City of Blaine
City Council

May 19, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

1. Call to Order by the Mayor

2. Pledge of Allegiance

3. Roll Call

4. Awards - Presentations - Organizational Business

4.1. 2025-117 National Public Works Week Proclamation
Sponsors: City Council

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. 2025-118 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

7.2. 2025-119 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

7.3. 2025-120 Motion to Approve a Tobacco and Tobacco Products License for RMA Investments dba X-Golf, 298 Northtown Drive NE

Sponsors: Cathy Sorensen, City Clerk

7.4. ORD 25-2576 Second Reading of Ordinance to Amend Article VIII.- Legalized Gambling Sec. 22-383. Lawful Gambling and 22-384. Additional Regulations
Sponsors: Cathy Sorensen, City Clerk

7.5. RES 25-65 Resolution to Approve a Premise Permit for Lawful Gambling Activity for Community Charities of Minnesota at X-Golf located at 298 Northtown Drive NE
Sponsors: Cathy Sorensen, City Clerk

7.6. 2025-121 Motion to Approve a Tobacco and Tobacco Products License for Holiday Stationstores, LLC located at 9305 Central Avenue NE
Sponsors: Cathy Sorensen, City Clerk

7.7. 2025-122 Motion to Approve Carnival License for Amusement Attractions for the Blaine Festival
Sponsors: Cathy Sorensen, City Clerk

7.8. 2025-123 Motion to Allow J.R. Stelzer Co. to Work on the Memorial Day Holiday, May 26, 2025, and Juneteenth Holiday, June 19, 2025, on Water Tower 2 Rehabilitation Project, Improvement Project U2315 (I/P 24-21)
Sponsors: Nick Fleischhacker, Public Works Director

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

9. Development Business

9.1. ORD 25-2577 First Reading to Adopt an Interim Ordinance for a Moratorium on Accessory Dwelling Units (Case File No. 25-0018/SAS)
Sponsors: Sheila Sellman, Assistant Community Development Director

10. Administration

10.1. RES 25-83 Resolution to Approve a Purchase From the SBM Fire Capital Fund
Sponsors: Michelle Wolfe, City Manager

11. Other Business

12. Adjournment

City of Blaine
Staff Report

File Number: 2025-117

Agenda Date	Status
May 19, 2025	
In Control	**File Type**
City Council	Proclamation

Awards - Presentations - Organizational Business - City Council

Agenda Item # 4.1

National Public Works Week Proclamation

Executive Summary

This item includes a proclamation wherein the City Council of the City of Blaine hereby designates the week of May 18-24, 2025, as National Public Works Week. All residents are urged to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and advancing the quality of life for all.

Background

Strategic Plan Relationship

Board/Commission Review

Financial Impact

Public Outreach/Input

Staff Recommendation

Attachment List

1. Public Works Week 2025 Proclamation

CITY OF BLAINE

PROCLAMATION

Public Works Week 2025

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life, and well-being of the people of Blaine; and

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in Blaine to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, the year 2025 marks the 65th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association be it now.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Blaine, hereby designates the week of May 18–24, 2025, as National Public Works Week. I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protect our national health, safety, and advancing the quality of life for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Blaine to be affixed this 19th day of May 2025.

Tim Sanders, Mayor

PAYROLL CHECKS & WIRE TRANSFERS

MONTH: APRIL 2025

PAYROLL CHECKS

DATE	VENDOR	DESCRIPTION	AMOUNT
04/10/25	VENDOR CHECKS	CHECK # 79968-79971	$6,945.13
04/10/25	EMPLOYEES	DIRECT DEPOSITS	$659,793.94
04/24/25	VENDOR CHECKS	CHECK #79959-79967	$14,113.18
04/24/25	EMPLOYEES	DIRECT DEPOSITS	$663,780.71

WIRE TRANSFERS

DATE	VENDOR	DESCRIPTION	AMOUNT
04/10/25	STATE OF MINNESOTA	PAYROLL TAXES	$45,647.71
04/10/25	I.R.S.	PAYROLL TAXES	$205,361.69
04/10/25	P.E.R.A.		$195,396.53
04/10/25	USCM & US BANK	DEFERRED COMP & H.S.A	$81,125.41
04/17/25	STATE OF MINNESOTA	MARCH SALES TAX	$57,013.00
04/20/25	21ST CENTURY BANK	CREDIT CARDS	$19,648.13
04/24/25	STATE OF MINNESOTA	PAYROLL TAXES	$47,771.14
04/24/25	I.R.S.	PAYROLL TAXES	$212,620.68
04/24/25	P.E.R.A.		$193,892.10
04/24/25	USCM & US BANK	DEFERRED COMP & H.S.A	$96,875.98

TOTAL $2,499,985.33

CITY OF BLAINE

SCHEDULE OF BILLS PAID
APPROVED ON 05/19/2025 FOR PAYMENTS THE WEEK OF 04/25/2025

Vendor Name	Description	Amount
ADVANCED GRAPHIX INC	VINNY K9 UNIT KIT	$ 21.00
ALLEGRA	SANDWICH BOARD INSERTS	$ 25.00
AMAZON	LUMEN HEADLAMP	$ 13.59
AMAZON	OFFICE SUPPLIES	$ 122.80
AMAZON	CUP LIDS	$ 57.21
AMAZON	OFFICE SUPPLIES	$ 45.78
AMAZON	CAULKING GUN	$ 190.92
AMAZON	OFFICE SUPPLIES	$ 374.93
AMAZON	SCREWDRIVERS	$ 25.94
AMAZON	LABEL TAPE	$ 19.89
AMAZON	LCD MONITORS	$ 2,197.78
AMAZON	OFFICE SUPPLIES	$ 74.14
AMAZON	ETHERNET CABLES, NETWORK CABLES	$ 198.13
AMAZON	COMPUTER ACCESSORIES	$ 260.45
AMAZON	CARD READERS	$ 17.48
AMAZON	OFFICE SUPPLIES	$ 103.22
AMAZON	OFFICE SUPPLIES	$ 286.96
AMAZON	OFFICE SUPPLIES	$ 200.18
AMCS	QUARTERLY DOD SUBSCRIPTION	$ 2,688.11
ANOKA COUNT TRANSPORTATION	JOINT POWERS AGREEMENT	$ 161,958.61
ANOKA COUNTY	CAC FIBER	$ 812.50
ANOKA COUNTY	RESO	$ 92.00
ANOKA COUNTY	RESO	$ 46.00
ANOKA COUNTY	RESO	$ 46.00
APPLE FORD	KIT, PIN	$ 123.14
APPLE FORD	BRAKES	$ 238.00
ASPEN MILLS	POLICE DEPT UNIFORM	$ 86.48
ASPEN MILLS	POLICE DEPT UNIFORM	$ 107.90
ASPEN MILLS	POLICE DEPT UNIFORM	$ 58.99
ASPEN MILLS	POLICE DEPT UNIFORM	$ 780.96
ASPEN MILLS	POLICE DEPT UNIFORM	$ 780.96
ASPEN MILLS	POLICE DEPT UNIFORM	$ 780.96
ASPEN MILLS	POLICE DEPT UNIFORM	$ 232.47
ASPEN MILLS	POLICE DEPT UNIFORM	$ 636.43
ASPEN MILLS	POLICE DEPT UNIFORM	$ 254.89
ASPEN MILLS	POLICE DEPT UNIFORM	$ 114.00
ASPEN MILLS	POLICE DEPT UNIFORM	$ 54.00
ASPEN MILLS	POLICE DEPT UNIFORM	$ 78.00
ASPEN MILLS	POLICE DEPT UNIFORM	$ 64.95
ASPEN MILLS	POLICE DEPT UNIFORM	$ 12.00
ASPEN MILLS	POLICE DEPT UNIFORM	$ 148.75
ASPEN MILLS	POLICE DEPT UNIFORM	$ 39.95
ASPEN MILLS	POLICE DEPT UNIFORM	$ 79.95

ASPEN MILLS	POLICE DEPT UNIFORM	$	239.95
ASPEN MILLS	POLICE DEPT UNIFORM	$	558.55
ASPEN MILLS	POLICE DEPT UNIFORM	$	1,076.07
ASPEN MILLS	POLICE DEPT UNIFORM	$	1,695.12
ASPEN MILLS	POLICE DEPT UNIFORM	$	84.00
ASPEN MILLS	POLICE DEPT UNIFORM	$	179.95
ASPEN MILLS	POLICE DEPT UNIFORM	$	36.00
ASPEN MILLS	POLICE DEPT UNIFORM	$	226.99
ASPEN MILLS	POLICE DEPT UNIFORM	$	376.34
ASPEN MILLS	POLICE DEPT UNIFORM	$	36.00
ASPEN MILLS	POLICE DEPT UNIFORM	$	107.90
ASPEN MILLS	POLICE DEPT UNIFORM	$	835.90
ASPEN MILLS	POLICE DEPT UNIFORM	$	18.85
ASPEN MILLS	POLICE DEPT UNIFORM	$	26.85
ASPEN MILLS	POLICE DEPT UNIFORM	$	9,786.00
AT&T MOBILITY	WIRELESS SERVICE	$	2,335.47
BARNUM COMPANIES INC	DOWNPAYMENT ON INSTALL - RADAR	$	56,102.50
BARR ENGINEERING CO	WELLFIELD MANAGEMENT PLAN PROPOSAL, I/P 23-22	$	322.00
BATTERIES PLUS	BATTERIES	$	113.10
BEAUDRY OIL & PROPANE	33 LB CYLINDER	$	52.00
BIOMETRIC SOLUTIONS	ANNUAL SOFTWARE & SUPPORT	$	495.00
BLAINE CUSTOM APPAREL & AWARDS	YOUTH PERFORMANCE T-SHIRTS	$	1,602.00
BOUND TREE	MEDICAL SUPPLIES FOR PATROL OPERATIONS	$	173.88
BOUND TREE	MEDICAL SUPPLIES FOR PATROL OPERATIONS	$	750.70
BRYAN ROCK PRODUCTS	AGLIME: BALL FIELDS/PARKS	$	1,189.55
BRYAN ROCK PRODUCTS	AGLIME: BALL FIELDS/PARKS	$	2,386.97
BSI ONLINE	ANNUAL BSI ONLINE SUBSCRIPTION	$	495.00
CAPITAL ONE TRADE CREDIT	RATCH 10K LB	$	284.88
CAPITAL ONE TRADE CREDIT	EXT CORD 25FT	$	85.47
CARR'S TREE SERVICE	TREE REMOVAL	$	9,400.00
CARR'S TREE SERVICE	TREE REMOVAL	$	2,500.00
CENTERPOINT ENERGY	GAS CHARGES 750 CLOVER LEAF PKWY	$	98.55
CENTERPOINT ENERGY	WELL PUMP GAS CHARGES	$	2,533.69
CINTAS	UNIFORMS	$	353.58
CINTAS	MATS AND MOPS	$	38.42
CINTAS	ANTIBIOTICS	$	64.89
CINTAS	FIRST AID KITS	$	262.63
CINTAS	MATS	$	205.47
CINTAS	MATS AND MOPS	$	38.42
CIVICPLUS	MUNICODE RENEWAL	$	1,956.94
CLASSIC CONSTRUCTION OF CEDAR MN INC	REFUND WAC PERMIT B25-00280	$	10,371.60
CMDC	UNDERWRITING	$	1,500.00
COMCAST BUSINESS	PW CABLE	$	20.97
COMCAST BUSINESS	CH CABLE	$	36.19
COMCAST BUSINESS	CH INTERNET	$	297.89
COMO LUBE & SUPPLIES	USED OIL AND FILTERS	$	265.00
CONNEXUS ENERGY	ELECTRIC CHARGES COB PROPERTIES	$	46,514.52
CRYSTEEL TRUCK EQUIPMENT	SEAT COVERS	$	942.42
CYBER ADVISORS	SHAREPOINT SERVICE TICKET	$	2,812.50
CYBER ADVISORS	DELL RENEWAL	$	9,982.19

CYBER ADVISORS	FORTINET RENEWAL	$	12,554.10
DATAWORKS PLUS LLC	VERIZON CONFIGURATION	$	2,105.00
EGAN	AIR HANDLER MAINTENANCE	$	6,482.00
EHLERS	AUDIT PREP	$	9,881.25
EHLERS	AUDIT PREP	$	4,845.00
ENVIRONMENTAL EQUIPMENT & SERVICES INC	STEEL GUTTER BROOMS	$	3,300.00
ENVIRONMENTAL EQUIPMENT & SERVICES INC	DUMP DOORS	$	529.74
ENVIRONMENTAL EQUIPMENT & SERVICES INC	DUMP DOORS	$	721.23
ESCAPE FIRE PROTECTION	FIRE PROTECTION	$	770.00
ESRI	ENTERPRISE AGREEMENT FEE	$	60,300.00
ESRI	ARCGIS	$	148.03
EVANS, ZACH	MEET THE BUNNY HIRE	$	25.00
FACTORY MOTOR PARTS CO.	MTC BXT-65-850	$	335.92
FERGUSON WATERWORKS #2518	RESPIRATORY SYSTEM	$	22,542.20
FLEXIBLE PIPE & TOOLS & EQUIPMENT	ANNUAL SERVICE 800ECO	$	1,001.10
FLOCK GROUP INC	BLAINE PD PHASE 2 2025-2026	$	7,000.00
FRIENDLY CHEVROLET	BELT AND BELT KIT	$	110.74
FRIENDLY CHEVROLET	PUMP	$	252.41
GLOWING HEARTH & HOME	REFUND OF BUILDING PERMIT	$	60.00
GOPHER STATE ONE CALL	WATER AND SEWER LOCATE FEES	$	845.10
GOVERNMENTJOBS.COM INC	ONBOARD SUBSRIPTION	$	11,269.65
GSDIRECT	HIGH RES COLOR BOND	$	166.82
HAWKINS INC	WATER TREATMENT CHEMICALS	$	4,586.00
HOSE PROS LLC	3 HOSES	$	597.48
IMPACT	MARCH 2025 UTILITY BILL PRINTING	$	4,362.05
INSIGHT PUBLIC SECTOR, INC	BACKUP SERVER	$	37,961.97
INSTRUMENTAL RESEARCH INC	MARCH WATER SAMPLES & FILTER SAMPLES	$	1,225.00
INTOXIMETERS INC	DRYGAS	$	125.00
JEFF BELZER'S	2 BATTERIES	$	424.25
JM ELECTRIC	INSTALL OF NEW BLANK EXTERIOR	$	450.00
KELLAR, JIMMY	PARK & REC REFUND FOR MISSED EVENT	$	25.00
LAMETTRY'S COLLISON	2021 CHEV TAHOE REPAIR VIN ENDING #69420	$	8,068.23
LANGUAGE LINE SERVICES INC	MARCH 2025 SERVICES	$	590.19
LAWSON	STRIP PAINT ORANGE	$	149.52
LAWSON	STRIPE PAINT GREEN & BLUE	$	493.92
LAWSON	MECHANIC SHOP SUPPLIES; BRAKE PARTS CLEANER/CUTC	$	1,013.60
LEAGUE OF MINNESOTA CITIES INSURANCE TRUST	WORK COMP	$	2,897.71
LIFE SAFETY SYSTEMS INC	ANNUAL MONITORING CHARGE 4/1/2025-3/31/2026	$	325.00
LIFE SAFETY SYSTEMS INC	TROUBLESHOOT AES COMM	$	355.00
LOCKRIDGE GRINDAL NAUEN PLLP	APRIL 2025 PROFESSIONAL SERVICES	$	3,166.66
LOGIS	SPECIAL ASSESSMENT QUARTERLY AND EPROPERTY WEB HOST	$	5,767.00
LRS PORTABLES OF MINNESOTA	SATELLITE RENTAL - PARKS	$	1,206.48
MACQUEEN	WINDOW MOULDING	$	1,484.30
MACQUEEN	JOYSTICK - SIDEWALK MACHINE	$	3,309.84
MANAGED SERVICES INC	JANITORIAL SUPPLIES	$	855.00
MANAGED SERVICES INC	APRIL 2025 JANITORIAL SERVICES	$	4,819.00
MANSFIELD OIL COMPANY	DYED B20 ULS2 CLEAN365	$	8,106.18
MANSFIELD OIL COMPANY	CONV 87 OCT E-10	$	9,660.72
MARSDEN	APRIL 2025 JANITORIAL SERVICES	$	2,550.67
MC TOOL & SAFTEY	HARNESS AND LANYARD	$	503.60

