



City of Blaine

City Council

June 16, 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. 2025-138 Proclamation Honoring the Retirement of City Manager Michelle Wolfe
Sponsors: City Council

4.2. 2025-139 Appointment of Interim City Manager
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. 2025-140 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

7.2. 2025-141 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

- 7.3.** RES 25-94 Resolution Approving a Premise Permit for Lawful Gambling Activity for Blaine Back Court Club at The Wild Hare, 10340 Baltimore Street NE, Suite 100
Sponsors: Cathy Sorensen, City Clerk
- 7.4.** 2025-142 Motion Approving a Temporary On-Sale Intoxicating Liquor License for Sgt. John Rice VFW, 1374 109th Avenue NE
Sponsors: Cathy Sorensen, City Clerk
- 7.5.** RES 25-90 Resolution Granting Final Plat Approval to Subdivide 10.34 Acres into Two Lots, to be Known as Cat Pumps Addition at 1681 94th Lane NE. Cat Pumps Corporation (Case File No. 25-0022/ACK)
Sponsors: Sheila Sellman, Assistant Community Development Director
- 7.6.** RES 25-82 Resolution to Declare Cost to be Assessed, Order Preparation and Call for Hearing on Proposed Assessment for Sanburnol Drive/85th Avenue Improvements, Improvement Project No. 23-14
Sponsors: Daniel Schluender, Director of Engineering
- 7.7.** 2025-143 Motion Approving the Ramsey County Master Agreement for Maintenance of Traffic Control Signal Systems
Sponsors: Daniel Schluender, Director of Engineering
- 7.8.** RES 25-100 Resolution Authorizing Parking and Storage Facility Concept Plan Funding, Interfund Transfer from the Police Department Fund to the Facilities Fund, and Associated Budget Amendments.
Sponsors: Scott Johnson, Director of Administrative Services
- 7.9.** 2025-144 Motion Approving the Purchase of Two Video Surveillance Trailers
Sponsors: Brian Podany, Safety Services Manager/Police Chief
- 7.10.** 2025-145RES 25-105 Resolution to Approve a Temporary Road Closure of Davenport Street Between 105th Avenue and 109th Avenue on July 4 for the Annual Fireworks Display
Sponsors: Brian Podany, Safety Services Manager/Police Chief

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

- 8.1.** RES 25-96 Resolution Granting a Conditional Use Permit to Install Freestanding Lighting up to 28 Feet in Height in the Planned Business District (PBD) Zoning District at 3705 and 3745 Pheasant Ridge Drive NE. Stinson Electric Inc. (Lexington Preserve Business Park V Lighting) (Case File No. 25-0024/SLK)

Sponsors: Sheila Sellman, Assistant Community Development Director

9. Development Business

9.1. ORD 25-2578 First Reading

Approving Ordinance Amendments to the City of Blaine Zoning Ordinance
Related to Regulations for Cannabis

Sponsors: Sheila Sellman, Assistant Community Development Director

10. Administration

10.1. ORD 25-2580 First Reading

Ordinance Amending Section 34-485 Volume Control and Pollutant
Management of the Code of Ordinances of the City of Blaine

Sponsors: Daniel Schluender, Director of Engineering

10.2. ORD 25-2573 First Reading

Ordinance Amending Chapter 7 Regulating Adult Use Cannabis Businesses

Sponsors: Cathy Sorensen, City Clerk

10.3. ORD 25-2579 Waive First Reading and Adopt Ordinance Amendments for Chapter 90 -
Vegetation, Article III. - Shade Tree Management, Sec. 90-79. - Abatement

Sponsors: Nick Fleischhacker, Public Works Director

11. Other Business

12. Adjournment



City of Blaine Staff Report

File Number: 2025-138

Agenda Date	Status
June 16, 2025	
In Control	File Type
City Council	Proclamation

Awards - Presentations - Organizational Business -

Agenda Item # 4.1

Proclamation Honoring the Retirement of City Manager Michelle Wolfe

Executive Summary

Background

The City Council will present City Manager Michelle Wolfe with a Proclamation honoring her upcoming retirement and service to the City of Blaine.

Strategic Plan Relationship

Board/Commission Review

Financial Impact

Public Outreach/Input

Staff Recommendation

Attachment List

None



City of Blaine Staff Report

File Number: 2025-139

Agenda Date	Status
June 16, 2025	
In Control	File Type
City Council	Motion

Awards - Presentations - Organizational Business -

Agenda Item # 4.2

Appointment of Interim City Manager

Executive Summary

Council is asked to formally appoint an interim city manager.

Background

With the upcoming retirement of City Manager Michelle Wolfe on July 3, 2025, the council is asked to appoint an interim city manager as outlined in city charter:

Sec. 6.01. The city manager.

The city manager shall be the chief administrative officer of the city. The city manager shall be chosen by the council solely on the basis of such person's training, experience, and administrative qualifications and need not be a resident of the city at the time of such appointment. The city manager shall be appointed for an indefinite period and may be removed by the council at any time; but after the city manager has served as manager for one year, the city manager may demand written charges and a public hearing on the charges before the council prior to the date when such city manager's final removal takes effect. After such hearing, if one is demanded, the council shall have unlimited discretion either to reinstate the manager or make the removal final. Pending such hearing and removal, the council may suspend the manager from office. The council may designate some properly qualified person to perform the duties of the manager during such manager's absence or disability or while the office of manager is vacant.

At the April 7, 2025, workshop, Mayor Sanders made the recommendation to appoint Community Development Director Erik Thorvig to the role of interim city manager as council continues to recruit to fill the position. Council is asked to formally make that appointment, effective July 3, 2025. Mayor Sanders will discuss an interim salary with Mr. Thorvig for assuming the interim city manager role and will make a recommendation to the council.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

By motion, appoint Community Development Director Erik Thorvig to the role of Interim City Manager effective July 3, 2025.

Attachment List

None

PAYROLL CHECKS & WIRE TRANSFERS

MONTH: MAY 2025

PAYROLL CHECKS

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
05/08/25	VENDOR CHECKS	CHECK # 79972-79976	\$7,089.18
05/08/25	EMPLOYEES	DIRECT DEPOSITS	\$658,135.73
05/22/25	VENDOR CHECKS	CHECK #79983-79992	\$21,581.35
05/22/25	EMPLOYEES	DIRECT DEPOSITS	\$655,193.39

WIRE TRANSFERS

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
05/08/25	STATE OF MINNESOTA	PAYROLL TAXES	\$44,652.62
05/08/25	I.R.S.	PAYROLL TAXES	\$201,873.23
05/08/25	P.E.R.A.		\$197,400.54
05/08/25	USCM & US BANK	DEFERRED COMP & H.S.A	\$64,359.75
05/20/25	STATE OF MINNESOTA	APRIL SALES TAX	\$56,912.00
05/20/25	21ST CENTURY BANK	CREDIT CARDS	\$28,188.06
05/22/25	STATE OF MINNESOTA	PAYROLL TAXES	\$45,707.71
05/22/25	I.R.S.	PAYROLL TAXES	\$206,996.93
05/22/25	P.E.R.A.		\$204,311.08
05/22/25	USCM & US BANK	DEFERRED COMP & H.S.A	\$64,579.51

TOTAL \$2,456,981.08

CITY OF BLAINE

SCHEDULE OF BILLS PAID

APPROVED ON 06/16/2025 FOR PAYMENTS THE WEEK OF 05/23/2025

AIR MECHANICAL INC	Cancel Duplicate Permit B25-01385	\$	60.00
ALLDATA LLC	2025 Dues/Vehicle Repair - Mechanics	\$	1,500.00
AMAZON CAPITAL SERVICES	Credit	\$	(47.75)
AMAZON CAPITAL SERVICES	Credit	\$	(47.75)
AMAZON CAPITAL SERVICES	Neon paper for door mowing violations	\$	19.71
AMAZON CAPITAL SERVICES	Employee Recognition Gifts	\$	144.91
AMAZON CAPITAL SERVICES	Tea party supplies	\$	5.99
AMAZON CAPITAL SERVICES	Credit	\$	(14.38)
AMAZON CAPITAL SERVICES	Toner of EOC Printers	\$	355.41
AMAZON CAPITAL SERVICES	Credit	\$	(14.38)
ANOKA COUNTY TREASURY DEPARTMENT	April 30 Local Govt Officials Mtg (Thorvig, Fleming, Larson)	\$	33.00
ANOKA HENNEPIN SCHOOL DIST 11	Full escrow refund, B22-03351 Sunrise Elementary	\$	132,500.00
ASPEN MILLS INC	Reserves Clothing and Equipment	\$	1,477.02
ASPEN MILLS INC	Reserves Clothing and Equipment	\$	1,303.52
ASPEN MILLS INC	Reserves Clothing and Equipment	\$	1,547.90
ASPEN MILLS INC	Reserves Clothing and Equipment	\$	259.95
ASPEN MILLS INC	Reserves Clothing and Equipment	\$	334.84
ASPEN MILLS INC	Reserves Clothing and Equipment	\$	189.95
ASPEN MILLS INC	Reserves Clothing and Equipment	\$	121.90
ASPEN MILLS INC	Reserves Clothing and Equipment	\$	184.85
ASPEN MILLS INC	Reserves Clothing and Equipment	\$	237.84
ASPEN MILLS INC	Reserves Clothing and Equipment	\$	121.90
ASPEN MILLS INC	Reserves Clothing and Equipment	\$	321.65
ASPEN MILLS INC	Reserves Clothing and Equipment	\$	24.85
ASPEN MILLS INC	Reserves Clothing and Equipment	\$	1,483.52
ASPEN MILLS INC	Reserves Clothing and Equipment	\$	1,140.57
AUTOMATIC SYSTEMS COMPANY	2023 Capital, Well 12 VFD Replacement	\$	47,222.00
AUTOMATIC SYSTEMS COMPANY	Filter Replacement: Well 12 & 13	\$	5,806.00
BAKER MARIE	Rental license incorrect payment H25-1702	\$	40.00
BARNUM COMPANIES INC	PW Bay door #1 repair photo eye	\$	596.24
BARR ENGINEERING COMPANY	WTP1 underdrain Design - Change Order, I/P 23-21	\$	3,420.89
BARR ENGINEERING COMPANY	Large-scale Pilot Test Work Plan WTP No. 1, I/P 23-21 (	\$	5,004.61
BAUER BUILT INC	Tires; Toolcat 1312	\$	831.20
BEACON ATHLETICS LLC	Field supplies for Lexington Athletic Complex	\$	389.00
BLAINE AREA PET HOSPITAL PA	Vet Services for K9 Vinny	\$	733.64
BLAINE BROTHERS INC	Elbows: Plow 1298	\$	49.86
BOLTON & MENK INC	2025 Contract: Emergency Response Plan Update; Water Dept	\$	720.00
BOLTON & MENK INC	2025 Contract: General Water Services; Water Dept	\$	1,530.00
BOLTON & MENK INC	2025 Contract: Risk Assessment Update; Water Dept	\$	630.00
BOLTON & MENK INC	Survey of PW Bulk Water Fill Station area	\$	3,570.00
BOLTON & MENK INC	Final Design & Construction Services, I/P 23-07	\$	688.00
BOLTON & MENK INC	Design & Construction Services for I/P 24-04	\$	49,368.00
BOLTON & MENK INC	Design & Construction Services - 2025 SW Area, I/P 25-06	\$	13,459.00
BOLTON & MENK INC	Lift Station 13 Force Main-Phase 2 Construction Svsc, I/P 23-30	\$	23,765.00
BRAUN INTERTEC CORPORATION	Construction Materials Testing (24 SW Area Recon), I/P 24-07	\$	5,185.50
BRAUN INTERTEC CORPORATION	Construction Materials Testing (24 SW Area Recon), I/P 24-07	\$	8,233.00

BRYAN ROCK PRODUCTS INC	Ag Lime; Park Ballfields	\$ 2,361.07
CARAHSOFT TECHNOLOGY CORPORATION	Year 4 of 5 - Budget Software	\$ 45,986.38
CENTERPOINT ENERGY	750 Clover Leak Pkwy NE - Gas	\$ 97.25
CENTERPOINT ENERGY	March 2025 Gas Services	\$ 12,559.03
CENTRAL PRO SUPPLY	Pesticide Signs; Park Dept	\$ 49.60
CENTURYLINK	Telephone Service	\$ 76.57
CINTAS CORPORATION	MAYC Mats/Rugs	\$ 38.42
CINTAS CORPORATION	MAYC Mats/Rugs	\$ 38.42
CINTAS CORPORATION	MAYC Mats/Rugs	\$ 38.42
CINTAS CORPORATION	CH mats/rugs	\$ 205.47
CINTAS CORPORATION	Cold storage PD first aid cabinet supplies	\$ 86.99
CINTAS CORPORATION	CH medical cabinet supplies	\$ 365.20
COMCAST	MAYC - Cable TV	\$ 79.47
COMCAST	Public Works Internet Service	\$ 201.47
CONNEXUS ENERGY	April 2025 Electric Service	\$ 47,292.43
CUB FOODS INC - BLAINE NORTH	EOC Supplies	\$ 37.94
CUB FOODS INC - THE VILLAGE	EOC Supplies	\$ 37.95
CUB FOODS INC - THE VILLAGE	Swearing-in Reception items	\$ 77.40
DATAWORKS PLUS LLC	MDM Subscription Fee	\$ 35.00
DELTA MEDICAL SUPPLY GROUP INC	Medical Gloves for Patrol	\$ 355.20
DETECTACHEM INC	Meth/multi drug kits	\$ 573.23
DIAMOND VOGEL INC	Field Lining Paint; Parks	\$ 1,911.25
DRESEL CONTRACTING INC	2024 Southwest Area Street Reconstruction, I/P 24-07	\$ 1,029,333.47
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees for April 2025	\$ 4,250.00
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees for April 2025	\$ 14,201.63
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees for April 2025	\$ 5,572.75
ECM PUBLISHERS INC	2025 Public Hearing Notices	\$ 110.00
EDWARDS ALAN	Softball Umpire Fees	\$ 640.00
EMERGENCY AUTOMOTIVE TECHNOLOGIES INC	Upfitting for patrol squad (Durango 5 of 5)	\$ 6,363.18
ESCAPE FIRE	MAYC annual sprinkler inspection	\$ 545.00
EXPRESS SIGNS INC	Sign for Sizzling Summer	\$ 300.00
FACTORY MOTOR PARTS COMPANY	Batteries: PW stock	\$ 312.08
FACTORY MOTOR PARTS COMPANY	Batteries: PW stock	\$ 268.74
FACTORY MOTOR PARTS COMPANY	Battery; PW Stock	\$ 212.92
FARRELL'S EXTREME BODYSHAPING	May Wellness Nutrition Presentation and Body Scans	\$ 250.00
FERGUSON WATERWORKS #2518	B/O Respirators/bags; Water Dept	\$ 244.90
FERGUSON WATERWORKS #2518	Hydrant Top: 117th Roundabout	\$ 2,357.75
FERGUSON WATERWORKS #2518	Hydrant Wrenches; Water Dept	\$ 258.68
FLAGSHIP RECREATION	Playground Equipment Installation, concrete and fiber - Ivy Hills Park	\$ 36,379.08
FLAGSHIP RECREATION	Playground Equipment Installation, concrete and fiber -Austin Park	\$ 26,317.23
FLAGSHIP RECREATION	Playground Equipment Installation, concrete and fiber - Olympia Park	\$ 23,952.88
FLAGSHIP RECREATION	Wood fiber for Olympia and Austin Park Playgrounds	\$ 6,930.00
FLAGSHIP RECREATION	Wood fiber for Olympia and Austin Park Playgrounds	\$ 6,480.00
FLEXIBLE PIPE TOOLS & EQUIPMENT	Labor/parts; Jetter 4511	\$ 2,520.95
FRANKENSIGNS INC	Mailbox Nameplates	\$ 30.00
FRIENDLY CHEVROLET INC	Fuel Door: Vehicle 5315	\$ 21.78
GONZALEZ ANA REGINA	Park & Rec Refund	\$ 67.58
GOPHER SPORT	Basketball nets; Parks	\$ 249.66
GOPHER STATE ONE CALL INC	2025 Water & Sewer Locate Fees	\$ 1,759.05
GREAT RIVER AUTOMATION LLC	CH AHU-1 issues	\$ 1,480.00
HANSON SPORTS LLC	Spring Sports Camps	\$ 1,156.50
HAWKINS INC	Water Treatment Chemicals	\$ 4,586.00
HAWKINS INC	Water Treatment Chemicals	\$ 9,912.51

