. MN Driver's License Graphic - Under 21

5. Blaine City Council Responsible Alcohol Sales Statement - MADD



Blaine Police Department

Memo

Main 763-785-6168 | BlaineMN.gov

DATE: December 13, 2024

TO: Captain Russ Clark, Sergeant Wes Villegas, City Clerk Sorensen

FROM: Officer Nick Traffie #215, Officer Jake Green #212, Detective Sommer #190

SUBJECT: Fall 2024 Alcohol Compliance Checks

The Directed Operations Group conducted alcohol compliance checks between on December 13th. Letters were provided to businesses that successfully passed the check.

During these checks, **nine** businesses failed the check by furnishing or selling alcohol to an under-21 year old buyer.

Failures:

<u>Business Name</u>	<u>Address</u>	<u>ICR Number</u>
Naples Wine & Spirits LLC	3453 Lake Dr NE #140	24-282112
Lucy's Burgers	4365 Pheasant Ridge Dr NE #102	24-282160
Kwik Trip #1014	12260 Fraizer St NE	24-282174
Applebee's Neighborhood Grill	4345 Pheasant Ridge Dr NE #202	24-282140
Pizza Pub	2190 105 th Ave NE	24-282357*
Best Taste of Pho Saigon	11712 Ulysses St NE	24-282310*
Red Lobster	8500 Highway 47	24-282143*
MGM Wine & Spirits	255 County Rd 10 NE	24-282098
Speedway	9720 Central Ave NE	24-282222

In all instances in which a failure occurred, probable cause was established to charge the server/seller with violation of MN § 340A.503.2(1). All violators/servers/sellers were charged via formal complaint with the Gross Misdemeanor violation.

*Criminal charges not pursued but evidence of a violation was obtained.

Copies of reports/check forms will be forwarded when completed.

The following listed businesses were not checked.

Business Name	Address	Reason
Vet Star Club	1750 105 th Ave NE	Closed – Events Only
Welcome Center	1700 105 th Ave NE	Closed – Sport Events Only
Brook Hall	11930 Central Ave NE	Closed – Events Only
Metro Gun Club	10601 Naples St NE	No Longer Serving
National Youth Golf Course	2010 105 th Ave NE	Closed - Seasonal
TPC Players Club	11444 Tournament Players Pkwy NE	Members Only
Chuck E Cheese	8943 University Ave NE	Serving Equipment Not Working



City of Blaine Police Department

Alcohol Compliance Check Form



Location Information

Business Name and Address:

Affix Business Label Here

Pizza Pub

Business Type (Check One): ☒ On Sale ☐ On Sale 3.2 ☐ Off Sale ☐ Off Sale 3.2

Inspection Data

Date: December 13, 2024

Time: 1200

Officer: MS190 JG212 NT215

Buyers Initials: VO

Age: ☐ 18 ☒ 19 ☐ 20

Sex: Male ☒ Female ☐

Results

Purchase Attempted? ☒ Yes ☐ No

If No, Reason: _____

Was Sale Made? ☒ Yes ☐ No

Training Records Reviewed? ☐ Yes ☐ No

Was Age Asked? ☐ Yes ☒ No

Training Records in Compliance? ☐ Yes ☐ No

Was ID Requested? ☐ Yes ☒ No

Responsible Party Consistent? ☐ Yes ☐ No

Was ID Displayed? ☐ Yes ☒ No

Manager: _____

Did Officer Observe the Transaction? ☒ Yes ☐ No

Incident Details

*** Complete this section only if a violation occurs ***

ICR #: 24 - 282357

Server Info: Name (F,M,L)

DOB:

Home Address:

Phone: H:

W:

C:

Significant Incident Details:

Blaine Police Department

10801 Town Square Dr NE Blaine, MN 55449

763-785-6168



Case #:24282357

Incident #: 24282357

Event

2190 105TH AVE NE BLAINE, MINNESOTA 55449

Description of Incident: ALCOHOL VIOLATION
Reported Date: 12/13/2024 17:47:10
Time Assigned: 17:47
Time Arrived: 17:47
Time Cleared: 17:48
Earliest Date: 12/13/2024 12:00:00
Case Summary:
Alcohol compliance check failure.

Owner Data (1)

PIZZA PUB PRIME D

Related Offenses: COMPCCKLIQ COMPLIANCE CHECK - LIQUOR (999)
Address: 2190 105TH AVE NE
City: BLAINE
State: Minnesota
Zip Code: 55449
Business Phone: (763)-330-0390

Offenses (1)

COMPCCKLIQ COMPLIANCE CHECK - LIQUOR

Attempted/Completed: Completed

Narrative (1)

Original Officer Narrative

Green, Jake Badge 212 DPD00137

12/13/2024

On 12/13/2024, I was working my assigned shift with the Directed Operations Group for the City of Blaine. I was conducting alcohol compliance checks throughout the city. CSO Oleson, who is 19 years old, was acting as my buyer. It should be noted that we were both in plain clothes. CSO Oleson was wearing a black jacket and blue jeans and had his vertical MN state-issued ID showing that he was "Under 21 until 07/22/2026". At approximately 1200 hours, we went to Pizza Pub restaurant to conduct a compliance check. CSO Oleson and I walked inside. We sat separately at the bar. CSO Oleson asked the bartender for a "Bud Light". The bartender never asked CSO Oleson for his ID. I observed the bartender retrieve an unopened bottle of Bud Light from under the counter and open it. She then put it on the bar in front of CSO Oleson, who paid with a \$20 bill, using money provided by the city. Once the transaction had been

Blaine Police Department

10801 Town Square Dr NE Blaine, MN 55449

763-785-6168



Case #:24282357

Incident #: 24282357

completed and CSO Oleson was provided a receipt, I walked up to the bartender and identified myself as a Police Officer. The bartender advised that she was busy and confused. She admitted that she has been a bartender for a while at another bar and should have known better. This report will be forwarded to the city clerks office. There is no further information.

Badge number: D212

Officer (2)

REPORTING Officer: Green, Jake Badge 212 (DPD00137) 12/13/2024 19:06:00

ASSISTING Officer: Oleson, Vincent Badge 46 (DPD00199)

Blaine Police Department

10801 Town Square Dr NE Blaine, MN 55449

763-785-6168



Case #:24282357

Incident #: 24282357.001

Owner Data (1)

MCCONNELL, JERRY JOE

DOB: 05/07/1980
Age: 44
Sex: MALE
Race: WHITE
Ethnicity: Not Hispanic or Latino
Eye Color: BROWN
Height: 602
Weight: 185
Address: 4603 128TH CIR NE
City: BLAINE
State: Minnesota
Zip Code: 55449
Cell Phone: (763)-744-7228
Drivers License Number: E695004461420
License State: Minnesota

Person Mentioned Data (1)

ROSENCRANTZ, TAMARA ANN

DOB: 12/30/1967
Age: 56
Sex: FEMALE
Race: WHITE
Ethnicity: Not Hispanic or Latino
Eye Color: BLUE
Height: 508
Weight: 140
Address: 8644 XEBEC ST NE
City: BLAINE
State: Minnesota
Zip Code: 55014
Cell Phone: (952)-250-0719
Drivers License Number: Z846251040818
License State: Minnesota

Narrative (1)

Follow-up Investigation

Green, Jake Badge 212 DPD00137

12/17/2024



Case #:24282357

Incident #: 24282357.001

On 12/17/2024, I went to Pizza Pub and obtained the identities of the bartender and Manager I had spoken with during the compliance check failure. The bartender was identified as Tamara Rosencrantz. The Manager was actually identified as the Owner, Jerry McConnell. There is no further information.

Author Name: D212 GREEN

Officer (2)		
-------------	--	--

SUPPLEMENTING Officer:	Green, Jake Badge 212 (DPD00137)	12/17/2024 15:25:00
APPROVING Officer:	Sadler, Joseph Badge 149 (DPD00078)	12/17/2024 16:16:27

From: [Cathy Sorensen](#)
To: [Mike Breese](#)
Subject: RE: ALCOHOL COMPLIANCE FAILURE
Date: Wednesday, January 22, 2025 4:49:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Mike, this will confirm your request for a hearing regarding the alcohol compliance failure with Blaine City Council for **Monday, March 3 at 7PM in the Council Chambers**. I will forward a link to the meeting agenda the week before so you can view the item.

From: Mike Breese <mike@pizzapubprime.com>
Sent: Wednesday, January 22, 2025 1:43 PM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Re: ALCOHOL COMPLIANCE FAILURE

Thanks Cathy, sorry I missed that in the original email. I would like to request the hearing with the council.

Mike

Micheal Breese
Managing Member
Pizza Pub Prime
612-978-3688

From: Cathy Sorensen <csorensen@blainemn.gov>
Date: Wednesday, January 22, 2025 at 1:08 PM
To: Mike Breese <mike@pizzapubprime.com>
Subject: RE: ALCOHOL COMPLIANCE FAILURE

The stipulation is at the bottom of the email thread with a signature line. And requesting a hearing will allow you to speak to Council at one of their regular meetings to share your reasons why the violation did not occur and the penalty should not be administered.

From: Mike Breese <mike@pizzapubprime.com>
Sent: Wednesday, January 22, 2025 12:53 PM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Re: ALCOHOL COMPLIANCE FAILURE

I didn't see a stipulation to sign?

Are you saying that I could petition the council with what we were told was going to happen and they can vote to abolish the citation?

Micheal Breese
Managing Member
Pizza Pub Prime
612-978-3688

From: Cathy Sorensen <csorensen@blainemn.gov>

Date: Wednesday, January 22, 2025 at 12:08 PM

To: Mike Breese <mike@pizzapubprime.com>

Subject: RE: ALCOHOL COMPLIANCE FAILURE

Mike, again, if you don't wish to sign the stipulation you can request a hearing in front of the Blaine City Council where you will have the opportunity for that conversation.

From: Mike Breese <mike@pizzapubprime.com>

Sent: Wednesday, January 22, 2025 11:45 AM

To: Cathy Sorensen <csorensen@blainemn.gov>

Subject: Re: ALCOHOL COMPLIANCE FAILURE

Cathy -

I didn't mean to offend, I'm going by the facts, the chances of a compliance check 60 minutes after opening but before the public announcement of the 16th seemed odd. That said, I'm going by what the officer communicated to owner Jerry McConnell who handled the situation with the officer, so we are surprised by the submission of the violation.

There is no dispute on what occurred. It's like skipping 1, 2, 3 and going straight to go, so the timing just caught the employee off guard, clearly.

So if the dispute is about whether it happened or not, there is nothing to dispute. If it's how we were told it would be handled then I would like to understand how this went from we weren't officially opened and thus considered soft and thus a warning to now an official violation, then yes we'd like to have that conversation.

Mike

Mike Breese
Owner
Pizza Pub Prime
612-978-3688

From: Cathy Sorensen <csorensen@blainemn.gov>

Sent: Wednesday, January 22, 2025 11:25:54 AM
To: Mike Breese <mike@pizzapubprime.com>
Subject: RE: ALCOHOL COMPLIANCE FAILURE

Mike:

While I'm pleased to know the importance of alcohol compliance at Pizza Pub through both the required alcohol awareness trainings and other locations' successful compliance checks, I take exception to your implications that Pizza Pub Prime was targeted as part of the compliance failure that occurred at Pizza Pub Prime on December 13. Per City code:

Sec. 6-48. - Conditions of license.

(2) Every licensee and the responsible party shall allow any peace officer, health officer, city employee, or any other person designated by the city to conduct at least two compliance checks per year and to otherwise enter, inspect and search the premises of the licensee during business hours and after business hours during the time when customers remain on the premises without a warrant. The city, or its representative(s), right to inspect the premises shall also include the right to examine books, papers and records of a manufacturer, wholesaler, importer, or retailer for the purpose of determining whether the provisions of this article are being met.

Compliance checks were conducted at all Blaine on- and off-sale liquor license locations open on December 13. Pizza Pub was clearly open to the public as police staff were allowed to enter, order, pay, and be served, but regardless, Statute states selling alcohol to anyone under 21 years of age is an illegal act, even if part of a "soft opening":

340A.503 PERSONS UNDER 21; ILLEGAL ACTS.

Subd. 2. Purchasing.

It is unlawful for any person:

(1) to sell, barter, furnish, or give alcoholic beverages to a person under 21 years of age;

And while no criminal charges resulted from the compliance failure, City code allows for suspension, revocation, or civil penalty absent a criminal violation or conviction:

Sec. 6-52. - License suspension or revocation, civil penalty, criminal penalty.

- a. The council shall either suspend for a period not to exceed 60 days or revoke any liquor license, or impose a civil penalty, upon finding that the licensee has failed to comply with any provision of this article or other applicable statute or regulation relating to liquor, as provided in subsection (b) below. Neither the charging of a criminal violation nor a criminal conviction is required in order for the council to suspend or revoke a license or impose a civil penalty.

Compliance checks are conducted by well-trained officers and non-sworn staff. The checks are conducted through a specific, defined process with no intent to deceive or persuade a sale to occur because the ultimate goal is to ensure those underage are not served alcohol. Unfortunately, an underage individual was served alcohol, and the penalty for that sale has been communicated to you as the license holder and responsible party. If you wish to dispute the stipulation you may request a hearing in writing by responding to this email. Once received, I will contact you when the hearing will be held in front of the Blaine City Council. If you do not wish to dispute this stipulation, please sign and return no later than **January 24** for the next step in the process.



Cathy Sorensen, CMC

City Clerk

City of Blaine

City Clerk's Office

10801 Town Square Drive NE, Blaine MN 55449

p: 763-785-6124 m: 763-478-7282 f: 763-785-6191

BlaineMN.gov

From: Mike Breese <mike@pizzapubprime.com>

Sent: Monday, January 20, 2025 5:43 PM

To: Cathy Sorensen <csorensen@blainemn.gov>

Subject: Re: ALCOHOL COMPLIANCE FAILURE

Hi Cathy,

I wanted to say we are confused this made it to your desk. The incident occurred before the Pub was open to the public, for which the officer said it would be a warning given we were operating under a "soft open."

There is no dispute of what transpired 60 minutes after allowing nonfamily and friends in house, however, the timing is odd.

But for the facts leading to this issue:

1. All front of house staff were required to attend a company sponsored and paid for alcohol awareness training on 11/14/24 for which the employee in violation attended. The 3rd party company conducted a few hour training session with Q&A on that date.
2. The employee was terminated immediately, even though this was a unique situation. That said she served someone underage hiding behind the bar tap.
3. Pizza Pubs have 10 locations with only one violation that dates back to 2010 in Cambridge. This is after hiring and managing thousands of employees at all locations.

We take alcohol training and management very seriously as is testament to the Pizza Pub track record.

It would be detrimental to the restaurant to have this on record during off public hours. We never want to violate the policy and will always strive not to, but this puts staff in an awkward "walking on egg shells" start and will discourage staff from working here if they feel we are a

target for any reason, which the timing of this sting feels like.