MENARDS	3/8 X 4 1/2 CARR BOLT	$	14.88
MENARDS	HYDROFLEX HOSE	$	24.99
MENARDS	GRATE, SCREW HEX, SWIVEL, BRAKE	$	36.51
MENARDS	SEAL, MOUNT, CAULK GUN, LED 100W	$	38.94
MENARDS	PURELL ADVANCED GEL	$	41.14
MENARDS	ADAPTORS, PIPE, AND NIPPLE	$	45.46
MENARDS	HOLE SAW KIT & DRILL BITS	$	88.17
MENARDS	ACETONE, IMPACT, WHEELBRUSH, PUTTY KNIFE	$	96.84
MENARDS	SCREWDRIVERS, PAINT TRAY, W&D SIL	$	110.52
MENARDS	2 12-14' AC2 GREENTREATED	$	391.90
METRONORTH CHAMBER OF COMMERCE	MEMBERSHIP INVESTMENT 1-5	$	467.50
METROPOLITAN COUNCIL	MARCH 2025 SAC CHARGES	$	435,446.55
METROPOLITAN COUNCIL	WASTE WATER	$	473,304.10
MIDWAY FORD	SERVICE ORDER VIN# 02036	$	50.44
MILLS AFTERMARKET ACCESSORIES INC	FRONT AND REAR FLOOR LINER	$	76.46
MINNEAPOLIS OXYGEN	MEDICAL OXYGEN D & E	$	187.84
MINNESOTA DEPARTMENT OF PUBLIC SAFTEY	2021 CHEV TAHOE VIN#69680	$	1,418.38
MINNESOTA OCCUPATIONAL HEALTH	RRQ FEB 2025	$	180.00
MINNESOTA OCCUPATIONAL HEALTH	FEBRUARY 2025 TESTING	$	470.00
MINNESOTA OCCUPATIONAL HEALTH	MARCH 2025 TESTING	$	1,783.00
MINNESOTA OCCUPATIONAL HEALTH	RRQ FEB 2025	$	144.00
MINNESOTA POLLUTION CONTOL AGENCY	PERMIT APPLICATION	$	400.00
MINNESOTA RUSCO INC	BULDING PERMIT REFUND	$	80.00
MN DEPARTMENT OF LABOR AND INDUSTRY	ELEVATOR ANNUAL OPERATION	$	100.00
MTI DISTRIBUTING INC	SHAFT PIVOT	$	183.91
MUNICIPAL BUILDERS INC	WATER TREATMENT PLANT 2 REHAB	$	53,596.37
MUSKA ELECTRIC	WTP3 AP INSTALL	$	469.05
MUSKA ELECTRIC	WTP2 AP INSTALL	$	469.05
MUSKA ELECTRIC	WTP4 AP INSTALL	$	469.05
MUSKA ELECTRIC	PW BLDG GARBAGE DATA CABLING	$	3,616.22
NAGELL APPRAISAL & CONSULTING	2170 106TH LN NE	$	1,700.00
NORTH COUNTY CHEVROLET	2025 CHEV TAHOE POLICE	$	53,090.28
NORTH COUNTY CHEVROLET	2025 GMC ACADIA ELEV POLICE	$	41,135.20
NORTHERN SANITARY SUPPLY CO	LINERS	$	128.11
NORTHERN SANITARY SUPPLY CO	TOWELS AND POLYSTYRENE	$	137.24
NORTHERN SANITARY SUPPLY CO	TOWELS, SANITIZER, 1 GALLON CONTAINERS, GERMICIDAL CLEANER	$	628.88
NUSS TRUCK & EQUIPEMENT	CLAMP T BOLT	$	270.30
NUSS TRUCK & EQUIPEMENT	2025 VOLVO VHD42F300	$	147,959.00
NUSS TRUCK & EQUIPEMENT	2025 VOLVO VHD64B300	$	160,776.00
O'REILLY AUTO PARTS	MUFFLER CLAMP	$	5.44
O'REILLY AUTO PARTS	HVAC ACTUATR	$	24.94
O'REILLY AUTO PARTS	AIR FILTERS	$	37.42
O'REILLY AUTO PARTS	AIR FILTERS	$	50.00
O'REILLY AUTO PARTS	BRAKE PADS	$	149.99
O'REILLY AUTO PARTS	BRACKET CALIPER	$	210.66
PAFFY'S PEST CONTROL	INSECT RODENT CONTROL SENIOR CENTER	$	59.75
PAPER ROLL PRODUCTS	PERFORATED ROLL PAPER AND LETTER SIZE	$	263.65
PIONEER CYCLE	FIXTURE MIPS II XL HELMET	$	70.00
POTVIN, ERIK	JURY DUTY REIMBURSEMENT	$	31.34
PRECISE MRM LLC	5MB FLAT DATA PLAN	$	1,660.00

PRECISION POINT PLUMBING	BUILDING PERMIT REFUND	$	158.40
PREMIER COMMERCIAL PROPERTIES	PROPERTY MGMT SERVICES 10505 NASSAU ST NE	$	1,800.00
QUALITY LOCKSMITH SERVICE INC	PW - DOOR REPLACEMENT	$	8,205.96
RAY N WELTER HEATING	BULDING PERMIT REFUND	$	60.00
RCN TECHNOLOGIES	3 YEAR NET CLOUD MOBILE ROUTER	$	28,384.20
S & S INDUSTRIAL SUPPLY	CARR BOLT, LOCK WASHER, & NUT	$	285.98
SAM'S CLUB/SYNCHRONY BANK	PARK & REC EVENT SUPPLIES	$	356.39
SCHINDLER ELEVATOR CORPORATION	MUFFLER REPLACEMENT	$	5,668.01
SHORT ELLIOTT HENDRICKSON INC	PUBLIC SIDEWALK EASEMENT-170 89TH AVE, I/P 24-07	$	903.95
SHORT ELLIOTT HENDRICKSON INC	ENGINEERING SVCS, NATIONAL STREET WATER SVS STUDY. I/P 25-22	$	1,561.85
SHORT ELLIOTT HENDRICKSON INC	DESIGN & CONSTRUCTION SVCS - 2025 STREET REHAB. I/P25-05	$	21,169.39
STANTEC CONSULTING SERVICES INC	BLAINE WETLAND SANCTURAY PHASE 2 TRAILS	$	25,980.00
STRATEGIC GOVERNMENT RESOURCES INC	EXECUTIVE RECRUITMENT	$	8,075.70
SUBURBAN TIRE WHOLESALE INC	WRGL WORKHORSE	$	496.00
SUBURBAN TIRE WHOLESALE INC	GY EAGLE ENFORCER	$	2,160.00
THE FERGUSON GROUP	RETAINER	$	5,250.00
TINTPROS FRIDLEY	VISOR & WINDSHIELD TINT	$	225.00
TINTPROS FRIDLEY	VISOR & WINDSHIELD TINT	$	225.00
TINTPROS FRIDLEY	VISOR & WINDSHIELD TINT	$	225.00
TINTPROS FRIDLEY	VISOR & WINDSHIELD TINT	$	584.97
TINTPROS FRIDLEY	VISOR & WINDSHIELD TINT	$	135.00
TINTPROS FRIDLEY	VISOR & WINDSHIELD TINT	$	225.00
TKDA	PHASE 1B PROJ MGMT	$	247.93
T-MOBILE	TIMING ADVANCE	$	50.00
TREVIPAY	TOPWIND JACK	$	179.52
TYLER TECHNOLOGIES	CUSTOM INTERFACES	$	1,050.00
USA BLUEBOOK	SOIL SAMPLING TUBE	$	44.65
VERIZON BUSINESS	POLICE DEPT PHONES	$	10,592.27
VOLUNTEERS OF AMERICA	JOHN GRANT	$	130.90
WALTERS RECYCLING & REFUSE	TRASH PICKUP	$	150.00
WINBERG COMPANIES LLC	LEVER STREET RESTORATION	$	41,917.89
XCEL ENERGY	9191 LINCOLN ST NE - BANDSHELL	$	195.57
XCEL ENERGY	4131 PHEASANT RIDGE DR UNIT MOUM	$	12.94
XCEL ENERGY	10563 PACKARD ST NE UNIT SIREN	$	10.11
XCEL ENERGY	4206 WOODLAND PKWY UNIT SIGNAL	$	59.50
XCEL ENERGY	4125 109TH AVE UNIT SIGNAL	$	63.46
XCEL ENERGY	ELECTRIC PARKS AND REC	$	1,019.86
ZAHL	INSTALL TANK ROOM EQUIPMENT	$	91,338.00
ZAHL	INSTALL ROTARY HOISE SENSORS	$	1,458.97
EMBEDDED SYSTEMS	NEW DECODER BOARD	$	22,885.00
		$	2,262,476.76

CITY OF BLAINE

SUBSET OF PAYMENTS BETWEEN $20,000 AND $50,000 FROM THE SCHEDULE OF BILLS PAID APPROVED ON 05/19/2025 FOR PAYMENTS THE WEEK OF 04/25/2025

Vendor Name	Description	Amount
SHORT ELLIOTT HENDRICKSON INC	DESIGN & CONSTRUCTION SVCS - 2025 STREET REHAB. I/P25-05	$ 21,169.39
FERGUSON WATERWORKS #2518	RESPIRATORY SYSTEM	$ 22,542.20
EMBEDDED SYSTEMS	NEW DECODER BOARD	$ 22,885.00
STANTEC CONSULTING SERVICES INC	BLAINE WETLAND SANCTURAY PHASE 2 TRAILS	$ 25,980.00
RCN TECHNOLOGIES	3 YEAR NET CLOUD MOBILE ROUTER	$ 28,384.20
INSIGHT PUBLIC SECTOR, INC	BACKUP SERVER	$ 37,961.97
NORTH COUNTY CHEVROLET	2025 GMC ACADIA ELEV POLICE	$ 41,135.20
WINBERG COMPANIES LLC	LEVER STREET RESTORATION	$ 41,917.89
CONNEXUS ENERGY	ELECTRIC CHARGES COB PROPERTIES	$ 46,514.52

City of Blaine
City Council Workshop

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

MINUTES

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

1. Call to Order

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

2. Roll Call

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

ABSENT: None.

Quorum Present.

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

3. New Business

3.1. 2025-99 Pulte Residential Concept for Property South of 125th Avenue and West of Zest Street
Sponsors: Sheila Sellman, Assistant Community Development Director

Assistant Community Development Director Sellman stated a concept plan application has been made for properties located at 3900 125th Avenue (two parcels) and 3700 125th

Avenue. The three subject properties are a total of approximately 83 acres and have an existing single-family home with accessory buildings on the two western parcels. The larger eastern parcel has accessory buildings located on the parcel. The properties are zoned Farm Residential (FR) and guided for Low Density Residential (LDR) development at a density of 2.5-6 units per acre. The applicant's concept plan is for 83 single-family homes and 91 townhomes, which would be 3.5 units/acre for density. The parcels to the west and south are zoned Farm Residential (FR) and guided Low Density Residential (LDR) and are vacant. The parcels to the east are zoned Town Commercial (B-5) and are guided Planned Commercial (PC) except for the City water tower site which is zoned Planned Business District (PBD). The parcels to the east include an existing single-family home, water tower and a vacant parcel. Staff reviewed the proposed concept plan in further detail with the council and requested feedback.

Director of Engineering Schluender discussed how transportation in this area would look as the area continues to develop. He noted the city was developing plans for the intersection at 122nd Avenue and Zest Street. He commented the two proposed parcels do not meet Anoka County spacing guidelines for access to 125th Avenue, which meant Street C would have to be extended to Zest. He noted Street A would be extended west to Lakes Parkway. He reported sewer and water would have to come from the east or south.

Dean Lotter, Pulte Homes, commented on the proposed subdivision, noting the homes would have three to six bedrooms and a three car garage. He explained Pulte was finding their buyers were in need of this size home but were not looking for a large lot. For this reason, he was proposing a 60 to 65 foot wide lot. He reported Pulte was also seeing a great response for townhomes as well.

Ryan Kristopik, Carlson Engineering, shared further information with the council regarding the proposed project.

Ms. Sellman asked if the council supported a land use change from LDR to MDR on a portion of the site to allow for townhomes.

Councilmember Robertson indicated the council has tried to envision what this area looks like 20 to 30 years in the future and noted this area was supposed to be an extension of The Lakes. She reported the community was looking for something different on this property versus a typical development. She explained she supported keeping this land lower density.

Councilmember Larson agreed, stating this was one of the last large developments in Blaine and she wanted to see something different.

Councilmember Ford commented he was not against this development, and he understood there was a need for homes for empty nesters that were low maintenance. He indicated he could support the townhomes moving forward.

Councilmember Newland stated not every home in The Lakes was custom. He noted there were townhomes within this development and he believed it made sense to have additional townhomes in the surrounding commercial areas as proposed. He believed this would be a continuation of The Lakes. He also understood the proposed smaller lots fit with current market demands.

Councilmember Massoglia reported he did not support the land use change.

Councilmember Fleming stated she appreciated everyone's opinion. She indicated she did not support changing the vision for this area and would not support a land use change. She explained she would like to see larger unique homes in this area with larger lots.

Mayor Sanders commented The Lakes neighborhood was very well designed and executed. He believed the look and feel of The Lakes neighborhood should continue on this property.

Mr. Lotter asked if the plans were reevaluated and amended to have larger single family homes and some townhomes would this be considered by the city council.

Councilmember Massoglia stated he would like to see 75 to 80-foot-wide lots throughout this development. Councilmember Larson agreed.

Further discussion ensued regarding other housing developments that have been approved recently and staff noted the majority have been smaller lots sizes.

Councilmember Ford stated that for the people looking for larger houses and lots sizes, he anticipated these individuals would want to design their own homes. He questioned how many people in the community could afford a $1 to $2 million custom built home.