HENNING PROFESSIONAL SERVICES INC	Easement Acquisition Services Amendment, I/P 24-07	\$	911.50
HERITAGE LANDSCAPE SUPPLY GROUP INC	Turf Seed, Herb: Storm Pond Restoration	\$	4,359.20
HERITAGE LANDSCAPE SUPPLY GROUP INC	Turf Seed: Storm Pond Restoration	\$	4,359.20
HERITAGE LANDSCAPE SUPPLY GROUP INC	Turf Seed, Herb: Storm Pond Restoration	\$	1,947.66
IMPACT PROVEN SOLUTIONS	April 2025 Utility Billing Invoice Printing	\$	5,389.93
INDELCO PLASTICS CORPORATION	Chemical Feed Tubes for WTP's	\$	939.67
INSIGHT PUBLIC SECTOR INC	Microsoft 365 Licenses	\$	3,864.30
JOHNICAN MICHELLE	Double payment for dog license	\$	10.00
KISM LCC	Backup Emergency dialer/SCADA ; Water/Sewer	\$	2,304.00
KRAFT MECHANICAL LLC	PW pipe and fittings for softeners	\$	1,119.70
KRAFT MECHANICAL LLC	PW air ductwork	\$	6,200.00
LANDSCAPE STRUCTURES INC	Playground Equipment - Olympia Park	\$	49,116.20
LAWSON PRODUCTS INC	Mechanic shop supplies; blades, cut off wheel, cabinets	\$	889.89
LEAGUE OF MN CITIES	2025 Annual Conference - CM Newland	\$	275.00
LIFE SAFETY SYSTEMS INC	MAYC annual fire insp	\$	300.00
LIFE SAFETY SYSTEMS INC	CH Annual fire inspection	\$	1,400.00
LOCKRIDGE GRINDAL NAUEN PLLP	2025 State Advocacy Services (Year 2 of 3 Year Contract)	\$	3,166.66
LRS PORTABLES OF MINNESOTA	2025 Satellite Rental - Parks	\$	8,468.68
MANAGED SERVICES INC	CH janitorial May	\$	4,819.00
MARSDEN CENTRAL LLC	PW May janitorial services	\$	2,550.67
MARSDEN CENTRAL LLC	PW strip and wax in maintenance office	\$	480.00
MC TOOL & SAFETY SALES	Thermal Bibs; New Hire Kelsey Feirer	\$	67.71
MENARDS - BLAINE	Misc Parts: WTP 3 & Tarp; Streets	\$	32.99
MENARDS - BLAINE	Misc Parts: WTP 3 & Tarp; Streets	\$	76.35
MENARDS - BLAINE	circ saw blade, grommets, saw	\$	41.93
MENARDS - BLAINE	Supplies for spring events	\$	95.57
MENARDS - BLAINE	Minwax, sponges, cascade, plug	\$	85.41
MENARDS - BLAINE	Pins for Community Garden	\$	29.97
MENARDS - BLAINE	Plants for tea party	\$	17.94
MENARDS - BLAINE	Training building supplies	\$	13.92
MENARDS - BLAINE	Pressure washer adapter, batteries	\$	53.95
MENARDS - BLAINE	Fabric pins for community garden	\$	29.97
METRO SALES INCORPORATED	Copier Support and Maintenance	\$	545.86
METRO SALES INCORPORATED	Copier Support and Maintenance	\$	676.00
METRO SALES INCORPORATED	Copier Support and Maintenance	\$	214.00
METROPOLITAN COUNCIL	Discharge Permit Fees - Vactor	\$	475.00
METROPOLITAN COUNCIL	Discharge Permit Fees - WTP 1, 2, 3 & 4	\$	525.00
METROPOLITAN COUNCIL	Discharge Permit Fees - WTP 1, 2, 3 & 4	\$	525.00
METROPOLITAN COUNCIL	Discharge Permit Fees - WTP 1, 2, 3 & 4	\$	525.00
METROPOLITAN COUNCIL	Discharge Permit Fees - WTP 1, 2, 3 & 4	\$	525.00
METROPOLITAN COUNCIL	April 2025 SAC Revised	\$	17,221.05
MICKMAN BROTHERS INC	Irrigation Start Up/Repairs - East & West Lake Park	\$	660.50
MICKMAN BROTHERS INC	Irrigation Start Up/Repairs - East & West Lake Park	\$	1,456.50
MICKMAN BROTHERS INC	2025 Contract: All WTP landscape maintenance	\$	1,641.67
MIDWAY FORD COMPANY	Door panel; Vehicle 52396	\$	734.47
MIDWAY FORD COMPANY	Mirror Glass; Vehicle 5262	\$	111.38
MINNEAPOLIS SAW COMPANY INC	Sharpening Chains for saws; Street	\$	296.00
MINNESOTA RECREATION AND PARK ASSOCIATION	Softball Sanction Fees	\$	925.00
MINNESOTA RECREATION AND PARK ASSOCIATION	Adult Softballs	\$	3,120.00
MINNESOTA STATE COLLEGES OF UNIVERSITIES	Defensive driving class	\$	432.00
MINUTE MAKER SECRETARIAL	2025 Planning Commission Minutes	\$	172.00
MINUTE MAKER SECRETARIAL	Minute Maker Secretarial	\$	705.75
MN GIS/LIS CONSORTIUM	Workshop Training Registration	\$	260.00

MN GIS/LIS CONSORTIUM	Workshop Training Registration	\$	130.00
MTI DISTRIBUTING INC	Air filters; PW Stock	\$	148.40
MURPHY BROS BUILDING & REMODELING	Fire Suppression Grant - Murphy Brothers	\$	25,000.00
NARDARLIYSKA IVETA	Rental license reimburse late fees H25-1626	\$	180.00
NORTH METRO TELEVISION	Arrive Alive Filming and Editing	\$	3,450.00
O'REILLY AUTOMOTIVE INC	Filters: PW Stock/Belt Tensioner: Vehicle 5238	\$	62.22
O'REILLY AUTOMOTIVE INC	Filters: PW Stock/Belt Tensioner: Vehicle 5238	\$	129.94
OPTIMIZED ELECTRICAL SOLUTIONS	2025 Capital; Building Air Compressor #3434	\$	2,530.00
PLUNKETT'S PEST CONTROL INC	Pest Control; All Lift stations	\$	3,480.40
PRINT CENTRAL	Business cards - 4 employees	\$	156.00
PRO-TEC DESIGN INC	Composite printable card	\$	468.73
S & S INDUSTRIAL SUPPLY INC	Chain Clips; Park Depat	\$	20.00
SHOLL RON	Park & Rec Refund	\$	2,638.00
SHORT ELLIOTT HENDRICKSON INC	Design & Construction Services-Pleasure Creek, I/P 24-06	\$	1,727.46
SHORT ELLIOTT HENDRICKSON INC	Design & Construction Svcs-2025 Street Rehab, I/P 25-05	\$	14,824.59
SHORT ELLIOTT HENDRICKSON INC	Engineering Svcs, National Street Water Svc Study, I/P 25-22	\$	9,266.05
STANTEC CONSULTING SERVICES INC	Blaine Wetland Sanctuary Trail Development, I/P 25-08	\$	15,509.00
STAR TRIBUNE-SUBSCRIPTIONS	Newspaper for MAYC members	\$	348.82
STONTZ JOSEPH B	Home Improvement Grant Reimbursement	\$	3,957.30
STRYKER SALES LLC	Replacement AED Electrodes	\$	696.00
SUBURBAN TIRE WHOLESALE INC	Tires: Equipment 2363 & 1267	\$	46.69
SUBURBAN TIRE WHOLESALE INC	Tires: Equipment 2363 & 1267	\$	272.00
SUMMIT FIRE PROTECTION	MAYC inspection	\$	496.40
SYMBOLARTS, LLC	Patrol Clothing and Uniforms	\$	920.00
THE FERGUSON GROUP LLC	2025 Federal Advocacy Services (Approved 12/18/24 by MO 23-644)	\$	5,250.00
TOLL GAS & WELDING SUPPLY	Carbon Dioxide: Water Dept	\$	98.75
TRANS UNION LLC	Employment Credit Reports - March 2025	\$	55.83
TRANS UNION LLC	Credit Reports on Employee backgrounds	\$	37.22
ULINE	6 chairs	\$	1,760.92
ULINE	rifle/knife boxes	\$	366.05
VERIZON WIRELESS	Cell Phone Service	\$	13,079.65
VOLUNTEERS OF AMERICA	Cook Supplemental Wages	\$	162.22
WALTERS RECYCLING & REFUSE INC	Organics Collection 2025	\$	150.00
WARGO NATURE CENTER	Bike Hike Instructor	\$	50.00
XCEL ENERGY	9191 Lincoln St NE - Bandshell	\$	148.86
ZIEGLER INC	2025 Capital; Heavy Duty Front End Loader #4647	\$	247,462.25
ZIEGLER INC	Hose/Fittings: Roller 1229	\$	94.49
ZOLL MEDICAL CORPORATION	Patrol medical supplies	\$	760.00
			\$ 2,105,153.83

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 06/16/2025 FOR PAYMENTS THE WEEK OF 05/23/2025**

BOLTON & MENK INC	Lift Station 13 Force Main-Phase 2 Construction Svsc, I/P 23-30	\$	23,765.00
FLAGSHIP RECREATION	Playground Equipment Installation, concrete and fiber - Olympia Park	\$	23,952.88
MURPHY BROS BUILDING & REMODELING	Fire Suppression Grant - Murphy Brothers	\$	25,000.00
FLAGSHIP RECREATION	Playground Equipment Installation, concrete and fiber - Austin Park	\$	26,317.23
FLAGSHIP RECREATION	Playground Equipment Installation, concrete and fiber - Ivy Hills Park	\$	36,379.08
CARAHSOFT TECHNOLOGY CORPORATION	Year 4 of 5 - Budget Software	\$	45,986.38
AUTOMATIC SYSTEMS COMPANY	2023 Capital, Well 12 VFD Replacement	\$	47,222.00
CONNEXUS ENERGY	April 2025 Electric Service	\$	47,292.43
LANDSCAPE STRUCTURES INC	Playground Equipment	\$	49,116.20
BOLTON & MENK INC	Design & Construction Services for I/P 24-04	\$	49,368.00

CITY OF BLAINE

SCHEDULE OF BILLS PAID

APPROVED ON 06/16/2025 FOR PAYMENTS THE WEEK OF 05/30/2025

Vendor Name	Description	Amount
ADVANCED FIRST AID INC	AED's for PW Building	\$ 4,298.00
AMAZON CAPITAL SERVICES	Battery Jump Pucks; Mechanic Tools	\$ 489.65
AMAZON CAPITAL SERVICES	Engineering Supplies	\$ 101.51
AMAZON CAPITAL SERVICES	Supplies for Playnet	\$ 27.71
AMAZON CAPITAL SERVICES	Supplies for tea party	\$ 12.99
AMAZON CAPITAL SERVICES	Item for Tahoe for playnet staff	\$ 21.98
AMAZON CAPITAL SERVICES	CH elevator mech rm sign	\$ 44.07
AMAZON CAPITAL SERVICES	Mechanic Office Supplies: Label maker/labels/key tags	\$ 190.80
AMAZON CAPITAL SERVICES	Index cards, binder, packing tape	\$ 43.78
AMAZON CAPITAL SERVICES	May Wellness Event Supplies	\$ 29.92
AMAZON CAPITAL SERVICES	Otter boxes for new phones	\$ 132.15
AMAZON CAPITAL SERVICES	Pens, USB hubs, anti-fatigue mat	\$ 251.49
AMAZON CAPITAL SERVICES	Supplies for Playnet	\$ 46.99
AMAZON CAPITAL SERVICES	Pens, notepads, file folders, correction tape	\$ 294.50
ANOKA COUNTY	Cost-Share for Nearmap Aerials	\$ 1,000.00
ANOKA COUNTY	2026 Assessment Contract	\$ 335,497.00
ASPEN MILLS INC	Duchene - uniform 2 shirts	\$ 120.60
ASPEN MILLS INC	Uniforms and Clothing	\$ 121.90
ASPEN MILLS INC	Uniforms and Clothing	\$ 152.85
ASPEN MILLS INC	Uniforms and Clothing	\$ 149.99
ASPEN MILLS INC	Uniforms and Clothing	\$ 189.95
ASPEN MILLS INC	Uniforms and Clothing	\$ 129.98
ASPEN MILLS INC	Uniforms and Clothing	\$ 118.90
ASPEN MILLS INC	Uniforms and Clothing	\$ 165.00
ASPEN MILLS INC	Uniforms and Clothing	\$ 381.49
ASPEN MILLS INC	Uniforms and Clothing	\$ 186.89
ASPEN MILLS INC	Uniforms and Clothing	\$ 176.89
ASPEN MILLS INC	Uniforms and Clothing	\$ 134.41
ASPEN MILLS INC	Uniforms and Clothing	\$ 54.99
ASPEN MILLS INC	Uniforms and Clothing	\$ 60.20
ASPEN MILLS INC	Uniforms and Clothing	\$ 183.85
ASPEN MILLS INC	Uniforms and Clothing	\$ 64.99
ATLAS TOYOTA MATERIAL HANDLING	Forklift Rental: WTP3 Media	\$ 1,724.00
AUTOMATIC SYSTEMS COMPANY	Backup SCADA laptop: Water/Sewer	\$ 3,793.21
BAILEY NURSERIES INC	Tree Tags for Tree Sale	\$ 199.10
BAILEY NURSERIES INC	Trees for 2025 Arbor Day Tree Sale	\$ 8,095.00
BAILEY NURSERIES INC	Trees for 2025 Arbor Day Tree Sale	\$ 12,387.50
BARNUM COMPANIES INC	PW shop door repair	\$ 2,504.26
BETWEEN THE LINES	Softball Umpire Fees	\$ 512.00
BLAINE CUSTOM APPAREL & AWARDS	shirts for Playnet	\$ 861.00
BOLTON & MENK INC	Water Modeling Scenarios, I/P 24-08 (U2408) REF PO 24-5253	\$ 411.00
BOLTON & MENK INC	Construction Services-Ulysses/117th Roundabout, I/P 23-09	\$ 984.50
CENTRAL PRO SUPPLY	Tree Watering bags; Park Dept	\$ 922.02
CENTURYLINK	Baseball Complex Telephone	\$ 130.59

CHET'S SHOES LLC	Boots for new Employees; Kelsey Feirer	\$	208.00
CHET'S SHOES LLC	Boots for new Employees; Kelsey Feirer	\$	615.56
CINTAS CORPORATION	PW: 2025 Uniform/Rug-Towel Rentals	\$	443.23
CINTAS CORPORATION	MAYC Mats/Rugs	\$	38.42
CINTAS CORPORATION	CH medical cabinet supplies	\$	181.52
CINTAS CORPORATION	WTP Medical Cabinet Supplies (Partial)	\$	392.27
CINTAS CORPORATION	MAYC medical cabinet supplies	\$	60.86
CITY OF ST PAUL	Bike Patrol Training	\$	800.00
COMCAST	Fiber Internet Service	\$	1,360.00
COMPASS MINERALS AMERICA	Road Chemicals; Streets	\$	10,768.28
CONNEXUS ENERGY-UTILITY PAYMENTS	10810 Town Square DR NE	\$	6,737.59
CONNEXUS ENERGY-UTILITY PAYMENTS	10801 Town Square DR NE	\$	7,194.68
CORE & MAIN LP	3/4" Iperl Metal Meters for Resale	\$	37,919.42
CYBER ADVISORS INC	Firewall Cybersecurity Protection Renewal	\$	1,025.00
CYBER ADVISORS INC	Dell Powerstore 24x7x4 Support Renewal	\$	26,250.30
DAVE PERKINS CONTRACTING INC	Service Break Dig: 808 97th Avenue	\$	17,095.00
DEGLER DOUG	Reimbursement for Parking; Training	\$	130.23
DONALDSON ANDREA	Reimbursement for Expenses During Conference	\$	625.69
ECM PUBLISHERS INC	Publication of Legal Notices	\$	148.50
ESTBY PAUL	Lunch Reimbursement During BCA Conference	\$	16.17
FACTORY MOTOR PARTS COMPANY	Batteries for PW Stock	\$	1,590.44
FERGUSON WATERWORKS #2518	Hydrant Buddy; water Department	\$	4,699.04
FETTIG BRANDON	Conference Registration and Flight	\$	776.97
FIGUEROA MARLA	PC24-0039, Figueroa, CUP Overpayment Refund	\$	200.00
FISERV	April FISERV Payment	\$	175.28
FLOCK GROUP INC	Second Year of 24 Month Term for Flex Battery Packs	\$	1,500.00
FRIENDLY CHEVROLET INC	Rad Surge Tank; Vehicle 5313	\$	30.47
FUN EXPRESS LLC	supplies for Sizzling Summer kid's art corner	\$	167.13
GRAINGER	Hose reel: Truck 1292	\$	390.89
GREAT RIVER AUTOMATION LLC	HVAC VAV repair	\$	900.00
GROUP HEALTH NON-PATIENT A/R	Wellness Program Non-Member Charges	\$	232.47
HANDT JOY	Reimbursement for the bunnies- for the Tea Party	\$	70.00
HAWKINS INC	Water Treatment Chemicals	\$	742.62
HAWKINS INC	Gas Detection Equipment; Water	\$	6,108.26
HERITAGE LANDSCAPE SUPPLY GROUP INC	Fertilizer for All Parks	\$	27,000.00
IDEAL SERVICE INC	Troubleshoot Well 10VFD	\$	105.00
INSIGHT PUBLIC SECTOR INC	Microsoft Azure IaaS	\$	4,349.64
ISOM HARLAN G	Softball Umpire Fees	\$	256.00
ISOM HARLAN G	Softball Umpire Fees	\$	509.00
JEFF BELZER'S ROSEVILLE AUTO INC	Alternator: Vehicle 5322 & 5323	\$	960.00
JEFF BELZER'S ROSEVILLE AUTO INC	Alternator: Vehicle 5322 & 5323	\$	4.87
JEFF BELZER'S ROSEVILLE AUTO INC	Alternator: Vehicle 5322 & 5323	\$	277.50
JEFF BELZER'S ROSEVILLE AUTO INC	Credit	\$	(75.00)
JM ELECTRIC LLC	Timer Power Repair; Lakeside Common Park Boathouse	\$	2,093.79
JOHNSON BENJAMIN J	Reimbursement from LEADS Investigative Conference	\$	1,739.10
JUST-RITE FENCE INC	Fence Repairs; BBC & Cloverleaf Parks	\$	400.00
JUST-RITE FENCE INC	Fence Repairs; BBC & Cloverleaf Parks	\$	4,600.00
KNUDSON EVA	May Employee Wellness Course - Herb Gardening	\$	225.33
LAWSON PRODUCTS INC	Chain Binders; PW Stock	\$	612.27
LEAGUE OF MN CITIES INSURANCE TRUST-PREMIUMS	2025 Fireworks Display Insurance Premium	\$	225.00
LIFE SAFETY SYSTEMS INC	MAYC FA devises offline repair	\$	1,006.00
MANSFIELD OIL COMPANY	Fuel Delivery - April	\$	9,544.29