Those are facts and honest comments. Again, we are shocked that this became an official issue.

Mike

Mike Breese
Owner
Pizza Pub Prime
612-978-3688

From: Cathy Sorensen <csorensen@blainemn.gov>
Sent: Friday, January 3, 2025 3:27:10 PM
To: Mike Breese <mike@pizzapubprime.com>
Subject: RE: ALCOHOL COMPLIANCE FAILURE

From: Cathy Sorensen
Sent: Friday, January 3, 2025 12:12 PM
To: mike@pizzapubprime.com
Subject: ALCOHOL COMPLIANCE FAILURE

January 3, 2025

Pizza Pub
2190 105th Avenue NE
Blaine MN 55449

SUBJECT: Alleged Alcohol Beverage License Violation

Records of the City of Blaine Police Department indicate that a sale of alcoholic beverages to a person under the age of 21 was made by an employee of Pizza Pub, located at 2190 105th Avenue NE, Blaine, Minnesota, on 12/13/2024. Pursuant to Chapter 6 of the Blaine City Code, the alleged alcohol violation will be presented to the Blaine City Council for consideration.

Section 6-52 of the Blaine Code indicates that if an alcohol violation occurred, the City Council may suspend a liquor license for up to sixty (60) days, impose a civil fine of up to \$2,000.00, or impose a combination of these sanctions. In addition, Section 6-52 of the Blaine Code also provides mandatory minimum suspension and penalty provisions.

In anticipation of City Council consideration of this matter, attached is a copy of a proposed stipulation of facts regarding the sale to the minor that occurred at your establishment. If the stipulation meets with your approval please sign and return to me

on or before **January 20, 2025**. If the signed stipulation is received you will be contacted with respect to disposition of this matter.

Please contact me at 763-785-6124 or csorensen@blainemn.gov with any questions.

Sincerely,

Catherine M. Sorensen

Catherine M. Sorensen, CMC
City Clerk

Attachments: City Code Sec. 6-52

Proposed Stipulation

STIPULATION

IN THE MATTER OF: ALLEGED ALCOHOL BEVERAGE LICENSE VIOLATION

**Pizza Pub
2190 105th Avenue NE
Blaine MN 55449**

CITY COUNCIL HEARING

The City of Blaine, through its undersigned attorney, and Pizza Pub, through its undersigned representative, hereby stipulate to the following facts:

1. Pizza Pub is licensed under Chapter 6 of the Blaine City Code to deal in, sell or keep for sale any liquor at 2190 105th Avenue NE in the City of Blaine.
2. On 12/13/2024, a Blaine police operative, who was under 21 years of age, entered Pizza Pub, located at 2190 105th Avenue NE, in the City of Blaine, and attempted to purchase alcohol as outlined in ICR #24-282357 (sent under separate email). The employee at the licensed establishment, subsequently identified in ICR #24-282357, sold the underage Blaine police alcohol as outlined in ICR #24-282357. After the alcohol was purchased, Blaine police officers identified themselves to the employee and advised of the

improper furnishing of alcohol.

3. Based upon the foregoing facts, the clerk identified in ICR #24-282357 furnished alcoholic beverages to persons under 21 years of age in violation of Minnesota Statutes, Section 340A.503, subd. 2(1).

4. The parties agree that copies of the Blaine Police Department records regarding this incident are incorporated into this stipulation by reference.

LICENSEE: Pizza Pub

Dated: _____

By: _____

Signature

Printed Name

Title

CITY OF BLAINE

Dated: _____

City Attorney

Sec. 6-52. - License suspension or revocation, civil penalty, criminal penalty.

- (a) The council shall either suspend for a period not to exceed 60 days or revoke any liquor license, or impose a civil penalty, upon finding that the licensee has failed to comply with any provision of this article or other applicable statute or regulation relating to liquor, as provided in subsection (b) below. Neither the charging of a criminal violation nor a criminal conviction is required in order for the council to suspend or revoke a license or impose a civil penalty. The council shall impose a civil penalty of up to \$2,000.00 for each violation of this article and of Minn. Stat. ch. 340A as provided by the minimum schedule of presumptive civil penalties set forth below. The civil penalties shall be in addition to any criminal penalties imposed herein, or any suspension or revocation imposed herein. Except in cases of lapse of proof of financial responsibility, no suspension or revocation or imposition of a civil penalty shall take effect until the licensee has been afforded an opportunity for a hearing pursuant to the Administrative Procedures Act, Minn. Stat. §§ 14.57 to 14.70, as it may be amended from time to time. The council may act as the hearing body under the act, or it may contract with the office of hearing examiners for a hearing officer. Nonpayment of the penalty is grounds for revocation, suspension or non-renewal of the license.
- (b) The following are the minimum periods of suspension or revocation and minimum presumptive civil penalties, in addition to any suspension or revocation which must be imposed herein, which shall be imposed by the council for violations of the provisions of this article or Minn. Stat. ch. 340A, as it may be amended from time to time, or any rules promulgated under that chapter as they may be amended from time to time:
 - (1) For commission of a felony related to the licensed activity, sale of alcoholic beverages while the license is under suspension, sale of intoxicating liquor where the only license is for 3.2 percent malt liquor, the license shall be

revoked.

- (2) The license shall be suspended or a fine imposed by the council for at least the minimum periods and amounts set forth below after a finding that the licensee has failed to comply with any provision of this article or other applicable statute or regulation as set forth below:
- (3) For a first violation within any two-year period, a fine of \$500.00 and a two-consecutive-day suspension, or a fine of \$1,000.00, at the option of the licensee.
- (4) For a second violation within any two-year period, a fine of \$1,000.00 and a five-consecutive-day suspension, or a fine of \$2,000.00, at the option of the licensee.
- (5) For a third violation within any two-year period, a mandatory ten-consecutive-day suspension.
- (6) For a fourth violation within any two-year period, the license shall be subject to revocation at the council's discretion.

The city council shall select the day or days during which the license will be suspended.

- (c) Lapse of required proof of financial responsibility shall effect an immediate suspension of any license issued pursuant to this article or state law without further action of the council. Notice of cancellation or lapse of a current liquor liability policy shall also constitute notice to the licensee of the impending suspension of the license. The holder of a license who has received notice of lapse of required insurance or of suspension or revocation of a license may request a hearing thereon and, if a request is made in writing to the city clerk, a hearing before the council shall be granted within ten days. Any suspension under this paragraph shall continue until the council determines that the financial responsibility requirements of state law and this article have again been met.
- (d) The provisions of this article pertaining to penalties may be imposed in addition to any suspension or revocation under this article.
- (e) Any licensee, responsible party or other person violating any provision of this article or Minn. Stat. ch. 340A, as it may be amended from time to time, or any rules promulgated under that chapter, is guilty of a misdemeanor and upon conviction shall be punished criminally as provided by law.
- (f) The term "violation" as used in this section includes any and all violations of any provision of this article, or of Minn. Stat. ch. 340A, as it may be amended from time to time, or any rules promulgated under that chapter as they may be amended from time to time. Neither the charging of a crime nor a criminal conviction is required for the council to take the action set forth in this section.

(Ord. No. 07-2136, 7-19-2007; Ord. No. 09-2193, 9-3-2009)

Under 21
Standard Driver's License



Under 21
Enhanced Driver's License



Under 21
REAL ID Driver's License



Statement:

Mothers Against Drunk Driving believes that ending impaired driving is a shared responsibility—one that requires commitment from individuals, businesses, and policymakers alike. We have made great strides over the years, but our work is far from over. Impaired driving deaths have increased by 33% since 2019 nationwide, a reminder that we must take stronger action to prevent these tragedies.

The hospitality industry plays a crucial role in keeping our roads safe. That's why MADD encourages businesses to prioritize responsible alcohol service. Creating an environment that promotes safe consumption is not just good business—it's a lifesaving decision that protects patrons, communities, and families.

The path forward is clear: when businesses, lawmakers, and communities work together, we can reduce impaired driving and save lives. MADD remains committed to supporting these efforts and working alongside all stakeholders to create lasting change. Together, we can make our roads safer and protect more lives.

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City of Blaine Staff Report

File Number: RES 25-23

Agenda Date	Status
March 3, 2025	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, Assistant Community Development Director

Agenda Item # 9.1

Resolution Granting a 12-Month Extension to a Conditional Use Permit for the Construction of a 48-Unit Apartment in a Development Flex (DF) Zoning District at 111 99th Avenue NE. 99th Apartments (TTT Development, LLC) (Case File No. 24-0018/SAS)

Executive Summary

The applicant is requesting a 12-month extension to a Conditional Use Permit (CUP) for a 48-unit apartment.

Background

Planning Commission Public Hearing	04/09/24
City Council (Conditional Use Permit)	05/06/24
City Council (Conditional Use Permit Extension)	03/03/25
Action Deadline	03/28/25

Staff report prepared by Sheila Sellman, Assistant Community Development Director

In May 2024, the City Council approved a CUP for a 48-unit apartment building. The developer was unsuccessful in securing funds in 2024 from the Minnesota Housing Finance Agency (MHFA) and the CUP expires in May. The developer will be reapplying for MFHA funds in July with a decision in December. Due to the timing, the developer is requesting a CUP extension. A CUP extension does not require planning commission review or a public hearing.

The conditions around the project and the applicable code language have not changed since the CUP was approved in 2024.

These extensions are under the Council's quasi-legislative authority, allowing the Council substantial discretion in this case. The City Council may approve or deny the extension, but cannot change the

conditions placed on the CUP. If the request for extension is approved, the applicant will have until May 6, 2026, to commence construction. If the application is denied, the Council would need to separately act to formally revoke the conditional use permit by resolution upon expiration on May 6, 2025. The original staff report and CUP resolution are in the attachments.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission does not review CUP extensions.

Financial Impact

Not applicable.

Public Outreach/Input

Though not required, notices of the extension request were mailed to property owners within 350 feet of the property boundaries, including the original notification boundaries.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Original Staff Report with Attachments
2. Public Comments



City of Blaine

Signature Copy

Resolution: RES 25-23

Resolution Granting a 12-Month Extension to a Conditional Use Permit for the Construction of a 48-Unit Apartment in a Development Flex (DF) Zoning District at 111 99th Avenue NE. 99th Apartments (TTT Development, LLC) (Case File No. 24-0018/SAS)

WHEREAS, an application has been filed by Mark J. Goers and Debra J. Goers as Conditional Use Permit Case File No. 24-0018 for 99th Apartments (TTT Development, LLC); and

WHEREAS, said case involves the property described as follows:
THE N1/2 OF E1/2 OF LOT 30 GREEN ACRES, TOG/W E 30 FT OF W1/2 OF SD LOT 30, SUBJ TO EASE OF REC

WHEREAS, the Blaine City Council approved a conditional use permit for the construction of a 48-unit apartment in a Development Flex (DF) Zoning District on May 6, 2024; and

WHEREAS, the Blaine City Council has reviewed the extension request on March 3, 2025; and

WHEREAS, The criteria outlined in Section 27.04 for granting a conditional use permit have been satisfied, and the same ordinances from the original approval remain in effect.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a 12-month extension to May 6, 2026 to a conditional use permit is hereby approved to allow the construction of a 48-unit apartment building in the Development Flex (DF) zoning district with the following conditions:

1. Resolution 24-84 applies to this project.

PASSED by the City Council of the City of Blaine this 3rd day of March, 2025.

January 27, 2025

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

RE: 111 99th Ave NE
Blaine, Minnesota

Dear Ms. Sellman,

Mark J. Goers and Debra J. Goers ("Applicant") hereby request a one-year extension of the date the Conditional Use Permit approval was granted from May 6, 2024 to May 6, 2025 (Case File No. 24-0018/SAS).

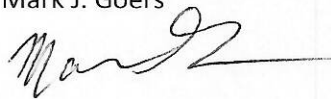
The Applicant and TTT Development, LLC have made good faith efforts on this development and ultimate platting process by submitting a finance application to Minnesota Housing Finance Agency for low-income housing tax credits and related follow-up to increase the chances of being selected in December 2025. In addition, TTT Development, LLC has confirmed that the previously secured financing from Anoka County can be extended into this upcoming application to increase the competitive application scoring.

TTT Development, LLC will apply to Minnesota Housing Finance Agency in July 2025 with selections being announced in December 2025. If selected, TTT Development, LLC would work to acquire the property in spring 2026, construction start in fall 2026, and completion in early winter 2027.

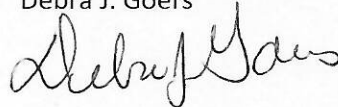
As the landowners for 111 99th Ave NE in Blaine, Minnesota, this letter authorizes TTT Housing, LLC and TTT Development, LLC to submit an application for the extend of the Conditional Use Permit approval to May 6, 2025 for this property.

Sincerely,

Mark J. Goers



Debra J. Goers



Megan S. Carr
TTT Development, LLC
By: TTT Housing, LLC
Its: President



City of Blaine

Signature Copy

Resolution: RES 24-84

Resolution Granting a Conditional Use Permit for the Construction of a 48-Unit Apartment in a Development Flex (DF) Zoning District at 111 99th Avenue NE. 99th Apartments (TTT Development, LLC) (Case File No. 24-0018/SAS)

WHEREAS, an application has been filed by Mark J. Goers and Debra J. Goers as Conditional Use Permit Case File No. 24-0018 for 99th Apartments (TTT Development, LLC); and

WHEREAS, said case involves the property described as follows:
THE N1/2 OF E1/2 OF LOT 30 GREEN ACRES, TOG/W E 30 FT OF W1/2 OF SD LOT 30, SUBJ TO EASE OF REC

WHEREAS, the Blaine Planning Commission held a public hearing on April 9, 2024, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on May 6, 2024; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Sections 27.04 and 29.110 of the Zoning Ordinance to allow the construction of a 48-unit apartment building in the Development Flex (DF) zoning district with the following conditions:

1. The elevations and site plan shall be consistent with the attached plans.
2. The following setbacks shall be met:
 - Front (101st Avenue and 99th Avenue): 50-foot building/50 foot parking
 - Rear (west): 25 foot building/50 foot parking
 - Side (north): 25 foot building - no parking is proposed on this side of the building
 - Side (south): 25 foot building/15 foot parking
 - Driveway: 30 feet
3. The following tree quantities are required:
 - Overstory: 11
 - Conifers: 11
 - Shrubs: 76
 - Ornamental: 11
4. A final plat shall be approved prior to issuance of a building permit.
5. All disturbed areas, except for those within stormwater basins or associated buffers, shall be sodded.

6. For purposes of Blaine City Ordinance 27.04(f)(1) the CUP shall be considered granted as of the date the deed transferring fee title is filed; however, in the event fee title is not transferred within one year of the adoption of the resolution approving the CUP shall be null and void.

PASSED by the City Council of the City of Blaine this 6th day of May, 2024.



Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk



City of Blaine

Staff Report

File Number: RES 24-84

Agenda Date	Status
May 6, 2024	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.5

Resolution Granting a Conditional Use Permit for the Construction of a 48-Unit Apartment in a Development Flex (DF) Zoning District at 111 99th Avenue NE. 99th Apartments (TTT Development, LLC) (Case File No. 24-0018/SAS)

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) for a 48-unit apartment. The site is currently four existing parcels and contains a single-family house. If approved, the applicant will need to apply for a preliminary plat or a final plat for the previously approved preliminary plat. The portion of the property that is proposed for the apartments is 3.9 acres.

Background

Planning Commission Public Hearing	04/09/24
City Council (Conditional Use Permit)	05/06/24
Action Deadline (60 Days)	05/07/24
Action Deadline (City Extended - 60 Days)	07/06/24

Staff report prepared by Sheila Sellman, City Planner, and Teresa Barnes, Project Engineer

Zoning

The subject site is zoned Development Flex (DF).

Land Use Designations

The subject property is made up of four parcels with the land use designation of High Density Residential (HDR), Low to Medium Density Residential (L-MDR), and right-of-way. The land use designations of each portion of the property can be seen in the attached land use map.

The portion of the property proposed for development is guided HDR with an allowed density of 12-25

units per acre. All land guided HDR is proposed for development and no construction is proposed on any of the other portions of the property. The portion guided HDR and to be retained by the developer, is 3.9 acres, resulting in a density of 12 units per acre, meeting the density allotment for the HDR land use. A large portion of the proposed site is not proposed for development due to poor soils and low topography. This area is proposed to remain as privately owned open space and ponding for the project. This area cannot be developed into residential units while meeting the maximum density of 25 units per acre.

Surrounding Zoning and Uses

- Northwest: Alexandra House (Residential Flex/Low to Medium Density Residential)
- West: University Avenue Elementary (R-1 Single Family Residential/Low Density Residential)
- South: Royal Oaks Apartments (R3-C High Density Residential/High Density Residential)
- South of 99th Avenue: Single family homes (R-1 Single Family Residential/Low Density Residential) and quad homes (R-3C High Density Residential/Medium Density Residential)
- North of 101st Avenue: Pleasure Creek neighborhood townhomes and twin homes (Development Flex/Low to Medium Density Residential)

Density ranges are as follows:

- LDR: 2.5-6 units/acre
- L-MDR: 2.5-12 units/acre
- MDR: 6-12 units/acre
- M-HDR: 6-25 units/acre
- HDR:12-25 units/acre

History

Most of the property was zoned R-1 until 1993 when a portion was rezoned to Medium Density Multi-Family (R-3B) to conform to the 2010 Comprehensive Plan. The portion with the existing home was left as R-1 to prevent the structure from becoming non-conforming. At the time, non-conforming laws were much more restrictive and prevented a home from being rebuilt in the event of a fire, natural disaster, etc.

Portions of the site where the development will occur were re-guided in 2018 as part of the 2040 Comprehensive Plan update. Previously, it was guided as MDR in the 2030 Comprehensive Plan and was changed to HDR in the 2040 Comprehensive Plan to meet Metropolitan Council requirements (oversees comprehensive plans), where cities need to guide a certain amount of undeveloped land for high density residential to accomplish affordable housing allocation goals. The logic is that high density residential land use is more conducive for affordable housing, and by requiring cities to set aside vacant land for high density, it creates an opportunity for affordable housing to be built, though it is not required when those sites develop.

In December 2022, the site was rezoned to DF, approved for a CUP for a 111-unit apartment, and received preliminary plat approval creating one lot, two outlots, and right-of-way dedication. In September 2023, the CUP and preliminary plat for the 111-unit apartment was extended through September 4, 2024. To date, the developer has not moved forward with any permits. A new developer

has made an application for the site and is requesting a CUP for a 48-unit apartment. If the new proposal is not approved, the 111-unit approvals are still valid until September 4, 2024.

At the March 18, 2024 workshop, the applicant sought feedback for parkland dedication in lieu of fees. There is an area of land that could be dedicated for open space or possibly a city pond. A formal request would be made as part of the preliminary plat application.

The applicant held a neighborhood meeting on March 25, 2024. About 20 people attended the meeting, including two council members. According to information provided by the developer, questions related to traffic, schools, and neighborhood and environmental impacts were asked. A majority of the residents present were opposed to an apartment project. There were questions around the public hearing process and why another application was being considered. The developer explained the property is zoned DF and is governed by a CUP, therefore this project needs a new CUP approval.

Existing Conditions

The property has an existing single-family home that is proposed to be removed with development. Outlot E, as shown on the plans, is currently used as a regional stormwater pond serving Pleasure Creek.

Evaluation of Request

TTT Development LLC (Sand Companies) has applied for a conditional use permit to allow a 48-unit apartment building. The units will include a range from one bedroom up to four bedrooms. The building will include a community room, on-site management, playground for kids and outdoor space. Sand Property Management LLC will provide professional on-site management and compliance services to review screening criteria for each applicant.

Architecture

The proposed apartment building consists of three stories of apartments over one story of parking. The parking level is partially below grade.

The proposed building is comprised of architectural CMU, modular brick, LP or wood siding, metal soffits/facia. The design meets the requirements for the use of at least three premium materials comprising at least 50% of each wall area, and a four-sided design typically applied to developments in the DF district. The building is 3 stories over parking that is partially underground.

The unit mix is as follows:

- 12 - one bedrooms
- 17 - two bedrooms
- 15 - three bedrooms
- 4 - four bedrooms

Setbacks

The DF zone does not have minimum setbacks, the setbacks are determined by the CUP. The previously approved setbacks for the original CUP included a front setback of 50 feet for the building and 30 feet for parking, a rear setback of 20 feet for building and 30 feet for parking, and a side setback of 15 feet

for building and 15 feet for parking with a driveway setback of 10 feet.

The following setbacks are being met:

- Front (101st Avenue and 99th Avenue): 50 foot building/50 foot parking
- Rear (west): 25 foot building/50 foot parking
- Side (north): 25 foot building - no parking is proposed on this side of the building
- Side (south): 25 foot building/15 foot parking
- Driveway: 30 feet

For reference, these setbacks meet or exceed the PBD setback requirements which have been used for other multi-family developments utilizing development flex.

Parking

The parking ordinance requires one space per studio apartment, one and one half spaces per one-bedroom apartment, and two spaces per unit for all other units. Half of the required parking stalls must be underground. Based on the proposed unit count, 90 total parking stalls are required. Forty surface stalls are provided with 50 underground stalls. As proposed, this requirement is met.

Landscaping

The following tree quantities are required:

- Overstory: 11
- Conifers: 11
- Shrubs: 76
- Ornamental: 11

The proposed landscape plan meets this requirement.

Tree Preservation

A tree removal plan has not been submitted at this time and is required with the platting process. The preliminary landscape plan indicated 81 trees are being preserved. The tree preservation ordinance requires replacement of 8 trees per disturbed acre, preserved trees and landscape trees can be included in replacement requirements. The exact amount of replacement trees will be determined with the platting process.

Grading/Storm Drainage

The developer will need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.

Utilities

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.

If hydrants are required, locations must be reviewed and approved by the Fire Marshal.

Wetlands/Watershed/FEMA

The developer will need to submit the project to Coon Creek Watershed District (CCWD). Review, approval and permits are required prior to city plan approval and start of site work. This is provided with the preliminary plat application. The application for the previous apartment project on this site was submitted to the CCWD and received approval for their storm sewer management and wetland review. This approval included the confirmation that the site contained no wetlands, therefore no wetland impacts or mitigation requirements. This approval also noted that the site did not contain any threatened and endangered species and therefore did not need to provide any mitigation measures.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to 99th Avenue NE.

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.

Conditional Use Permit Analysis

A city exercises “quasi-judicial” authority when considering a CUP application. This means the city’s role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. The standards are reviewed for a 48-unit apartment.

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.

The land is guided in the 2040 Comprehensive Plan for high density residential. The proposed apartment use will not put an excessive burden on parks, schools, streets, or utilities. The site is served by existing parks including Cloverleaf Park and Swan Park.

Fire Capacity

The building will be fully sprinkled and meet all applicable state fire codes. The SBM Fire Department has adequate equipment to service a building of this size.

Water Capacity

An existing City of Blaine 8-inch water main runs along the south side of 99th Avenue NE; the proposed development will be able to tap this main line to serve the proposed development with both the

domestic water service and fire service requirements. The city's water system can accommodate the additional water demands.

Sewer Capacity

An existing City of Blaine 10-inch sanitary sewer main runs along 99th Avenue NE; the proposed development will be able to connect to this main line to serve the proposed development and meet the necessary sanitary sewer service requirements. The city's sewer system can accommodate the additional sewer demands.

Stormwater Drainage

A full storm drainage design will be required prior to construction of the project. The previous project had a stormwater design completed and was able to meet all storm drain requirements regarding water quality and quantity. Because the proposed project is smaller and has less impact, it is anticipated that this proposed site will also meet all required standards for development. If the project moves forward, the Coon Creek Watershed District will review all stormwater plans to ensure compliance with all applicable rules and regulations.

School Capacity

According to the chief operations officer of Anoka-Hennepin school district:

"The Anoka-Hennepin School District had a demographic report done in the Fall of 2023. That report shows a slight decline in enrollment for University Avenue Elementary School in the next five years. In addition, we tend to see very small enrollments coming out of condominiums, townhomes, and apartments in our district and across the Twin Cities metro area. Therefore, given the project you described, I do not anticipate that it would place an enrollment strain on University Avenue in the next five years. In addition, given the lack of developable land in University's attendance boundaries, we do not anticipate significant growth or decline in this attendance area during the next decade. We anticipate a very steady enrollment during that time frame."

2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. The proposed project is located directly adjacent to an existing apartment building to the south and therefore is compatible with this use.

Alexandra House is located northwest of the subject project. City staff and the developer met with Alexandra House. In general, representatives of Alexandra House have stated that the proposed project adequately addresses the concerns they had over the previously approved project. In addition, the project provides affordable housing units which is viewed by Alexandra House as a positive change.

University Elementary School is located directly to the west. School administration staff are aware of the project and have not expressed any specific concerns regarding operations or enrollment challenges due to the project.

There are existing townhomes located across 101st Avenue from the project. The closest residential unit will be approximately 250' away from the apartment building. The 101st Avenue right-of-way is 100' wide. Typical residential streets have a 60' wide right-of-way. Additionally, there is a vegetative buffer on the east side of 101st Avenue which will provide visual screening for residents.

The southwest corner of the site will remain undeveloped and will provide a sufficient visual buffer for residential properties south of 99th Avenue.

3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.

The building is 3-stories above parking and is approximately 52' at the center of the roofline. The proposed use is well-designed utilizing architectural CMU, modular brick, LP or wood siding, metal soffits/facia, with a four-sided design. The pitched roofs give more of a residential feel. The building will not include balconies, which was a concern brought up with the previous project.

There are existing townhomes located across 101st Avenue from the project. The closest residential unit will be approximately 250' away from the apartment building. The 101st Avenue right-of-way is 100' wide. Typical residential streets have a 60' wide right-of-way. Additionally, there is a vegetative buffer on the east side of 101st Avenue which will provide visual screening for residents.

The southwest corner of the site will remain undeveloped and will provide a sufficient visual buffer for residential properties south of 99th Avenue.

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.

The 2040 Comprehensive Plan guides the land use for the property as High Density Residential. As such, the proposed project reasonably relates to the existing land use.

5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.

The property was rezoned in 2022 to DF. The purpose of the DF district is to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than possible under strict application of other sections of this ordinance.

The DF zoning district requires a CUP for all uses. Based on the analysis of the criteria to grant a CUP, and that the project provides choice in housing types in the community, staff believes the proposed use is consistent with the purpose and intent of the DF zoning district.

6. The use shall not be in conflict with the comprehensive plan of the City.

The proposed project has a proposed density of 12 units per acre, which is consistent with the High-Density Residential land use which allows for 12-25 units per acre.

7. The use will not cause traffic hazards or congestion.

In 2023, the City of Blaine completed a traffic study for the general area (see attached study). The study

was conducted to understand existing roadway network conditions/concerns in the surrounding neighborhood by including analysis of vehicular and pedestrian traffic in the neighborhood south of 101st Avenue NE and east of University Avenue NE. The study also analyzed the potential traffic impacts of a 111-unit apartment building. Two neighborhood open houses occurred to gather feedback.

The analysis indicated that (existing and proposed with development) vehicular operations are within an acceptable level of service and daily thresholds. Additionally, pedestrian traffic operates within a generally acceptable range, however there are no pedestrian facilities within the existing neighborhood.

The study showed that the proposed development of an apartment complex (111 units) did not negatively change the level of service at any of the intersections due to the increased volume of traffic. Based on the results of the study, the City is considering potential opportunities for improvements to the area that would improve the pedestrian experience, reduce vehicle speeds, and/or improve safety.

With the scheduled roadway improvements to the neighborhood area (occurring regardless of development), there are several improvements listed in the study that could be implemented, such as introducing sidewalks/crosswalks on 99th Avenue, and improvements to 97th Avenue that would reduce/eliminate cut-thru traffic that is being experienced by the residents.

The study further states that the intersections of 99th/101st Avenue and Cloverleaf Parkway/99th Avenue, though they do not require any mitigation improvements based on existing and proposed development conditions, could have improvements done to increase safety within this corridor. The study reviewed three intersection control types, all-way stop, traffic signal, and roundabout. These intersection improvements would need to be analyzed further based on the direction of the City Council. These intersection safety improvements are not listed as mitigation needed for the proposed development as the additional traffic generated from the proposed development does not require them, but instead would be considered based on existing corridor conditions.

8. The use shall have adequate utilities, access roads, drainage and necessary facilities.

See Findings #1 and 7.

Additional Comments/Concerns Raised at Council Workshop and Neighborhood Meeting

Timeline

The applicant submitted a complete application on March 8, 2024. Per State Statute 15.99 a conditional use permit application must be approved or denied within 60 days of a complete application. Failure to act within that timeline is an approval. As such, the regular review process started on March 8, 2024. The applicant held a neighborhood meeting for March 25, 2024, the public hearing/planning commission meeting is scheduled for April 9, 2024, and City Council consideration is scheduled for May 6, 2024.

Land Use Designation

Portions of the site where the development will occur were re-guided in 2018 as part of the 2040 Comprehensive Plan update. Previously, it was guided as medium density residential in the 2030 Comprehensive Plan and was changed to high density residential in the 2040 Comprehensive Plan to meet Metropolitan Council requirements (oversees comprehensive plans), where cities need to guide a

certain amount of undeveloped land for high density residential to accomplish affordable housing allocation goals. The logic is that high density residential land use is more conducive for affordable housing, and by requiring cities to set aside vacant land for high density, it creates an opportunity for affordable housing to be built, though it's not required when those sites develop.