Councilmember Larson commented the city of Blaine may be losing these individuals to Ham Lake where larger lots were available.

Councilmember Robertson stated she liked the mix of housing within The Lakes and believed there was merit to having a variety of housing. She explained she wanted to be sensitive to the developers' time and resources. She understood this property would be difficult to develop due to the wetlands and endangered plant species. However, she did not want to give up on the vision the city had for this property.

Council consensus was not to support a land use change to allow townhomes.

Councilmember Newland asked if 75-foot-wide lots would require a zoning change. Ms. Sellman reported this was the case because the minimum lot width in the R-1 zoning district was 80 feet.

Ms. Sellman requested feedback on the proposed building elevations.

Councilmember Massoglia supported the lots being 75 to 80 feet wide and noted this would provide for beautiful homes throughout the development.

Councilmember Newland stated he believed the home elevations provided by Pulte were beautiful.

Councilmember Larson recommended the project have 80-foot-wide lots as well.

Mayor Sanders said the council would review a modified plan should Pulte wish to return for feedback.

Council supported lots being 75 to 80 feet wide throughout, which would then result in appropriate house elevations.

3.2. 2025-100 Development Proposal for EDA Owned Property at 90th Lane and University Avenue

Sponsors: Sheila Sellman, Assistant Community Development Director

Ms. Sellman stated the developer is proposing a 10-unit detached townhome development. Each unit will be a slab on grade with a two-car garage. The developer has indicated this type of development attracts an older demographic that prefers privacy and low maintenance living. The detached development will align well with the surrounding single-family neighborhood. Land will need to be dedicated for a right turn lane on University Avenue, this is reflected on the concept plan.

Ms. Sellman explained the developer has offered $260,000 for the property. A residential developer looks at a price/unit when determining land value versus a price/acre. This equates to $26,000/unit. This is a market-rate price for this type of transaction. If the EDA were to market the property for commercial use, the value would be approximately $700,000-$800,000. While the EDA paid $1,280,000 for the property 13+ years ago, the EDA is reminded that this transaction included buying property with existing buildings. It's not uncommon for cities to sell land for less than they purchased in redevelopment scenarios such as this. The EDA/Council can go into closed session to discuss the land offer.Staff commented further on proposed plans for this property and requested feedback from the Council.

Councilmember Ford stated he fully supported the proposed development.

Councilmember Newland agreed noting this would be a great upgrade for this area of Northtown.

Councilmember Robertson thanked staff for holding open houses to gain feedback from the residents. She indicated she supported the development as proposed.

Councilmember Fleming supported the plan as well.

Council supported the proposal as presented for 10 detached units, noting this project was based on feedback from the neighborhood meetings.

3.3. 2025-101 Closed Session Pursuant to MN Statute 13D.05(3)(c)(3) Consider Offer for EDA-Owned Property at 90th Lane and University Avenue

Sponsors: Erik Thorvig, Community Development Director

After a motion and second, the council moved into a closed session pursuant to Minnesota Statute 13D.05(3)(c)(3) to consider an offer for EDA-owned property at 90th Lane and

University Avenue.

3.4. 2025-102 City of Blaine Utility Cost Savings Project
Sponsors: Scott Johnson, Director of Administrative Services

Director of Administrative Services Johnson stated staff is requesting further discussion from the city council to receive direction on the potential utility cost-saving project for the city of Blaine. McKinstry presented their findings to the city council at the March 10, 2025, Workshop on potential utility cost-saving projects for the city of Blaine through guaranteed utility savings contracts and tax credits. They presented information on how the proposed improvements to our facilities will help save general fund, facilities fund and utility fund dollars. Staff noted timing is important on this project. We do not know if the tax credits and other funding sources proposed used for financing these projects will be available in 2026 (the proposed project follows the 2025 Federal Tax Code). The proposed project will help the city of Blaine save future energy costs, lighting costs, and save money with updated operations and maintenance systems. The next step in the process is the investment grade audit. The investment grade audit is a comprehensive and detailed energy audit that focuses on the financial aspects of the energy efficiency improvements. It analyzes potential energy savings and the return on investment (ROI) from the proposed changes or upgrades. The results of the audit provide the final guaranteed savings and project price.

Councilmember Massoglia thanked staff for the detailed presentation on this item. He explained if the council had a big priority to do solar on the water treatment plant that could be considered but noted this project was not within the city's CIP.

John Neville, McKinstry, shared more about solar panels life expectancy and payback. He reported when the water treatment plant was constructed it did not make sense to install the solar, but with the new rates and tax credits on the solar panels it did.

City Manager Wolfe indicated the solar panels were not in the CIP because staff did not believe it was a good idea to propose to the council unless there was a payback and the last time the analysis was completed, the payback would have been 30 years. She indicated the numbers were different at this time.

Councilmember Massoglia asked what would happen in 20 years when the solar panels needed to be replaced. He commented at this time he did not support the city pursuing solar.

Adam Seidel, McKinstry, reported the solar panels were rated to last 25 to 30 years and would bring cost savings to the city over the lifetime of the panels.

Councilmember Newland explained he agreed with Councilmember Massoglia that the city should not move forward with the solar panels given the future replacement costs.

Councilmember Robertson indicated many of the items within the plan would require long-term or ongoing maintenance which would be a cost to the city going forward. She did support the council having further discussions on how to systematically incorporate some of these items into the city over time for cost-saving purposes. She explained she was not willing to commit to $1.6 million in order to receive some cost savings over the next 20 years.

Mr. Neville discussed how the city needed to install new LED lights throughout all city buildings because florescent light bulbs were going away in 2026 and by doing this project now, this project would be not have to be done within the CIP.

Councilmember Robertson stated she was willing to have a conversation around this item, but indicated she could not support moving forward with the entire project at this time.

Councilmember Ford commented he supported the city pursuing this project. He understood money would have to be spent, but he believed the money spent would lead to future savings. He was of the opinion this project was the best way for the city to complete much needed improvements and enhancements while assisting with cost savings.

Councilmember Larson stated there was so much she didn't know about this project and that new information was being presented to the council regarding CIP maintenance costs. Mr. Johnson reported through this utility savings project, staff worked to create a comprehensive list of upcoming costs for the council to consider.

Councilmember Fleming commented she did not know where she stood on this topic yet. She asked if solar could be removed given the concerns that have been raised. She indicated she was not fully supportive on solar because she did not understand the future expense. John Seidel, McKinstry, explained the solar panels could be removed and the project could still move forward.

Councilmember Massoglia commented that he felt McKinstry was not being honest because when he had asked if the solar component could be removed and he was told the solar portion was over 70% of the project and without solar the project could not move forward. He questioned if the consultants were trying to lead the city into this project without all the proper information. Mr. Seidel apologized if this was Councilmember Massoglia's understanding but noted he was presenting all of the savings options to the city and explained the solar portion of the project could be removed and the project could still go forward.

Councilmember Ford questioned the lifespan of a solar panel and inquired if they could be useful in 30 to 40 years. Mr. Seidel reported solar panels were warrantied for 25 years. He explained he does not install solar onto roofs unless they were three years old or newer and the systems typically lasted for around 30 years. He commented he was uncertain what the technology would look like 30 years from now.

Councilmember Newland asked what the cost was to move forward with the investment grade audit. Mr. Johnson stated the cost was $82,775. Mr. Seidel discussed how the cost for the study would be built into the project that moves forward.

Ms. Wolfe explained she was hesitant to bring this item to the council because the city did not have dollars set aside for sustainability and it appeared this contract may be too good to be true. However, after completing the reference checks, she believed the project was worthwhile. She commented further on why staff put their time and effort into this contract because it would assist the city would cost savings.

Mayor Sanders asked if there were four members that supported the city moving forward with the audit.

Councilmember Larson inquired what staff recommended. Ms. Wolfe recommended the contract move forward.

Councilmember Larson stated she supported moving forward.

Councilmember Ford also supported moving the audit forward.

Councilmember Newland indicated he could support moving the audit forward.

Councilmember Robertson did not support moving forward with the audit because there would be a cost to the city and the city may not be able to pick and choose what could move forward.

Councilmember Fleming asked how the study would be paid for. Mr. Seidel explained there would be no up front fee, rather the fee would be built into whatever option or project the city moves forward with. He reiterated that McKinstry had built in savings in this project and these savings dollars will cover the cost for the audit. He indicated the $80,000 audit fee would have to be paid if the city were to back out of the project.

Councilmember Fleming stated she would support staff and staff's recommendation by recommending the audit move forward.

Councilmember Massoglia indicated he did not feel good about this contract at all. He commented on how the numbers are going to look very different if the solar portion were removed. He recommended the numbers be reworked by McKinstry without the solar component and that this be considered by the council prior to moving forward with the audit.

Councilmember Newland asked if McKinstry could provide this information to the council. Mr. Seidel stated he could sort through the data in order to provide the council with this information.

Councilmember Newland supported the council being able to look at the plans without solar before moving the audit forward.

Mayor Sanders requested McKinstry bring the plans back to the council without a solar component for further consideration.

3.5. 2025-107 Closed Session Pursuant to MN Statute 13D.05(3)(c)(3) Consider Offer for EDA-Owned Property at 10500 Nassau Street NE

Sponsors: Erik Thorvig, Community Development Director

After a motion and second, the council moved into a closed session pursuant to Minnesota Statute 13D.05(3)(c)(3) to consider an offer for EDA-owned property at 10500 Nassau Street NE.

4. Other Business

Mr. Thorvig shared an update on the traffic challenges around the NSC this past weekend during activities and the creation of the resulting temporary road. He said staff will be meeting this week with public safety and NSC staff members to address this concern.

5. Adjournment

The workshop was recessed at 6:55 PM and reconvened at 8:45PM to complete the two closed session items.

The meeting was adjourned at 9:30PM.

City of Blaine
City Council

May 5, 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 7:04PM by Mayor Sanders followed by the Pledge of Allegiance and the Roll Call.

2. Pledge of Allegiance

3. Roll Call

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

ABSENT: None.

Quorum Present.

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

4. Awards - Presentations - Organizational Business

None.

5. Communications

Councilmember Fleming invited the public to the Johnsville garage sales this weekend and commented on the events that would be held at Way of the Lord Church.

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.

Mayor Sanders opened the Open Forum at 7:06PM.

Scott Coggins, 15043 Thrush Street in Andover and member of the Anoka County Elections Integrity Team, asked that the city council cancel the poll pad agreement with Anoka County. He provided the city council with a handout. He commented on the issues within the contract further and recommended the city of Blaine move back to paper pollbooks.

David Hime, 1670 132nd Avenue NE, spoke against the proposed accessory dwelling unit (ADU) that will be considered later in the agenda at 1684 132nd Avenue NE. He reported he has 89 signatures against the ADU. He explained the entire neighborhood was upset about the proposed ADU. He shared concerns about the safety of children in the park and said if the ADU was approved, he would like to see drain tile installed, recommended the ADU have two doors, and that no washer/dryer be included. He recommended the needs of the city park be the main concern for the city. He feared the children using the park would be in danger if the ADU were approved.

Benjamim Skalicky, 3247 144th Avenue NW in Ham Lake, asked why an abatement was given for the stadium and questioned why the city then hired out-of-state contractors to construct the stadium. He reported Mammoth Construction was from Kansas and noted there were contractors available in Minnesota to construct this stadium.

Rosalva Hernandez and Katie Kushar, 11943 Lever Street NE, requested the city consider wildlife road crossing signage to help drivers be more aware of the wildlife in the community at Lexington Avenue from 109th Avenue to 112th Avenues; 121st Avenue between Sunset Road and Lever Street; 109th Avenue between Austin Street and Flanders Court NE. They suggested critter crossing signs be installed by the city at along these roadways.

Darin Matheson, 13012 El Dorado Street NE, shared comments regarding the proposed ADU request at 1684 132nd Avenue NE and said while some of the neighbors may be fearful he would work to address the neighborhood concerns. He was hopeful the ADU would make the neighborhood a better place as well as making the neighbors better people. He explained he was supportive of the ADU because it would have the potential to build the community's willingness to help each other and because it would make the neighborhood a better place to live.

Pat Hime, 1670 132nd Avenue NE, reported she has lived in the neighborhood for the past 40 years. She explained she was against the proposed ADU and changing the use within the single-family neighborhood. She indicated she did not have big lots in her neighborhood and she did not believe the ADU should be approved.

Nancy Johnson, 1743 131st Avenue NE, commented she has lived in this neighborhood for the past 47 years on the park. She commented on how the neighborhood has changed and evolved over the past four decades. She reported she was not trying to alienate her neighbors or create any conflict. She explained she supported the proposed ADU and noted the neighborhood already contains foster homes and multi-family housing. She encouraged her neighbors to be decent, to support one another and help each other through this while agreeing to disagree with one another civilly. She stated she was proud of the Pepin family and she hoped this project would move forward.

Michele Kurak, 13196 El Dorado Street NE, shared a written statement with the city clerk noting she opposed the proposed ADU.

There being no further input, Mayor Sanders closed the Open Forum at 7:26PM.

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.

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

Motion adopted unanimously.

7.1. 2025-103 Approval of Minutes

Sponsors: Cathy Sorensen, City Clerk

7.2. RES 25-70 Resolution Granting Final Plat Approval to Create Two Outlots and Right-of-Way Dedication for the Zest Street Extension on the Southwest Corner of Lexington Avenue and 125th Avenue NE. Lexington Crossing (Case File No. 25-0016/SAS)

Sponsors: Sheila Sellman, Assistant Community Development Director

7.3. 2025-104 Motion to Authorize the Mayor and City Manager to Enter into a Contract with Braun Intertec for Construction Materials Testing Services for the Lift Station 13 Force Main - Phase 2, Improvement Project No. U2330 (23-30)

Sponsors: Daniel Schluender, Director of Engineering

7.4. 2025-105 Notifying League of Minnesota Cities Insurance Trust That Monetary Limits on Tort Liability are Not Waived

Sponsors: Jason Zimmerman, Finance Director

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

8.1. 2025-106 Motion to Approve an Off Sale Intoxicating Liquor License for BKC Estates LLC, dba Naples Liquor Wine and Spirits, 3453 Lake Drive NE, Suite 140
Sponsors: Cathy Sorensen, City Clerk

City Clerk Sorensen stated council is asked to approve an off-sale intoxicating liquor license for BKC Estates LLC, dba Naples Liquor Wine and Spirits located at 3453 Lake Drive NE, Suite 140. It was noted a public hearing is required prior to the approval of an off-sale intoxicating liquor license in the city. Bharat Patel and Hitesh Patel, applicants, are purchasing the current Naples Wine & Spirits and have applied for an off-sale intoxicating liquor license for BKC Estates LLC, dba Naples Liquor Wine and Spirits located at 3453 Lake Drive NE, Suite 140. The applicants have met the licensing requirements by completing all necessary forms and paying associated fees. The Blaine Police Department has completed the background investigations and found no reason to deny. The liquor license, if approved, would be valid until June 30, 2025 and eligible for renewal July 1, 2025. All required information will be submitted to the state's alcohol and gambling enforcement division upon approval of the licenses by the council. This license is contingent upon meeting all approvals and requirements.