MANSFIELD OIL COMPANY	Fuel Delivery - May	\$	12,069.86
MANSFIELD OIL COMPANY	Fuel Delivery - May	\$	8,106.18
MANSFIELD OIL COMPANY	Fuel Delivery - May	\$	9,754.21
MANSFIELD OIL COMPANY	Fuel Delivery - May	\$	5,452.84
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$	507.22
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$	231.48
MC TOOL & SAFETY SALES	PW Safety Supplies - Glasses/gloves/vests	\$	1,313.06
MCDONALD HOPKINS LLC	2025 IT Services	\$	15,352.20
MENARDS - BLAINE	Batteries, pliers, duct caps	\$	93.27
MENARDS - BLAINE	Patrol general supplies - indoor antenna	\$	49.99
MENARDS - BLAINE	Sunscreen/Bug Spray; Water Department	\$	137.32
MENARDS - BLAINE	Drill bits, respirator masks	\$	40.96
MENARDS - BLAINE	Vacuum	\$	179.99
MENARDS - BLAINE	Mulch for city planters	\$	17.68
MENARDS - COON RAPIDS	Supplies for program	\$	36.98
MID AMERICA METER INC	Dehumidifiers: All WTP's	\$	12,290.00
MIDWAY FORD COMPANY	2025 Capital; Light Duty F350, #4648	\$	58,578.41
MINNESOTA EQUIPMENT - ISANTI	Blades/Service Kit; Aerator 2337	\$	195.20
MINNESOTA OFFICE OF JUSTICE PROGRAMS	Victim Service Specialist Training-Andrea Donaldson	\$	100.00
MINNESOTA POLLUTION CONTROL AGENCY	Wastewater Certification fee; Sloth	\$	45.00
M-R SIGN COMPANY INC	Black Film; Sign Shop supplies	\$	644.10
NORTHERN SANITARY SUPPLY CO INC	PW Supplies - can liners/towels/tissue	\$	559.98
NUSS TRUCK & EQUIPMENT	Woolwax Undercoat: Plow 1324	\$	1,695.00
NUSS TRUCK & EQUIPMENT	Woolwax Undercoat: Plow 1286 & 1278	\$	1,645.00
NUSS TRUCK & EQUIPMENT	Woolwax Undercoat: Plow 1286 & 1278	\$	1,645.00
NUSS TRUCK & EQUIPMENT	Woolwax Undercoat: Plow 1287	\$	1,645.00
ONSITE AUTO GLASS	Insurance Claim	\$	367.50
O'REILLY AUTOMOTIVE INC	Battery: UTV 2340	\$	49.15
O'REILLY AUTOMOTIVE INC	Additive: Truck 4485; Filters; PW stock	\$	17.98
O'REILLY AUTOMOTIVE INC	Additive: Truck 4485; Filters; PW stock	\$	158.76
O'REILLY AUTOMOTIVE INC	Additive: Truck 4485; Filters; PW stock	\$	40.59
PAFFY'S PEST CONTROL INC	PW monthly pest control	\$	134.00
PAFFY'S PEST CONTROL INC	CH monthly pest control	\$	85.35
PAFFY'S PEST CONTROL INC	MAYC monthly pest control	\$	59.75
PAVEK JENNIFER	Irrigation Repairs; Plow damage	\$	83.85
POTVIN ERIC	Mileage & Parking	\$	37.50
PRESCRIPTION LANDSCAPE INC	Spring Perennial Cut Back - Various Medians	\$	225.00
PRESCRIPTION LANDSCAPE INC	Spring Perennial Cut Back - Various Medians	\$	475.00
PRESCRIPTION LANDSCAPE INC	Spring Perennial Cut Back - Various Medians	\$	244.44
PRESCRIPTION LANDSCAPE INC	Spring Perennial Cut Back - Various Medians	\$	642.22
PRESCRIPTION LANDSCAPE INC	Spring Perennial Cut Back - Various Medians	\$	528.88
RECYCLE TECHNOLOGIES INC	Bulb recycling: Plant 3	\$	3.96
REHDER MARK	April Forestry Services	\$	3,303.97
ROADKILL ANIMAL CONTROL	April 2025 Disposal of Dead Deer	\$	258.00
SAXON FLEET SERVICES	2025 Capital: Medium Duty Sign Shop Truck, #1334	\$	56,982.00
SBM FIRE DEPARTMENT	Registrations for Senior Safety and Wellness Fair	\$	1,200.00
SCHINDLER ELEVATOR CORPORATION	CH elevator repair	\$	1,197.41
SCHINDLER ELEVATOR CORPORATION	CH elevator repair	\$	999.80
SCHULZ ROGER	Travel Reimbursement for Local Workshop	\$	25.25
SILVA MONICA	1 Month ON-Sale Liquor License Reimbursement	\$	650.00
SMITH MARK	Mileage	\$	24.71
SMITH MARK	Mileage	\$	39.55

SMITH SHAWN W	Reimbursement for Cartegraph Admin Certification	\$	562.30
SORENSEN CATHY	Customer Service receipt books/mileage Anoka County Board mtgs	\$	66.98
STEPP MANUFACTURING CO INC	Platform Mount: Hot Box attachment 1235-4	\$	65.33
STERICYCLE INC	May 2025 shred	\$	144.31
SUBURBAN TIRE WHOLESALE INC	Tires; Gator 2340	\$	248.00
SUNDGAARD JOSHUA	Reimbursement from SINIA Conference	\$	771.00
SURPLUS SERVICES	Table/Chairs: Mechanic Office	\$	90.00
TREVIPAY	Chains/Tie Downs: Fleet Supplies	\$	529.08
TRI-STATE BOBCAT INC	Stump grind Teeth/Pole Saw Parts; PW equipment	\$	337.40
TYLER TECHNOLOGIES INC	New World ERP Software - Annual Renewal	\$	100,792.89
URBAN AND REGIONAL INFORMATION SYSTEMS ASSOC	Government Agency Membership - Geospatial Training Resources	\$	250.00
VILLEGAS WESLEY	Lunch reimbursement for out of town training	\$	22.00
VISU-SEWER INC	HYDRANT METER DEPOSIT REFUND	\$	4,891.20
WATER CONSERVATION SERVICES INC	Water Main Leak Detection 5/1/25	\$	585.00
WINCAN LLC	Annual Maintenance - 2025	\$	5,300.00
XCEL ENERGY	April 2025 Electric	\$	13,743.72
ZIEGLER INC	Hose/Orings: Grader 1119	\$	59.37
ZIEGLER INC	PW generator contract payment	\$	5,906.75
ZIEGLER INC	CH generator contract payment	\$	5,271.17
		\$	900,683.73

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 06/16/2025 FOR PAYMENTS THE WEEK OF 05/30/2025**

Vendor Name	Description	Amount
CYBER ADVISORS INC	Dell Powerstore 24x7x4 Support Renewal	\$ 26,250.30
HERITAGE LANDSCAPE SUPPLY GROUP INC	Fertilizer for All Parks	\$ 27,000.00
CORE & MAIN LP	3/4" Iperl Metal Meters for Resale	\$ 37,919.42



City of Blaine

City Council Workshop

June 2, 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; Police Captain Mark Boerboom; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; Public Works Director Nick Fleishhacker; Assistant City Engineer Stefan Higgins; Public Works Supervisor Kristian Gaasland; City Attorney Tom Loonan; and City Clerk Catherine Sorensen.

3. New Business

- 3.1. 2025-125** Closed Session Pursuant to Minnesota Statute 13D.05 Subd (3)(c) to Consider Acquisition of Property within the 105th Redevelopment Project
Sponsors: Erik Thorvig, Community Development Director

This item was postponed to future a workshop meeting.

City Manager Wolfe provided historical information on the well interference situation in the city and commented on the conversation she had with Dan Lias from the DNR. She explained this was an important issue for her to address prior to her retirement in hopes of getting water pumping this summer. She stated she has been having conversations with the DNR every two weeks and a temporary or limited permit was being considered. She reported public work staff had additional information for the council on this topic.

Public Works Director Fleischhacker provided the council with an update on the well interference work staff had been completing with the DNR. It was noted meetings and discussions with the DNR have taken place, proposals and model agreements have been provided to the city, and additional modeling has been prepared to measure the potential impact of the city wells. It was his hope water treatment plant four would be able to be fully utilized this summer. He commented on the proposed locations for the observation wells. He explained the cost to conduct this project was \$100,000 to \$200,000 and staff had set aside \$500,000 to address well interference in 2025. He anticipated it would be closer to fall before the city could begin pumping water and it was the city's hope that the observation wells would demonstrate the city was not creating a huge chasm in Ham Lake.

Assistant City Engineer Higgins commented further on how the groundwater model worked for the city's wells.

Councilmember Larson asked how it would be determined if the city was responsible for interference. Mr. Higgins reported the city was responsible for some degree of interference but the question was to what level. Ms. Wolfe indicated there was something else in the area that was impacting the wells beside the city of Blaine. Mr. Fleischhacker stated the hope would be to prove or disprove what was in the model and the observation wells would show the DNR what drawdowns are occurring.

Public Works Supervisor Kristian Gaasland explained that a geological anomaly or other high-capacity user was impacting the water table in this area. He commented on the preferred observation well sites that were being recommended by Barr Engineering, noting all were in Ham Lake.

Mayor Sanders said he appreciated how staff was working to address the level of the city's responsibility. He asked if Ham Lake would be participating in any cost-sharing with the city of Blaine. Mr. Fleischhacker explained the city of Blaine would be bearing the cost of the observation wells. He noted the problem the city has was not a potable water problem, but rather an irrigation issue.

Councilmember Ford questioned why Ham Lake and the DNR were not required to share in the costs for the observation wells. Mr. Fleischhacker stated the layer of events that occurred during the drought had the DNR requiring the city to be responsible for the observation wells. He explained through the observation well process, the city and DNR may learn about illegal pumping that was occurring and proper permits would have to be put in place. He indicated Ham Lake would not be a financial partner in this, but rather would

allow the observation wells to be put in place. Mr. Gaasland stated the rules and timing of the well permit make the city responsible.

Councilmember Newland asked if the observation wells in Blaine were operating now. Mr. Fleishhacker reported the observation wells in Blaine were currently pumping and were congruent with what the modeling predicted.

Councilmember Newland requested further information on what an observation well does. Mr. Gaasland explained an observation well was similar to a household well that has a transducer at the bottom that measures water levels.

Councilmember Newland inquired if the city had already paid for some of these wells to be drilled deeper. Mr. Gaasland indicated the city had paid for people who put in a well interference claim, to either lower their well or for the wells to be re-drilled.

Councilmember Newland questioned how deep these wells were. Mr. Gaasland stated the wells were 90 to 140 feet deep.

Councilmember Newland asked how deep the city's wells were. Mr. Gaasland indicated the city's deepest well was 700 feet.

Mr. Fleishhacker commented on how the proposed observation wells would provide the city with real data on how the water levels in Ham Lake were being impacted when Blaine was pumping water.

Mr. Gaasland agreed stating the drawdown information would be valuable and would assist with narrowing down the zone of influence. He explained the data would also assist the city with addressing the DNR's concerns.

Ms. Wolfe stated it was important for the city to have the data the observation wells produce. She commented on how Ham Lake would be building 200 new homes. She reported she was concerned with how these new homes would impact the groundwater levels and reported the data from the observation wells would assist with proving how Blaine was impacting groundwater levels, versus how Ham Lake was impacting groundwater levels.

Mr. Fleischhacker discussed how the city would have to work with well drillers in the area that would be informed about the situation in Blaine and Ham Lake. He stated the well drillers would be called to assist with getting water back as soon as possible in the event there was a well interference issue, or if a pressure tank were to go out.

Councilmember Ford asked if the state had any guidelines in place as to how many homes Ham Lake can build, noting this was impacting how many wells were drawing from the aquifer. Mr. Fleischhacker reported the city of Blaine was having to pay for this because of Ham Lake's decision to not be part of the MUSA.

Mayor Sanders stated the sod farms and farms in Ham Lake might also be impacting the groundwater levels. Mr. Fleischhacker stated while the city can't say for certain what was causing the dip, these farms may be having an impact.

Mr. Fleischhacker asked if the council was supportive of the installation of the proposed observation wells and did the council support a further agreement with Barr Engineering for the installation of these wells. He estimated the total cost of the well interference project would be \$300,000. He questioned if the council would also support staff engaging with Ham Lake.

Councilmember Fleming commented she supported the city moving forward with the observation wells in order to have the proper information on how the groundwater levels were being impacted by city pumping.

Councilmember Ford supported staff moving forward with this project and engaging with the city of Ham Lake.

Councilmember Newland inquired if there was any confidence level that the data collected would provide the definitive information necessary to support this assumption or would more research be required. Mr. Gaasland explained the observation wells would provide the DNR a comfort level to provide the city with a two-year pumping permit, which will give the city two years of pumping data. City Attorney Loonan commented on the factual support the observation wells would provide to the city should the DNR not provide the city with a permit.

Further discussion ensued regarding the previous well interference settlements that had to be addressed by the city.

Mr. Loonan reported any future well interference claims would be reviewed on a case by case basis. He explained once the city has a permanent permit in place, the city would no longer be responsible for domestic wells.

Ms. Wolfe commented the observation well data could assist with alternate funding sources or grant opportunities, which could be a good thing for the city.

Councilmember Robertson questioned what the average cost was per well interference claim. Mr. Gaasland estimated this ranged from \$1,000 to \$3,500 for the wells that required lower the pump or a upgrading to a new pump. He noted for the properties that required a new well, the cost was \$14,000 to \$20,000. He indicated the city only had to drill five new wells. He explained there have been a total of 96 claims and the city has paid a total of \$274,500.

Councilmember Robertson commented she was having a difficult time supporting the installation of observation wells in another community that was not participating in MUSA. She feared that the DNR would continue to come up with requirements for the city to follow and the city would not ever receive a permanent permit from the DNR. Mr. Gaasland stated he understood the council's frustration, but in order to address this going forward, the observation wells would have to be put in place. In addition, the observation wells have to be put in place to allow the city to pump from its wells.

Ms. Wolfe indicated staff could continue to push back but this would continue to delay the city's ability to turn on the water treatment plant fully.

Councilmember Massoglia stated he believed it was wise for the city to move forward with the observation wells in order to get the city's wells back online. He also recommended that after the two years of pumping has occurred, that the city consider further action given how the city of Blaine has been treated. Ms. Wolfe reported these discussions have occurred given how the model from the DNR has changed and noted city staff was aware how the terms keep changing for Blaine.

Mayor Sanders thanked staff for all of their efforts on this matter and for the detailed presentation.

3.3. 2025-124 105th Avenue/Nassau Street Industrial Park Rezoning Discussion
Sponsors: Sheila Sellman, Assistant Community Development Director

Assistant Community Development Director Sellman stated in 2022, the city adopted a master redevelopment plan for the 105th Redevelopment Area. The 105th Avenue Redevelopment (RD) zoning district was created and parcels included in the redevelopment area were rezoned to RD. The properties adjacent to the redevelopment area were not rezoned and remain Heavy Industrial (I-2). The purpose of the I-2 district is to allow light industrial uses ranging from small to large-scale industry and related services, including limited outside storage. Uses shall be compatible with neighboring nonindustrial uses through architectural standards, intensity of uses and screening of limited outside storage. This district may be located adjacent to residential, commercial, and industrial districts and shall have access to collector or arterial roads without passing through residential districts.

Ms. Sellman reported the purpose of the Light Industrial (I-1) district is to allow light industrial uses ranging from small to large scale industry and related services. Uses shall be compatible with neighboring nonindustrial uses through architectural standards and intensity of uses. This district may be located adjacent to residential, commercial, and industrial districts and shall have access to collector or arterial roads without passing through residential districts. There are 12 parcels adjacent to the redevelopment area along Nassau Street, 107th Lane and 106th Lane that are zoned I-2. Staff would like to discuss with council if these parcels should be rezoned to I-1 to be more compatible with the redevelopment area. As shown on the approved master plan, the apartments and hotel will be across the street from these industrial users. Staff provided a breakdown for each parcel and reminded the council conditional Use Permits (CUPs) run with the land (unless the use is abandoned for one year) so uses that have current CUPs can remain operating within those CUPs, regardless of a rezoning.

Councilmember Larson stated she appreciated that current uses would not be impacted. She asked if these businesses had been notified of the potential rezoning. Ms. Sellman explained businesses have not been notified yet because the council may not support the city moving forward with the rezoning.

Councilmember Robertson indicated she supported the proposed rezoning and recommended the city communicate properly with these property and business owners. She believed the proposed rezonings were smart and forward thinking.

Councilmember Massoglia asked if the city should go a little further and include the Walter's property and should the city be considering something other than light industrial. Community Development Director Thorvig stated light industrial and planned business district could be considered for these properties.

Mayor Sanders supported this recommendation.

Councilmember Newland questioned if the changing the zoning would impact the existing businesses at this time. Ms. Sellman reported these businesses would only be impacted if they wanted to expand, sell or change the use on the property.

Mayor Sanders inquired if the surrounding areas should also be tightened up because they were a decade away from being included in the 105th redevelopment district.

Councilmember Newland agreed with this recommendation.

Council supported being proactive and recommended staff begin working to rezone the parcels while allowing the current businesses to remain in place.

4. Other Business

Mayor Sanders shared that the city manager position will be posted in the next two weeks.

Ms. Wolfe shared an update regarding possible boardwalk repairs that would have to be made in Pioneer Park due to some uneven boards being a hazard.

Ms. Wolfe commented on the city attorney transition timeline and it was noted City Attorney Eric Larson would begin with the city on July 7.

Ms. Wolfe reported there would be a budget workshop meeting on June 23 at 5:30PM.

5. Adjournment

The workshop was adjourned at 6:55PM.



City of Blaine

City Council

June 2, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order by the Mayor

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

2. Pledge of Allegiance

3. 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; Police Captain Mark Boerboom; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; Public Works Director Nick Fleishhacker; Community Development Specialist Elizabeth Showalter; Senior Parks and Recreation Manager Jerome Krieger; City Attorney Tom Loonan; and City Clerk Catherine Sorensen.

4. Awards - Presentations - Organizational Business

None.

5. Communications

None.

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 7:04PM.

James DePoint, 2793 103rd Court NE, shared comments regarding the continued need for odor control for the Walter's property and asked that the city hold Walter's accountable. He reported he received three calls today regarding odor coming from the Walter's property and said he wanted to see the neighbors protected.

Cyrus Hernandez and Katie Kuchar, 11943 Lever Street, requested the city install wildlife crossing signs in order to protect the blanding turtles in the city. They commented on how these endangered species were in need of protection in the community and commented on how wildlife crossing signs would raise awareness for the residents of Blaine.

There being no input, Mayor Sanders closed the Open Forum at 7:10PM.

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.

Councilmember Massoglia requested the removal of consent agenda item 7.8 for further discussion.

Moved by Councilmember Newland, seconded by Councilmember Robertson, that the Consent Agenda be approved as amended removing Item 7.8 for further discussion.

Councilmember Newland said he would be abstaining from approval of Item 71.

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

7.1. 2025-127 Schedule of Bills Paid
 Sponsors: Jason Zimmerman, Finance Director

7.2. 2025-128 Approval of Minutes
 Sponsors: Cathy Sorensen, City Clerk

7.3. RES 25-91 Resolution Approving a Temporary Road Closure for the 2025 Blaine Sizzling Summer Kickoff

Sponsors: Jerome Krieger, Sr. Recreation Manager

- 7.4.** RES 25-92 Resolution Approving Temporary Road Closures for the 2025 Blaine Festival and Parade
Sponsors: Jerome Krieger, Sr. Recreation Manager
- 7.5.** 2025-129 Motion Authorizing Payment to Tyler Technologies for Software License, Technical Support, and Maintenance for the City's New World Financial System
Sponsors: Jason Zimmerman, Finance Director
- 7.6.** RES 25-93 Resolution Authorizing the City of Blaine to be a party to the Minnesota Water Agency Response Network (MnWARN)
Sponsors: Nick Fleischhacker, Public Works Director
- 7.7.** RES 25-85 Resolution to Approve Plans and Specifications and Order Advertisement for Bids for the 2025 Street Rehabilitation Project, Improvement Project No. T2505
Sponsors: Daniel Schluender, Director of Engineering
- 7.8.** RES 25-86 Resolution to Declare Cost to be Assessed, Order Preparation and Call for Hearing on Proposed Assessment for 2024 Northwest Area Street Reconstructions, Improvement Project No. T2405
Sponsors: Daniel Schluender, Director of Engineering

Moved by Councilmember Massoglia, seconded by Councilmember Fleming, to adopt a Resolution to Declare Cost to be Assessed, Order Preparation and Call for Hearing on Proposed Assessment for 2024 Northwest Area Street Reconstructions, Improvement Project No. T2405.