Environmental - Wetland

A wetland delineation was performed for the property in 2022. The determination concluded that wetlands do not exist on-site. Given that the wetland delineation reports are considered accurate for 5-years, a wetland replacement plan will not be required.

Environmental - Endangered Species

Per the Coon Creek Watershed District approved permit for the previous project, the site does not include any endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors. There is no apparent reason that this status would change. Therefore, the property will not be required to contact the MDNR natural heritage or endangered species program. There was a comment raised that there was a red-headed woodpecker spotted on this site. As of the date of this report, the red-headed woodpecker is not on the U.S. Fish and Wildlife Service threatened or endangered species list.

Environmental Assessment Worksheet (EAW) Requirements

Minnesota Rules 4410.4300 governs when an environmental assessment worksheet is required to be completed. Proposed development for this subject site does not exceed the thresholds listed in subsection 19 - for residential development. An EAW is required when there are 250 unattached units, or 375 attached units proposed. The current proposal is for 48 attached units. A formal request by the City Council or petition from the residents for an EAW had not been received at the time of writing this report.

Population Density and Number of Residents Living in the Building

The proposed project meets the High-Density Residential density requirements of 12-25 units/acre. City approvals do not consider the number of potential residents living in the building directly. Based on other similar sized buildings the applicant manages that has 75% of the units as two bedroom or larger, the applicant anticipates about 125-130 residents for the proposed building. HUD occupancy guidance provide that 2 people per bedroom is reasonable, so the applicant's occupancy guidelines provide that no more than 2 people per bedroom (i.e. 1 bedroom = no more than 2 occupants, 2 bedroom = no more than 4 occupants, etc.). They do provide some flexibility for infants under the age of 1, which allows time after birth, for the resident to move to an appropriately sized unit.

Affordable Housing Component

The developer is not seeking any funding from the City of Blaine. The affordability component is not a factor in the conditional use permit analysis.

Location of High-Density Residential Sites in the City

The City Council reviewed various sites guided for High Density Residential land use at workshops in 2022 and 2023 to determine whether changes could occur to reduce density. At the time of said discussions, the subject property was either going through an approval process or had approvals for an apartment project. As such, it wasn't appropriate to consider land use changes for the site. If, in the future, there are no active or pending approvals being considered for the property, it could be

appropriate for the City Council to discuss the land use designation of the property. However, if the land use designation were reduced to a different category (i.e. medium density residential), the density projection on this site would need to be made up elsewhere in the city to meet Metropolitan Council requirements.

Attachment List:

Zoning and Location Map

Land Use Designation

Site Plans

Narrative

Public Comments

Traffic Study

Neighborhood Meeting Summary

Unapproved Planning Commission Minutes 4/9/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit. Seven people spoke at the public hearing. Draft minutes of the meeting are included that describe the comments made at the public hearing.

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 and the neighborhood south of 99th Avenue outside the 350' boundary.
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.

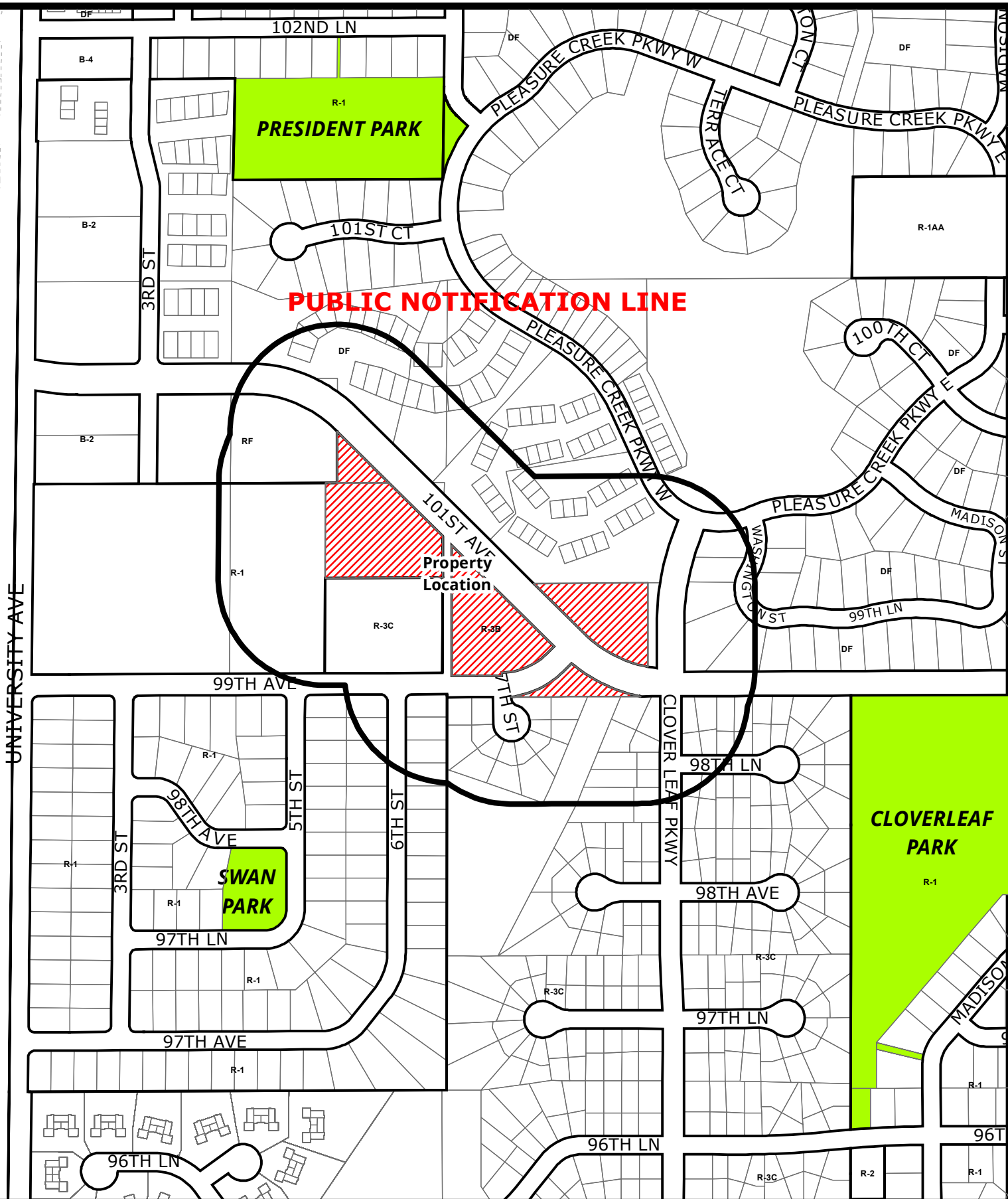
In accordance with the Neighborhood Meeting Policy, a neighborhood meeting was held on March 25, 2024. A summary of the meeting is attached. Comments included concerns around traffic, noise, environmental impacts, school impacts and questions on the process.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. 99th and 101st Final Traffic Study
3. Neighborhood Meeting Summary
4. Unapproved PC Minutes 040924



Case File No. 24-0018
99th Apartments Sand Companies

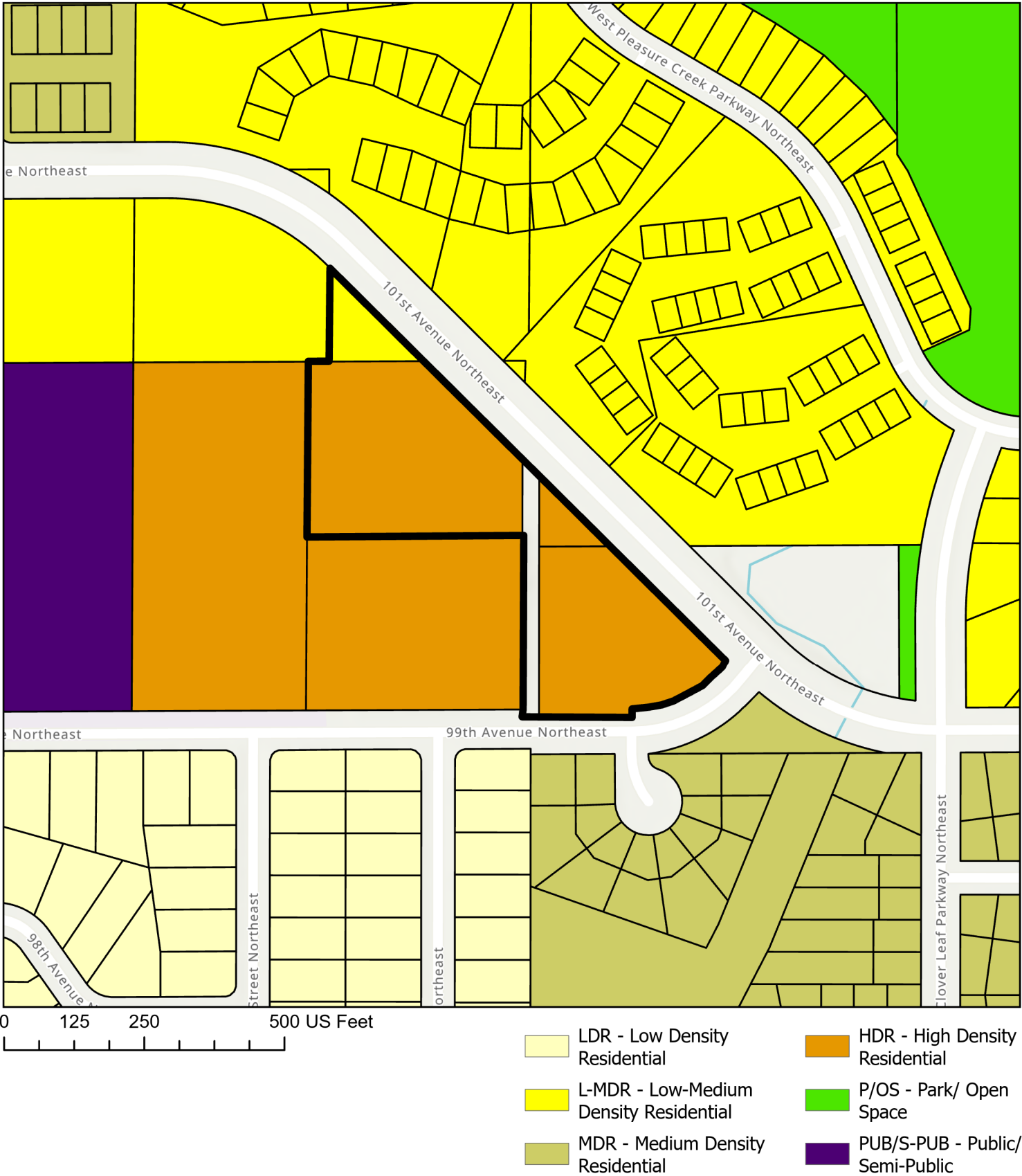


BlaineMN.gov

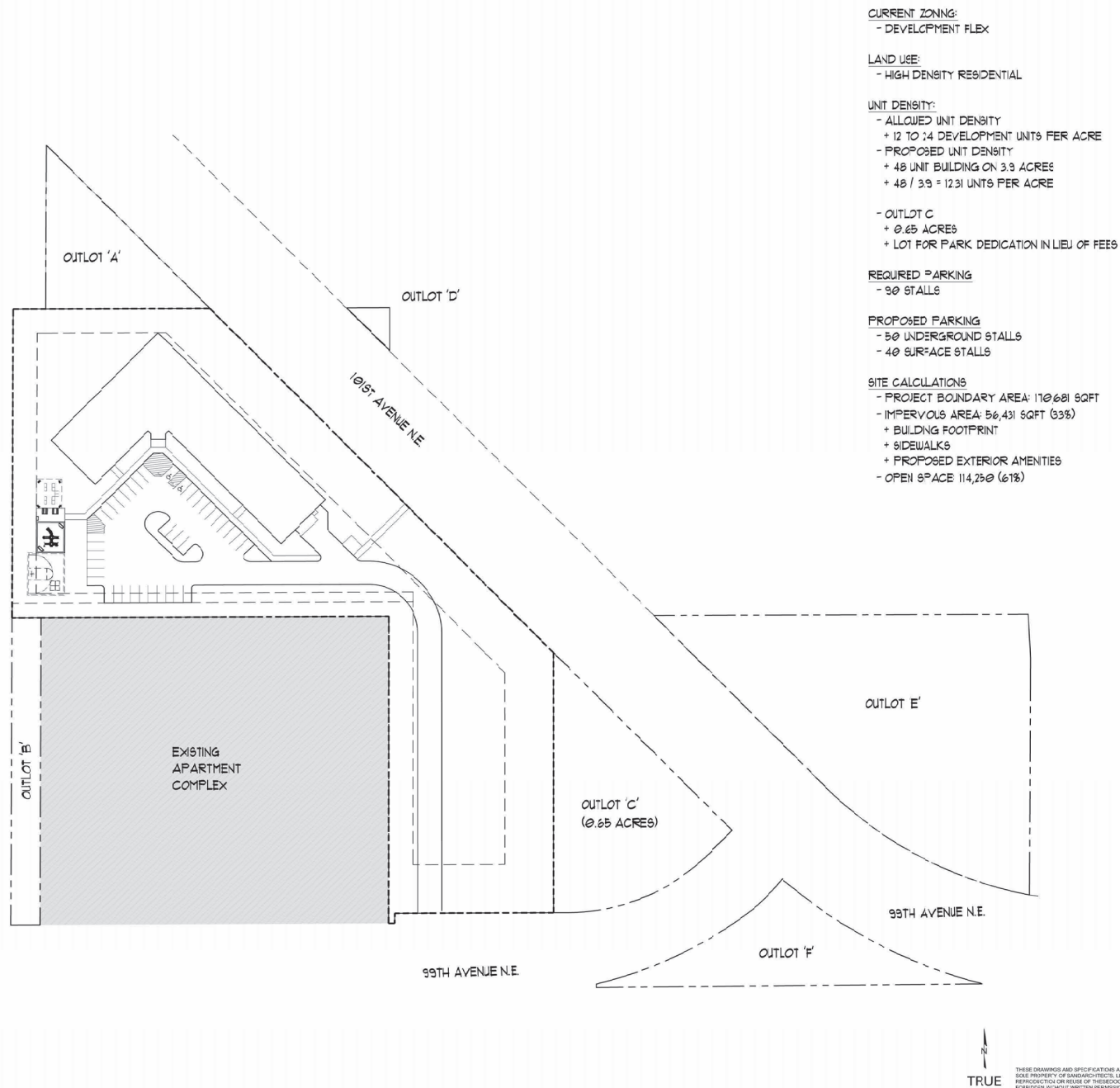
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



Land Use Designation



3/7/2024 10:16:29 AM, zbosga



CURRENT ZONING:
- DEVELOPMENT FLEX

LAND USE:
- HIGH DENSITY RESIDENTIAL

UNIT DENSITY:
- ALLOWED UNIT DENSITY
+ 12 TO 14 DEVELOPMENT UNITS PER ACRE
- PROPOSED UNIT DENSITY
+ 48 UNIT BUILDING ON 3.9 ACRES
+ 48 / 3.9 = 1231 UNITS PER ACRE