Mayor Sanders opened the public hearing at 7:27PM.

There being no public input, Mayor Sanders closed the public hearing at 7:27PM.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to Approve an Off-Sale Intoxicating Liquor License for BKC Estates LLC, dba Naples Liquor Wine and Spirits, 3453 Lake Drive NE, Suite 140.

Motion adopted unanimously.

8.2. RES 25-67 Resolution Granting a Conditional Use Permit for a Specialized Athletic Training Facility (Fitness Center) Offering Personal Services (Chiropractor and Acupuncture) in the Light Industrial (I-1A) Zoning District at 10044 Flanders Court NE #100. RT Training (Case File No. 25-0013/ACK)
Sponsors: Sheila Sellman, Assistant Community Development Director

Assistant Community Development Director Sellman stated the applicant is requesting a Conditional Use Permit (CUP) to open a specialized athletic training facility while also offering personal services (acupuncture and chiropractor) in a Light Industrial (I-1A) zoning district. Staff commented on the request in further detail and recommended approval.

Mayor Sanders opened the public hearing at 7:28PM.

There being no public input, Mayor Sanders closed the public hearing at 7:28PM.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to adopt a Resolution Granting a Conditional Use Permit for a Specialized Athletic Training Facility (Fitness Center) Offering Personal Services (Chiropractor and Acupuncture) in the Light

Industrial (I-1A) Zoning District at 10044 Flanders Court NE #100.

Motion adopted unanimously.

9. Development Business

9.1. RES 25-64 Resolution Granting a Conditional Use Permit to Allow a Detached Accessory Dwelling Unit (ADU) in a Single Family Residential (R-1) Zoning District at 1684 132nd Avenue NE. Alex Pepin (Case File No. 25-0008/ACK)

Sponsors: Sheila Sellman, Assistant Community Development Director

Ms. Sellman stated the applicant is requesting a Conditional Use Permit (CUP) for a detached Accessory Dwelling Unit (ADU) in an R-1 District at 1684 132nd Avenue NE. She explained an ADU request has to meet many city requirements before being brought forward to the planning commission and city council for consideration. She noted this request met all city requirements and was the city's first ADU request. Staff commented further on the history of the ADU ordinance. She further reviewed the site plan for the proposed ADU. She reported the planning commission held a public hearing for this item at their April 8 meeting and recommended approval of the request on a 4-2 vote.

Moved by Councilmember Fleming, seconded by Councilmember Ford, to adopt a Resolution Granting a Conditional Use Permit to Allow a Detached Accessory Dwelling Unit (ADU) in a Single Family Residential (R-1) Zoning District at 1684 132nd Avenue NE.

Councilmember Fleming shared her thanks for the input on this request and shared reasons for her support of the ADU. She noted she has considered all of the comments she has received regarding the ADU and thanked the Pepin family for inviting her into her home to discuss this matter in further detail on April 18. She explained on April 19 she and Councilmember Massoglia met with 30 neighbors who opposed the ADU in order to better understand their concerns. She reported she always worked to make decisions based on facts. She commented on the flyer that was circulated throughout the neighborhood, noting the ADU occupants would not be former drug users or have a history of domestic violence. Rather, the occupants may have once been homeless but were taking meaningful steps towards stability and self-sufficiency. She noted she spoke to David Frye, director of Family Promise, and explained she learned the individuals that would be considered for housing in the ADU would have to go through a background check along with the Family Promise program. She noted all of these individuals would be families who have gotten behind on rent and have been evicted. She commented on the image everyone has of homelessness versus what is actually happening today. She explained the homeless were staying hidden because of the stigma the homeless face in the community. She raised concerns with the fact a letter was sent to the Pepin family encouraging them to move to Ham Lake if they wanted to pursue an ADU. She did not believe this response reflected on the type of community she wanted Blaine to be. She reminded the public that 85% of the things people worry about, never come to pass. She commented on the safeguards that would be in place to address the concerns noting the ADU would require a short term rental license and all conditions would have to be enforced. She understood the neighbors did not want their rear yard view changed, but reported the Pepin family had rights on what they wanted to do with their property. She stated the Pepins were offering an opportunity for those that need a stable environment to get back on their feet, grow and build a future. She commended the Pepins for this, as well as being willing to modify the window placement and for adding a fence to the rear yard. She recognized and validated the neighborhoods concerns and noted the council would work diligently to tighten up the ADU requirements. She recommended this item return to a workshop meeting for further review. She addressed the Pepin family, noting she recognized this has been a difficult time for her family, but it was her hope that going forward the community could show kindness, compassion and a willingness to move forward. She encouraged the Pepins to continue to pray for wisdom in selecting an occupant for the ADU and that they find success in their new beginning and become a valued member of this neighborhood. She understood change was uncomfortable, but it can also bring growth, empathy and a renewed community spirit.

Councilmember Newland explained he opposed the proposed ADU as he felt it was not fitting for a single-family neighborhood. He reported the intent of the city council when the ADU ordinance was passed, was for ADUs to offer space for a mother-in-law or relative. He indicated this use was not compatible with the adjoining properties. He believed it would be more fitting to have an ADU on a farm residential lot or a property that was already zoned high density residential.

Councilmember Larson shared her story when it comes to foster care and how they still had to follow regulations outlined by the state, noting she had a desire to do good. She reviewed the concerns that were voiced by the neighbors and explained she was of the opinion the proposed ADU was not compatible with the intent of the single-family neighborhood. She believed it was important for residents to be able to choose the neighborhoods they live in and noted many of the residents in this neighborhood have lived there for the past 30 to 40 years. She supported the integrity of the neighborhood being maintained.

Councilmember Robertson shared comments regarding the intent of the ADU ordinance that council adopted, which was to provide options for generational housing. She explained she considered putting an ADU in her backyard for her two college aged children because they could not afford a house at this time. She stated she went back and read through the minutes and noted the units were referred to as mother-in-law units. She indicated she shared her colleagues' frustrations in how the neighborhood was responding to this request and asked that residents consider the power of their words. She reported the city council wants everyone in Blaine to love where they live and noted this ordinance was not meant to negatively impact homeowners. She explained the council may not have considered what the unforeseen circumstances would be by approving an ADU ordinance. She stated she was really proud that the Pepin family wanted to serve an underserved population and she appreciated the fact there were individuals like that in the community. She commented further on criteria two and discussed how the proposed ADU was not in keeping with the intent of the ordinance.

Councilmember Ford said whether he moves or seconds a motion doesn't have anything to do with his level of support rather he was willing to open the matter up for discussion. He explained he was a union president for 12 years and during that time he looked at a lot of contracts. He indicated with this request he could not act on intent or emotion but rather can only go by the ADU ordinance that was created in 2022. He discussed the criteria that were in place to refuse ADU requests. He stated he understood this was a highly emotionally charged request. He indicated he felt for the neighbors who opposed the request, but explained the city council was tasked with setting and following policy. He discussed how difficult it was for the city council to set perfect policy and noted there were always unintended consequences. He suggested this request be brought back to a workshop meeting in order to fully understand the impacts, but reiterated this use was allowed by city ordinance. He indicated his decision going forward would be made on fact and law, and not emotion.

Councilmember Larson reviewed a sentence from the planning commission minutes noting Mr. Pepin stated the rent would be paid by the tenant and noted he would only be charging 30% of their income or up to $1,400. She reported the city currently has 435 apartment vacancies and alot of these were in the $1,400 range. She suggested the Pepins could still do good by paying for a two-bedroom apartment in order to reduce the impact on the neighbors.

Councilmember Fleming clarified the rent charged to the individuals in the ADU would be 30% of their income and perhaps this would not equal $1,400 per month. She thanked the council for all of their comments and reiterated that this council could not fully know the intent of the council that passed the ADU ordinance. She noted the criteria states the use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the ADU will be located. She reported the zoning code has specific standards for the R-1 standard and noted the proposed ADU meets all of these standards. She asked that staff speak to the maximum allowed size for an ADU. Ms. Sellman stated the maximum size of 50% of the finished square footage of the primary residence, 25% of the square footage of the rear yard or 960 square feet, whichever is less. She indicated measurements were taken of the rear yard and residence in order to come up with the 616-square foot ADU.

Councilmember Ford indicated he would like City Attorney Loonan to speak to the intent for the ADU ordinance. City Attorney Loonan explained the two key functions of the city council were to act in a legislative capacity or in a quasi judicial capacity. He reported legislative actions adopt and approve laws, which the quasi judicial is the application of those laws. He stated at this time the R-1 zoning code was approved to allow as a conditional use accessory dwelling units. He indicated this was approved by the city council through their legislative authority. He advised there was no requirement to look at the intent. Rather, the laws and ordinances that were enacted have to be considered when applications are brought forward.

Councilmember Massoglia stated he has been thinking about this request a lot. He shared comments about the intent of this ADU and commended the Pepins for their efforts. He discussed how much ownership the neighbors have over the park. He indicated he was really torn on this item. He stated he believed in individual property rights and encouraged everyone to be neighborly regardless of the vote on this item.

Mayor Sanders commented on the need to do good and stated he believed the intent of the ordinance in 2021 was to provide additional housing options in Blaine. He stated he understood the council could not be making decisions based on intent. He recommended that if the ADU were approved, a condition should be added to ensure the ADU will not be rented. He reported the ADU ordinance was created to providing housing options for family members. He stated he understood the applicant was allowed to have an ADU, but supported this topic moving to a future workshop meeting for further discussion.

Councilmember Massoglia proposed the ADU be set back on the west side a little further to have it in line with the existing home.

Alex Pepin, 1684 132nd Avenue NE, stated he would be open to the proposed setback for the west side of the ADU to have it be in line with the existing home, but noted the elevation change on the property may not make this possible. He noted the intended use would be for their mother-in-law to live in the ADU in 10 years. He shared his appreciation for the council's discussion and staff's assistance throughout the entire application process.

Amendment moved by Councilmember Massoglia, seconded by Councilmember Fleming, to amend the conditions to include the setback on the west side of the ADU shall be in line with the existing garage.

Councilmember Larson asked what this would do.

Councilmember Massoglia indicated this was a request from the neighbors, noting a change to the setback would hide the ADU behind the existing garage.

Amendment adopted 5-2 (Councilmembers Newland and Robertson opposed).

Amendment moved by Councilmember Massoglia, seconded by Councilmember Fleming, to amend the conditions to require the applicant to install drain tile to divert runoff towards the street.

Amendment adopted 5-2 (Councilmembers Newland and Robertson opposed).

Councilmember Massoglia asked if the ADU would have its own address which would then require a separate mailbox. Ms. Sellman stated she would have to speak with the fire department regarding this matter. She anticipated from a fire standpoint, the ADU would have the same address. She reported it was not up to the city if this property has another mailbox, but rather this was determined by the post office.

Councilmember Fleming inquired if the property would have another driveway going through the rear yard. Ms. Sellman clarified there would not be an additional driveway. She indicated the property would have an eight-foot parking pad.

Mayor Sanders stated he did not want to see businesses buying up homes in Blaine and then adding ADUs in order to be able to rent both properties in the future. Community Development Director Thorvig reported either the home or the ADU has to be occupied by the owner of the property in order to prevent this circumstance. He stated staff could bring this item back to the city council at a future workshop meeting for further discussion.

Mr. Loonan commented Blaine City Code Chapter 18, Article 10 addresses licenses for rental dwellings and has a definition for rental dwellings. He reviewed this language in full for the record. He noted this could be referred to within Condition 4.

Amendment moved by Mayor Sanders, seconded by Councilmember Larson, to amend

Condition 4 stating the ADU shall not be used as a rental dwelling as defined in Blaine City Code.

Amendment adopted 6-1 (Councilmember Newland opposed).

Councilmember Larson requested a roll call vote.

A roll call vote was taken.

Amended motion failed 2-5 (Mayor Sanders, Councilmembers Larson, Massoglia, Newland, and Robertson opposed).

9.2. RES 25-66 Resolution Granting a Conditional Use Permit Amendment to Allow a 8,522 Square-Foot Addition to an Existing Childcare Center in a Development Flex (DF) Zoning District at 12612 Central Avenue NE. The Goddard School of Blaine (Case File No. 25-0009/EES)

Sponsors: Sheila Sellman, Assistant Community Development Director

Ms. Sellman stated the applicant is requesting a conditional use permit amendment to construct an addition to the existing Goddard School childcare center, which is located in a Development Flex (DF) zoning district. The setbacks and design are generally consistent with commercial zoning district standards. Staff commented further on the request and reported the planning commission recommended approval with conditions.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adopt a Resolution Granting a Conditional Use Permit Amendment to Allow a 8,522 Square-Foot Addition to an Existing Childcare Center in a Development Flex (DF) Zoning District at 12612 Central Avenue NE.

Motion adopted unanimously.

9.3. RES 25-61 Resolution Granting a Conditional Use Permit to Allow an Electric Vehicle (EV) Charging Station and a Zero Lot Line for a Shared Drive on the East Property Line in the Community Commercial (B-2) Zoning District on the Southeast Corner of Naples Street and Flowerfield Road. iONNA (Case File No. 25-0007/SLK)

Sponsors: Sheila Sellman, Assistant Community Development Director

Ms. Sellman stated the applicant is requesting a Conditional Use Permit (CUP) to allow six fast charging stations for electric vehicles (12 stalls), and a zero lot line for a shared drive on the east property line. Staff commented further on the request and reported the planning commission recommended approval.

Moved by Councilmember Newland seconded by Councilmember Massoglia, to adopt a Resolution Granting a Conditional Use Permit to Allow an Electric Vehicle (EV) Charging Station and a Zero Lot Line for a Shared Drive on the East Property Line in the Community Commercial (B-2) Zoning District on the Southeast Corner of Naples Street and Flowerfield

Road.

Motion adopted unanimously.

10. Administration

10.1. ORD 25-2576 First Reading

Amend Article VIII.- Legalized Gambling Sec. 22-383. Lawful Gambling and 22-384. Additional Regulations
Sponsors: Cathy Sorensen, City Clerk

Ms. Sorensen stated staff is recommending an ordinance amendment changing the minimum age for charitable gambling employees to 18 to match statute and other administrative updates.

Declared by Mayor Sanders that Ordinance No. 25-2576, “Amend Article VIII.- Legalized Gambling Sec. 22-383. Lawful Gambling and 22-384. Additional Regulations,” be introduced and placed on file for second reading at the May 19, 2025 Council meeting.

11. Other Business

Mr. Thorvig shared the new curb appeal homeowners booklet that was created by staff that outlines city home improvement grant programs.

Councilmember Massoglia and Mayor Sanders requested the ADU ordinance be placed on a future workshop agenda.

12. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adjourn the meeting at 8:30PM.

Motion adopted unanimously.

City of Blaine
City Council Workshop

May 12, 2025 | 5:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

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

1. Call to Order

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

2. Roll Call

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

ABSENT: None.

Quorum Present.