Councilmember Massoglia asked where the savings from this project will be reflected. Finance Director Zimmerman explained the remaining funds will be returned to the debt service fund.

Motion adopted unanimously.

- 7.9.** 2025-130 Motion to Approve the 2025-2026 Liquor License Renewals
Sponsors: Cathy Sorensen, City Clerk

- 7.10.** 2025-131 Motion to Approve a Tobacco and Tobacco Products License for Shell Blaine located at 9850 Polk Street NE, Blaine, MN
Sponsors: Cathy Sorensen, City Clerk

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

- 8.1.** RES 25-88 Resolution Authorizing the Issuance of a \$6,000,000 Recreational Facility Revenue Note, Series 2025 (National Sports Center Project) by the Blaine Economic Development Authority
Sponsors: Jason Zimmerman, Finance Director

Mr. Zimmerman stated the National Sports Center (NSC) has requested the city of Blaine/EDA act as the conduit debt issuer of a recreational revenue note not to exceed \$6,000,000. To preserve tax-exempt status, the law requires approval by the issuer and elected representative upon conducting a public hearing. For this transaction, the EDA as an appointed body is proposed to be the issuer, thus necessitating approval from the city council as an elected body. It was noted a separate action item will subsequently be presented for consideration to the EDA, assuming the city council approves the enclosed resolution. Staff commented further on the proposed revenue refunding note and requested the Council hold a public hearing, receive input and approve the issuance of the note.

Mayor Sanders opened the public hearing at 7:19PM.

There being no public input, Mayor Sanders closed the public hearing at 7:19PM.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adopt a Resolution Authorizing the Issuance of a \$6,000,000 Recreational Facility Revenue Note, Series 2025 (National Sports Center Project) by the Blaine Economic Development Authority.

Councilmember Massoglia asked if there would be any risk to the city if the NSC were to default on the note. Mr. Zimmerman explained the city's AAA bond rating would not be used for this note and therefore the full weight of the debt issuance would be the full responsibility of the borrower or the NSC. He reported the indemnification process would ensure under no circumstances would the city be held liable for the repayment of the debt that would be issued.

Motion adopted unanimously.

9. Development Business

- 9.1.** RES 25-74 Resolution Granting a One-Year Extension to a Conditional Use Permit to Allow 11 Single Family Lots in the Development Flex (DF) Zoning District at 9240 W 35W Service Drive NE. Boulder Villas (Boulder Contracting) (Case File No. 24-0022/SLK)

Assistant Community Development Director Sellman stated the applicant is requesting a one-year extension to a conditional use permit (CUP) to allow the development of 11 single-family homes. It was noted the applicant has been working with the Department of Natural Resources (DNR) concerning the presence of rare species of plants within the proposed development. She commented further on the request and reported staff recommends approval with two conditions.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adopt a Resolution Granting a One-Year Extension to a Conditional Use Permit to Allow 11 Single Family Lots in the Development Flex (DF) Zoning District at 9240 W 35W Service Drive NE. Boulder Villas (Boulder Contracting).

Motion adopted unanimously.

- 9.2.** RES 25-71 Resolution Granting a Conditional Use Permit to Construct a Bank and a Zero Lot Line for a Shared Drive on the East and South Property Lines in a Planned Business District (PBD) Zoning District at 10777 Austin Street NE. Ideal Credit Union (Case File No. 25-0015/SLK)

Sponsors: Sheila Sellman, Assistant Community Development Director

Ms. Sellman stated the applicant is requesting a conditional use permit to construct an Ideal Credit Union and zero lot line on the east and south property lines for access and parking. Staff commented further on the request and reported the planning commission recommended approval with conditions.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Granting a Conditional Use Permit to Construct a Bank and a Zero Lot Line for a Shared Drive on the East and South Property Lines in a Planned Business District (PBD) Zoning District at 10777 Austin Street NE.

Motion adopted unanimously.

- 9.3.** RES 25-73 Resolution Granting Preliminary Plat Approval to Subdivide 10.34 acres into two lots, to be known as Cat Pumps Addition at 1681 94th Lane NE. Cat Pumps Corporation (Case File No. 25-0012/ACK)

Sponsors: Sheila Sellman, Assistant Community Development Director

Ms. Sellman stated the applicant is requesting preliminary plat approval to subdivide 10.34 acres into two lots, to be known as Cat Pumps Addition. Staff commented further on the request and reported the planning commission recommended approval with conditions.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adopt a Resolution Granting Preliminary Plat Approval to Subdivide 10.34 acres into two lots, to be

known as Cat Pumps Addition at 1681 94th Lane NE.

Motion adopted unanimously.

- 9.4. RES 25-79** Resolution Granting Preliminary Plat Approval to Create Two Lots to be Known as Uram Addition at 8634 Central Avenue NE. Scott Uram (Case File No. 25-0014/SAS)
Sponsors: Sheila Sellman, Assistant Community Development Director

Ms. Sellman stated the applicant is proposing a two lot subdivision within a preliminary plat. It was noted development is not proposed at this time. Staff commented further on the request and reported the planning commission recommended approval with conditions.

Moved by Councilmember Newland, seconded by Councilmember Larson, to adopt a Resolution Granting Preliminary Plat Approval to Create Two Lots to be Known as Uram Addition at 8634 Central Avenue NE.

Motion adopted unanimously.

- 9.5. RES 25-72** Resolution Granting a Conditional Use Permit Amendment to Allow the Expansion of Outside Storage for Residential Carts, Commercial Containers and Roll-Off Boxes in the Heavy Industrial (I-2) Zoning District at 10191 Xylite Street NE. Walter's Recycling & Refuse, Inc. (Case File No. 25-0011/SLK)
Sponsors: Sheila Sellman, Assistant Community Development Director

Ms. Sellman stated Walters is requesting a conditional use permit (CUP) amendment to allow the expansion of outside storage on the north side of their site for residential carts, commercial containers, and roll-off boxes. Staff commented further on the request and reported the planning commission recommended approval with conditions.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, to adopt a Resolution Granting a Conditional Use Permit Amendment to Allow the Expansion of Outside Storage for Residential Carts, Commercial Containers and Roll-Off Boxes in the Heavy Industrial (I-2) Zoning District at 10191 Xylite Street NE.

Councilmember Robertson stated she would like to ensure that all containers being stored onsite were empty and void of refuse. In addition, she recommended privacy slats be added to the remaining portion of the fence.

Amendment motion moved by Councilmember Robertson, seconded by Councilmember Larson, to add condition language that would require the applicant to ensure all containers stored onsite remain empty and void of trash, and to require the applicant to add privacy slats to the remaining portion of the fence.

Amendment motion adopted unanimously.

Amended motion adopted unanimously.

9.6. ORD 25-2577 Second Reading

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

Sponsors: Sheila Sellman, Assistant Community Development Director

Ms. Sellman stated 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.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adopt the Second Reading of Ordinance No. 25-2577, adopting an Interim Ordinance for a Moratorium on Accessory Dwelling Units.

Motion adopted unanimously.

10. Administration

10.1. RES 25-84 Request to Reconsider 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

City Clerk Sorensen stated council is being asked to reconsider their denial of a premise permit for lawful gambling for Community Charities of Minnesota at X-Golf located at 298 Northtown Drive NE. She explained the applicant had submitted an application that was heard at the May 19 city council meeting and the permit was denied by the council. She reported representatives from the applicant were in attendance at this meeting should the council have comments or questions.

Moved by Councilmember Ford, seconded by Councilmember Fleming, to request to Reconsider a Resolution to Approve a Premise Permit for Lawful Gambling Activity for Community Charities of Minnesota at X-Golf located at 298 Northtown Drive NE.

Councilmember Massoglia said he would prefer that organizations requesting a charitable gambling permit be locally-based. He noted the two organizations that received waivers were from Andover and Ham Lake, which were neighboring communities.

Councilmember Ford explained the organization is within the state and was based out of Mankato. He was of the opinion this organization served a good cause, and he would be offering his support for the premise permit.

Chris Steward, President and Founder of Heroes Helping Heroes, shared more about his

organization which worked to support active and retired first responders throughout the state, including Blaine. He discussed how a growing number of first responders were dealing with PTSD and other traumas. He commented on how his events work to communicate with and heal these individuals while also helping to save and improve the lives of first responders. He indicated the proceeds from this event would assist the first responders in the Blaine service area.

Miranda Quandt, Community Charities gambling manager, stated if approved, she would provide all transparent documentation to show how donations would be made locally and a portion would be given back to the community, including Blaine.

Mayor Sanders asked what percentage of the dollars from this event would remain in the community. Ms. Quandt reported 85% of the proceeds would remain in the community.

Councilmember Newland shared that he would prefer the charitable gambling organizations to be more local and suggested the council consider a charter amendment in order to increase the current 4-location limit to allow current organizations to be in more locations in Blaine. He asked if Captain Boerboom had heard of this organization. Captain Boerboom explained he had heard of this organization and understood this was a very powerful organization that was doing great work for first responders.

Councilmember Larson explained she supported the organization's request.

Councilmember Ford stated he believed it was important to have local charitable groups in the community and encouraged the council to not be closed off to outside organizations that were working on behalf of a great cause.

Councilmember Fleming indicated she has been on the fence regarding this request. She understood this organization was not doing all of their events in Mankato, but rather was holding events in Blaine, which benefited Blaine police officers. She commented she supported the organization's request.

Councilmember Massoglia explained there were hundreds of thousands of good non-profits in the state of Minnesota. He stated if the door was opened for outside organizations, the council may be setting a precedent and could be receiving more requests similar to this in the future. He expressed concern with the fact this request was being made by Community Charities and not Heroes Helping Heroes. He reported if Heroes Helping Heroes had a local chapter in Blaine he would be able to support this request, but this was not the case.

Mr. Steward reported the request came through Community Charities because he was 100% blind. He explained 100% of the donations received would be going directly back to his members and not a single person collects a paycheck. He stated he could not hire a gambling manager at this time, which was why a third party was used to run the gambling aspect for them.

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

10.2. RES 25-89 Resolution Approving Relocation Assistance Agreements for Tenants Located at 10500 Nassau Street
Sponsors: Erik Thorvig, Community Development Director

Community Development Director Thorvig stated on December 16, 2024, the city council approved entering into a purchase agreement for 10500 Nassau Street. Since the meeting, the seller and city attorney have been negotiating a purchase agreement to proceed to closing. There are two existing tenants in the building. They are Wheeler Racing and Clark Copper Head Gaskets. Both tenants are currently on month-to-month leases. The seller has indicated they are unwilling to sign the purchase agreement unless an agreement is approved assisting the tenants with relocation expenses. A closed session was held on May 5, 2025, to discuss potential relocation assistance. Direction was provided to the city attorney, who has since negotiated agreements with both tenants. The terms of the agreements are as follows:

Wheeler Racing

- The tenant shall vacate by July 31, 2025.
- The total relocation amount shall not exceed \$140,000, of which \$100,000 would be paid within ten days of execution of the agreement. Thereafter, the City shall reimburse tenant for any expenses greater than the initial amount provided not to exceed an additional \$40,000. The tenant will provide actual invoices of incurred costs. Estimates have been provided showing expenses to be \$136,000.

Clark Gaskets

- The tenant shall vacate by June 30, 2025.
- The total relocation amount shall not exceed \$40,000, of which \$10,000 would be paid upon the tenant vacating the property. Thereafter, the City shall reimburse tenant for any expenses greater than the initial amount provided not to exceed an additional \$30,000. The tenant will provide actual invoices of incurred costs.

Mr. Thorvig reported both tenants have reviewed the agreements and are comfortable executing them based on the proposed terms. Upon execution of the agreements, the seller will execute the purchase agreement with the goal of closing on the purchase of the property on or before June 13, 2025.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adopt a Resolution Approving Relocation Assistance Agreements for Tenants located at 10500 Nassau Street.

Councilmember Larson explained she would not support this action and felt profits from the sale should be used in another manner. She expressed concern with the fact not all tenants were offered relocation assistance. She was of the opinion the relocation assistance should be worked out between the tenant and the property owner and this should not be the responsibility of Blaine taxpayers. Mr. Thorvig reported the city has purchased 16 or 17 properties in this district and there has been one or two others where relocation assistance

was offered. City Attorney Loonan stated negotiations on this property have been difficult and have taken a great deal of time to achieve. He explained that at the last minute, the property owner said she would agree to the terms if the tenants were taken care of. He indicated the city has paid relocation fees for other properties. He commented on how Wheeler Racing has been in the building for decades and has a significant amount of equipment that has to be moved. He commented on how the city would only be reimbursing the fees for moving these two tenants.

Councilmember Larson reported this property owner was receiving money for her property and was not having to be responsible for the tenant relocation fees and did not believe this was fair.

Motion adopted 6-1 (Councilmember Larson opposed).

- 10.3.** RES 25-77 Resolution Authorizing an Application for the Livable Communities Policy Development Program for Floodplain Policy Development
Sponsors: Elizabeth Showalter, Community Development Specialist

Community Development Specialist Showalter stated Coon Creek Watershed District and city staff identified a need for research and policy development to address manufactured homes located in the floodplain. The Metropolitan Council's Livable Communities Policy Development program offers grant funding for the city to hire a consultant to develop that policy with no required match. Staff commented further on the funding opportunity and recommended authorization of the application to the grant program.

Moved by Councilmember Fleming, seconded by Councilmember Larson, to adopt a Resolution Authorizing an Application for the Livable Communities Policy Development Program for Floodplain Policy Development.

Motion adopted unanimously.

- 10.4.** RES 25-81 Resolution to Authorize Parking Restrictions on 122nd Lane NE, Baltimore Court NE, and Chisholm Street NE
Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender stated it has been brought to the attention of both the Blaine Police and Engineering Departments that there are certain times when large numbers of vehicles park on both sides of 122nd Lane, Chisholm Street and Baltimore Court in the area between Aberdeen Street and Davenport Street. Generally, this occurs every Friday from around 11 AM to approximately 3 PM. City staff have received complaints that parked cars block mail delivery, hinder the free flow of traffic and present a safety issue. City staff have made field observations during the times this parking tends to occur and concur that when large amounts of cars are parked on both sides of the street it is a hindrance to two-way traffic and potentially to emergency vehicle access.

Mr. Schluender reported staff sent a mailing to twenty-seven property owners on 122nd

Lane, Chisholm Street and Baltimore Court asking for feedback from property owners on the streets for a proposal to implement certain parking restrictions to ensure two-way traffic can be maintained. Twelve responses were sent back. Residents were able to select which side of the street they felt would be best for the parking restrictions and whether the restrictions should be Monday thru Friday, 11 AM to 4 PM or only Friday from 11 AM to 4 PM. Two property owners on Baltimore Court responded with one respondent favoring no parking on the east side of Baltimore Court and one favoring no parking on the west side. Ten property owners on 122nd Lane/Chisholm Street responded with four respondents favoring no parking on the south side of 122nd Lane and east side of Chisholm Street, five respondents favoring no parking on the north side of 122nd Lane and the west side of Chisholm Street and one respondent having no preference. The majority of all respondents favored the parking restrictions be on Friday from 11 AM to 4 PM.

Mr. Schluender explained with a lack of a clear consensus on which side of the street, staff is recommending no parking restrictions be placed on the east side of Baltimore Court as all mail boxes are located on that side of the street. For 122nd Lane/Chisholm Street, staff is recommending that no parking restrictions be placed on the south side of 122nd Lane and east side of Chisholm Street. There are twelve driveways and mailboxes on the south and east sides versus five on the north and west sides. Staff is in agreement with the consensus view that the parking restrictions be only on Fridays from 11 AM to 4 PM. These parking restrictions will aid in ensuring two-way traffic flow and emergency vehicle access can be maintained at all times while still allowing parking on both sides of all streets outside the specific time when parking issues tend to occur. Installation of regulatory stop, no parking and speed limit signs requires authorization by the City Council. The regulatory signs proposed meet warrants established in the Minnesota Manual of Uniform Traffic Control Devices and/or Minnesota State Statutes. The proposed Council action will prohibit parking on the east side of Baltimore Court, the south side of 122nd Lane and the east side of Chisholm Street from 11 AM to 4 PM on Fridays.

Moved by Councilmember Fleming, seconded by Councilmember Massoglia, to adopt a Resolution to Authorize Parking Restrictions on 122nd Lane NE, Baltimore Court NE, and Chisholm Street NE.

Councilmember Massoglia asked if this would just push parking onto Davenport, Chisholm, 122nd Avenue or 121st Avenue and suggested involving members of the mosque in the discussion. He recommended staff continue to monitor the impacts and allow for resident parking, mail delivery, etc. Mr. Schluender stated he had not discussed his issue at length with the mosque, but staff would continue to work with the mosque to address the parking concerns.

Councilmember Massoglia indicated he believed it made sense to have parking on one side of the road for traffic flow purposes.

Councilmember Newland stressed the need for the mosque to continue to work to address the impact of their services on nearby parking. He commented on how it appears the current parking solutions are not working. Mr. Thorvig stated the hope is that limiting on-street parking will increase the use of the shuttle service.

Motion adopted unanimously.

- 10.5.** 2025-132 Motion to Authorize the Mayor and City Manager to Enter into a Contract with WSB, LLC for Final Design and Construction Services for the Jim Peterson Parking Lot Expansion and Hockey Rink, Improvement Project No. P2345
Sponsors: Jerome Krieger, Sr. Recreation Manager

Senior Parks and Recreation Manager Krieger stated council is requested to approve a contract with WSB, LLC for professional engineering services for final design and construction services for the Jim Peterson Parking Lot Expansion and Hockey Rink, Improvement Project P2345, in the amount of \$63,000. Staff commented further on the proposed project and reported the park board recommended approval of the request.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to Authorize the Mayor and City Manager to Enter into a Contract with WSB, LLC for Final Design and Construction Services for the Jim Peterson Parking Lot Expansion and Hockey Rink, Improvement Project No. P2345.

Motion adopted unanimously.

- 10.6.** 2025-133 Motion Accepting Quotes and awarding the contract to Starry Electric, Inc. in the Amount of \$93,320.00 for the Blaine Baseball Complex Field #5 Lighting System Installation Project (P2412)
Sponsors: Jerome Krieger, Sr. Recreation Manager

Mr. Krieger requested the council accept quotes for the Blaine Baseball Complex Field #5 Lighting System Installation project and award a contract in the amount of \$93,320 to Starry Electric, Inc. Staff commented further on the request and reported the park board recommended approval of this project.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to accept quotes and awarding the contract to Starry Electric, Inc. in the amount of \$93,320 for the Blaine Baseball Complex Field #5 Lighting System Installation Project (P2412).