- OUTLOT C
+ 0.65 ACRES
+ LOT FOR PARK DEDICATION IN LIEU OF FEES

REQUIRED PARKING
- 90 STALLS

PROPOSED PARKING
- 50 UNDERGROUND STALLS
- 40 SURFACE STALLS

SITE CALCULATIONS
- PROJECT BOUNDARY AREA: 110,601 SQFT
- IMPERVIOUS AREA: 56,431 SQFT (51%)
+ BUILDING FOOTPRINT
+ SIDEWALKS
+ PROPOSED EXTERIOR AMENITIES
- OPEN SPACE 114,250 (61%)

UNIT MATRIX					
	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL	
ONE BEDROOM UNIT	4	3	3	10	25.0%
TWO BEDROOM UNIT	5	4	4	13	34.0%
THREE BEDROOM UNIT	5	3	3	11	28.0%
FOUR BEDROOM UNIT	1	1	2	4	10.0%
TOTAL	15	11	12	38	100%

OUTLOT BOUNDARY LINE
PROJECT BOUNDARY LINE
BUILDING SETBACKS
PARKING
SURFACE PARKING: 40
GARAGE PARKING: 50
TOTAL PARKING: 90 STALLS

PRELIMINARY
NOT FOR
CONSTRUCTION

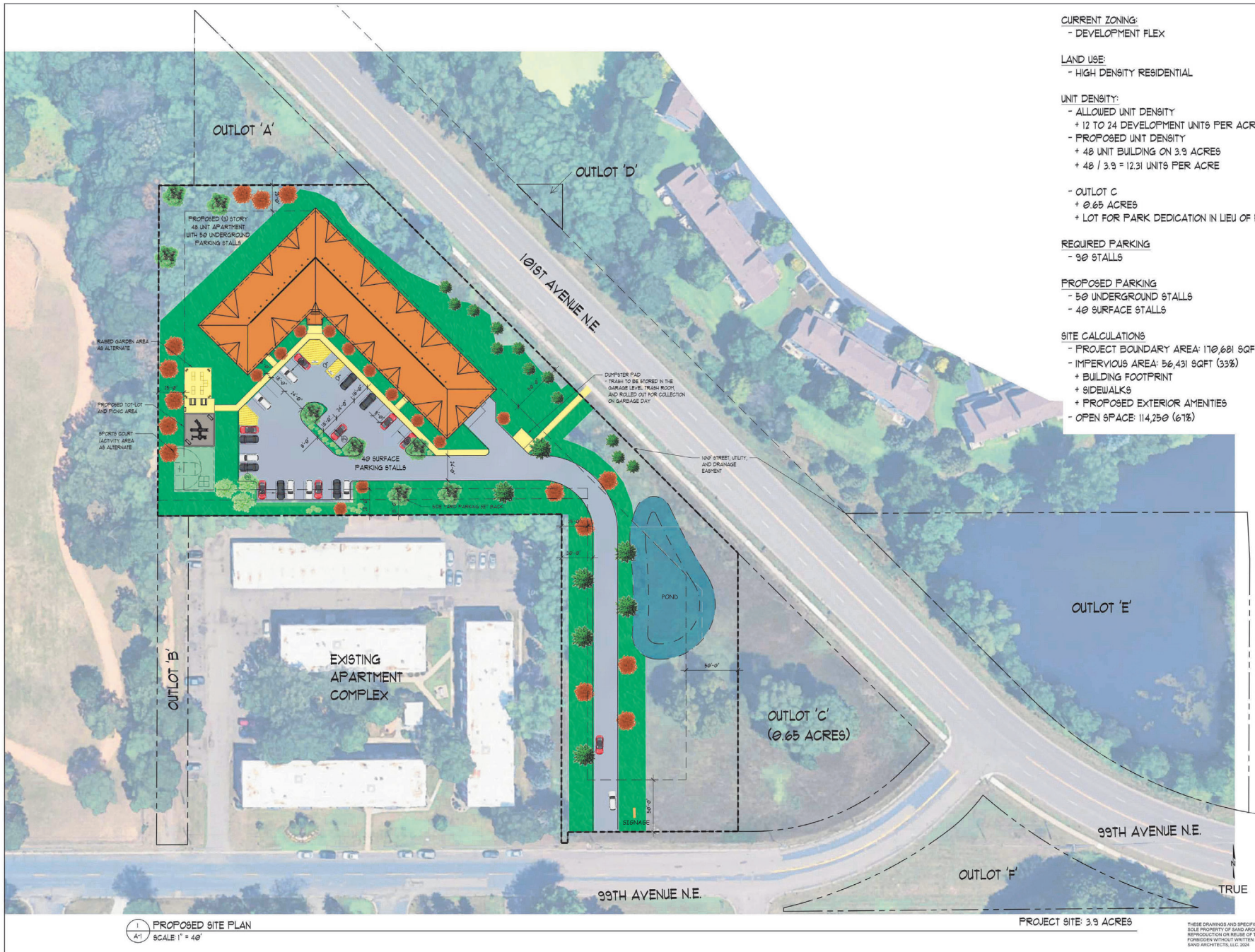
DATE: 03-07-24

Sand
Architects, LLC
366 South Tenth Avenue
PO Box 727
Wells, MN 56387-0727
Office: (202) 282-3100
Fax: (202) 282-3135
Website: www.SandCompanies.com
E-Mail: Sand@SandCompanies.com

BLAINE, MN
APARTMENTS
XXX 99TH AVE NE
BLAINE, MN
(CITY SUBMITTAL)

A-0

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CURRENT ZONING:
- DEVELOPMENT FLEX

LAND USE:
- HIGH DENSITY RESIDENTIAL

UNIT DENSITY:
- ALLOWED UNIT DENSITY
+ 12 TO 24 DEVELOPMENT UNITS PER ACRE
- PROPOSED UNIT DENSITY
+ 48 UNIT BUILDING ON 3.9 ACRES
+ 48 / 3.9 = 12.31 UNITS PER ACRE

- OUTLOT C
+ 0.65 ACRES
+ LOT FOR PARK DEDICATION IN LIEU OF FEES

REQUIRED PARKING
- 90 STALLS

PROPOSED PARKING
- 50 UNDERGROUND STALLS
- 40 SURFACE STALLS

SITE CALCULATIONS
- PROJECT BOUNDARY AREA: 170,681 SQFT
- IMPERVIOUS AREA: 56,431 SQFT (33%)
+ BUILDING FOOTPRINT
+ SIDEWALKS
+ PROPOSED EXTERIOR AMENITIES
- OPEN SPACE: 114,250 (67%)

UNIT MATRIX				
	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
ONE BEDROOM UNIT	4	5	3	12
TWO BEDROOM UNIT	5	6	6	17
THREE BEDROOM UNIT	5	5	5	15
FOUR BEDROOM UNIT	1	1	2	4
TOTAL	15	17	16	48

OUTLOT BOUNDARY LINES
PROJECT BOUNDARY LINES
BUILDING SETBACKS

PARKING
SURFACE PARKING: 40
GARAGE PARKING: 50
TOTAL PARKING: 90 STALLS

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 03-05-24

Sand
Architects, LLC

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E-Mail: Sand@SandCompanies.com

**BLAINE, MN
APARTMENTS**
XXX 99TH AVE NE
BLAINE, MN
(CITY SUBMITTAL)

A-1

1 PROPOSED SITE PLAN
A-1 SCALE: 1" = 40'

PROJECT SITE: 3.9 ACRES

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3 EAST ELEVATION
SCALE 3/32" = 1'-0"



1 NORTH ELEVATION
SCALE 3/32" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 03-06-24



366 South Tenth Avenue
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BLAINE, MN
APARTMENTS
XXX 99TH AVE NE
BLAINE, MN
(CITY SUBMITTAL)

A-4

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1 SOUTH ELEVATION
SCALE 3/32" = 1'-0"



2 WEST ELEVATION
SCALE 3/32" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 03-07-24



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BLAINE, MN
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XXX 99TH AVE NE
BLAINE, MN
(CITY SUBMITTAL)

A-3.2

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PROJECT NARRATIVE: 111 99th Ave NE, Blaine, Minnesota

This apartment community will feature 48 units for families with a range of bedroom sizes from one- to four-bedroom units. The building will include 12 one-bedroom, 17 two-bedroom, 15 three-bedroom and 4 four-bedroom units. Some of the unit features include in-unit washer and dryer, walk-in closets, full kitchen appliance layout, open-concept throughout the living spaces, and much more. For persons with disabilities, the community will include some units with accessible features, including roll-under sinks, transfer and roll-in showers, grab bars in the bathroom, 3'0" doorways throughout, open concept designs in the kitchens and living (injury/fall prevention) and many more. The community will include covered parking, community room for gatherings, on-site management, playground for kids, and outdoor space for families to play. Passive building (PHIUS) will be utilized to design the building. Passive building is a set of design principles for energy efficiency while also creating comfortable indoor living spaces. The project will be at the forefront of Passive building in Minnesota as only a handful of projects have been completed to date within the State of Minnesota.

Further, the building owner will contract with Sand Property Management, LLC to provide professional on-site management and compliance services to review screening criteria for each applicant. Sand Property Management, LLC has been managing multifamily communities since 1994. They have extensive knowledge and experience managing similarly sized communities. The team includes four Regional Managers, Director of Operations, Director of Compliance, Compliance Technicians, and Operations and Marketing Manager that work together to oversee over 40 communities (2,000+ units) throughout Iowa and Minnesota.

This community is anticipated to start construction in late 2025/early 2026 with approximately 16 months needed for construction. It is anticipated that the building will be fully occupied within 3-4 months of opening.

From: [Laurie Palermo](#)
To: [Planning](#)
Cc: [Laurie Palermo](#)
Subject: Re: possible 48-unit apt. Dev., March 3 meeting
Date: Tuesday, February 25, 2025 11:00:44 AM

To whom it may concern,

I live at 453 98th Ln NE (facing Cloverleaf Pkwy)
and have lived here since this neighborhood was developing in 1981.

I and my neighbors do NOT want an apt. complex built
here.

Someone said to me it would be nice to have a dog park in that space.

Laurie Palermo
453. 98th Lane NE
Blaine, MN 55434

Sent from my iPad



City of Blaine

Staff Report

File Number: RES 25-37

Agenda Date	Status
March 3, 2025	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, Assistant Community Development Director

Agenda Item # 9.2

Granting Preliminary Plat Approval to Subdivide 19.24 Acres into 2 Single Family Lots, 28 Townhome Lots, Common Space and One Outlot to be Known as Meadowland Estates West at 2741 and 2775 125th Avenue NE. Herbst Raich Investments, LLC (Case File No. 24-0073/SAS)

Executive Summary

The applicant is requesting preliminary plat approval to develop the site into 28 townhome lots, common space and retain the existing two single family homes. This project was approved in 2023. The final plat has expired and requires new approvals to develop. Nothing has changed from the previous plat.

Background

Planning Commission Public Hearing	02/11/25
City Council (Preliminary Plat)	03/03/25
City Council (Final Plat)	TBD
Action Deadline (60 Days)	03/01/25
Action Deadline (60 Days - City Extended)	04/30/25

Staff report prepared by Sheila Sellman, Assistant Community Development Director, 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

Zoning

The subject site is zoned DF (Development Flex).

Surrounding Zoning and Uses

The surrounding properties are zoned DF. Harpers Landing development is to the east of the subject site and is developed with small single-family lots and townhomes. Meadowland Estates is north of the subject site and developing with single-family homes. The property to the west is Woods at Quail Creek and is developed with single family homes. The south side of the development is adjacent to 125th Avenue NE.

Existing Conditions

The site consists of two lots with existing single-family homes. The site currently has wetlands, approximately three acres of trees, a county ditch (north to south), Anoka County storm pond for 125th Avenue, and open grass areas.

History

A Conditional Use Permit (CUP) was approved and extended to allow 2 single family lots and 28 townhome lots in a DF zoning district. The CUP sets the uses and parameters for the development. The preliminary plat is consistent with the CUP. The CUP extension is valid until September 6, 2025, and the developer must commence construction by September 6, 2025, or the CUP becomes null and void.

The proposed plat received final plat approval in 2023 and an extension to the recording to December 5, 2024. Final plat approvals must be recorded within one year of approval, unless an extension is granted. Only one extension is allowed. As the final plat has now expired, a new preliminary plat and final plat are required for development. The preliminary plat for consideration is the same plat that was approved in 2023.

Plat

The applicant is proposing to develop approximately 19.24 acres into 28 townhome lots, 2 single-family lots (existing homes to remain), one outlot, and common space. Lots 1 and 2 are retained for the existing single-family homes. The DF zoning district does not have minimum lot sizes.

As proposed, the lot sizes are as follows:

- Lot 1: 3.18 acres
- Lot 2: 5.09 acres
- Lot 3: 29,107 square feet
- Lot 4: 1.32 acres
- Lots 5-32: 1,891 square feet
- Outlot A: 5.95 acres

Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP. The building and garages for the townhomes' setback is 20 feet measured from the right-of-way; the front porches shall be set back at least 15 feet from the right-of-way. Patios must be within the footprint of the lot.

The single-family setbacks are as follows:

- Front yard setback - 30 feet
- Side yard setback - 10 feet for house and garage
- Rear yard setback - 30 feet

Parking

In addition to the two garage stalls per unit, there shall be one parking space for each three units for guest parking. Guest parking may include on-street parking spaces on private roads. The parking provided meets this requirement.

Landscaping

The proposed landscape plan meets requirements with 84 trees being planted. Trees will be planted along the new street off 125th Avenue and along the boundaries of the townhomes. The trees along the eastern portion of the townhomes will act as a further buffer to the properties in Meadowland Estates. There is also a wetland and a new pond that will act as a natural buffer.

Tree Preservation

Approximately 1.4 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 11 trees would be required for tree replacement purposes. The developer has proposed a total of 84 trees within this development. The tree preservation replacement requirement has been met.

Park Dedication

Park dedication will be required for the 28 new lots/units being constructed at the rate of \$4,894 per unit (2025 rate), for a total park dedication fee of \$137,032. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Engineering Analysis

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the Coon Creek Watershed District (CCWD) and city approved 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.

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property.

For each lot a house is proposed to be constructed on, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities

The developer will be responsible for trunk sanitary sewer area charges when platting upland acreage. The 2025 rate for Sanitary Sewer District 6 is \$8,229.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop approximately 5 acres of upland for a total sewer area charge of \$41,145.00.

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.

Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation, at least 15-feet in width (but 25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to CCWD review, approval and permits required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA to receive

final FEMA documents, provide those documents to the homeowners, and record the final documents on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to 125th Avenue NE. As this is a county road, the developer will need to construct any improvements as outlined in the development review of Anoka County's plat review comments.