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

3. New Business

3.1. 2025-108 Closed Session Pursuant to MN Statute 13D.05 Subd. (3)(d) Security Briefing
Sponsors: Brian Podany, Safety Services Manager/Police Chief

After motion and second, the council moved to a closed session meeting pursuant to Minnesota Statute 13D.05 Subd. (3)(d) in order to receive a security briefing.

3.2. 2025-109 Development Proposal for EDA-Owned Property at 255 89th Avenue NE

Sponsors: Sheila Sellman, Assistant Community Development Director

Assistant Community Development Director Sellman stated True Blue Commercial has provided a townhome concept plan for the three EDA-owned lots off 89th Avenue NE. The three lots total 2.89 acres. The city held an open house on August 26, 2024, to obtain feedback from residents regarding future use of EDA-owned property, which included the subject site and property at 90th Lane and University Avenue. This information was presented to the city council at a workshop on September 4, 2024. Comments related to housing included single-story residential, for-sale product, no rentals and smaller units. Staff reported the submitted concept plan shows 32 attached townhome units with a park/open space in the northeast corner. The townhomes are 8-unit back-to-back with driveway access in the front of the unit. There are 2 and 3-bedroom units with a garage and two levels above. The building elevations include vinyl lap siding and board on batten.

Ms. Sellman reviewed the proposed plan in further detail with the council. She indicated the developer's pro forma lists the land purchase at $400,000 and requests $4,439,404.16 in Housing TIF over 25 years. To qualify, homes must be affordable to buyers earning up to 115% of the Area Median Income (AMI), or $103,960 annually. The proposed townhomes, priced at $349,999, meet this requirement. Staff has not engaged Baker Tilly to analyze the developers pro forma. If there is interest in the city council to sell the property for this use and to provide some level of financial assistance, Baker Tilly will review the pro forma to determine whether the TIF amount requested is reasonable or should be modified. Additionally, city staff and Baker Tilly will analyze what other funding sources may exist, including existing pooled housing TIF the city currently has, that can solely be used for affordable housing projects. Information related to the financial request would be discussed at a future workshop.

Ms. Sellman reported a residential developer looks at a price/unit when determining land value versus price/acre. This equates to $12,500/unit. If the EDA were to market the property for commercial use, the value would be approximately $900,000. While the EDA paid $1,155,000 for the property 20 years ago, the EDA is reminded that this transaction included buying property with existing buildings. It's not uncommon for cities to sell land for less than they purchased in redevelopment scenarios such as this. Two items have been placed on the agenda related to this item. She requested the council hold an open discussion on the concept plan and then go into closed session to discuss the financial request and asking price.

Councilmember Ford questioned if the garages could be flipped to face east/west in order to keep the balconies away from the existing homes. The applicant anticipated the density would be impacted if the units were flipped. He commented on the plant barrier that would be installed to assist with screening the units from the existing residential homes.

Councilmember Larson stated she liked the overall development. She believed the townhomes would be something new and different for this area of the Northtown development.

Councilmember Newland reported the neighborhood wanted to see single-story, single-level units. He indicated the tuck-under units would tower over the 10-foot concrete wall and he did not support these units. He explained the TIF request was not a reality either. He commented he could support single-level townhouses on this property but not the proposed towering units.

Councilmember Ford stated he supported the proposed development, but noted he would liked to see them flipped so the balconies were not looking into the backyards of the adjacent residential homes.

Councilmember Robertson indicated she typically deferred to the ward councilmembers for their direction, however, she understood staff has invested a great deal of time on this matter and held open houses with the neighborhood. She explained housing appears to be the preferred vision for this site, but she agreed with Councilmember Newland that a three-story unit would be too imposing given how the adjacent homes were one-story ramblers.

Councilmember Newland reported the city owns this land and the city can be extremely particular about what develops on this site. He indicated this would continue to be an attractive piece of land and he did not have a problem waiting for the right development to come along.

Councilmember Larson asked if the developer had another townhome model that could be considered for this property.

Scott Thompson, True Blue Commercial, introduced himself to the council and commented on several projects he had completed in the community. He discussed how the proposed units would meet the need in the community for affordable housing units. He believed the proposed townhome units would be a win-win for the community.

Jim Boo, True Blue Commercial, explained he was working in a number of different communities to bring new housing products. He discussed how public private partnerships were now being pursued in order to create new affordable housing developments. He stated without a TIF investment from the city, this project does not make financial sense for them. He commented the proposed units would be rent to own.

Mayor Sanders stated the easy properties in Blaine have been developed and the harrder parcels remain. He understood there were a lot that went in to trying to develop these standalone lots. He questioned if there was another townhome concept that would work on this parcel that was not quite so tall. Mr. Boo stated he has done six different concepts in other communities and reported this was about the only way he knew how to bring home ownership to the community.

Councilmember Newland discussed the comments that were received by the neighbors noting there was a strong preference for single-story units that were owner-occupied. He reiterated that the city was not under a time crunch with this property and could sit back and wait for a project that more closely aligned with the goals of the neighborhood.

Mr. Boo provided further information on the rent to own concept for the proposed townhomes.

Councilmember Ford expressed concern with the rent to own concept because he feared these residents would never really own the units.

Mr. Boo indicated he was bringing forward a housing concept that has worked in other communities and noted there was a rent to own option.

Mayor Sanders thanked the True Blue Commercial representatives for their time.

3.3. 2025-110 Closed Session Pursuant to MN Statute 13D.05(3)(c)(3) to Consider the Sale of EDA-Owned Property at 255 89th Avenue NE
Sponsors: Erik Thorvig, Community Development Director

After motion and second, the council moved to a closed session meeting pursuant to Minnesota Statute 13D.05 Subd. (3)(c)(3) in order to consider the sale of EDA-owned property at 255 89th Avenue NE.

3.4. 2025-111 Strategic Plan Progress Report
Sponsors: Ben Hayle, Communications Manager

Communications Manager Hayle stated in 2023, the city of Blaine engaged in a strategic planning process. This was a collaborative process led by an outside consultant involving both elected officials and city staff. That process resulted in a strategic plan with six strategic priorities. These priorities are areas of importance and focus for the city during 2023-2026. Each strategic priority has a staff lead and the six strategic priority leads meet to share progress and address any issues. He explained staff will provide the council with a progress update on each of the strategic priorities. Council will be asked to provide feedback on the current strategic initiatives and will be asked to provide direction on how often they would like to receive updates on the strategic plan. Staff is proposing that the council receive quarterly updates in writing through the council update and then an annual progress report would be provided at a council workshop meeting.

Councilmember Newland stated he believed the six strategic priorities for the city were very solid.

Economic Development Specialist Tucker commented on the economic development occurring in the city. She reported staff continues to work towards their economic development targets.

Director of Administrative Services Scott Johnson discussed the infrastructure management within the city.

Mr. Hayle discussed the collaboration, community engagement and trust building efforts being pursued by the city. He provided further comment on how the city would be pursuing scientific data in order to assist with trust building in the community.

Councilmember Larson stated she greatly appreciated the assistance staff provided to her whenever she had questions from residents.

Councilmember Robertson asked if the data collection would be costing the city money. Mr. Hayle reported it would cost the city money, but was within the 2025 budget.

Mr. Hayle asked for clarity from the council on how often staff should be providing updates on the strategic plan.

Council consensus was for staff to provide quarterly updates in writing through the council update and then an annual progress report would be provided at a council workshop meeting.

Mr. Hayle questioned if a new strategic plan should be pursued by staff every four years.

Mayor Sanders believed this was an important practice for the city to continue every four years.

Councilmember Robertson agreed, stating it would be important to bring the new city manager into this process.

City Manager Wolfe stated it was important for the council to have check ins, especially when it comes to the budget each year.

3.5. 2025-112 Cannabis Ordinance Amendments
Sponsors: Sheila Sellman, Assistant Community Development Director

Ms. Sellman stated in January of this year, the city adopted Ordinance 25-2572, zoning amendments related to the regulation of cannabis. The ordinance that was adopted was based on guidance from the League of Minnesota Cities and identified zoning districts for retail cannabis. The current ordinance prohibits manufacturing, unless the business is a mezzo business (up to 15,000 square feet of plant canopy indoors or up to one acre of mature flowering plants outdoors) or a micro business (up to 5,000 square feet of plant canopy indoors or up to one-half acre of mature flowering plants outdoors). At the time of ordinance creation, it was the staff's understanding that manufacturing could be limited to these business types.

Ms. Sellman explained the state recently completed the rule making process related to cannabis which requires cities to allow the manufacturing of cannabis. The statute explicitly states that cities cannot prohibit the use. Blaine's local ordinance needs to be amended to now include the manufacturing of cannabis. The purpose of the workshop discussion is to determine which zoning districts should allow manufacturing. The statute states that manufacturing can only occur indoors. Cities may permit or conditionally permit the use. General manufacturing is permitted in all industrial districts and is a conditional use in the Planned Business District (PBD).

City Clerk Sorensen offered a definition for daycare noting cannabis retail has to have a 500 foot buffer from any commercial daycare as well as residential daycare and that staff would be bringing forward a code amendment to make that clear.

Mayor Sanders stated he supported the I-2A and I-2.

Community Development Director Thorvig explained the I-2A and I-2 zoning districts were typically further away from residential neighbors.

Councilmember Massoglia asked if the city could make this a conditional use in the industrial zoning district. Ms. Sellman stated this would be allowed.

The council supported this recommendation.

Councilmember Larson questioned if this use created odor. Mr. Thorvig stated he was uncertain, but that he had read odor was a concern. He reported if this use was made conditional, the council could put conditions in place to address odor concerns.

Councilmember Robertson inquired which zoning district would limit this use the most. Ms. Sellman stated I-2A zoning district would limit this use the most.

Councilmember Ford reported all cannabis sold in Minnesota has to be grown in Minnesota.

Mayor Sanders inquired if the council should discuss the municipal cannabis shop. Mr. Thorvig indicated staff sent a message to all five groups interested in working with the city and noted staff would be bringing proposals back to the council in June. He commented the goal would be to interview these groups on June 14 and the preferred partner would be selected.

Police Chief Podany provided the council with information on how the city's grant funding would be impacted if the city were to pursue a cannabis retail shop. He explained the crime analyst position would not be impacted, but noted the overtime funding could be impacted by $7,000.

3.6. 2025-113 Local Option Sales Tax (LOST)/Minnesota Tournament Wellness Center (MNTWC)

Sponsors: Erik Thorvig, Community Development Director

Mr. Thorvig stated on March 3, 2025, a presentation was made by the Minnesota Tournament Wellness Center (MNTWC). The primary decision before the city council is whether to support a resolution to move forward a referendum vote to consider a Local Option Sales Tax (LOST) to pay for a portion of the facility. At the March 3, 2025 meeting, several councilmembers requested additional information on LOST and what other potential city projects may be eligible to use LOST. Earlier this year, the city council discussed alternative revenue sources to reduce the impact of the city levy on property taxpayers. At this point, staff has not engaged the assistance of bond counsel or a municipal financial consultant to analyze the financial structure further.

Mr. Thorvig commented staff was seeking specific direction at the workshop from the council whether this project is something the city would be interested in participating in. If so, staff will continue to monitor any changes to LOST laws in the current legislative session, and at some point, engage additional expertise in the matter. Additional updates will be provided to the council after the legislative session is complete with a potential resolution considered by to propose the tax. If the moratorium is extended, this delays any action until the moratorium is lifted. This is the first step in the process as outlined above. Understanding that staff and the MNTWC group have been working on this project for almost four years, the team needs direction from the City Council whether this project is of interest to the Blaine City Council, so they can either continue work in Blaine or look elsewhere. Staff provided further information on the items that LOST tax revenue could and could not be used on.

Mayor Sanders described the process that would be followed in the coming weeks between the house and senate in order for a bill to move forward. He stated he was uncertain how the final bill would look and if it would be completed by the end of the session. He anticipated if the bill were to move forward, all cities that approve a LOST in the future would be paying a portion back to the state.

Mr. Thorvig discussed the potential revenues the city could receive on an annual basis if a LOST were put in place. He commented on how these funds could be used for both a sports complex and fire station. He indicated MNTWC has requested the donation of land for the sports facility, noting the facility would require a larger property. He commented on a potential EDA property that could work for the proposed sports facility. He explained this property has a number of challenges given the wetlands onsite and would not draw a large purchase price due to the investment that would be required from future developers.

Councilmember Robertson stated this site has the ability to generate revenue greater than $1 if the property were not developed. Mr. Thorvig reported the proposed property was directly adjacent to the Blaine Wetland Sanctuary and the council could consider expanding the wetland sanctuary onto this property, where additional wetland banking could be completed for the EDA.

Councilmember Robertson estimated 60% of this property could be banked for wetland credits and wetland credits sell for $2.50 per square foot. She indicated this would generate $3.7 million for the city.

Mr. Thorvig stated if this site did not work out, the MNTWC would have to look at private parcels of land, which would increase the project costs. He commented further on how abatement bonds could be utilized for this project, but noted the city could not get close to the $52 million request.

Councilmember Massoglia explained he loved the heart and ideas from the team behind the MNTWC project, but explained he was not supportive of the project or of LOST. He was of the opinion this facility would fit better in another community.

Councilmember Newland agreed, stating there were too many unknowns when it came to this development. He reported the request was quite large and he did not know if this project would substantiate the investment. He believed the city owed it to the developers to say no versus waiting to make a decision later.

The applicant indicated he would like the residents of Blaine to have the right to vote on this matter. He stated another way of looking at this project would be an avenue for the city to bring the most requested amenity, a community center, to the residents. He explained the ROI was less than 1% so there would not be a big impact on the taxpayers. He suggested a task force be created to allow the residents of Blaine to further discuss the potential of a sports facility/community center and to see if there was an interest in putting tax dollars towards this. He commented on how the proposed facility would make enough money to pay for itself.

Councilmember Massoglia stated there is a process in the charter to petition in order to get items on the ballot. He reported he campaigned in 2020 for no city sales tax. He indicated during the last election there were candidates that campaigned on bringing a community center to Blaine and each of these candidates lost by 70%. He did not believe it was an accurate statement to say all residents in Blaine wanted a community center.

Councilmember Fleming indicated she has heard from Ward 1 constituents that the children in the area need a place for activities. She explained she campaigned against a city-wide sales tax. However, she stated she could support the city's residents making a decision on whether they want to have a LOST. She did not anticipate the city would lose business if visitors had to pay an additional $.50 or $1 on a $100 purchase.

Councilmember Massoglia was of the opinion the residents in his ward were very clear and elected him with the thought there would be no new local sales taxes. He reported by being elected the residents had spoken to him that the majority do not want a LOST. He recommended 10% of the registered voters get together to form a petition if a group wanted to bring a LOST request before the city.

Councilmember Fleming stated she would be okay with a LOST if the city received feedback there was support from the community.

Councilmember Ford indicated he liked the MNTWC project but did not support the proposed location. Even though he was interested in the project, he feared the moratorium would be delayed until 2026 which meant this project could not go forward at this time.