Councilmember Massoglia asked if this project included new scoreboards. Mr. Krieger stated the old scoreboards were donated in the mid-2000s by the Blaine Baseball Association and the city was looking to update these at some point in the future.

Motion adopted unanimously.

11. Other Business

None.

12. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adjourn the meeting at 8:27PM.

Motion adopted unanimously.



City of Blaine Staff Report

File Number: RES 25-94

Agenda Date	Status
June 16, 2025	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: -

Agenda Item # 7.3

Resolution Approving a Premise Permit for Lawful Gambling Activity for Blaine Back Court Club at The Wild Hare, 10340 Baltimore Street NE, Suite 100

Executive Summary

Council is being asked to approve a premise permit for Blaine Back Court Club dba Blaine Youth Basketball at The Wild Hare, 10340 Baltimore Street NE, Suite 100 to conduct charitable gambling.

Background

Blaine Youth Basketball manager has submitted an application to conduct charitable gambling at The Wild Hare. If approved, they will conduct paper pull tabs with dispensing devices, electronic pull tabs and electronic bingo. A copy of the lease for lawful gambling and the premise permit application for the State Gambling Control Board are attached.

Per current code, no organization may maintain more than four lawful gambling locations in the City at one time. This will be the third premise for Blaine Youth Basketball in Blaine. Background investigations have been completed and nothing was found to disqualify the organization from obtaining this permit.

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

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

Public Outreach/Input

Staff Recommendation

Adopt a resolution approving a new premise permit for Blaine Youth Basketball at The Wild Hare, 10340 Baltimore Street NE, Suite 100

Attachment List

1. Preimse Application & Lease Lawful Gambling



City of Blaine

Signature Copy

Resolution: RES 25-94

Resolution Approving a Premise Permit for Lawful Gambling Activity for Blaine Back Court Club at The Wild Hare, 10340 Baltimore Street NE, Suite 100

WHEREAS, Blaine Youth Basketball has submitted an application for a premise permit to allow charitable gambling and raffles to be conducted at The Wild Hare, 10340 Baltimore Street NE, Suite 100, Blaine, Minnesota; and

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

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

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

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

PASSED by the City Council of the City of Blaine this 16th day of June, 2025.

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: Blaine Back Court Club License Number: 93071
 Chief Executive Officer (CEO) Brian Lindstrom Daytime Phone: 612-384-1646
 Gambling Manager: Joseph Claussen Daytime Phone: 763-354-0137

GAMBLING PREMISES INFORMATIONCurrent name of site where gambling will be conducted: The Wild Hare in Blaine

List any previous names for this location:

Street address where premises is located: 10340 Baltimore Street NE, Suite 100 Blaine, MN 55449
(Do not use a P.O. box number or mailing address.)

City:	OR Township:	County:	Zip Code:
Blaine		Anoka	55449

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: 21st Century Bank Bank Account Number: 11162591Bank Street Address: 9380 Central Avenue NE City: Blaine State: MN Zip Code: 55434**ALL TEMPORARY AND PERMANENT OFF-SITE STORAGE SPACES**

Address (Do not use a P.O. box number):	City:	State:	Zip Code:
<u>11880 Central Avenue NE</u>	<u>Blaine</u>	<u>MN</u>	<u>55434</u>
		<u>MN</u>	
		<u>MN</u>	

ACKNOWLEDGMENT BY LOCAL UNIT OF GOVERNMENT: APPROVAL BY RESOLUTION

CITY APPROVAL for a gambling premises located within city limits	COUNTY APPROVAL for a gambling premises located in a township
City Name: _____	County Name: _____
Date Approved by City Council: _____	Date Approved by County Board: _____
Resolution Number: _____ (If none, attach meeting minutes.)	Resolution Number: _____ (If none, attach meeting minutes.)
Signature of City Personnel: _____	Signature of County Personnel: _____
Title: _____ Date Signed: _____	Title: _____ Date Signed: _____
Local unit of government must sign.	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

- | | |
|--|---|
| <ol style="list-style-type: none"> 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. | <ol style="list-style-type: none"> 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. |
|--|---|

 Signature of Chief Executive Officer (designee may not sign)	5/26/25 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.

An equal opportunity employer

LG215 Lease for Lawful Gambling Activity**LEASE INFORMATION**

Organization:	License/Site Number:	Daytime Phone:
Blaine Back Court Club dba Blaine Youth Basketball	93071	763-354-0137
Address:	City:	State: Zip:
P.O. Box 490143	Blaine	MN 55449
Name of Leased Premises:	Street Address:	
The Wild Hare Blaine LLC	10340 Baltimore Street NE, Suite 100	
City:	State: Zip:	Daytime Phone:
Blaine	MN 55449	651-280-7715
Name of Legal Owner:	Business/Street Address:	
Sarah Moslemi	702 - 4th Street N	
City:	State: Zip:	Daytime Phone:
Stillwater	MN 55082	651-280-7715
Name of Lessor (if same as legal owner, write "SAME"):	Address:	
SAME		
City:	State: Zip:	Daytime Phone:

Check applicable item:

- ☒ **New or amended lease.** Effective date: 07/01/2025. 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) | ☒ Electronic Pull-Tabs |
| ☒ Pull-Tabs (paper) with dispensing device | ☒ Electronic Linked Bingo |
| ☒ Bar Bingo ☐ Bingo | Electronic games may only be conducted: |
| ☒ Tipboards | 1. at a premises licensed for the on-sale of intoxicating liquor or the on-sale of 3.2% malt beverages; or |
| ☒ Paddlewheel ☐ Paddlewheel with table | 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 60 day notice. Other terms:

LG215 Lease for Lawful Gambling Activity

6/15 Page 2 of 2

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: 27 May 2025	Signature of Organization Official (Lessee): 	Date: 5/26/25
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Print Name and Title of Lessor: Sarah Moslem	Print Name and Title of Lessee: Joe Clausen, Gambling Manager
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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: 2025-142

Agenda Date	Status
June 16, 2025	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 7.4

Motion Approving a Temporary On-Sale Intoxicating Liquor License for Sgt. John Rice VFW, 1374 109th Avenue NE

Executive Summary

Approve a Temporary On-Sale Intoxicating Liquor License for Sgt. John Rice VFW at 1374 109th Avenue NE

Background

Sgt. John Rice VFW has submitted a special event application to hold a one-day July 4th celebration at the Blaine VFW on July 4, 2025, from 12PM until 8PM. The event will include music, outdoor grilling, and alcohol service, which requires approval of a temporary liquor license. The applicant has submitted all required documents for the liquor license, including a certificate of liability insurance naming the city as additional insured. Approximately 150 people are expected to attend the event.

Strategic Plan Relationship

This action relates to all aspects of the strategic plan by providing opportunities for public events and gatherings.

Board/Commission Review

N/A

Financial Impact

License fees established by the council cover costs of license review and issuance.

Public Outreach/Input

N/A

Staff Recommendation

By motion, approve a temporary on-sale intoxicating liquor license for Sgt. John Rice VFW, 1374 109th Avenue NE for July 4, 2025.

Attachment List

None



City of Blaine Staff Report

File Number: RES 25-90

Agenda Date	Status
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June 16, 2025

In Control	File Type
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City Council

Resolution

Approval of Consent Agenda: - Sheila Sellman, Assistant Community Development Director

Agenda Item # 7.5

Resolution Granting Final Plat Approval to Subdivide 10.34 Acres into Two Lots, to be Known as Cat Pumps Addition at 1681 94th Lane NE. Cat Pumps Corporation (Case File No. 25-0022/ACK)

Executive Summary

The applicant is requesting final plat approval to subdivide 10.34 acres into two lots, to be known as Cat Pumps Addition.

Background

Planning Commission Public Hearing	05/13/25
City Council (Preliminary Plat)	06/02/25
City Council (Final Plat)	06/16/25
Action Deadline	08/01/25

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

The final plat is consistent with the approved preliminary plat, Resolution No. 25-73.

Evaluation of Request

Planning Analysis

Current Zoning

The property is zoned Light Industrial (I-1). It is the intent of this district to allow light industrial uses ranging from small to large scale industry and related services. Uses shall be compatible with neighboring nonindustrial uses through architectural standards and intensity of uses. This district may be located adjacent to residential, commercial, and industrial districts and shall have access to collector or arterial roads without passing through residential districts.

Land Use Designation

The property has a land use of Light Industrial (LI).

Land use description: Small to large scale industry and related services. Development in these areas should be free of hazardous or objectionable outputs (noise, odor, dust, smoke, glare, pollutants, etc.); accessible to major highways; and have full municipal services.

Surrounding Zoning and Uses

Property to the north and east is owned by the Airport. Properties to the south and west are zoned I-1.

Existing Conditions

The site consists of an existing multi-tenant industrial building constructed in 1980.

History

The parcel was platted in 1980 as Lot 8 Block 1 of Burr Oak Industrial Park.

Plat

The proposed preliminary plat consists of two lots.

The lot sizes are the following:

- Lot 1: 8.00 acres
- Lot 2: 2.34 acres

The minimum lot size in the I-1 district is one acre. Lot 1 will retain the existing building and all setbacks are being met. Lot 2 is vacant and development is not proposed at this time.

Park Dedication

The property was previously platted in 1980 as Burr Oak Industrial Park, and park dedication was paid for the lot. Therefore, park dedication is not required at this time.

Engineering Analysis

Grading/Storm Drainage

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

Utilities

The proposed property split will not require any new utility connections. Should development be proposed in the future, utility connections will need to be evaluated at that time.

Wetlands/Watershed/FEMA

Given that no development is proposed at this time, a Coon Creek Watershed District review is not required. Once development is proposed, further evaluation of the property will be required.

Access/Street Design/Sidewalks/Trails

The existing property has two existing access points to 94th Lane NE. The proposed property split will not receive any access at this time. Once development is proposed, access will be re-evaluated. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

Standard drainage and utility easements will be required to be platted along all property lines.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

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

Financial Impact

Not applicable.

Public Outreach/Input

Notifications are not required for final plats.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Zoning and Location Map
2. Final Plat



City of Blaine

Signature Copy

Resolution: RES 25-90

Resolution Granting Final Plat Approval to Subdivide 10.34 Acres into Two Lots, to be Known as Cat Pumps Addition at 1681 94th Lane NE. Cat Pumps Corporation (Case File No. 25-0022/ACK)

WHEREAS, an application has been filed by Cat Pumps Corporation, Case File No. 25-0022 for a final plat known as Cat Pumps Addition; and

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

Lot 8, Block 1, BURR OAK INDUSTRIAL PARK, Anoka County, Minnesota

WHEREAS, the Blaine City Council granted preliminary plat approval on June 2, 2025, subject to the conditions as contained in Blaine City Council Resolution No. 25-73; and

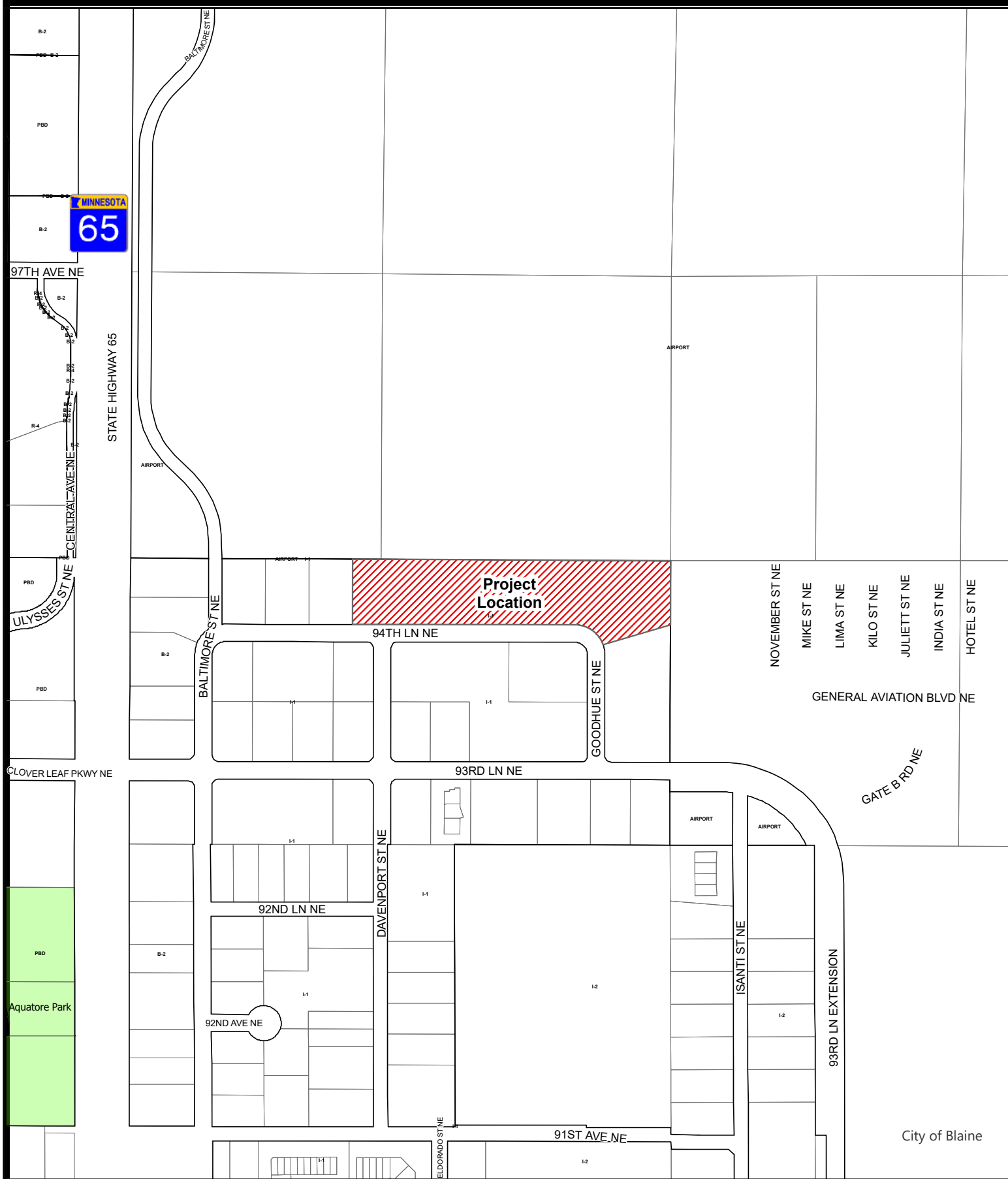
WHEREAS, the final plat is in general conformance with the approved preliminary plat.

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

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

1. The applicant is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
2. The developer is responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2025 rate for Sanitary Sewer Trunk is \$5,441.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 10 acres of upland for a total sewer area charge of \$54,410.00.

PASSED by the City Council of the City of Blaine this 16th day of June, 2025.

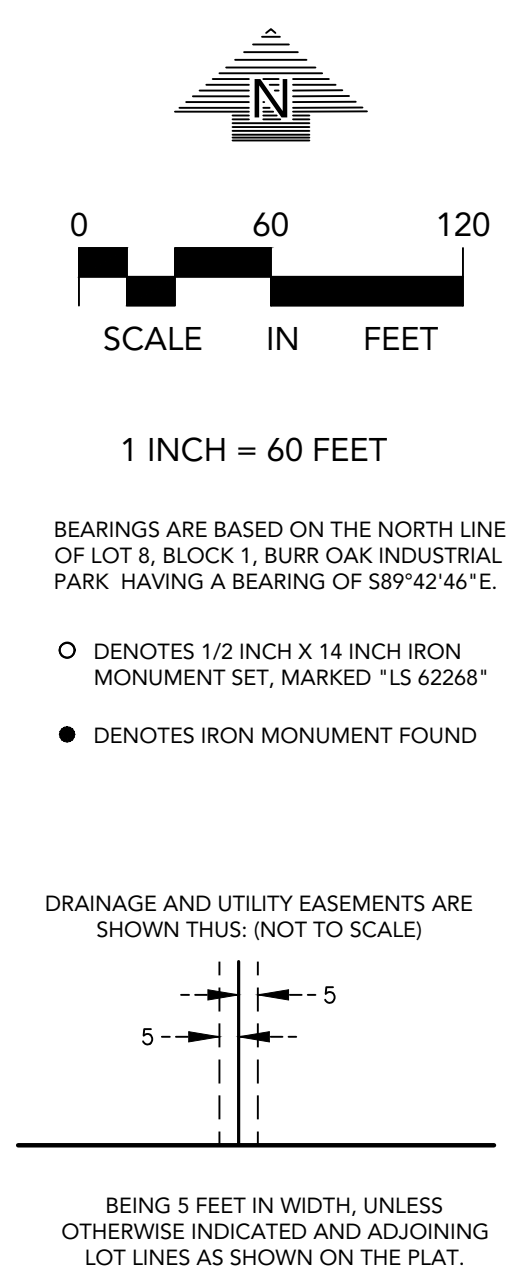
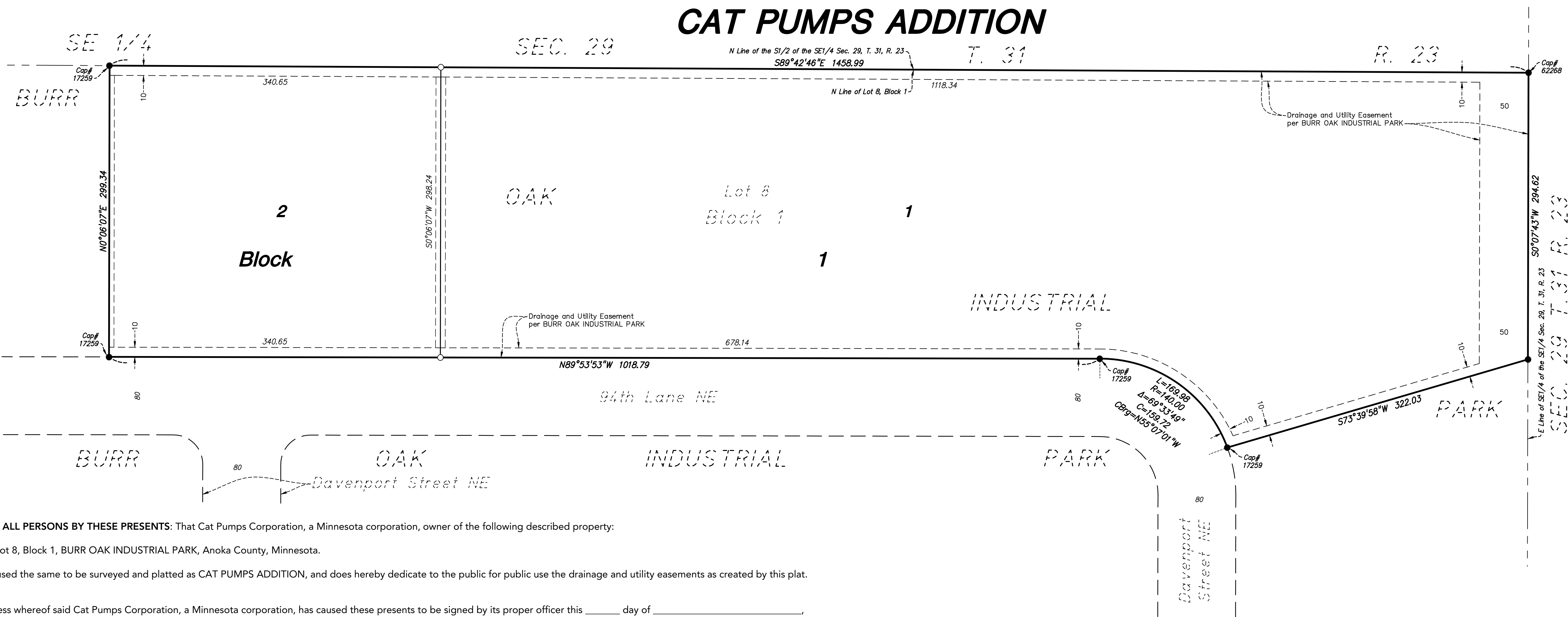


BlaineMN.gov

Case File No. 25-0012 CAT Pumps

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





KNOW ALL PERSONS BY THESE PRESENTS: That Cat Pumps Corporation, a Minnesota corporation, owner of the following described property:

Lot 8, Block 1, BURR OAK INDUSTRIAL PARK, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as CAT PUMPS ADDITION, and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Cat Pumps Corporation, a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

CAT PUMPS CORPORATION

Signature Printed Name, Title

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, as _____ of The Cat Pumps Corporation, a Minnesota corporation, on behalf of the corporation.