All local roads shall be constructed to 29-feet back-to-back of width.

As part of the street design, the development will be required to provide streetlights that shall be installed in the manner, location and type prescribed by the City Engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of the lights that are installed that reflect the normal and typical lighting requirements by the City.

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.

All local public streets require dedication of 60-feet of right-of-way.

The Developer is to provide access for inspection and maintenance of storm water management infrastructure. This maintenance access shall be a minimum of 10-feet wide and allow for vehicular access. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access.

Attachment List:

Zoning and Location Map

Narrative

Existing Conditions

Preliminary Plat

Site and Utility

Grading and Erosion

Landscape

Tree Preservation

Elevations

Unapproved Planning Commission Minutes 2/11/25

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 021125



City of Blaine

Signature Copy

Resolution: RES 25-37

Granting Preliminary Plat Approval to Subdivide 19.24 Acres into 2 Single Family Lots, 28 Townhome Lots, Common Space and One Outlot to be Known as Meadowland Estates West at 2741 and 2775 125th Avenue NE. Herbst Raich Investments, LLC (Case File No. 24-0073/SAS)

WHEREAS, an application has been filed by Herbst Raich Investments, LLC, as Case File No. 24-0073 for a preliminary plat known as Meadowland Estates West; and

WHEREAS, said case involves the division of land described as follows:

Parcel 1:

That part of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota lying North of Anoka County Highway Right-of-Way Plat Number 46.

Together with an easement for ingress, egress, and utility purposes over that part of the south 934.30 feet of the west 50.00 feet of the West Half of the County, Minnesota. West Half of said Southeast Quarter lying North of Anoka County Highway Right-of-Way Plat Number 46.

Together with an easement for ingress, egress and utility purposes over that part of said West Half of the Southeast Quarter of the Southwest Quarter lying within a strip of land 33.00 feet in width, the center line of said strip of land being described as follows:

Beginning at a point on the west line of said Southeast Quarter of the Southwest Quarter distant 927.60 feet northerly of the southwest corner thereof, for the purposes of this description said west line is assumed to bear North 01 degree 03 minutes 28 seconds West. thence North 63 degrees 02 minutes 54 seconds East a distance of 178.76 feet; thence North 76 degrees 56 minutes 20 seconds East, o distance of 172.56 feet to the east line of said West Helf of the West Half of the Southeast Quarter of the Southwest Quarter, and there terminating. The northerly and southerly lines of said easement shall be lengthened or shortened to terminate at the west and east line of said West Half of the West Half of the Southeast Quarter of the Southwest Quarter. (Abstract property)

AND

Parcel 2:

That part of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Southwest 1;4 of Section 3, Township 31, Range 23, lying North of the North right of way line of CSAH NO. TOTAL ROW AREA 14, according to the United States Government Survey thereof and situated in the Anoka County, Minnesota. (Abstract property)

WHEREAS, the Blaine Planning Commission has reviewed said case file on February 11, 2025; 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 February 11, 2025 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 Meadowland Estates West permitting preparation of a final plat for approval per Section 75-33 subject to the listed conditions.

1. The developer is responsible for recording plat mylars with Anoka County. Proof of recording must be provided prior to issuance of building permits.
2. Park dedication is required for the 28 new lots/units being constructed at the rate of \$4,894 per unit (2025 rate), for a total park dedication fee of \$137,032. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
3. All development signage by separate review.
4. The required tree preservation includes 11 trees planted onsite. This is part of the overall landscape that includes 84 trees be planted.
5. Execution and recording of a Development Agreement which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
6. 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.
7. Plans and specifications must be approved by the City prior to start of construction.
8. An Anoka County right-of-way permit is required prior to start of any site work.
9. Coon Creek Watershed District (CCWD) permit is required prior to city approval of construction plans and specifications.
10. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
11. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.
12. The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.
13. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
14. A protective buffer strip of natural vegetation, at least 15-feet in width (but 25-feet is preferred), shall surround all wetlands. This buffer strip shall be placed in easement.
15. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.
16. The developer has responsibility to construct any required improvements to 125th Avenue NE associated with this development per Anoka County plat review comments.

17. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back-to-back of width.
18. All streets will follow the Anoka County street-name grid system.
19. Streetlights shall be installed in the manner, location and type prescribed by the City Engineer. The Developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the Developer will be required to be maintained by the Homeowners Association.
20. Hydrant locations must be reviewed and approved by the Fire Department.
21. The 2025 rate for Sanitary Sewer District 6 is \$8,229 per upland acre and will be applied to the acreage platted. This phase is proposing to develop approximately 5 acres of upland for a total sewer area charge of \$41,145.
22. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
23. Developer shall explore water source for landscape irrigation systems installed throughout the development, including the possible use of created ponds or storm water reuse.
24. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
25. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
26. The Developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.
27. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along and within the right-of-way.

PASSED by City Council of the City of Blaine this 3rd day of March, 2025.

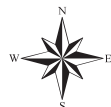


Case File No. 24-0073 Meadowland Estates West



BlaineMN.gov

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





PROPERTIES INC

Date: December 31, 2024

Sheila Sellman

City of Blaine

10801 Town Square Dr

Blaine, MN 5549

RE: Meadowlands West Updated Project Narrative

NR Properties Inc is proposing a 28-unit 2 story town home neighborhood on the 2 properties. Each home will have a 2-car garage and have room for an additional 2 cars in each driveway, we will also provide additional parking stalls on the guest parking.

It is proposed to have a three bedrooms and two bathrooms town homes, and we currently expect the unit rents to be between \$2,850-\$3,150 per month.

As residents of Blaine ourselves we are extremely excited about bringing new families and economic growth to the community we live in. We look forward to working with the City and community members during this process.

Thank you!

A handwritten signature in blue ink, appearing to read 'Nathan Raich'.

Nathan Raich

CEO, NR Properties INC

**Nathan
Raich**

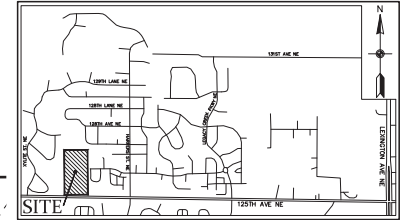
9240 Baltimore St Ne, #110
Blaine, MN 55449

Nrphomes.com

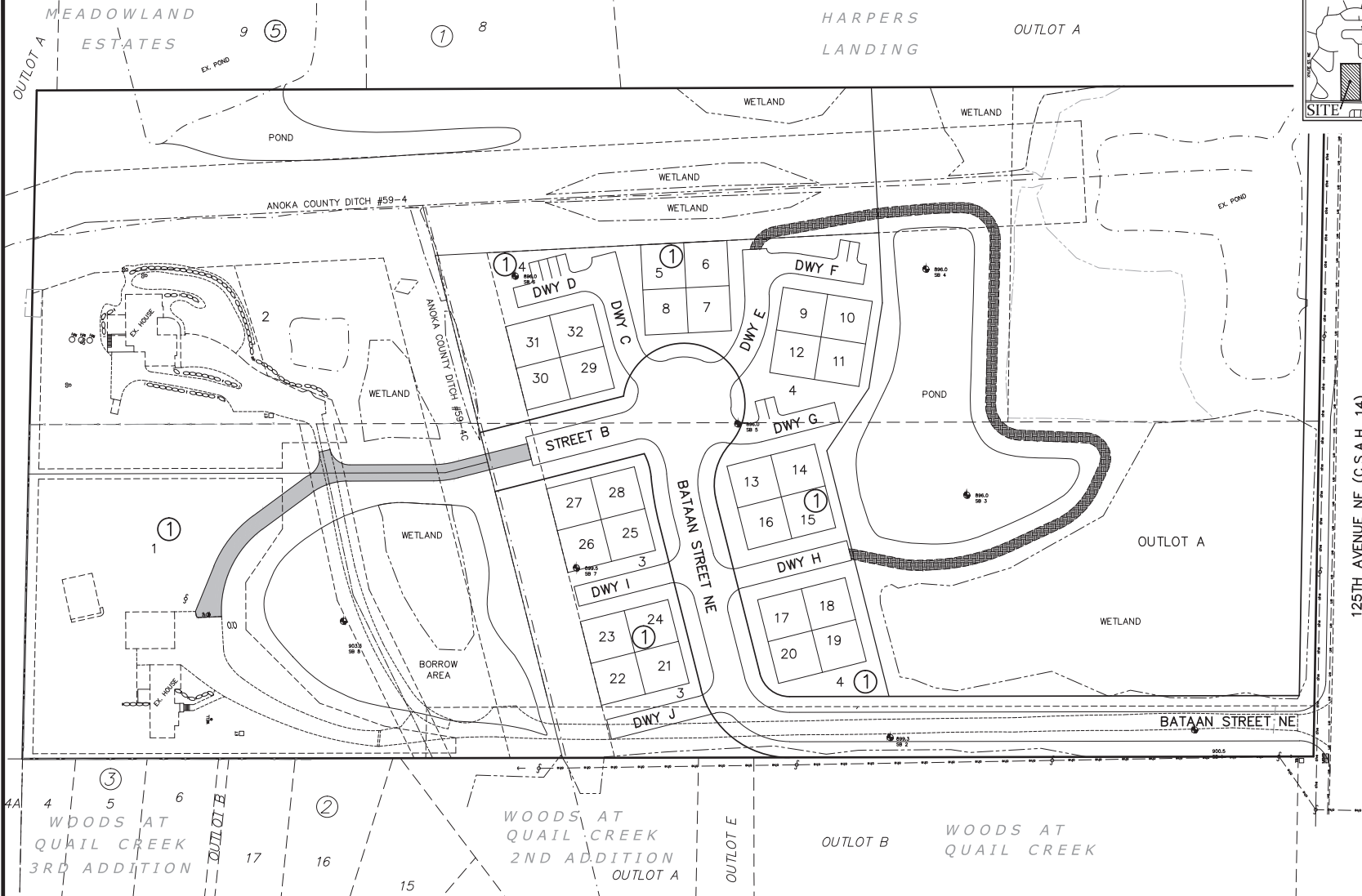
MEADOWLAND ESTATES WEST

BLAINE, MINNESOTA

VICINITY MAP

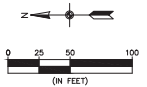


NOT TO SCALE



SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT
4. PRELIMINARY SITE & UTILITY PLAN
5. PRELIMINARY GRADING & EROSION CONTROL PLANS
- 6-7. DETAILS
- L1-L2. LANDSCAPE PLAN
- T1. TREE PRESERVATION PLAN



BENCHMARKS

1. Top nut of hydrant located in the NW quadrant of the intersection of 125th Avenue NE and Harpers Street NE. Elevation: 913.25 ft.
2. Top nut of hydrant located in the NW quadrant of the intersection of 127th Avenue NE and Quasidoc Street NE. Elevation: 908.83 ft.



The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of C/ASCE 38-22, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."



3000 PHILMONT DRIVE DRIVE
SUITE 100
BLAINE, MINN 55449
TEL: 763-490-0000
FAX: 763-490-0000
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofek, P.E.
Signature: *Brian J. Krystofek*
Date: 2/2/22 License #: 25983

Drawn: ADB
Designed: BJK
Date: 2/2/22

Revisions:
1. 2/16/22 per COWD Comments
2. 3/2/22 per COWD Comments
3. 1/17/23 Revise Layout per Owner

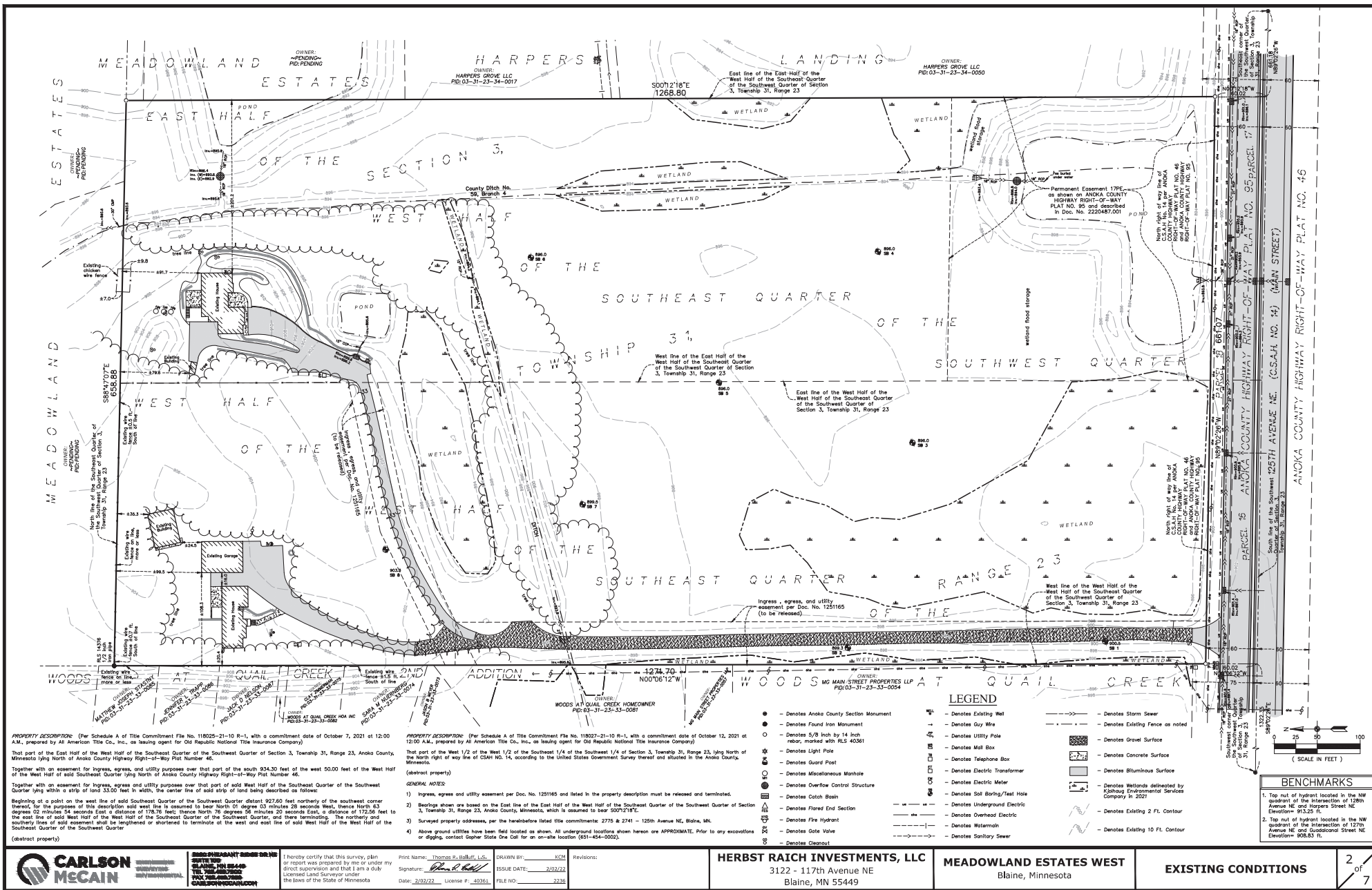
HERBST RAICH INVESTMENTS, LLC.
3122 - 117th Avenue NE
Blaine, MN 55449