Councilmember Robertson commented that this project may have had a different outcome if it came to the city 10 years ago. She reported the city made a long-term commitment to a partnership with a developer who is developing amenities that closely align with a community center within a district that was sports-centric. She indicated the city was in a legally binding agreement to bring this product to market. She explained she did not support giving away the EDA-owned property because it did have value and could prove to be a revenue stream for the city. She reiterated that it seems unfair to turn the city's focus away from its current commitment to the proposed sports facility. She indicated she had knocked on almost every door in her ward twice while running for office. She stated she was elected to make decisions on behalf of these residents with the city's best interests in mind and, for this reason, she did not support going to the voters to see how they felt about a LOST. She commented she was also frustrated by the fact the state was proposing to require city's with a LOST to give a percentage back to the state. She explained the council was working to create new revenue streams while cutting costs in order to benefit taxpayers.

Councilmember Fleming agreed the EDA property could serve as a revenue stream for the city and she did not appreciate the fact that the state was looking to take a cut on future LOST. She indicated these were issues she had also, along with the timing of the project.

Councilmember Larson reported she had a problem with the timing of this project and noted she did not support the proposed location on the EDA property. She stated she liked the idea of wetland banking the EDA property in order to generate revenues for the city, while also preserving the beauty of the city. She commented on how the city was working to redevelop the 105th Avenue area and needed a new fire station. She believed it was more palatable to work towards these projects, noting she personally advocated for a fire station instead of apartments.

Councilmember Ford supported the city moving and doing things bad while he appreciated the points that were being made, he did not believe the city was doing too much and would rather see the city doing what it can.

The applicant commented he was not tied to the EDA property and stated his project would only need 30 acres of the parcel and indicated the remaining 50 acres could be banked. He explained he has been working on this project for the past four years with the city and asked for additional information on what would be included in the 105th redevelopment.

Mr. Thorvig discussed what would be included in the proposed field house with a Top Golf concept. He reported the golf component may be taken out in order to include more indoor activities. He stated nothing specific has been determined.

Mayor Sanders indicated a lot more has to be determined before the council could consider using LOST for this project. Mr. Thorvig thanked the council for their feedback and stated staff would continue to monitor the two LOST bills being considered by the state and an update can be provided to the council at the end of the legislative session.

4. Other Business

Mayor Sanders commented on the union work that would be completed on the baseball stadium in response to a concern raised at the last council open forum. He explained Mammoth would be overseeing the project and would be hiring a lot of local construction crews to complete the work.

5. Adjournment

The workshop was adjourned at 8:38PM.

City of Blaine
Staff Report

File Number: 2025-120

Agenda Date	Status
May 19, 2025	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 7.3

Motion to Approve a Tobacco and Tobacco Products License for RMA Investments dba X-Golf, 298 Northtown Drive NE

Executive Summary

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

Background

Ben Feret, applicant, has applied for a tobacco and tobacco products license for RMA Investments dba X-Golf located at 298 Northtown Drive NE. Mr. Feret owns the existing business and intends to sell only nicotine pouches in collaboration with other X-Golf franchises. The applicant has met the licensing requirements by completing all necessary forms and paying associated fees. The Blaine Police Department has conducted a background investigation on the applicant and found no reason to deny the license. If approved, the tobacco license will be effective through December 31, 2025. As a reminder, council adopted a cap on the number and type of licenses to 50 licenses in conjunction with other uses and 12 tobacco products stores only. If approved, the number of licenses would be below the adopted cap; 44 licenses in conjunction with other uses and 12 tobacco products store licenses.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

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

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve a tobacco and tobacco products license for RMA Investments dba X-Golf, 298 Northtown Drive NE

Attachment List

None

City of Blaine
Staff Report

File Number: ORD 25-2576

Agenda Date	Status
May 19, 2025	
In Control	**File Type**
City Council	Ordinance

Approval of Consent Agenda: -

Agenda Item # 7.4

Second Reading of Ordinance to Amend Article VIII.- Legalized Gambling Sec. 22-383. Lawful Gambling and 22-384. Additional Regulations

Executive Summary

Staff is recommending an ordinance amendment changing the minimum age for charitable gambling employees to 18 to match statute and other administrative updates.

Background

After a recent City code review, staff wanted to share the section from legalized gambling that implemented age restrictions for charitable gambling staff to be 21 years of age or older:

Sec. 22-384. Additional regulations.

In addition to the requirements of Minn. Stat. §§ 349.11—349.60, inclusive, and rules adopted pursuant to the authority contained in the said statutes, lawful gambling shall be subject to the regulations set forth in the following paragraphs:

(1) It is unlawful to make side bets or other wagers in connection with the conduct of lawful gambling.

(2) A duly licensed pull-tab distribution, bingo or raffle game must be under the supervision of a gambling manager licensed under Minn. Stat. § 349.167. In order to qualify as a gambling manager, an individual must have been a member of the organization for at least two years.

(3) No person who is under the age of 21 years shall operate or assist in operating a pull-tab distribution or bingo or raffle game in Blaine.

The ordinance amendment was adopted in 1988 and has been in place ever since. While cities can be more restrictive, statute allows the minimum age to be 18:

349.181 RESTRICTIONS ON WHO MAY PARTICIPATE IN LAWFUL GAMBLING.

Subdivision 1.**Minimum age.**

(a) A person under age 18 may not participate:
(1) as a player in games of pull-tabs, tipboards, paddlewheel, or raffles;
(2) as a player in a bingo game other than:
(i) a bingo game exempt or excluded from licensing; or
(ii) a bingo game conducted by an organization as part of an annual community event if the person under age 18 is accompanied by a parent or guardian; and
(3) in the conduct of pull-tabs, tipboards, paddlewheels, bingo, or raffles, except that a person under age 18 may sell raffle tickets.

After confirming the minimum age is 18 in cities within the trade area, staff is recommending a code amendment to align Blaine's code with statute, making the minimum age be 18 years of age. In addition, staff is recommending minor amendments correcting city code references and premise permit terms. First reading was held on May 5, 2025, with no comments received.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

Staff shared this potential amendment with the current charitable gambling license holders and no concerns were shared.

Staff Recommendation

Staff recommends council hold second reading and adopt the ordinance amendment.

Attachment List

None

City of Blaine

Signature Copy

Ordinance: ORD 25-2576

Second Reading of Ordinance to Amend Article VIII.- Legalized Gambling Sec. 22-383. Lawful Gambling and 22-384. Additional Regulations

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

Sec. 22-383. Lawful gambling.

There shall be no gambling in the City of Blaine except bingo, raffle games, and pull-tabs, duly licensed or otherwise allowed pursuant to the provision of this article, Minn. Stat. §§ 349.11—349.60, inclusive, and rules adopted pursuant to the authority contained in said statutes, and the state lottery authorized pursuant to Minn. Stat. §§ 349A.01—349A.15 inclusive.

(1) No permit shall be required for the conduct of gambling exempt from licensing under Minn. Stat. § 349.166.

(2) Nothing in article ~~VII~~ VIII of chapter 22 of the Blaine Code shall be deemed to be an automatic approval of a premises permit or bingo license applied for with the gambling control board. A licensed organization may not conduct lawful gambling in the City of Blaine unless a premises permit or bingo license is approved by city council resolution. A premises permit shall be ~~valid for a period of two years~~ perpetual, unless revoked pursuant to this article or state statute.

(Code 1980, § 4-91; Ord. No. 88-1108, 1-5-1989; Ord. No. 91-1262, 9-5-1991; Ord. No. 04-2004, 2-5-2004)

Sec. 22-384. Additional regulations.

In addition to the requirements of Minn. Stat. §§ 349.11—349.60, inclusive, and rules adopted pursuant to the authority contained in the said statutes, lawful gambling shall be subject to the regulations set forth in the following paragraphs:

(1) It is unlawful to make side bets or other wagers in connection with the conduct of lawful gambling.

(2) A duly licensed pull-tab distribution, bingo or raffle game must be under the supervision of a gambling manager licensed under Minn. Stat. § 349.167. In order to qualify as a gambling manager, an individual must have been a member of the organization for at least two years.

~~(3) No person who is under the age of 21 years shall operate or assist in operating a pull-tab distribution or bingo or raffle game in Blaine.~~

~~(4)~~(3) No organization may maintain more than four lawful gambling locations in the City at one time, except that an organization operating lawful gambling activities at more than four locations as of January 1, 2004, may continue to operate at those same locations pursuant to the following conditions:

a. The organization complies with all other state and local lawful gambling laws and ordinances.

b. Each location continues to qualify as a lawful gambling premises.

c. No lawful gambling activity is moved to a new location unless the organization is in conformance with the four-location limitation.

d. When a premises permit has lapsed or been revoked at a location for any reason, the organization may not commence operations at that location unless the organization is in conformance with the four-location limitation.

~~(5)~~(4) No premises permit or bingo hall license will be approved for:

a. Any organization to conduct lawful gambling on any premises other than a church, the premises of a fraternal, veterans or other nonprofit organization, or the premises of an on-sale intoxicating liquor licensee licensed pursuant to the applicable sections of the Blaine Code.

b. Any organization or local subdivision thereof unless all of the following requirements are met:

1. The activities of the organization or its local subdivision directly or primarily benefit citizens of Blaine.

2. The organization or the local subdivision must have had a principal business or operations location in the City of Blaine for a continuous period of at least two years immediately preceding the permit request and maintain such a location as long as the organization operates lawful gambling activities in the city. The organization must have been in continuous existence holding meetings for at least two years prior to the approval of the license.

3. The organization or the local subdivision may be granted a waiver of operational requirement if the city council determines the organization has significant community involvement and such a waiver would have to be granted per location up to the four-location limit.

c. The simultaneous conducting of lawful gambling by more than one organization on authorized premises.

~~(6)~~ (5)It is unlawful to sell, give or otherwise transfer in the City of Blaine, any raffle ticket, paddle ticket or any other opportunity to participate in any gambling event not approved by the City of Blaine pursuant to the provisions of the Minnesota Statutes and rules adopted by reference herein.

~~(7)~~(6) Copies of the reports, which must be filed with the gambling control board, as required by Minn. Stat. § 349.19, shall be filed simultaneously with the city clerk.

~~(8)~~(7) A licensed organization conducting lawful gambling within the city shall expend all of its expenditures for lawful purposes on lawful purposes conducted or located within the city's trade area. The city's "trade area" is defined as and is specially limited to the Cities of Blaine, Circle Pines, Coon Rapids, Ham Lake, Lexington, Lino Lakes, Mounds View, Shoreview and Spring Lake Park.

~~(9)~~(8) Effective July 1, 1993, a licensed organization conducting lawful gambling within the city shall contribute ten percent of its net profits derived from lawful gambling to a fund administered and regulated by the city without cost to the fund, for disbursement by the city of the receipts for lawful purposes as defined in Minn. Stat. § 349.12. For the purposes of this requirement, "net profits" are defined as gross profit less sums actually expended for allowable expenses as reported to the Minnesota Department of Revenue. Such contributions shall be made to the city within 15 days of the end of each calendar quarter.

~~(10)~~(9)A premises permit or bingo hall license approved by the city may be suspended or revoked for violations of this chapter, or Minn. Stat. ch. 349, or for failure to meet the qualifications set out in this chapter, or Minn. Stat. ch. 349, or for the failure to comply, for any reason, with any provision, guaranty or claim made in the applicant's original license application to either the city or the State of Minnesota.

~~(11)~~(10)No license or permit approved by the city, including any bingo hall license, grants the licensee a property right or entitlement to a license or permit. The city may refuse to issue, renew or may revoke the license or permit for any reason and will not incur liability for any damages including, but not limited to, direct, consequential or incidental damages, deprivation of property, loss of income, loss of profits, or loss of livelihood.

(Code 1980, § 4-92; Ord. No. 88-1108, 1-5-1989; Ord. No. 91-1262, 9-5-1991; Ord. No. 93-1388, 6-3-1993; Ord. No. 04-2004, 2-5-2004)

INTRODUCED and read in full this 5th day of May, 2025.

PASSED by the City Council of the City of Blaine this 19th day of May, 2025.

City of Blaine
Staff Report

File Number: RES 25-65

Agenda Date	Status
May 19, 2025	
In Control	**File Type**
City Council	Resolution

Approval of Consent Agenda: -

Agenda Item # 7.5

Resolution to Approve a Premise Permit for Lawful Gambling Activity for Community Charities of Minnesota at X-Golf located at 298 Northtown Drive NE

Executive Summary

Council is being asked to approve a premise permit for Community Charities of Minnesota at X-Golf located at 298 Northtown Drive NE.

Background

Miranda Quandt, gambling manager for Community Charities of Minnesota has submitted an application to conduct charitable gambling at X-Golf in Blaine. If approved, they will conduct electronic pull tabs at this location.

A background investigation has been completed and nothing was found to disqualify Community Charities of Minnesota from obtaining this permit. While Community Charities of Minnesota is based out of Mankato and doesn't meet city code definition of an eligible organization for operational requirements due to not being based in Blaine, city code does allow for council to grant a waiver of operational requirement if it is determined that the organization has significant community involvement. Any potential waiver would have to be granted per location up to the four-location limit. Attached is a summary of their community involvement for council consideration, as well as the LG214 premise permit application and LG215 signed lease application for X-Golf.

Per current code, no organization may maintain more than four lawful gambling locations in the City at one time. If approved, this will be their first site in Blaine.

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

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

Adopt a resolution approving a new premise permit to allow for lawful gambling activity by Community Charities of Minnesota at X-Golf located at 298 Northtown Drive NE.

Attachment List

1. Community Engagement
2. Xgolf Blaine LG214
3. XGolf Blaine LG215 - signed 1

City of Blaine

Signature Copy

Resolution: RES 25-65

Resolution to Approve a Premise Permit for Lawful Gambling Activity for Community Charities of Minnesota at X-Golf located at 298 Northtown Drive NE

WHEREAS, the Community Charities of Minnesota has submitted an application for a premise permit to allow charitable gambling to be conducted at x-Golf Blaine, 298 Northtown Drive NE, Blaine, Minnesota; and

WHEREAS, the Blaine City Council has determined that, based on Community Charities of Minnesota significant community involvement in Blaine, it will be granted a waiver of operational requirement; and

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

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

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

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

PASSED by the City Council of the City of Blaine this19th day of May, 2025.

Heroes Helping Heroes is a 501c3, nonprofit in Minnesota providing peer-to-peer support for both active and retired first responders (Police, Fire, EMS and Corrections) who are suffering from work-related mental health issues, specifically Post Traumatic Stress Disorder (PTSD). H3 provides its members an opportunity to engage in outdoor activities with other first responders from all across the state. These events are paid for by H3 so our members can participate and get the help they desperately need without worrying about how to pay for it. With over 1,100 members, H3 has numerous members who live in Blain and the surrounding area as well as members who work for the city of Blaine.

H3 has partnered up with Community Charities to help us run pull tabs at X-Golf in Medina. By partnering up with Community Charities, it allows H3 to not hire a gaming manager and instead allows us to use all funds raised to go directly to helping save and improve the lives of our first responders.

Community Charities of Minnesota was established in 1982 as an entity to support organizations with fundraising efforts and funding through pull tab sales in over 30 sites throughout Minnesota. We are a unique organization that focuses on building community relationships through our sites and provides funding to school programs, youth activities, art initiatives, religious groups, and other 501c3 organizations such as H3. We keep 85% of each site's profits spent in that area's community. It is our hope to help build up each of the communities we are in, to promote sales for the site and to continue providing donations for the community. Last year we gave out $650 million as a charity and currently hold a 4.7 star rating.