Signature Notary Public, _____ County, _____
My Commission Expires _____ Printed Name, Notary

SURVEYORS CERTIFICATION

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

Dated this _____ day of _____, 20____.

Dillon J. Tews, Licensed Land Surveyor
Minnesota License No. 62268

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20____, by Dillon J. Tews.

Signature Notary Public, _____ County, Minnesota
My Commission Expires January 31, 20____ Printed Name, Notary

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

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

City Council, City of Blaine, Minnesota

By: _____, Mayor By: _____, Clerk

COUNTY SURVEYOR

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

David M. Zieglmeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

By: _____, Deputy
Property Tax Administrator

**COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA**

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

By: _____, Deputy
County Recorder/Registrar of Titles



City of Blaine Staff Report

File Number: RES 25-82

Agenda Date	Status
June 16, 2025	
In Control	File Type
City Council	Resolution

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

Agenda Item # 7.6

Resolution to Declare Cost to be Assessed, Order Preparation and Call for Hearing on Proposed Assessment for Sanburnol Drive/85th Avenue Improvements, Improvement Project No. 23-14

Executive Summary

Improvement Project No. 23-14 was ordered by the City Council on December 4, 2023 with Resolution 23-194. This was a joint project between the City of Spring Lake Park and the City of Blaine. The City did concur with the City of Spring Lake Park in accepting a bid and entering into a construction contract with North Valley, Inc. by the City Council on March 18, 2024 with Resolution No. 24-29 and construction was completed in the summer of 2024.

Background

Improvement Project No. 23-14 included the following project areas:

- Sanburnol Drive NE/85th Avenue NE from University Avenue Frontage Road to Monroe Street
- University Avenue Frontage Road from Sanburnol Drive to Northtown Mall ring road
- Elm Drive NE (Spring Lake Park)
- 83rd Avenue NE (Spring Lake Park)

The total cost for the City of Blaine portion of the project is as follows:

Construction Costs:	\$637,641.81
Engineering Costs:	\$19,104.12
Interest:	\$9,156.42
Administration,	\$18,387.67
Assessing, Other:	
Total:	\$684,290.02

The total project cost indicated in the Feasibility Report was \$1,171,600. The estimated cost split

indicated in the Feasibility Report was \$446,575 for the City of Blaine and \$722,025 for the City of Spring Lake Park. The Assessment Roll has been prepared consistent with the Feasibility Report. Of the total cost, the amount to be assessed is \$82,937.05. The City's Pavement Management Program funds will contribute \$257,109.53 and the City's Municipal State Aid Funds will contribute \$344,243.44.

Strategic Plan Relationship

The Sanburnol Drive/85th Avenue Improvement project aligns with the City's strategic plan goal of infrastructure management by providing high-quality street surfaces.

Board/Commission Review

N/A

Financial Impact

The Sanburnol Drive (85th Avenue) reconstruction project (23-14) from Elm Drive NE to University Service Drive was authorized as part of the 2023-2027 Capital Improvement Program (CIP), which was adopted via resolution 22-183 at the November 21, 2022, City Council Meeting. Funding was to be provided by bond proceeds to be repaid for by the general property tax levy and assessments, as well as Municipal State Aid System funds. On March 18, 2024, the Blaine City Council concurred with the City of Spring Lake Park to accept the construction contract bid from North Valley, Inc. for this project. After awarding the bid, staff worked together to revise estimated funding sources for the issuance of 2024B series bonds, which were sold on September 16, 2024, and were used to finance the project, excluding State Aid Municipal Funds. The actual costs as outlined in the table below are presented at \$684,290, which is \$14,290 or 2.1% more than budgeted.

When a city issues debt, funds are typically placed in a capital project fund and then spent on the acquisition of asset(s). User fees, the property tax levy, or other funding sources are then subsequently collected in a separate debt service fund to pay principal and interest associated with the bonding. Typically, when a project is completed and if there are remaining bond proceeds in the capital projects fund, these funds are transferred to the debt service fund. The rationale for this action is that the bonds were issued to fund the capital project, and the remaining proceeds should be used to pay off those bonds. This transfer will require a separate formal resolution authorized by the City Council.

Assessments will be levied over 15 years and will be used to fund repayment of the 2024B bond series.

Funding Source	Appropriated Amount 2023 & 2024	Revised Staff Estimates (9/4/2024)	Authorized Bonding (9/16/2024)	Actual Costs (6/17/2025)
Property Tax Levy Debt	\$191,000	\$362,063	\$362,063	\$257,110
Special Assessment Debt	\$224,000	\$82,937	\$82,937	\$82,937
State Aid Municipal Funds	\$255,000	\$225,000	\$225,000	\$344,243

TOTAL	\$670,000	\$670,000	\$670,000	\$684,290
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Public Outreach/Input

The project itself and the assessment process has complied with all public notification requirements pursuant to MN Statutes, Chapter 429.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Location Map
2. Proposed Final Assessment Roll



City of Blaine

Signature Copy

Resolution: RES 25-82

Resolution to Declare Cost to be Assessed, Order Preparation and Call for Hearing on Proposed Assessment for Sanburnol Drive/85th Avenue Improvements, Improvement Project No. 23-14

WHEREAS, a contract was entered into for bituminous pavement replacement, minor spot curb replacement, minor spot sidewalk replacement, pedestrian curb ramp ADA upgrades, and the addition of catch basin storm sewer structures and pipe and appurtenant construction in the following described areas:

- Sanburnol Drive NE/85TH Avenue NE (last paved in 1997) from University Avenue Frontage Road to Monroe Street
- University Avenue Frontage Road from Sanburnol Drive to Northtown Mall ring road
- Elm Drive NE (Spring Lake Park)
- 83rd Avenue NE (Spring Lake Park)

AND WHEREAS, the City of Blaine portion of construction costs for such improvement is \$637,641.81 and the expenses incurred in the making of said improvements amounts to be \$46,648.21, making the total cost \$684,290.02.

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

1. The total cost of such improvements is hereby declared to be \$684,290.02.
2. The amount to be assessed is hereby declared to be \$82,937.05. The Pavement Management Program Funds will contribute \$257,109.53 and the City's Municipal State Aid Funds will contribute \$344,243.44.
3. Assessments shall be payable in annual installments extending over a period of five (5) years. The first of the installments to be payable on or before the first Monday in January 2026, and shall bear interest at the rate of 5.25% per annum from the date of the adoption of the assessment resolution.
4. The City Clerk, with the assistance of the City Engineer, shall forthwith calculate the proper amount to be specifically assessed for such improvement against every assessable lot, piece, or parcel of land within the district affected without regard to cash valuation, as provided by law, and shall file a copy of such proposed assessment in their office for public inspection.
5. The City Clerk has notified the City Council that such proposed assessment has been completed and filed in their office for public inspection.
6. A hearing shall be held on the 21st day of July 2025, in the Council Chambers at the Blaine City Hall at

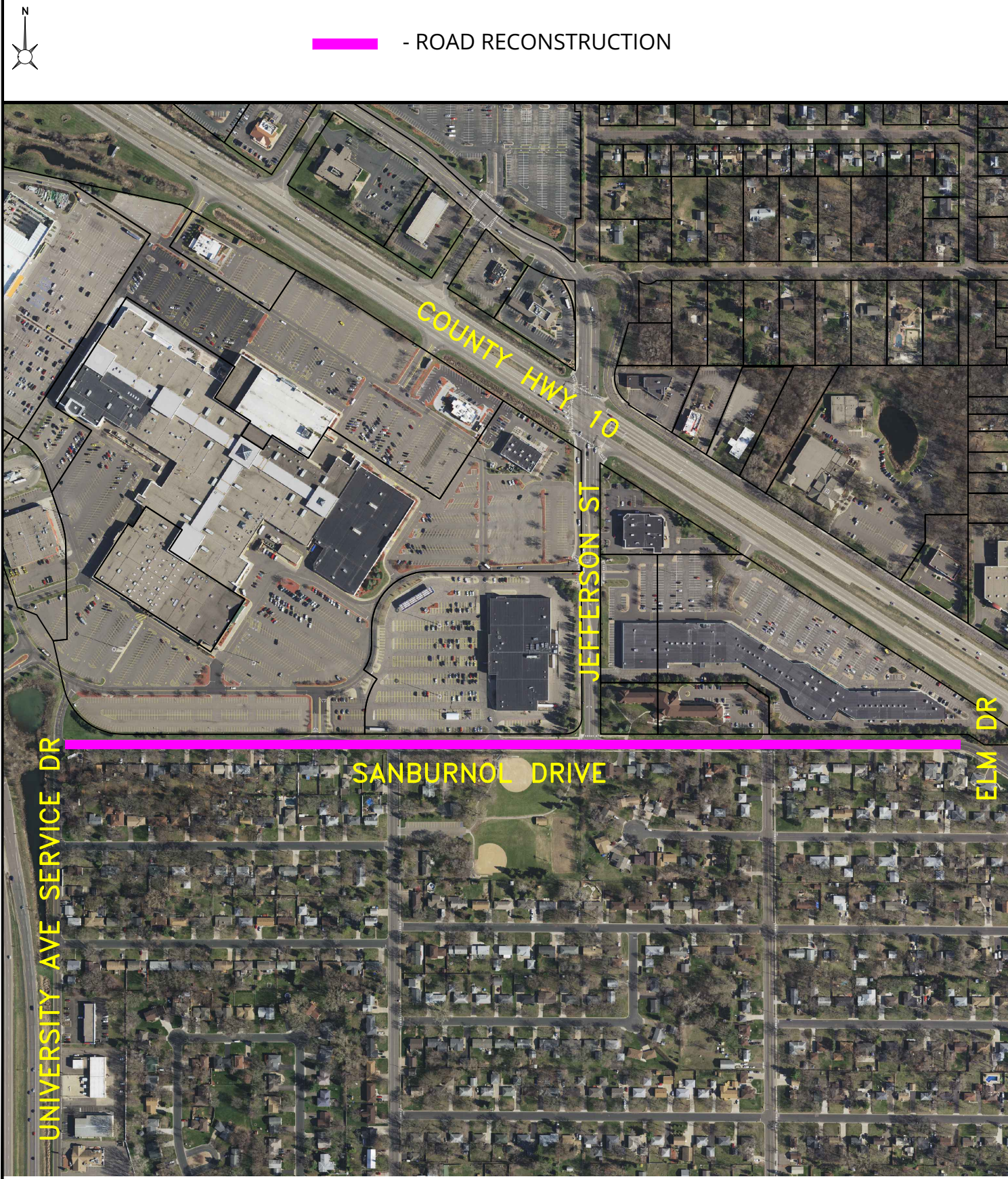
7:00 PM, or as near that time as possible, to pass upon the proposed assessment at such time and place all persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.

7. The City Clerk shall give published and mailed notice of such hearing as required by law.

PASSED by the City Council of the City of Blaine this 16th day of June 2025.

SANBURNOL DRIVE RECONSTRUCTION PROJECT

LOCATION MAP



PROJECT 23-14
SANBURNOL DRIVE/85TH AVENUE IMPROVEMENTS PROJECT
CITY OF BLAINE
EXHIBIT NO. 2 - COMMERICAL, INDUSTRIAL, HIGH DENSITY RESIDENTIAL PROPERTY
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE FOR BITUMINOUS REPLACEMENT IS \$29.75 PER FRONT FOOT AS ESTABLISHED IN THE CITY OF BLAINE ASSESSMENT POLICY

PROPERTY PIN	PROPERTY OWNER	PROPERTY ADDRESS	ASSESSABLE FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
31-31-23-34-0003	SUPER VALU STORES INC	585 NORTHTOWN DR NE	609.9	*	\$29.75	\$18,144.53
31-31-23-33-0016	NORTHTOWN MALL TERRITORIES LLC	NOT ADDRESSED	517.4	*	\$29.75	\$15,392.65
31-31-23-34-0017	NORTHTOWN MALL TERRITORIES LLC	NOT ADDRESSED	333.2		\$29.75	\$9,912.70
31-31-23-34-0015	NORTHTOWN MALL TERRITORIES LLC	100 NORTHTOWN DRIVE NE	60.0		\$29.75	\$1,785.00
31-31-23-34-0016	NORTHTOWN MALL TERRITORIES LLC	NOT ADDRESSED	130.0		\$29.75	\$3,867.50
31-31-23-43-0047	HIAWATHA LAKE PARTNERS II LLC	701 85TH AVE NE	389.9		\$29.75	\$11,599.53
31-31-23-43-0048	HIAWATHA LAKE PARTNERS II LLC	701 85TH AVE NE	50.0	*	\$29.75	\$1,487.50
31-31-23-43-0049	KRAUS-ANDERSON INC	716 COUNTY ROAD 10 NE	697.4		\$29.75	\$20,747.65
TOTALS:			2787.8			\$82,937.05

NOTES:

*150 FOOT CORNER LOT CREDIT APPLIED TO ASSESSABLE FRONT FOOTAGE



City of Blaine Staff Report

File Number: 2025-143

Agenda Date	Status
June 16, 2025	
In Control	File Type
City Council	Motion

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

Agenda Item # 7.7

Motion Approving the Ramsey County Master Agreement for Maintenance of Traffic Control Signal Systems

Executive Summary

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

Background

At the November 18, 2024 meeting, City Council approved a master agreement for maintenance of traffic control signal systems with Ramsey County. At that time, staff at Ramsey County approached City of Blaine staff about entering into a Master Agreement for Maintenance of Traffic Control Signal Systems. Ramsey County was working with all cities to standardize language associated with Joint Powers Agreements (JPAs) that were entered between the cities and Ramsey County for maintenance of certain traffic control signal systems. For the City of Blaine, this includes four traffic control signal systems on County Road J (85th Avenue) which lies on the border between Ramsey County and Anoka County and the cities of Blaine and Mounds View. The signals identified in the agreement are located at:

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

The master agreement does not obligate the City of Blaine for any maintenance activities that were not already identified and agreed to in previous JPA's for the traffic signal systems that were approved by

the city, Ramsey County and Anoka County. The City of Blaine is responsible for all maintenance and costs associated with the overhead luminaries for the signal systems at Xylite Street, Coral Sea Street and the I35W Service Drive.

In late April 2025, staff at Ramsey County again approached City of Blaine staff with a newly revised master agreement. It was stated that the County had not approved the previous master agreement that was provided to and approved by the City of Blaine and that minor changes were made to the language in the previous master agreement.

The changes are as follows:

- Change of the agreement name from Master Agreement to Comprehensive Cooperative Agreement
- Two sentences (f and g) under section 9. PAYMENT AND RAMSEY COUNTY REIMBURSEMENT RATES were modified as shown below. Strike through indicates the original language that was stricken and underline indicates new language that was added.
 - f. Materials and supplies shall be actual costs, not reduced ~~incurred by any discounts or set-offs~~ the County may be granted.
 - g. Contractor costs shall be as actually paid by the County for the work covered by this agreement, not reduced by any discounts or set-offs the County may be granted by the contractor.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

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

Public Outreach/Input

N/A

Staff Recommendation

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

Attachment List

1. Comprehensive Signal Agreement_Blaine_04282025_Clean

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, IT IS AGREED:

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

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

- d. **Anoka County Signal Systems:** Where identified on Exhibit B, the notation is for convenience only, and the allocation of responsibilities shall be governed by the agreement with Anoka County.
- 5. **NON-TRAFFIC CONTROL SIGNS:** No signs may be attached to a Signal System without approval of the County Traffic Engineer. Any sign installed at the request of the City will be installed, maintained, and repaired by the County, but the costs of such work will be reimbursed by the City.
- 6. **TIMING OF SIGNALS:** All timing and related adjustments of the traffic control signal shall be determined by the County through its Traffic Engineer, and no changes shall be made to these adjustments without the approval of the County.
- 7. **PERMIT REQUIRED:** The City will obtain a permit to work on a Signal System in order to coordinate work in the right-of-way, ensure sufficient traffic control is provided, and manage access and workmanship on Signal Systems. The City will be responsible for any costs associated with traffic control or County forces needed to effectuate City works on the Signal Systems.
- 8. **EVP SYSTEMS:** The EVP system shall be operated, maintained, revised, or removed in accordance with the following conditions and requirements:
 - a. All installation, modifications, revisions and maintenance of the EVP System considered necessary or desirable for any reason, shall be done by the County's forces, or, upon concurrence in writing by the County's Traffic Engineer, may be done by others, all at the cost and expense of the City.
 - b. Emitter units may be installed and used only on vehicles responding to an emergency as defined in Minnesota Statutes Chapter 169.01, Subdivision 3.
 - c. All timing of said EVP system shall be determined by the County, through its Traffic Engineer.
- 9. **PAYMENT AND RAMSEY COUNTY REIMBURSEMENT RATES:**
 - a. The County shall submit an invoice to the City annually, listing all labor, expenses for third-party contractors, equipment, materials or supplies used.
 - b. The City shall promptly pay Ramsey County for the full amount due.
 - c. Labor costs and equipment costs will be at the adopted rates for work performed by County employees.
 - d. The adopted labor rates may include actual hourly rates of the employee (or a per hour equivalent for salaried employees), costs representing the hourly share of benefits, perks and other employment expenses, a provision for costs associated with the provision of a work location, transportation, supplies and training for the employee, and a provision for administration.
 - e. The adopted equipment rates may be based on market rental rates or, if specialized equipment, on a pro rata share of the anticipated useful life of the equipment, plus costs to cover all consumables (fuel, parts), plus reasonable costs associated with maintenance of the equipment.
 - f. Materials and supplies shall be actual costs, not reduced by any discounts or set-offs the County may be granted.
 - g. Contractor costs shall be as actually paid by the County for the work covered by this agreement, not reduced by any discounts or set-offs the County may be granted by the contractor.