MEADOWLAND ESTATES WEST
Blaine, Minnesota

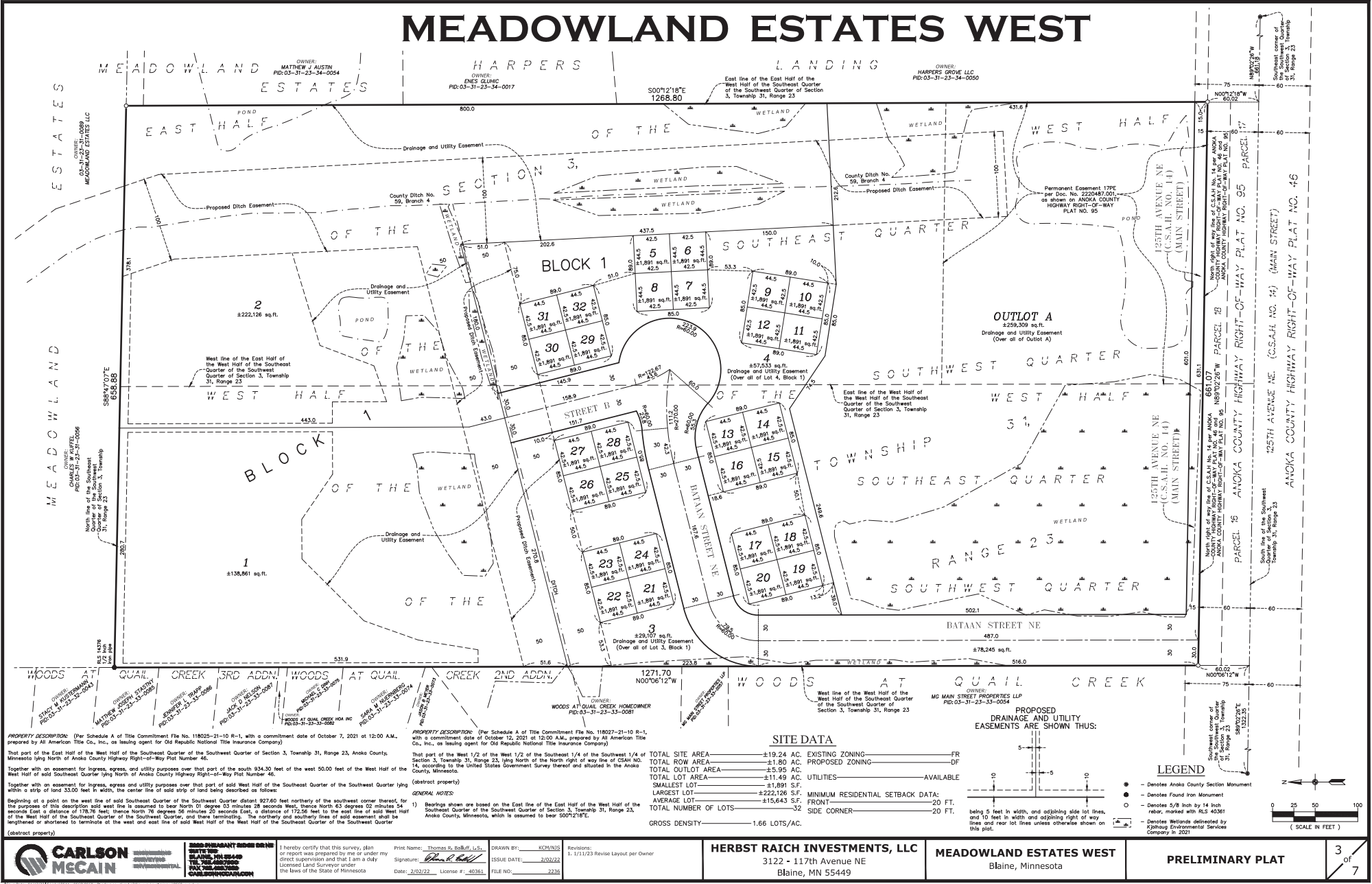
COVER

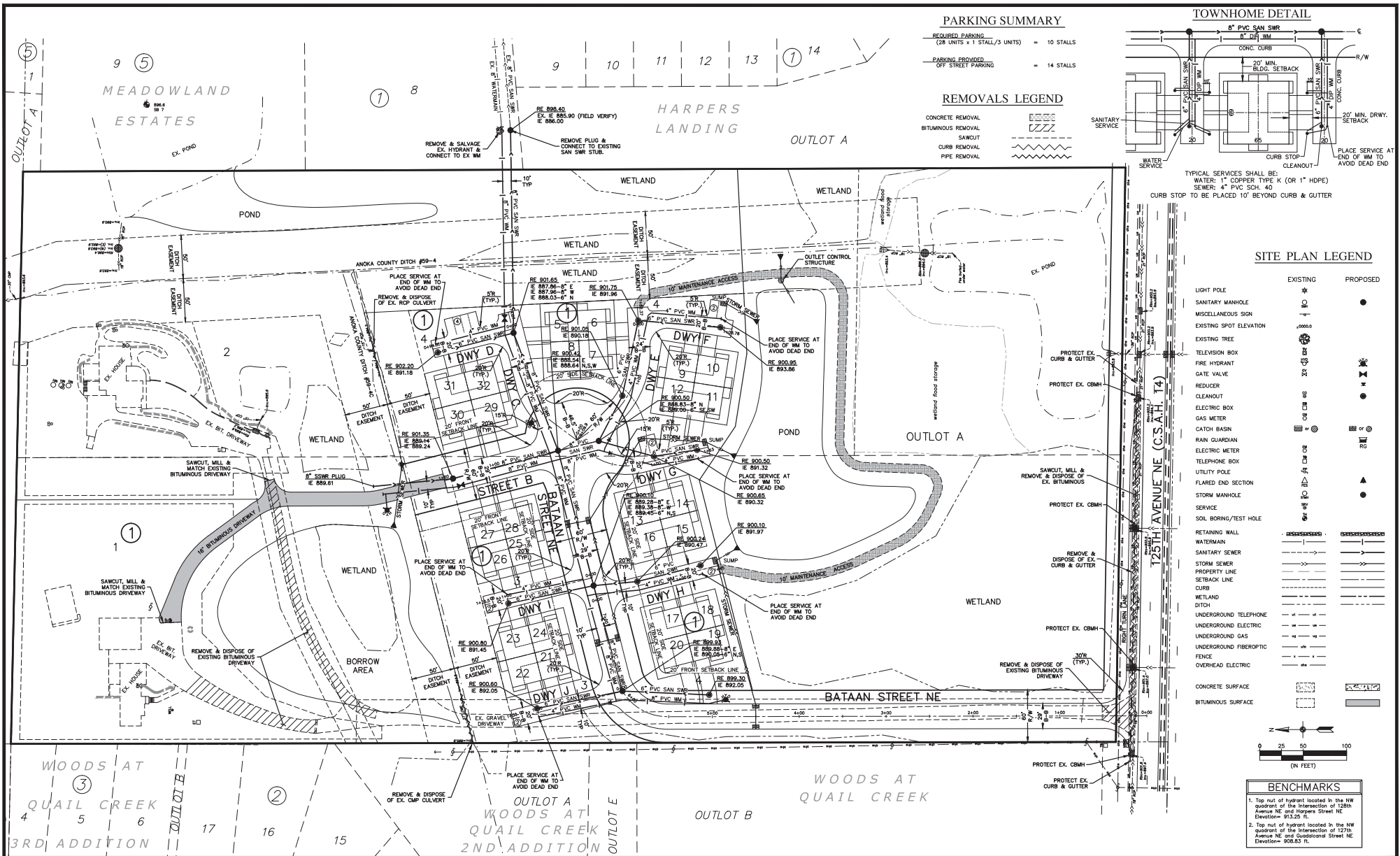
1 of 7

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MEADOWLAND ESTATES WEST





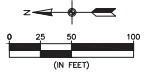
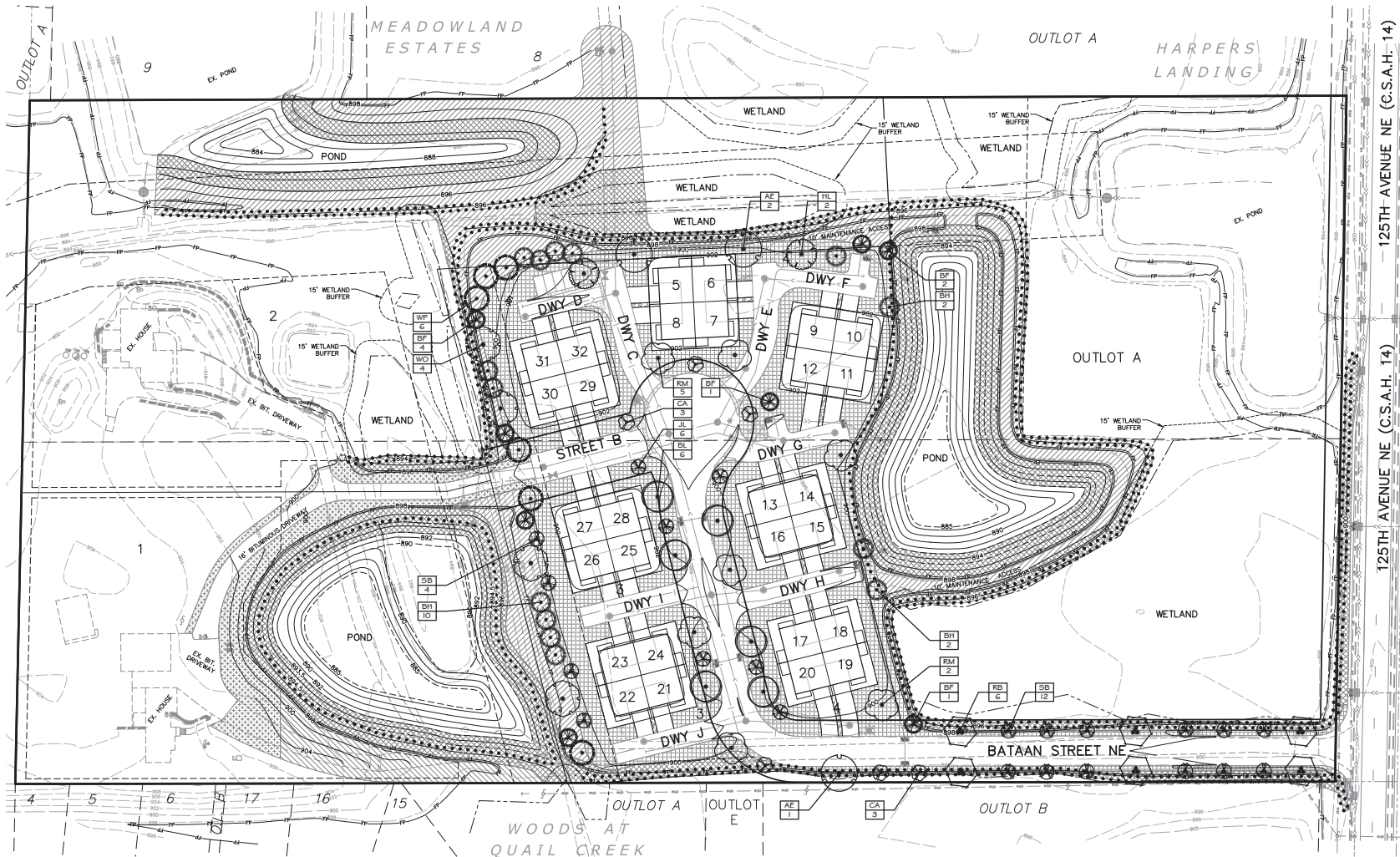
CITY OF BLAINE LANDSCAPE REQUIREMENTS

1. RESIDENTIAL DISTRICTS (CH 29) - PROPOSED ZONING = DF (COMPARABLE ZONING = R3A)
MINIMUM OF THREE (3) OVERSTORY DECIDUOUS, ORNAMENTAL OR EVERGREEN TREES PER UNIT (28 UNITS)
TREES REQUIRED = 84
TREES PROVIDED = 84
2. UNDERGROUND IRRIGATION SHALL BE REQUIRED FOR ALL LANDSCAPE AREAS. SUCH IRRIGATION SHALL EXTEND TO INCLUDE PUBLIC BOULEVARDS AND INTO LANDSCAPED PARKING ISLANDS, EXCEPT NATURAL AREAS TO BE PRESERVED.