LG214 Premises Permit Application

Annual Fee $150 (NON-REFUNDABLE)

REQUIRED ATTACHMENTS TO LG214

1. If the premises is leased, attach a copy of your lease. Use **LG215 Lease for Lawful Gambling Activity.**
2. $150 annual premises permit fee, for each permit (non-refundable). Make check payable to "**State of Minnesota**."

Mail the application and required attachments to:
Minnesota Gambling Control Board
1711 West County Road B, Suite 300 South
Roseville, MN 55113

Questions? Call 651-539-1900 and ask for Licensing.

ORGANIZATION INFORMATION

Organization Name: Community Charities of Minnesota

License Number: 02650

Chief Executive Officer (CEO) Gene Glorvigen

Daytime Phone: 507-261-1561

Gambling Manager: Miranda Quandt

Daytime Phone: 507-340-8393

GAMBLING PREMISES INFORMATION

Current name of site where gambling will be conducted: X-Golf Blaine

List any previous names for this location:

Street address where premises is located: 298 Northtown Dr
(Do not use a P.O. box number or mailing address.)

City: **OR** Township:	County:	Zip Code:
Blaine	Anoka	55434

Does your organization own the building where the gambling will be conducted?

☐ **Yes** ☑ **No** **If no,** attach LG215 Lease for Lawful Gambling Activity.

A lease is not required if only a raffle will be conducted.

Is any other organization conducting gambling at this site? ☑ Yes ☐ No ☐ Don't know

Note: Bar bingo can only be conducted at a site where another form of lawful gambling is being conducted by the applying organization or another permitted organization. Electronic games can only be conducted at a site where paper pull-tabs are played.

Has your organization previously conducted gambling at this site? ☐ Yes ☑ No ☐ Don't know

GAMBLING BANK ACCOUNT INFORMATION; MUST BE IN MINNESOTA

Bank Name: Profinium Bank

Bank Account Number: 1319979

Bank Street Address: 100 Warren St., Suite 100 City: Mankato State: **MN** Zip Code: 56001

ALL TEMPORARY AND PERMANENT OFF-SITE STORAGE SPACES

Address (Do not use a P.O. box number):	City:	State:	Zip Code:
120 Patterson Ct	Mankato	**MN**	56001
		MN	
		MN	

ACKNOWLEDGMENT BY LOCAL UNIT OF GOVERNMENT: APPROVAL BY RESOLUTION

CITY APPROVAL
for a gambling premises
located within city limits

City Name: Blaine

Date Approved by City Council: ____________

Resolution Number: ____________
(If none, attach meeting minutes.)

Signature of City Personnel:

____

Title: ____________ Date Signed: ____________

Local unit of government must sign.

COUNTY APPROVAL
for a gambling premises
located in a township

County Name: ____________

Date Approved by County Board: ____________

Resolution Number: ____________
(If none, attach meeting minutes.)

Signature of County Personnel:

____

Title: ____________ Date Signed: ____________

TOWNSHIP NAME: ____________

Complete below only if required by the county.
On behalf of the township, I acknowledge that the organization is applying to conduct gambling activity within the township limits. (A township has no statutory authority to approve or deny an application, per Minnesota Statutes 349.213, Subd. 2.)

Print Township Name: ____________

Signature of Township Officer: ____________

Title: ____________ Date Signed: ____________

ACKNOWLEDGMENT AND OATH

1. I hereby consent that local law enforcement officers, the Board or its agents, and the commissioners of revenue or public safety and their agents may enter and inspect the premises.
2. The Board and its agents, and the commissioners of revenue and public safety and their agents, are authorized to inspect the bank records of the gambling account whenever necessary to fulfill requirements of current gambling rules and law.
3. I have read this application and all information submitted to the Board is true, accurate, and complete.
4. All required information has been fully disclosed.
5. I am the chief executive officer of the organization.
6. I assume full responsibility for the fair and lawful operation of all activities to be conducted.
7. I will familiarize myself with the laws of Minnesota governing lawful gambling and rules of the Board and agree, if licensed, to abide by those laws and rules, including amendments to them.
8. Any changes in application information will be submitted to the Board no later than ten days after the change has taken effect.
9. I understand that failure to provide required information or providing false or misleading information may result in the denial or revocation of the license.
10. I understand the fee is non-refundable regardless of license approval/denial.

____________ 04/30/2025
Signature of Chief Executive Officer (designee may not sign) Date

Data privacy notice: The information requested on this form (and any attachments) will be used by the Gambling Control Board (Board) to determine your organization's qualifications to be involved in lawful gambling activities in Minnesota. Your organization has the right to refuse to supply the information; however, if your organization refuses to supply this information, the Board may not be able to determine your organization's qualifications and, as a consequence, may refuse to issue a permit. If your organization supplies the information requested, the Board will be able to process your organization's application. Your organization's name and address will be public information when received by the Board. All other information provided will be private data about your organization until the Board issues the permit. When the Board issues the permit, all information provided will become public. If the Board does not issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public. Private data about your organization are available to: Board members, Board staff whose work requires access to the information; Minnesota's Department of Public Safety, Attorney General, Commissioners of Administration, Minnesota Management & Budget, and Revenue; Legislative Auditor, national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.

This form will be made available in alternative format, i.e. large print, braille, upon request.

MINNESOTA LAWFUL GAMBLING

LG215 Lease for Lawful Gambling Activity

6/15 Page 1 of 2

LEASE INFORMATION

Organization: Community Charities of Minnesota	License/Site Number: 02650	Daytime Phone: 507-386-1934
Address: 120 Patterson Ct	City: Mankato	State: MN Zip: 56001
Name of Leased Premises: X-Golf Blaine	Street Address: 298 Northtown Drive NE	
City: Blaine	State: MN Zip: 55434	Daytime Phone: (952) 529-7195
Name of Legal Owner: Northtown Mall Territories LLC	Business/Street Address: 1909 Tyler St Ste 403	
City: Hollywood	State: FL Zip: 33020	Daytime Phone: (763) 786-9704
Name of Lessor **(if same as legal owner, write "SAME")**: RMA Investments, LLC	Address: 298 Northtown Drive NE	
City: Blaine	State: MN Zip: 55434	Daytime Phone: (269) 501-7115

Check applicable item:

☑ **New or amended lease**. Effective date: ______________. Submit changes at least ten days **before** the effective date of the change.

☐ **New owner**. Effective date: ______________. Submit new lease **within** ten days after new lessor assumes ownership.

CHECK ALL ACTIVITY THAT WILL BE CONDUCTED (no lease required for raffles)

☑ Pull-Tabs (paper)

☐ Pull-Tabs (paper) with dispensing device

☐ Bar Bingo ☐ Bingo

☑ Tipboards

☑ Paddlewheel ☐ Paddlewheel with table

☑ Electronic Pull-Tabs

☑ Electronic Linked Bingo

Electronic games may only be conducted:
1. at a premises licensed for the on-sale of intoxicating liquor or the on-sale of 3.2% malt beverages; or
2. at a premises where bingo is conducted as the primary business and has a seating capacity of at least 100.

PULL-TAB, TIPBOARD, AND PADDLEWHEEL RENT (separate rent for booth and bar ops)

BOOTH OPERATION: Some or all sales of gambling equipment are conducted by an employee/volunteer of a licensed organization at the leased premises.

ALL GAMES, including electronic games: Monthly rent to be paid: ____%, not to exceed **10%** of gross profits for that month.
- Total rent paid from all organizations for only booth operations at the leased premises **may not exceed $1,750**.
- The rent cap does not include BAR OPERATION rent for electronic games conducted by the lessor.

BAR OPERATION: All sales of gambling equipment conducted by the lessor or lessor's employee.

ELECTRONIC GAMES: Monthly rent to be paid: 15 %, not to exceed **15%** of the gross profits for that month from electronic pull-tab games and electronic linked bingo games.

ALL OTHER GAMES: Monthly rent to be paid: 20 %, not to exceed **20%** of gross profits from all other forms of lawful gambling.
- If any booth sales conducted by a licensed organization at the premises, rent may not exceed **10%** of gross profits for that month and is subject to booth operation **$1,750** cap.

BINGO RENT (for leased premises where bingo is the primary business conducted, such as bingo hall)

Bingo rent is limited to one of the following:
- Rent to be paid: ______ %, not to exceed **10%** of the monthly gross profit from all lawful gambling activities held during bingo occasions, excluding bar bingo.
  - OR -
- Rate to be paid: $ __________ per square foot, not to exceed 110% of a comparable cost per square foot for leased space, as approved by the director of the Gambling Control Board. The lessor must attach documentation, verified by the organization, to confirm the comparable rate and all applicable costs to be paid by the organization to the lessor.
  - ⇒ **Rent may not be paid for bar bingo.**
  - ⇒ Bar bingo does not include bingo games linked to other permitted premises.

LEASE TERMINATION CLAUSE (must be completed)

The lease may be terminated by either party with a written 30 day notice. Other terms:

Lease Term: The term of this agreement will be concurrent with the premises permit issued by the Gambling Control Board (Board).

Management: The owner of the premises or the lessor will not manage the conduct of lawful gambling at the premises. The organization may not conduct any activity on behalf of the lessor on the leased premises.

Participation as Players Prohibited: The lessor will not participate directly or indirectly as a player in any lawful gambling conducted on the premises. The lessor's immediate family and any agents or gambling employees of the lessor will not participate as players in the conduct of lawful gambling on the premises, except as authorized by Minnesota Statutes, Section 349.181.

Illegal Gambling: The lessor is aware of the prohibition against illegal gambling in Minnesota Statutes 609.75, and the penalties for illegal gambling violations in Minnesota Rules 7865.0220, Subpart 3. In addition, the Board may authorize the organization to withhold rent for a period of up to 90 days if the Board determines that illegal gambling occurred on the premises or that the lessor or its employees participated in the illegal gambling or knew of the gambling and did not take prompt action to stop the gambling. Continued tenancy of the organization is authorized without payment of rent during the time period determined by the Board for violations of this provision, as authorized by Minnesota Statutes, Section 349.18, Subd. 1(a).

To the best of the lessor's knowledge, the lessor affirms that any and all games or devices located on the premises are not being used, and are not capable of being used, in a manner that violates the prohibitions against illegal gambling in Minnesota Statutes, Section 609.75.

Notwithstanding Minnesota Rules 7865.0220, Subpart 3, an organization must continue making rent payments under the terms of this lease, if the organization or its agents are found to be solely responsible for any illegal gambling, conducted at this site, that is prohibited by Minnesota Rules 7861.0260, Subpart 1, item H, or Minnesota Statutes, Section 609.75, unless the organization's agents responsible for the illegal gambling activity are also agents or employees of the lessor.

The lessor must not modify or terminate the lease in whole or in part because the organization reported, to a state or local law enforcement authority or to the Board, the conduct of illegal gambling activity at this site in which the organization did not participate.

Other Prohibitions: The lessor will not impose restrictions on the organization with respect to providers (distributor or linked bingo game provider) of gambling-related equipment and services or in the use of net profits for lawful purposes.

The lessor, the lessor's immediate family, any person residing in the same residence as the lessor, and any agents or employees of the lessor will not require the organization to perform any action that would violate statute or rule. The lessor must not modify or terminate this lease in whole or in part due to the lessor's violation of this provision. If there is a dispute as to whether a violation occurred, the lease will remain in effect pending a final determination by the Compliance Review Group (CRG) of the Board. The lessor agrees to arbitration when a violation of this provision is alleged. The arbitrator shall be the CRG.

Access to Permitted Premises: Consent is given to the Board and its agents, the commissioners of revenue and public safety and their agents, and law enforcement personnel to enter and inspect the permitted premises at any reasonable time during the business hours of the lessor. The organization has access to the premises during any time reasonable and when necessary for the conduct of lawful gambling.

Lessor Records: The lessor must maintain a record of all money received from the organization, and make the record available to the Board and its agents, and the commissioners of revenue and public safety and their agents upon demand. The record must be maintained for 3-1/2 years.

Rent All-Inclusive: Amounts paid as rent by the organization to the lessor are all-inclusive. No other services or expenses provided or contracted by the lessor may be paid by the organization, including but not limited to:

- trash removal
- electricity, heat
- snow removal
- storage
- janitorial and cleaning services
- other utilities or services
- lawn services
- security, security monitoring
- cost of any communication network or service required to conduct electronic pull-tabs games or electronic bingo
- in the case of bar operations, cash shortages.

Any other expenditures made by an organization that is related to a leased premises must be approved by the director of the Board. Rent payments may not be made to an individual.

ACKNOWLEDGMENT OF LEASE TERMS

I affirm that this lease is the total and only agreement between the lessor and the organization, and that all obligations and agreements are contained in or attached to this lease and are subject to the approval of the director of the Gambling Control Board.

Other terms of the lease:

Signature of Lessor:	Date:	Signature of Organization Official (Lessee):	Date:
Ben Feret	05/06/2025	Miranda Quandt	05/06/2025
Print Name and Title of Lessor:		Print Name and Title of Lessee:	
Ben Feret	Owner	Miranda Quandt	Gambling Manager

Questions? Contact the Licensing Section, Gambling Control Board, at 651-539-1900. This publication will be made available in alternative format (i.e. large print, braille) upon request. **Data privacy notice:** The information requested on this form and any attachments will become public information when received by the Board, and will be used to determine your compliance with Minnesota statutes and rules governing lawful gambling activities.

Mail or fax lease to:
Minnesota Gambling Control Board
1711 W. County Road B, Suite 300 South
Roseville, MN 55113
Fax: 651-639-4032

City of Blaine
Staff Report

File Number: 2025-121

Agenda Date	Status
May 19, 2025	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 7.6

Motion to Approve a Tobacco and Tobacco Products License for Holiday Stationstores, LLC located at 9305 Central Avenue NE

Executive Summary

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

Background

Gary Brant, the applicant, is purchasing the current Gas Plus #10 store and has applied for a tobacco and tobacco products license for Holiday Stationstores, LLC located at 9305 Central Avenue NE. The applicant has met the licensing requirements by completing all necessary forms and paying associated fees. Blaine Police Department has conducted a background investigation on the applicant and found no reason to deny the license. If approved, the tobacco license will be effective through December 31, 2025. If approved, this will be Holiday Stationstores fourth location in Blaine. As a reminder, council recently adopted a cap on the number and type of licenses to 50 licenses in conjunction with other uses and 12 tobacco products stores only. If approved, the ratio would be the same as it currently is as the current owner holds a tobacco license.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

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

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve a tobacco and tobacco products license for Holiday Stationstores, LLC located at 9305 Central Avenue NE.

Attachment List

None

City of Blaine
Staff Report

File Number: 2025-122

Agenda Date	Status
May 19, 2025	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 7.7

Motion to Approve Carnival License for Amusement Attractions for the Blaine Festival

Executive Summary

City Council is asked to approve a carnival license for the Blaine Festival celebration.