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

allocated as provided in the cooperative agreement. The governing cooperative agreement number must be noted for reference.

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

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

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

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

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

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

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

(Signature page to follow)

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

CITY OF BLAINE, MINNESOTA

In presence of

By: _____

Its: _____ Mayor _____

By: _____

Its: _____ City Manager _____

Date: _____

RAMSEY COUNTY

Recommended for approval:

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

By: _____
Chairperson
Board of Ramsey County Commissioners

Approved as to Form:

Assistant Ramsey County Attorney

Date: _____

Attest:

By: _____
Chief Clerk – Ramsey County Board

Date: _____

Exhibits A-1, A-2, and B

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

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

RAMSEY COUNTY



(print name) Luis C. Flores PE, PTOE
Traffic Engineer
Dated: 4/28/2025

CITY OF BLAINE

(print name) _____
Director of Engineering
Dated: _____

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

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

*Sharing the responsibility with another city.

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

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

Exhibit B – Anoka County operated signals

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



City of Blaine Staff Report

File Number: RES 25-100

Agenda Date	Status
June 16, 2025	
In Control	File Type
City Council	Motion

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

Agenda Item # 7.8

Resolution Authorizing Parking and Storage Facility Concept Plan Funding, Interfund Transfer from the Police Department Fund to the Facilities Fund, and Associated Budget Amendments.

Executive Summary

The interfund transfer is recommended to cover the \$10,000 to \$15,000 estimated cost for the concept design for the parking and storage facility in 2025.

Background

The interfund transfer is recommended to cover the \$10,000 to \$15,000 estimated cost for the concept design for the parking and storage facility in 2025. The City Council discussed this item at the May 19, 2025, Workshop. The City Council directed staff at the Workshop to move forward with the concept design for the parking and storage facility. The transfer is being done as this is a facilities related project yet the facilities fund cannot adequately support the costs of this project.

Strategic Plan Relationship

The concept design for the parking and storage facility aligns with the Strategic Plan to build infrastructure adequate to support growth under Infrastructure Management.

Board/Commission Review

Financial Impact

With this activity not included in the facilities capital improvement plan, additional funding is required to facilitate the concept plan. As the primary user of the existing structure, the General Fund Police

Department was identified to provide this financing through the transfers and budget amendments in the accompanying resolution.

Public Outreach/Input

Staff Recommendation

Approve resolution Authorizing Parking and Storage Facility Concept Plan Funding, Interfund Transfer from the General Fund to the Facilities Fund, and Associated Budget Amendments.

Attachment List

None



City of Blaine

Signature Copy

Resolution: RES 25-100

Resolution Authorizing Parking and Storage Facility Concept Plan Funding, Interfund Transfer from the Police Department Fund to the Facilities Fund, and Associated Budget Amendments.

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

WHEREAS, staff have identified an opportunity to fund the **Parking and Storage Facility Concept Plan**; and

WHEREAS, the proposed project was not included in the 2025 City Council budget that was adopted on December 16, 2024; and

WHEREAS, the City Council desires to utilize the General Fund to finance the recommended project based on direction at the May 19, 2025, Workshop; and

WHEREAS, payment for the proposed project is to be accounted for within the Facilities Capital Fund; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Blaine hereby authorizes the following interfund transfer(s) for the 2025 budget:

From Fund	To Fund	Purpose	Transfer Amount
101-General Fund	416-Facilities Capital Improvement Fund	Interfund Transfer from the General Fund to the Facilities Fund	\$15,000

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Blaine hereby authorizes the following revenue increase(s) to the 2025 budget:

Fund/Account	Amount
Facilities Capital Fund - Transfer In 416.50.530.532-3911 - OP Transfer from General	\$15,000

BE IT FURTHER RESOLVED that the City Council of the City of Blaine hereby authorizes the following expenditure increase(s) to the 2025 budget:

Fund/Account	Amount
General Fund - Safety Services Admin - Transfer Out 101.40.400.401-4914 - OP Transfer to Capital Project	\$15,000
Facilities Capital Fund - Parking & Storage Facility Concept Plan 416.50.530.532-4530 (Project F2504)	\$15,000

BE IT FURTHER RESOLVED that the City Council of the City of Blaine hereby authorizes the following expenditure decrease(s) to the 2025 budget:

Fund/Account	Amount
General Fund - Police Department - Transfer Out 101.40.400.401-4203 - Clothing & Uniforms	\$15,000

PASSED by the City Council of the City of Blaine this 16th day of June 2025.



City of Blaine Staff Report

File Number: 2025-144

Agenda Date	Status
June 16, 2025	
In Control	File Type
City Council	Motion

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

Agenda Item # 7.9

Motion Approving the Purchase of Two Video Surveillance Trailers

Executive Summary

The Police Department requests council approval for purchases made from the Public Safety Funds, pursuant to Section 6.05 of the City Charter, which requires Council approval of all purchases and contracts over \$50,000. These purchases include two video surveillance trailers for the amount of \$115,904.00

Two additional video surveillance trailers will allow the police department to deploy more trailers to identified areas for public safety purposes. The trailers will also be used for large-scale events such as the Blaine Festival, USA Cup, and the 3M Open. The Police Department currently has one camera trailer with one additional trailer ordered. It is frequently in demand and there are many potential deployment locations that are not being covered or minimally. These include the beach, special events at the NSC, special events at golf venues, in high retail crime areas, in exchange zones, and in various parks, such as Aquatore, Veterans Park/Tom Ryan, etc. Additionally, as the current trailer ages, it has been having mechanical problems that have needed repair.

Background

The Minnesota Legislature signed into law a Public Safety Aid in the 2023 Omnibus Tax Bill. This bill provided \$300 million to townships, cities, counties, and tribal governments for public safety purposes. The city received \$3,106,062 in December 2023, with 30% or \$931,819 allocated to the SBM Fire Department for future capital improvements, subject to City Council approval. The remaining funding, or \$2,174,243 is earmarked for purchases within the Police Department.

Strategic Plan Relationship

These purchases ensure that the Police Department has the needed equipment and resources to continue to provide exceptional public safety services with the highest degree of professionalism, transparency, and accountability.

Board/Commission Review

none

Financial Impact

These items are recommended to be purchased using Public Safety Funds, which would not impact the general fund operating budget.

Public Outreach/Input

None

Staff Recommendation

Approve the purchase of two video surveillance trailers with public safety funds in the amount of \$115,904.00.

Attachment List

1. 29909_Two Falcon 3100_Blaine PD_06-03-2025 12-04-PM_

DATE: 6/3/2025
QUOTE #: 29909
QUOTE EXP: 7/5/2025
PROJECT NAME: Blaine PD /Mobile Surveillance

TO: Blaine PD
Joe Sadler
10801 Town Square Drive NE
Blaine, MN 55449
763-286-0559
jsadler@blainemn.gov

SALES PERSON	PROJECT SCOPE	PAYMENT TERMS
JS	Two Falcon 3100 Video Surveillance Trailer	NET 30
QTY	DESCRIPTION	UNIT PRICE
2	MPS FALCON 3100 TRAILER SYSTEM	\$57,952.00
		\$115,904.00

QTY	MODEL NUMBER	DESCRIPTION
1	19468	FALCON 3100 BASE TRAILER SYSTEM W/18 ft STABILIZED MAST
1	16915	3100 GAS HIGH PERFORMANCE AUTONOMOUS GENERATOR SYSTEM 3KW
1	17715	900 AH/10.8KWH AGM BATT 3100
1	20600	FIXED MULTI CAM 4*5MP 360° IR - AXIS P3737-PLC W/MT
2	18530	PTZ CAM 2MP 32X IR - AXIS Q6135-LE W/MT
2	19363	24VDC DUAL CHANNEL HI POE 70W
2	19362	24VDC HI POE 35W
2	19364	RACK PLATE WITH MOUNTING HARDWARE
3	11701	EXACQVISION PRO LICENSE
1	20845	LAPTOP SERVER - I5 - 16GB - OS W/CONFIG (NO HD)
1	20844	8TB SSD DRIVE WITH CONFIGURATION
1	21007	CRADLEPOINT CELLULAR ROUTER R980 5G KIT 1 YEAR
1	20617	SIM CARD FOR CELLULAR ROUTER - CUSTOMER SUPPLIED
1	20788	3100 IP BASED 2 WAY AUDIO HORN KIT - AXIS C1310-E Mk II ABOVE T-BAR
1	19979	16 PORT NETWORK SWITCH
1	17626	TOP MAST LED STROBE LIGHT POD KIT W/3rd ARM RED/BLUE
1	18165	3100 - 6 BODY LED STROBE LIGHT KIT RED/BLUE
1	20972	TOP MAST 2-42" LED FLOOD LIGHT KIT
1		HEAVY DUTY FRONT WHEEL JACK
1	21028	3100 - 1200W (3 PANEL) SOLAR POWER SYSTEM

PROPOSAL CREATED BY:

Jeron Stiffler
Senior Solutions Consultant
Mobile Pro Systems
250 Lothenbach Ave.
West St. Paul MN 55118
Cell: 651-558-7513
Direct: 952-324-5860
eMail: Jeron.Stiffler@MobileProSystems.com

Total Less Options:	\$115,904.00
Estimated Sales Tax:	TBD
Estimated Shipping:	TBD
Estimate TOTAL:	\$115,904.00
Shipping TERMS:	TBD

Freight Charges To Be Determined (TBD) and are based upon quantity ordered and final shipping destination.....

I accept this estimate _____ DATE

System Includes a (1) One Year Limited Warranty
This QUOTE is valid for 30 days.



City of Blaine

Staff Report

File Number: 2025-145RES 25-105

Agenda Date	Status
June 16, 2025	
In Control	File Type
City Council	Motion

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

Agenda Item # 7.10

Resolution to Approve a Temporary Road Closure of Davenport Street Between 105th Avenue and 109th Avenue on July 4 for the Annual Fireworks Display

Executive Summary

Council is asked to approve a temporary road closure for vehicle and pedestrian safety of Davenport Street between 105th Avenue and 109th Avenue from 8PM to Midnight for the annual fireworks display.

Background

Joe Matzke, Sergeant of Administrative Services, has submitted a special event request for the 4th of July fireworks display to temporarily shut down Davenport Street NE from 105th Avenue NE to 109th Avenue NE, intermittently, between the hours of 8PM to midnight, in order to facilitate pedestrian and vehicular traffic safety during this event. Davenport Street would be shut down to vehicular traffic once the parking lots at the NSC along Davenport Street fill to capacity. This will prevent overcrowding of vehicle traffic in the area and allow emergency vehicles easier access to lots/areas along Davenport Street in case of an emergency during the event. It will also allow for pedestrian traffic to safely cross Davenport Street before, during, and after the event. Staff will work with Public Works to provide temporary barricades to facilitate the temporary closure.

Strategic Plan Relationship

This action relates to all aspects of the strategic plan by providing opportunities for public events and gatherings.

Board/Commission Review

None

Financial Impact

None

Public Outreach/Input

None

Staff Recommendation

By motion, adopt a resolution approving a temporary road closure for vehicle and pedestrian safety of Davenport Street between 105th Avenue and 109th Avenue from 8PM to midnight for the annual fireworks display.

Attachment List

None



City of Blaine

Signature Copy

Resolution: RES 25-105

Resolution to Approve a Temporary Road Closure of Davenport Street Between 105th Avenue and 109th Avenue on July 4 for the Annual Fireworks Display

WHEREAS, the 4th of July annual fireworks display is a large public event that has brought thousands of people to the City of Blaine each year; and

WHEREAS, staff has identified the need to work with event organizers to create a security plan for parking for the event; and

WHEREAS, the Blaine City Council is cognizant of providing regulation of vehicular traffic in a safe and responsible manner; and

WHEREAS, City Code requires a resolution authorizing temporary no parking restrictions; and

WHEREAS, the temporary no parking restrictions will not adversely affect traffic safety; and

WHEREAS, public safety is paramount for all involved, including attendees and residents.

NOW, THEREFORE, BE IT RESOLVED, that the Blaine City Council hereby authorizes Public Works to implement/conduct the following road closure for the annual 4th of July fireworks display on July, 4, 2025;

1. Temporary road closure is hereby authorized for vehicle and pedestrian safety for Davenport Street between 105th Avenue and 109th Avenue intermittently from 8PM to midnight on July 4, 2025.

PASSED by the City Council of the City of Blaine this 16th day of June, 2025.



City of Blaine

Staff Report

File Number: RES 25-96

Agenda Date	Status
June 16, 2025	
In Control	File Type
City Council	Resolution

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

Agenda Item # 8.1

Resolution Granting a Conditional Use Permit to Install Freestanding Lighting up to 28 Feet in Height in the Planned Business District (PBD) Zoning District at 3705 and 3745 Pheasant Ridge Drive NE. Stinson Electric Inc. (Lexington Preserve Business Park V Lighting) (Case File No. 25-0024/SLK)

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) for lighting up to 28 feet tall. The light intensity meets city requirements. Staff recommends approval.

Background

Planning Commission Public Hearing	N/A
City Council (Conditional Use Permit)	06/16/25
Action Deadline	07/28/25

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

Evaluation of Request

Planning Analysis

Zoning

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

1. To promote a planned environment for integrated industrial, office, commercial and multi-floor residential uses which feature design continuity. A development shall reflect a common theme using compatible architectural design and consistency in signage, landscaping, and lighting.
2. To encourage orderly development of property through conditional uses, since proposed uses may be traditionally considered incompatible or may present special problems in an environment of mixed uses.

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

Surrounding Zoning and Uses

The surrounding properties are zoned PBD with a mix of light industrial/office buildings.

Existing Conditions

Two new buildings are under construction on the subject site.

History

A Conditional Use Permit (CUP) for two office/industrial buildings, a zero lot line for shared parking and a preliminary plat were approved in January 2025.

Site Plan

The project consists of 3 (28-foot) light poles in the front of the site (east side).

Pole-mounted lighting is limited to a maximum height of 20 feet per 33.02(b), but is allowed to exceed that with a CUP when located in a commercial or industrial district to light parking lots larger than 120 stalls.

The zoning code calls out specific allowable spill from lighting at residential property lines and at the edge of public roadways. Light intensity is limited to a 1-foot candle at the edge of the road and 0.5-foot candles at any residential property lines. The proposed lighting will meet this requirement.

There are no residential properties near these lights. The proposed lights are down lit, shielded, and low profile.

Engineering Analysis

Grading/Storm Drainage

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

Utilities

The proposed lighting will not require additional connections to the existing utilities.

Wetlands/Watershed/FEMA

The proposed lighting installation does not include any alterations to any wetlands or FEMA flood plain

on the existing site.

A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The proposed lighting installation does not alter the existing access points from Pheasant Ridge Drive to the proposed parking area. No new access point will be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

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

Conditional Use Permit

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

Section 27.04 Criteria for granting conditional use permits:

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - o Lighting up to 28 feet tall will not create an additional burden on public facilities or utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447 , 7-20-2020)
 - o The use is consistent with the PBD zoning district. The additional height will meet light intensity requirements in the Zoning Ordinance.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o The lights are designed to be down-lit, shielded, and low profile.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - o The lights are consistent with other lighting found in the similar-sized parking lots in the PBD zoning district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The use is consistent with the Planned Industrial (PI) land use.
7. The use will not cause traffic hazard or congestion.
 - o The proposed lighting installation will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.

- The proposed lighting installation has adequate utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

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

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments



City of Blaine

Signature Copy

Resolution: RES 25-96

Resolution Granting a Conditional Use Permit to Install Freestanding Lighting up to 28 Feet in Height in the Planned Business District (PBD) Zoning District at 3705 and 3745 Pheasant Ridge Drive NE. Stinson Electric Inc. (Lexington Preserve Business Park V Lighting) (Case File No. 25-0024/SLK)

WHEREAS, an application has been filed by CSM EQUITIES LLC as Conditional Use Permit Case File No. 25-0024 for Lexington Preserve Business Park V Lighting; and

WHEREAS, said case involves the property described as follows:

Outlot A, CSM LEXINGTON THIRD ADDITION, Anoka County, Minnesota. (Torrens Property - Certificate of Title No. 132613 (Includes Additional Land)

Parcel 2:

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

WHEREAS, the Blaine City Council held a public hearing on June 16, 2025, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on June 16, 2025; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Sections 27.04 and 33.02(b) of the Zoning Ordinance to install pole-mounted lighting up to 28 feet in height in the Planned Business District (PBD) zoning district with the following conditions:

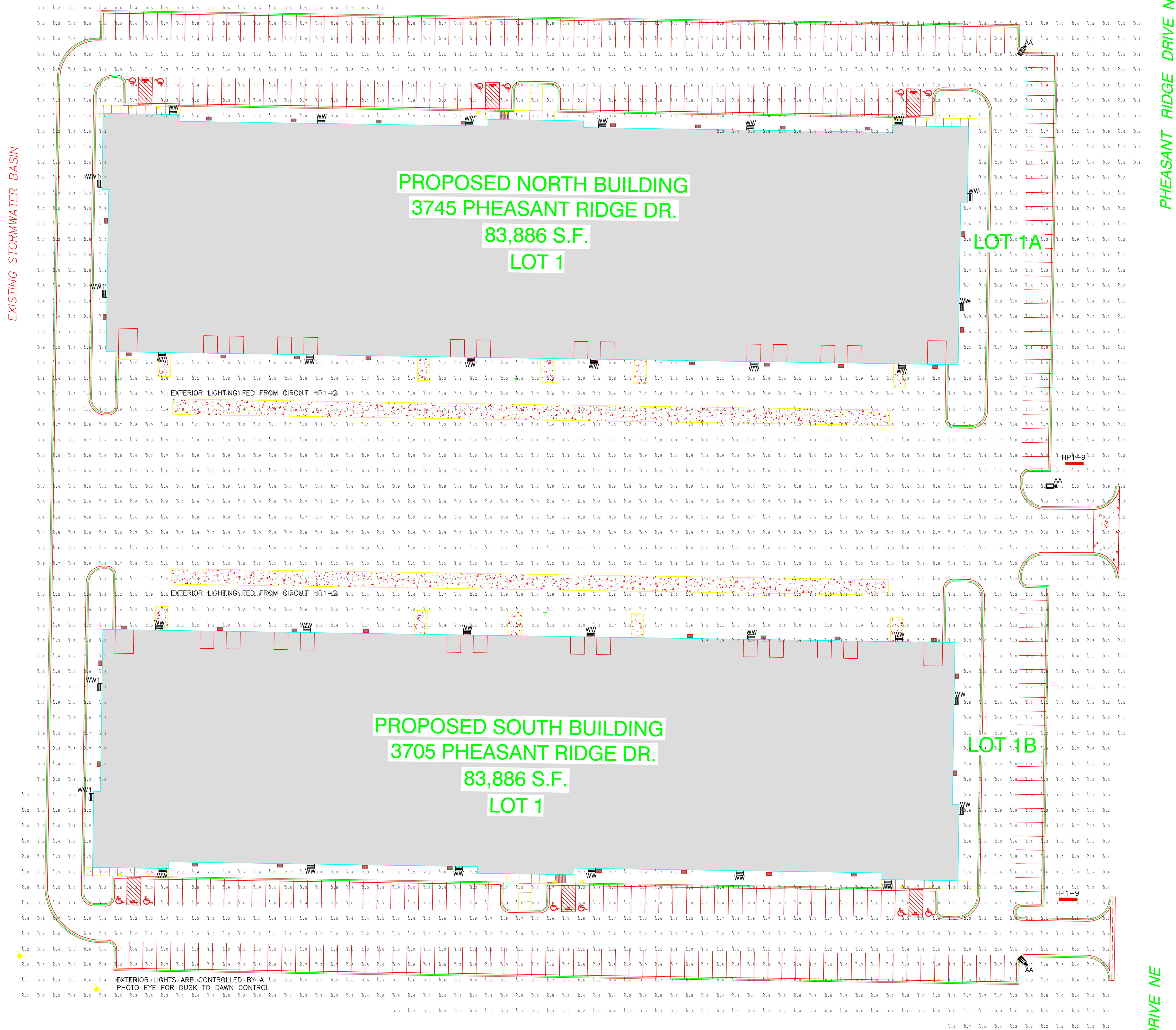
1. A building permit issued by the City and an electrical permit issued by the State are required prior to installation.