3. TREE PRESERVATION (CH 33.10) - REPLACEMENT ON RESIDENTIALLY ZONED LOTS, ON PUBLIC RIGHT-OF-WAY IN RESIDENTIAL ZONING DISTRICTS AND ON RESIDENTIALLY ZONED LOTS EXCEEDING ONE (1) ACRE IN SIZE THE TOTAL NUMBER OF REPLACEMENT TREES SHALL NOT EXCEED EIGHT (8) TREES PER ACRE OF UPLAND.
REQUIRED = 12 TREES (1.45 AC REMOVED X 8 TREES)
PROVIDED = 12 TREES

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL Gopher State One-Call AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "YIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS "REMOVED BY OTHERS" OR "REMOVE AND SALVAGE."
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAGING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAGING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/MALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES FOR PLAN, MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
2. LANDSCAPE SPECIFICATIONS.
3. PLAN DRAWINGS.
4. PLANT / MATERIAL SCHEDULES.
5. CITY STANDARD SPECIFICATIONS AND DETAILS.
6. MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



1 OVERALL LANDSCAPE PLAN



DESIGNED BY
DRAWN BY
CHECKED BY
APPROVED BY

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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Rutledge, R.L.A.
Signature: [Signature]
Date: 2/2/22 License #: 56336

Drawn: RJR
Designed: RJR
Date: 2/2/22

Revisions:
1. 2/2/22 per CDDW Comments
2. 2/2/22 per CDDW Comments
3. 2/2/23 Revise Layout per Owner

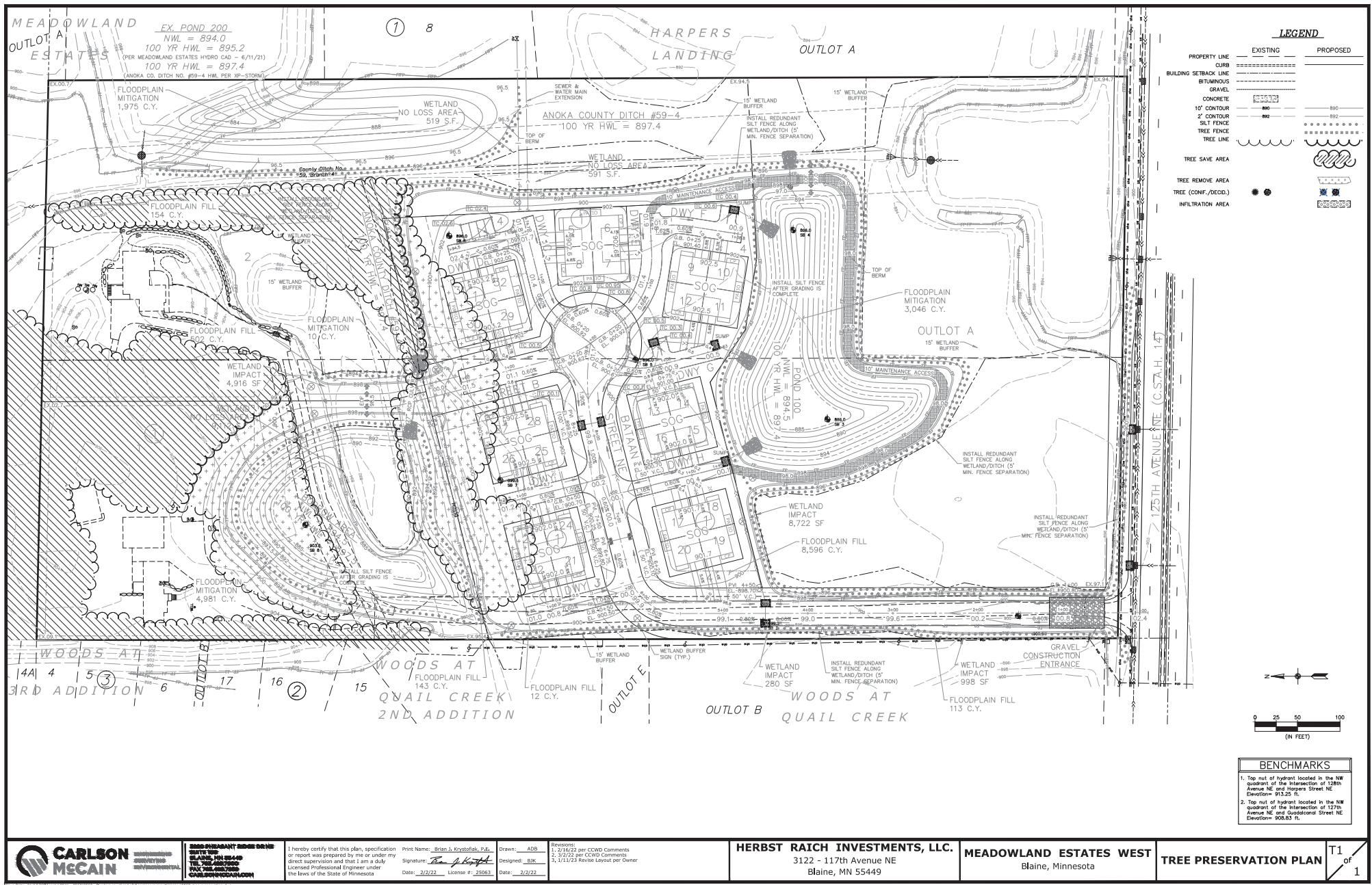
HERBST RAICH INVESTMENTS, LLC.
3122 - 117th Avenue NE
Blaine, MN 55449

MEADOWLAND ESTATES WEST
Blaine, Minnesota

PRELIMINARY
LANDSCAPE PLAN

L1
of 2







LITTFIN | DESIGN

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MLITTFIN@HOTMAIL.COM
320-224-7844





LITTFIN | DESIGN

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MLITTFIN@HOTMAIL.COM
320-224-7844





City of Blaine

Planning Commission

February 11, 2025 | 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, February 11, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Deonauth and Halpern.

Staff Present: Sheila Sellman, Assistant Community Development Director
Teresa Barnes, Project Engineer

4. Public Hearing

- 4.1. 2025-1** Case File No. 24-0073 // Herbst Raich Investments, LLC (Meadowland Estates West) // 2741 and 2775 125th Avenue NE
The applicant is requesting preliminary plat approval to subdivide 19.24 acres into 2 single family lots, 28 townhome lots, common space and one outlot to be known as Meadowland Estates West.
Sponsors: Sheila Sellman, Assistant Community Development Director

The report to the planning commission was presented by Sheila Sellman, Assistant Community Development Director. The public hearing for Case File 24-0073 was opened at 7:06PM. As no one spoke on this item, the public hearing was closed at 7:06PM.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0073 based on the following conditions:

Case 24-0073:

1. The developer is responsible for recording plat mylars with Anoka County. Proof of recording must be provided prior to issuance of building permits.
2. Park dedication is required for the 28 new lots/units being constructed at the rate of \$4,894 per unit (2025 rate), for a total park dedication fee of \$137,032. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
3. All development signage by separate review.
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5. The Developer 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.
6. Execution and recording of a Development Agreement which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
7. 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.
8. Plans and specifications must be approved by the City prior to start of construction.
9. An Anoka County right-of-way permit is required prior to start of any site work.
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12. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.
13. The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.
14. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
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16. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.
17. The developer has responsibility to construct any required improvements to 125th Avenue NE associated with this development per Anoka County plat review comments.

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28. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along and within the right-of-way.

Motion seconded by Commissioner Swanson. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the March 3, 2025 city council meeting.



City of Blaine Staff Report

File Number: 2025-78

Agenda Date	Status
March 3, 2025	
In Control	File Type
City Council	Motion

Administration - Cathy Sorensen, City Clerk

Agenda Item # 10.1

Boards and Commissions Appointments 2025

Background

Council has been reviewing and ranking applications received for the 2025 board and commission vacancies. During workshop council discussed applications received and if prepared staff is recommending the mayor announce those appointments and by motion council confirm.

Staff Recommendation

Staff recommends mayor announce the appointments for the 2025/2026 boards and commission vacancies and by motion council confirm.

Questions for Council

Council is asked to review and discuss applications received for the 2025 board and commission appointment process with the goal of making the appointments at the regular meeting later this evening.

Attachment List

1. Council and Commissions List - Terms Expiring 2025
2. 2025 Applicant Rankings Worksheet



**City of Blaine
2024 Directory
Council and Commissions**

Charter Commission (Up to 15 Members)

Name	Term Ends
Jeffrey Lester, Chair	5/25
Ayman Ali Khan	5/27
Ken Anderson	5/27
Tom Doran	5/28
Alan Goracke	5/26
Jason Halpern	5/28
Jason Hartmann	5/26
Terri Homan	5/25
Abdi Hussein	5/28
Dick Swanson	5/25
Arman Tagarro	5/25
Nyle Zikmund	5/27

***Natural Resources Conservation Board (7 Members)**

Name	Term Ends	Ward
Gene Rafferty, Chair	3/25	Ward 1 2012
Ken Anderson	3/27	Ward 3 2023
Jayson Dahl	3/27	Ward 3 2024
Carolyn Panning	3/25	Ward 3 2018
Mary Jo Truchon	3/27	Ward 3 2005
VACANCY	3/27	
VACANCY	3/27	

Park Advisory Board (7 Members)

Name	Term Ends	Ward
Jeffrey Lester Chair	3/25	Ward 2 2013
Amanda Van Buren	3/27	Ward 3 2023
Chris Ford	3/25	Ward 1 2022
Chad Henderson	3/27	Ward 2 2024
Tonya Lizakowski	3/25	Ward 3 2018
Amanda Neubert	3/27	Ward 3 2023
Kristofer Paulseth	3/25	Ward 3 2018

Planning Commission (7 Members)

Name	Term Ends	Ward
Alan Goracke Chair	3/25	Ward 3 2008
Terri Homan	3/25	Ward 1 2011
Jason Halpern	3/25	Ward 2 2016
Jonathan Gorzycki	3/26	Ward 2 2022
Maisa Olson	3/26	Ward 3 2015
Lauren Patrin Deonauth	3/25	Ward 1 2020
Nichole Swanson	3/25	Ward 2 2022

Traffic Commission (7 Members)

Name	Term Ends	Ward
Todd Haas Chair	3/25	Ward 3 2017
Terry Wold Vice Chair	3/25	Ward 2 2017
Loren Hill	3/25	Ward 2 2017
Feyeso Ombe	3/26	Ward 1 2023
Corey Sundseth	3/27	Ward 2 2024
Mark Wifler	3/25	Ward 3 2020
VACANCY	3/26	

2025 Board/Commission Rankings

Please indicate your top three (3) candidates per board/commission by placing either a 1, 2, or 3 in the blanks provided and return. *THANKS*

WARD	APPLICANT NAME	NRCB	PARK BOARD	PLANNING	CHARTER	FIRE	SENIOR
2	Aaron White			1 st _____			
2	Alexander Moe	2 nd _____	1 st _____				
3	Amanda Tshakert		2 nd _____	1 st _____			
2	Amir Malik			1 st _____			
2	Angelina Tiedeman						1 st _____
3	Ashton Ramsammy			1 st _____	2 nd _____		
1	Ayman Ali Khan			1 st _____			
3	Daniel Mock	1 st _____		2 nd _____			
2	Doug Gramstad	1 st _____					
3	Elijah Spraggins			1 st _____		2 nd _____	
1	Jacob Geiselhart		2 nd _____	1 st _____			
2	Jasen Howard			1 st _____	2 nd _____		
2	Jessica Smith			1 st _____			
1	John Wawack			1 st _____			
2	Julie Gotham					1 st _____	
3	Michael Mereness	1 st _____	2 nd _____				
3	Nancy Arntson			1 st _____			2 nd _____
2	Paul Edgett			2 nd _____		1 st _____	
3	Trace Ludewig			1 st _____	2 nd _____		
3	Zachary Arco	2 nd _____	1 st _____				
3	Alan Goracke <i>incumbent</i>			1 st _____			
3	Carolyn Panning <i>incumbent</i>	1 st _____					
1	Gene Rafferty <i>incumbent</i>	1 st _____					
2	Jason Halpern <i>incumbent</i>			1 st _____			
2	Jeffrey Lester <i>incumbent</i>		1 st _____	2 nd _____			
3	Kristofer Paulseth <i>incumbent</i>		1 st _____				
2	Nichole Swanson <i>incumbent</i>			1 st _____			
3	Tonya Lizakowski <i>incumbent</i>		1 st _____				
		NRCB	PARK BOARD	PLANNING	CHARTER	FIRE	SENIOR
	# of appointments to be made	4	4	5	Up to 7	1	Unlimited*
		VACANCY (W1)	VACANCY (W1) <i>Ford</i>	VACANCY (W1) <i>Homan</i>	VACANCY (W1) <i>Homan</i>	VACANCY <i>Donahoe</i>	
		VACANCY (W2)	Lester (W2) 2013	VACANCY (W1) <i>Patrin-Deonauth</i>	Lester		
		Rafferty (W1) 2012	Lizakowski (W3) 2018	Goracke (W3) 2008	D. Swanson		
		Panning (W3) 2018	Paulseth (W3) 2018	Halpern (W2) 2016	Tagarro		
				N. Swanson (W2) 2022			

1st - applicant's first choice of board/commission
2nd - applicant's second choice of board/commission (if applicable)
* - all incumbents wish to be reappointed: Jane Conley, Diane Haugen, Joanne Lero, William Milkes, Manelle Morse, Donald Olson, Feyeso Ombe, Michelle Rice, Tom Ryan, Patricia Sandin, Jerry Schilling, Nellie Spexet, Dick Swanson, Karen Varian, Beth Weber



City of Blaine Staff Report

File Number: RES 25-43

Agenda Date	Status
March 3, 2025	
In Control	File Type
City Council	Resolution

Administration - Erik Thorvig, Community Development Director

Agenda Item # 10.2

Resolution Authorizing the Mayor and City Manager to Enter Into a Settlement Agreement with Blaine Atlantic Funding, LLC Related to Land Use Litigation for Property Located at 551 87th Lane (Civil No. 23-CV-00172)

Executive Summary

Background

The City has reached a settlement with Blaine Atlantic Funding, LLC related to land use litigation for property located at 551 87th Lane (Civil No. 23-CV-00172).

The parties engaged in that court-ordered settlement conference on February 24, 2025, with Magistrate Judge Douglas Micko presiding over the discussions. In addition to litigation counsel, Community Development Director Erik Thorvig and Council Member Chris Massoglia attended for the City. Joe Neubauer attended the LMCIT. After exchanging settlement positions and discussing ranges for a potential settlement, the parties agreed to settle the lawsuit for a one-time payment to the Plaintiff of \$400,000. Stipulations of the settlement require immediate council action on the settlement amount. The settlement must be formally approved by the city council in open session. Upon formal approval by the city council, a formal settlement agreement will be drafted identifying the amount and memorializing that the lawsuit will be extinguished upon payment and no further legal action may occur. No other terms or stipulations exist.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

Not applicable.

Financial Impact

The City obtains its property, casualty, and liability insurance policies from the League of Minnesota Insurance Trust, which is a self-insured membership cooperative that was formed by Minnesota cities. As noted at the [September 30, 2024, City Council Budget Workshop](#), coverage for land-use litigation costs is based on a sliding scale with a 15 percent copay on the first \$250,000 of expenses and 40 percent on amounts above \$250,000. The adopted 2025 budget set aside funding for the policies' estimated premium and standard deductibles, with no appropriations to cover land use copayments. With the recent operating deficits and supplemental transfers that have been provided to the self-insurance internal service fund, there are no available resources to absorb the potential settlement expense. In order to cover this cost, the Council will be required to authorize a transfer from another fund to cover this cost before year-end.

Public Outreach/Input

Not applicable.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

None



City of Blaine

Signature Copy

Resolution: RES 25-43

Resolution Authorizing the Mayor and City Manager to Enter Into a Settlement Agreement with Blaine Atlantic Funding, LLC Related to Land Use Litigation for Property Located at 551 87th Lane (Civil No. 23-CV-00172)

WHEREAS, on December 5, 2022, the Blaine City Council denied a comprehensive plan amendment related to a proposed 196-unit apartment building located at 551 87th Lane NE; and

WHEREAS, Blaine Atlantic Funding, LLC (plaintiff) sued the City of Blaine, claiming that the City's action on the development application denied their equal protection rights and that the City's action was arbitrary, capricious and contrary to law; and

WHEREAS, the Plaintiff included claims for damages and attorney's fees in the amount of \$1,400,000; and

WHEREAS, the parties engaged in that court-ordered settlement conference on February 24, 2025, with Magistrate Judge Douglas Micko presiding over the discussions.

WHEREAS, a settlement was reached between the two parties, pending City Council action, awarding the Plaintiff \$400,000 in damages.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine hereby approves a settlement awarding \$400,000 in damages to Blaine Atlantic Funding, LLC and hereby authorizes the mayor and city manager to execute any settlement agreements.

PASSED by the City Council of the City of Blaine this 3rd day of March, 2025.