Background

William Purdy, Amusement Attractions, Inc., has submitted an application to hold a carnival at Aquatore Park June 27 - June 29, 2025 for the Blaine Festival celebration. The applicant has submitted the $400 license fee, certificate of liability insurance naming the City as an additional insured, and all other application materials.

A background check has been completed by the Police Department and no concerns or complaints were found that would prohibit issuance of this license. Inspections will be completed by a fire inspector during the carnival set-up prior to release of this license.

Strategic Plan Relationship

N/A

Board/Commission Review

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.

Financial Impact

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

Public Outreach/Input

N/A

Staff Recommendation

By motion, approve a carnival license for Amusement Attractions, Inc. at Aquatore Park for the Blaine Festival.

Attachment List

None

City of Blaine
Staff Report

File Number: 2025-123

Agenda Date	Status
May 19, 2025	
In Control	**File Type**
City Council	Motion

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

Agenda Item # 7.8

Motion to Allow J.R. Stelzer Co. to Work on the Memorial Day Holiday, May 26, 2025, and Juneteenth Holiday, June 19, 2025, on Water Tower 2 Rehabilitation Project, Improvement Project U2315 (I/P 24-21)

Executive Summary

J.R. Stelzer Co., the contractor for the Water Tower 2 Rehabilitation Project, is requesting to work modified hours on Monday, May 26, 2025 (Memorial Day).

Background

Specificatons used for City-led construction projects state that the contractor's work hours are 7:00 AM to 9:00 PM Monday through Saturday and any proposed work on Sundays or holidays must be approved by the City Council. J.R. Stelzer Co., who was awarded the contract to repaint and rehabilitate Water Tower 2 on Paul Parkway at the March 17, 2025, City Council meeting, has requested permission to work on Memorial Day and Juneteenth. The company and its employees are based out of Nebraska and its employees do not return home for those holidays. The contractor has told city staff that no excessively noisy work such as sandblasting or operation of heavy equipment will occur on the two holidays and that the employees will be engaged in cleanup, minor painting and other low-noise types of activities. The proposed work on site will not interfere with the operation of the baseball complex adjacent to the site.

Staff is recommending the City Council allow the contractor to work on Memorial Day and Juneteenth from 7:00 AM to 7:00 PM and that said permission to work could be rescinded upon receiving complaints from City residents.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

By motion, approve the request for modified work hours and allow for work on noted holidays.

Attachment List

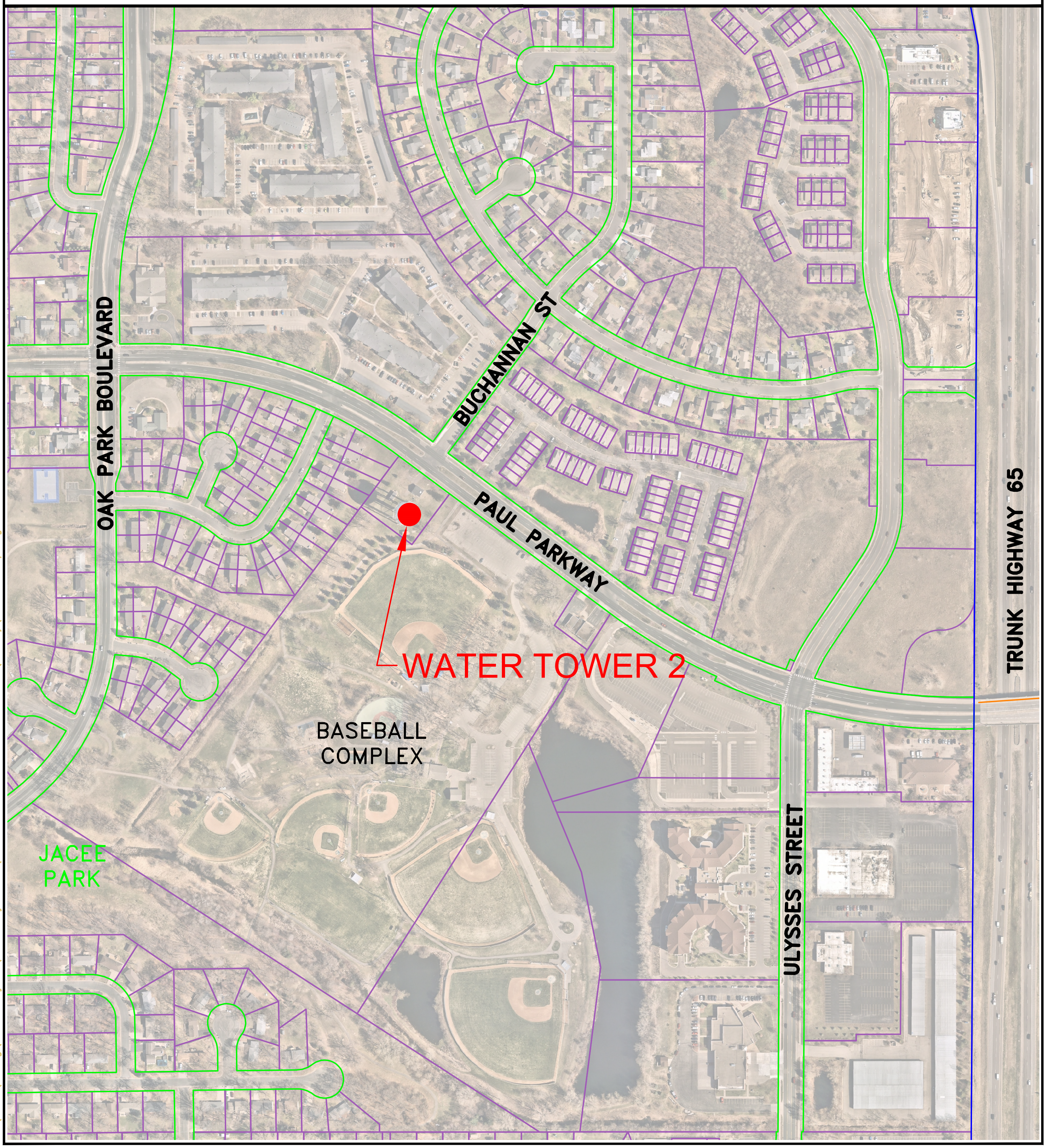
1. Location Map

CITY OF BLAINE

LOCATION MAP

N

WATER TOWER 2 RECONDITIONING IMPROVEMENTS



Mar 07, 2025 – 3:35pm
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City of Blaine
Staff Report

File Number: ORD 25-2577

Agenda Date	Status
May 19, 2025	
In Control	**File Type**
City Council	Ordinance

Development Business - Sheila Sellman, Assistant Community Development Director

Agenda Item # 9.1

First Reading to Adopt an Interim Ordinance for a Moratorium on Accessory Dwelling Units (Case File No. 25-0018/SAS)

Executive Summary

An interim ordinance is being proposed to temporarily prohibit the construction and approval of both attached and detached Accessory Dwelling Units (ADUs), in order to allow time for the completion of zoning research and the development of appropriate long-term policies.

Background

At the May 5, 2025, City Council meeting, the council directed an accessory dwelling unit (ADU) discussion be held at a future workshop meeting. A moratorium is being proposed in order to allow time for the completion of zoning research and development of new or changed regulations. The moratorium is for one year (second reading is June 2, 2025), unless rescinded earlier by City Council action.

<u>History on ADU's</u>
May 2021 – City Council was presented with a variety of affordable housing programs at a city council retreat. At that time, the City Council directed staff to move forward with down payment assistance, home improvement grants, expanded home improvement loans, rental property improvement loans and allowing ADUs. Part of this discussion included peer cities that allowed ADUs at that time. Several additional cities have adopted ordinances since then that allow ADUs under similar circumstances to Blaine.

July 2021 – City Council Workshop to discuss the specifics of the ADU ordinance and determine standards to bring forward as part of a zoning ordinance amendment. This included the size of the ADU, number of occupants, design, and setbacks. The City Council also determined that attached ADUs should be allowed as a permitted use, but detached ADUs in suburban density districts require a Conditional Use Permit (CUP) to allow for mitigation of neighborhood concerns.

November – December 2021 – Ordinance reviewed by the Planning Commission with a public hearing and adopted by the City Council.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

Interim ordinances are reviewed by the City Council.

Financial Impact

Not applicable.

Public Outreach/Input

Interim ordinances are posted on the City's Proposed Ordinance changes webpage.

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the June 2, 2025, council meeting.

Attachment List

None

First Reading to Adopt an Interim Ordinance for a Moratorium on Accessory Dwelling Units (Case File No. 25-0018/SAS)

WHEREAS, In 2021 the City adopted and ordinance regulating accessory dwelling units; and

WHEREAS, One conditional permit application has been made for a detached accessory dwelling unit and was denied; and

WHEREAS, at the May 5, 2025, City Council meeting the Council discussed the intent of the accessory dwelling unit ordinance and determined the current regulations do not align with the original intent ; and

WHEREAS, the council has concerns with the current regulation of accessory dwelling units as it relates to zoning districts, location, lot size and other requirements; and

WHEREAS, pursuant to Minnesota Statute Sections 462.355, Subd. 4., the City has the authority to establish an interim ordinance that regulates, restricts or prohibits any use, development or subdivision within the City or a portion thereof; for up to one year, while the City is conducting a study, has authorized a study to be completed, or has scheduled a hearing to consider the adoption of the comprehensive plan or official controls; and

WHEREAS, the health, safety and welfare of the residents of Blaine will be enhanced by preventing further applications related to accessory dwelling units until the study of the issue is complete.

NOW, THEREFORE, THE CITY OF BLAINE DOES ORDAIN:

1. The City will be conducting a study on amendments to official controls related to attached and detached accessory dwellings. Pursuant to the authority granted by Minnesota Statute 462.355, Subd. 4, the City hereby adopts an interim ordinance placing a temporary moratorium on the filling and consideration of applications for new construction, conditional use permits, variances, and building permits for attached and/or detached accessory dwelling units.
2. The moratorium shall not apply to previously submitted requests for accessory dwelling units prior to May 19, 2025.
3. The City shall not grant approval of any application for new construction, conditional use permits, variances, and building permits for attached or detached accessory dwelling units until June 2, 2026, unless submitted prior to May 19, 2025.
4. This interim ordinance shall be in full force and effect after its adoption and publication as required by law.

INTRODUCED and read in full this 19th day of May, 2025.

PASSED by the City Council of the City of Blaine this day of 20__.

City of Blaine
Staff Report

File Number: RES 25-83

Agenda Date	Status
May 19, 2025	
In Control	**File Type**
City Council	Resolution

Administration - Michelle Wolfe, City Manager

Agenda Item # 10.1

Resolution to Approve a Purchase From the SBM Fire Capital Fund

Executive Summary

The SBM Fire Department is requesting the purchase of an engine and a rescue truck . This purchase is proposed to be funded through the SBM Capital Improvement Fund that the City of Blaine manages on behalf of SBM Fire and its member cities.

Background

Attached is a memorandum from SBM Chief Dan Retka, outlining a request to place orders for two pieces of equipment. The engine and rescue truck would replace existing units, and are consistent with the approved capital plan. Chief Retka presented this plan to the City Council at the September 16, 2024 workshop, which was subsequently included in the formal Capital Improvement Plan (CIP) adoption at the December 16, 2024 City Council Meeting.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

The 2025-2029 CIP earmarked $1,075,000 for a fire engine and $430,000 for a fire rescue, both to be purchased in 2026 through the SBM Capital Equipment Fund. The proposed quotes are within the appropriations outlined in the most recently approved capital plan.

Public Outreach/Input

N/A

Staff Recommendation

By motion, adopt the resolution authorizing the purchase of the fire truck by SBM Fire.

Attachment List

1. 2025 Capital Improvement MEMO Engine Rescue (Pre-Order)

City of Blaine

Signature Copy

Resolution: RES 25-83

Resolution to Approve a Purchase From the SBM Fire Capital Fund

WHEREAS, the Spring Lake Park-Blaine-Mounds View Fire Department ("SBM") needs to replace a fire engine as part of its fleet; and

WHEREAS, the City of Blaine City Council approved a 2025 budget and capital plan for the SBM Fire Department; and

WHEREAS, the 2026 capital budget includes $1,075,000 for a fire engine; and

WHEREAS, the 2026 capital budget includes $430,000 for a rescue truck; and

WHEREAS, the estimated build-out time is 30 months for fire engines and seven months for rescue trucks; and

WHEREAS, three quotes were received for each piece of equipment; and

WHEREAS, the quote for the fire engine is $975,000 and $422,000 for the rescue truck; and

WHEREAS, the manufacturer has indicated increased costs to the quotes that would put both trucks over budget if not ordered by May 31, 2025; and

WHEREAS, the three SBM member cities provide funding to a capital account which is managed by the City of Blaine to facilitate the acquisition of capital equipment; and

WHEREAS, on May 15, 2025, SBM provided a memo to member cities requesting authority to order a replacement fire engine and rescue truck.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine hereby authorizes the SBM Fire Department to order a new fire engine for $975,000 and a rescue truck for $422,000 from E-ONE, with payment due upon delivery, with the intent of replacing existing equipment.

PASSED by the City Council of the City of Blaine on the 19th day of May 2025.

Fire Department Memorandum

To: Daniel Buchholtz, City Administrator, City of Spring Lake Park
Nyle Zikmund City Administrator, City of Mounds View
Michelle Wolfe, City Manager, City of Blaine

From: Dan Retka, Fire Chief

Date: May 15, 2025

Re: New Engine & Rescue Purchase

As outlined in the SBM Capital Improvement Plan, staff intend to replace an aging fire engine and one rescue truck. Both apparatuses have reached the end of their NFPA recommended service life and will be replaced with modern, more reliable units that align with our current and future operational needs.

In conjunction with the planned replacements, SBM has significantly reduced the overall Capital Improvement Plan to more than $2.5 million over the next five years. These adjustments reflect our commitment to fiscal responsibility and are designed to better align with our current and future operational demands. The revised plan prioritizes essential resources while maintaining a sustainable capital investment strategy.

Due to extended lead times and projected cost increases, we request authorization to place both orders now. The current lead time for the new engine is greater than 30 months, and the rescue is 7 months. Payment for both trucks will be due at the time of delivery. By placing the orders now, we are locking in current pricing and securing a production spot to ensure timely delivery.

SBM staff has developed detailed specifications and received quotes from three manufacturers. After a thorough evaluation, E-ONE has been selected to build both trucks. We are leveraging the HGAC purchasing consortium to ensure a streamlined procurement process that is both cost-effective and compliant with public purchasing requirements.

- The Capital Plan budgeted $1,075,000 for the replacement engine. The current quote for E-ONE is $975,000, resulting in savings of $100,000. However, if the order is delayed, a projected 12% price increase would raise the cost by approximately $1,092,000, exceeding the budgeted amount.
- The budgeted amount for the rescue truck is $430,000. The current quoted price is $422,000, which is within budget. However, projected increases would bring the truck to $472,640, exceeding the approved allocation.

We believe placing the orders now is both financially prudent and operationally necessary.

I appreciate your consideration,
Chief Retka