PASSED by the City Council of the City of Blaine this 16th day of June, 2025.



Page 65 of 105

Luminaire Schedule			Luminaire		Mounting	
Symbol	Label	Qty	Arrangement	Description	Luminaire Watts	Luminaire Height
0	A33	3	Single	RSX1 LED P4 40K R3	16359	399.42
0	WW1	4	Single	RSX1 LED P4 40K R3	16359	399.42
0	WW2	28	Single	RSX1 LED P4 40K R4	16359	312.92
0	WW3	28	Single	RSX1 LED P4 40K R4	16373	312.92



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LEXINGTON
PERSERVE
BUSINESS PARK V

3705 PHEASANT RIDGE DR. NE
BLAINE, MN 55449

DATE: 04-14-2025

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

ROBERT ARCHAMBAULT
REGISTRATION NO: AM692332

STINSON electric inc.
612.788.0244
750 4th St. NW
New Brighton, MN 55112

DATE: 04-14-2025

DESIGN DEVELOPMENT

MARK	DATE	DESCRIPTION
	04/04/2025	Issue For Permit
	04/14/2025	Wall Pack Elevations
PROJECT NO:		C25028
CAD DWG FILE:		
DRAWN BY:	CW	
CHK'D BY:	BA	
COPYRIGHT:		

SHEET TITLE

SITE
PHOTOMETRIC
E5.1

Job Name : Lexington Preserve
Manufacturer : LITHONIA
Model Number : RSX1 LED P4 40K R3 MVOLT SBA DDBXD

Type :
AA

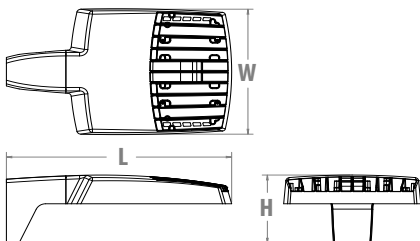


RSX1 LED Area Luminaire



Specifications

EPA (ft ² @0°):	0.57 ft ² (0.05 m ²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Design Select options indicated by this color background.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED					
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide ¹ R5S Type 5 Short ¹ AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) ² HVOLT (347V-480V) ³ XVOLT (277V-480V) ⁴ (use specific voltage for options as noted) 120 ³ 277 ⁵ 208 ³ 347 ⁵ 240 ³ 480 ⁵	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶ WBA Wall bracket ¹ WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting ⁶ AARP Adjustable tilt arm round pole mounting ⁶ AAWB Adjustable tilt arm with wall bracket ⁶ AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶

Options			Finish
Shipped Installed			DDBXD Dark Bronze
HS House-side shield ⁷			DBLXD Black
PE Photocontrol, button style ^{8,9}			DNAXD Natural Aluminum
PER7 Seven-wire twist-lock receptacle only (no controls) ^{9,10,11}			DWHXD White
SF Single fuse (120, 277, 347) ⁵			DDBTXD Textured Dark Bronze
DF Double fuse (208, 240, 480) ⁵			DBLTXD Textured Black
SPD20KV 20KV Surge pack (10KV standard)			DNATXD Textured Natural Aluminum
FAO Field adjustable output ⁹			DWHGXD Textured White
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ⁹			
Shipped Installed			
*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)			
NLTAIR2 PIRHN nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor ^{9,12,13,14}			
BAA Buy America(n) Act and/or Build America Buy America Qualified			
CCE Coastal Construction ¹⁵			
*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.			
Shipped Separately (requires some field assembly)			
EGS External glare shield ⁷			
EGFV External glare full visor (360° around light aperture) ⁷			
BS Bird spikes ¹⁶			



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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Lithonia RSX1 Area LED
Rev. 01/28/25
Page 1 of 9



City of Blaine

Staff Report

File Number: ORD 25-2578

Agenda Date	Status
June 16, 2025	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, Assistant Community Development Director

Agenda Item # 9.1

First Reading

Approving Ordinance Amendments to the City of Blaine Zoning Ordinance Related to Regulations for Cannabis

Executive Summary

The proposed ordinance amendment adds cannabis/hemp manufacturing and cultivation regulations to two industrial zoning districts (I-2 and I-2A). In addition, standards for cannabis/hemp cultivation have been proposed for the I-2A zoning district.

Background

Planning Commission Public Hearing	06/10/25
City Council (1st Reading)	06/16/25
City Council (2nd Reading)	07/07/25
Action Deadline	N/A

Staff report prepared by Shawn Kaye, Planner.

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 and cultivation, unless the business is a mezzobusiness (up to 15,000 square feet of plant canopy indoors or up to one acre of mature flowering plants outdoors) or a microbusiness (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 and cultivation could be limited to these business types.

The state recently completed the rulemaking process related to cannabis which requires cities to allow the manufacturing and cultivation of cannabis/hemp. The statute explicitly states that cities cannot prohibit the uses. Blaine's local ordinance needs to be amended to now include the manufacturing and cultivation of cannabis/hemp.

The City Council reviewed the proposed changes to allow cannabis/hemp manufacturing at a workshop in May 2025. The City Council recommended that cannabis/hemp manufacturing be added to the Heavy Industrial (I-2 and I-2A) zoning districts as a conditional use, and it is recommended that cannabis cultivation be added as a conditional use in the Heavy Industrial (I-2A) zoning district.

Cannabis manufacturers process cannabis materials into various products, such as edibles, concentrates, wax, oils, and tinctures. Lower-potency hemp edible manufacturers can produce edibles from hemp. These manufacturers can create, package, and label lower-potency hemp edibles, and sell them to cannabis and hemp businesses. 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). The City Council recommended cannabis/hemp manufacturing be added to the I-2 and I-2A zoning districts as a conditional use.

Cannabis/hemp cultivation businesses can grow cannabis/hemp plants from seed to maturity. Cultivators are allowed to harvest, package, and label cannabis flower, seedlings and immature cannabis plants for sale to other cannabis businesses. It is recommended that cannabis/hemp cultivation be added as a conditional use in the I-2A zoning district and cultivation only be permitted inside a building as a cannabis/hemp cultivation standard.

Cannabis/hemp cultivation activities and products are defined by the Office of Cannabis Management as follows:

Can grow: Up to 30,000 square feet of plant canopy indoors or up to two acres of mature flowering plants outdoors.

Can sell: Immature cannabis plants, seedlings, and cannabis flower to other cannabis businesses.

The proposed ordinance draft for Cannabis/Hemp Cultivation includes these standards:

- (a) The cultivation of cannabis/hemp to be inside a building, no outdoor cultivation permitted.
- (b) Properties used for cannabis/hemp cultivation shall be at least 750 feet from residentially zoned property with a residential land use.
- (c) Outside storage of materials related to the business, other than cannabis/hemp, in rear yard only and to meet I-2A parking setback standards.
- (d) The applicant to obtain and adhere to all other required agency (state and city) permits and standards.
- (e) Other standards as recommended and required by the City Council through the issuance of a Conditional Use Permit.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the Zoning Ordinance amendment related to regulations for cannabis.

No one attended the public hearing.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
2. Posted on the City website.

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the July 7, 2025, council meeting.

Attachment List

None



City of Blaine

Signature Copy

Ordinance: ORD 25-2578

First Reading

Approving Ordinance Amendments to the City of Blaine Zoning Ordinance Related to Regulations for Cannabis

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

31.20 – HEAVY INDUSTRIAL (I-2)

31.22 - Permitted uses.

(a) Manufacturing uses: manufacturing, compounding, processing, packaging, storage, treatment, or assembly of products and materials within a structure, except for rendering/slaughtering/refining facilities, and cannabis cultivation ~~and cannabis manufacturing~~.

31.24 - Conditional uses.

(y) Cannabis/hemp manufacturing as defined by the Office of Cannabis Management.

31.30 – HEAVY INDUSTRIAL (I-2A)

31.32 - Permitted uses.

(a) Manufacturing uses: manufacturing, compounding, processing, packaging, storage, treatment, or assembly of products and materials within a structure, except for rendering/slaughtering/refining facilities, ~~cannabis cultivation and cannabis manufacturing~~.

31.34 - Conditional uses.

(x) Cannabis/hemp manufacturing as defined by the Office of Cannabis Management.

(y) Cannabis/hemp cultivation as defined by the Office of Cannabis Management, meeting standards of Section 31.396.

31.396 - Standards for Cannabis/Hemp Cultivation.

(a) The cultivation of cannabis/hemp to be inside a building, no outdoor cultivation permitted.

(b) Properties used for cannabis/hemp cultivation shall be at least 750 feet from residentially zoned property with a residential land use.

(c) Outside storage of materials related to the cultivation business other than cannabis/hemp in rear yard only and to meet I-2A parking setback standards.

(d) The applicant to obtain and adhere to all other required agency (state and city) permits and standards.

(e) Other standards as recommended and required by the City Council through the issuance of a Conditional Use Permit.

INTRODUCED and read in full this 16th day of June, 2025.

PASSED by the City Council of the City of Blaine the day of , 20 .



City of Blaine

Staff Report

File Number: ORD 25-2580

Agenda Date	Status
June 16, 2025	
In Control	File Type
City Council	Ordinance

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 10.1

First Reading

Ordinance Amending Section 34-485 Volume Control and Pollutant Management of the Code of Ordinances of the City of Blaine

Executive Summary

The proposed code amendment would modify the Volume Control and Pollution Management section of the city's Stormwater Management code to be consistent with requirements by the Minnesota Pollution Control Agency (MPCA). Both the Rice Creek Watershed District and Coon Creek Watershed District currently regulate to these standards.

Background

During a recent audit, the MPCA requested that the city update their language to match the state standard. The review and approval of stormwater management plans for any development in the city is administered by either the Rice Creek Watershed District (RCWD) or the Coon Creek Watershed District (CCWD). Both Districts' rules and standards reflect the updated code language as proposed. By updating the city's code to the state standard, the city will be compliant with current MPCA requirements and there will be no changes in development standards.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

Following second reading, if authorized, the amendment will be published in *Blaine/Spring Lake Park/Columbia Heights/Fridley Life* on July 11, 2025.

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the July 7, 2025 Council meeting.

Attachment List

None



City of Blaine

Signature Copy

Resolution:

First Reading

Ordinance Amending Section 34-485 Volume Control and Pollutant Management of the Code of Ordinances of the City of Blaine

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

Sec. 34-485. - Volume control and pollutant management.

Stormwater volume management practices shall be the equivalent of infiltrating or retaining the first one and one-tenth inches of precipitation over the impervious surface of the site. These practices should seek to utilize pervious areas for stormwater treatment and to infiltrate stormwater runoff from driveways, sidewalks, rooftops, parking lots and landscaped areas to the maximum extent practical to provide treatment for both water quantity and quality.

New development projects shall achieve no net increase from pre-project conditions (on an annual average basis) of stormwater discharge volume; discharges of total suspended solids (TSS); and discharge of total phosphorus (TP).

Redevelopment projects shall achieve a net reduction from pre-project conditions (on an annual average basis) of stormwater discharge volume; discharges of total suspended solids (TSS); and discharge of total phosphorus (TP).

No pre- or post-construction testing will be required by the city to determine the "no net increase" or "net reduction" requirements stated above.

Using best management practices will be accepted as compliance.

The above requirements may be altered and alternative treatment BMPs approved under the following limitations:

1. Infiltration techniques shall be prohibited when the infiltration structural BMP will receive discharges from or be constructed in areas:
 - a. Where industrial facilities are not authorized to infiltrate industrial stormwater under an NPDES/SDS permit;
 - b. Where vehicle fueling and maintenance occur;
 - c. With less than three feet of separation from the bottom of the infiltration system to the elevation of the seasonally saturated soils or top of bedrock;
 - d. Where high levels of contaminants in soil or groundwater will be mobilized by the infiltration of stormwater;
 - e. With predominately hydrologic soil group D soils;

- f. Within 1,000 feet up-gradient or 100 feet down-gradient of active karst features;
 - g. Within a drinking water source management area (DWSMA) as defined in the city's wellhead protection plan;
 - h. Where soil infiltration rates are more than eight and three-tenths inches per hour.
 - i. If volume and pollutant management controls cannot be constructed on-site, off-site locations where the controls can be met must be identified.
- 2. ~~Infiltration techniques will be restricted when the infiltration device will be constructed in areas:-~~
 - a. ~~With predominately hydrologic soil group D soils;-~~
 - b. ~~Within 1,000 feet up-gradient or 100 feet down-gradient of active karst features;-~~
 - c. ~~Within a drinking water source management area (DWSMA) as defined in the city wellhead protection plan;~~
 - d. ~~Where soil infiltration rates are more than eight and three-tenths inches per hour.~~



City of Blaine

Signature Copy

Ordinance: ORD 25-2580

First Reading

Ordinance Amending Section 34-485 Volume Control and Pollutant Management of the Code of Ordinances of the City of Blaine

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

Sec. 34-485. - Volume control and pollutant management.

Stormwater volume management practices shall be the equivalent of infiltrating or retaining the first one and one-tenth inches of precipitation over the impervious surface of the site. These practices should seek to utilize pervious areas for stormwater treatment and to infiltrate stormwater runoff from driveways, sidewalks, rooftops, parking lots and landscaped areas to the maximum extent practical to provide treatment for both water quantity and quality.

New development projects shall achieve no net increase from pre-project conditions (on an annual average basis) of stormwater discharge volume; discharges of total suspended solids (TSS); and discharge of total phosphorus (TP).

Redevelopment projects shall achieve a net reduction from pre-project conditions (on an annual average basis) of stormwater discharge volume; discharges of total suspended solids (TSS); and discharge of total phosphorus (TP).

No pre- or post-construction testing will be required by the city to determine the "no net increase" or "net reduction" requirements stated above.

Using best management practices will be accepted as compliance.

The above requirements may be altered and alternative treatment BMPs approved under the following limitations:

1. Infiltration techniques shall be prohibited when the infiltration structural BMP will receive discharges from or be constructed in areas:
 - a. Where industrial facilities are not authorized to infiltrate industrial stormwater under an NPDES/SDS permit;
 - b. Where vehicle fueling and maintenance occur;
 - c. With less than three feet of separation from the bottom of the infiltration system to the elevation of the seasonally saturated soils or top of bedrock;
 - d. Where high levels of contaminants in soil or groundwater will be mobilized by the infiltration of stormwater;;
 - e. With predominately hydrologic soil group D soils;

- f. Within 1,000 feet up-gradient or 100 feet down-gradient of active karst features;
 - g. Within a drinking water source management area (DWSMA) as defined in the city's wellhead protection plan;
 - h. Where soil infiltration rates are more than eight and three-tenths inches per hour.
 - i. If volume and pollutant management controls cannot be constructed on-site, off-site locations where the controls can be met must be identified.
- 2. ~~Infiltration techniques will be restricted when the infiltration device will be constructed in areas:-~~
 - a. ~~With predominately hydrologic soil group D soils;-~~
 - b. ~~Within 1,000 feet up-gradient or 100 feet down-gradient of active karst features;-~~
 - c. ~~Within a drinking water source management area (DWSMA) as defined in the city wellhead protection plan;~~
 - d. ~~Where soil infiltration rates are more than eight and three-tenths inches per hour.~~



City of Blaine

Staff Report

File Number: ORD 25-2573

Agenda Date	Status
June 16, 2025	
In Control	File Type
City Council	Ordinance

Administration - Cathy Sorensen, City Clerk

Agenda Item # 10.2

First Reading

Ordinance Amending Chapter 7 Regulating Adult Use Cannabis Businesses

Executive Summary

Council is asked to hold first reading to amend the adult use cannabis ordinance to clarify the definition of daycares.

Background

Staff is recommending an amendment to the current ordinance regulating adult use cannabis that would clarify the definition of daycare to include daycare facilities as well as those located within residences to ensure the 500-foot minimum buffer requirement applies to all daycare facilities such as commercial locations and not just in-home locations:

Daycare: A location licensed with the Minnesota Department of Human Services to provide the care of a child in a residence or facility outside the child's own home for gain or otherwise, on a regular basis, for any part of a 24-hour day.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the July 7, 2025, council meeting.

Attachment List

1. Cannabis Minimum Buffer Requirements



City of Blaine

Signature Copy

Ordinance: ORD 25-2573

First Reading

Ordinance Amending Chapter 7 Regulating Adult Use Cannabis Businesses

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

CHAPTER 7 – ADULT-USE CANNABIS

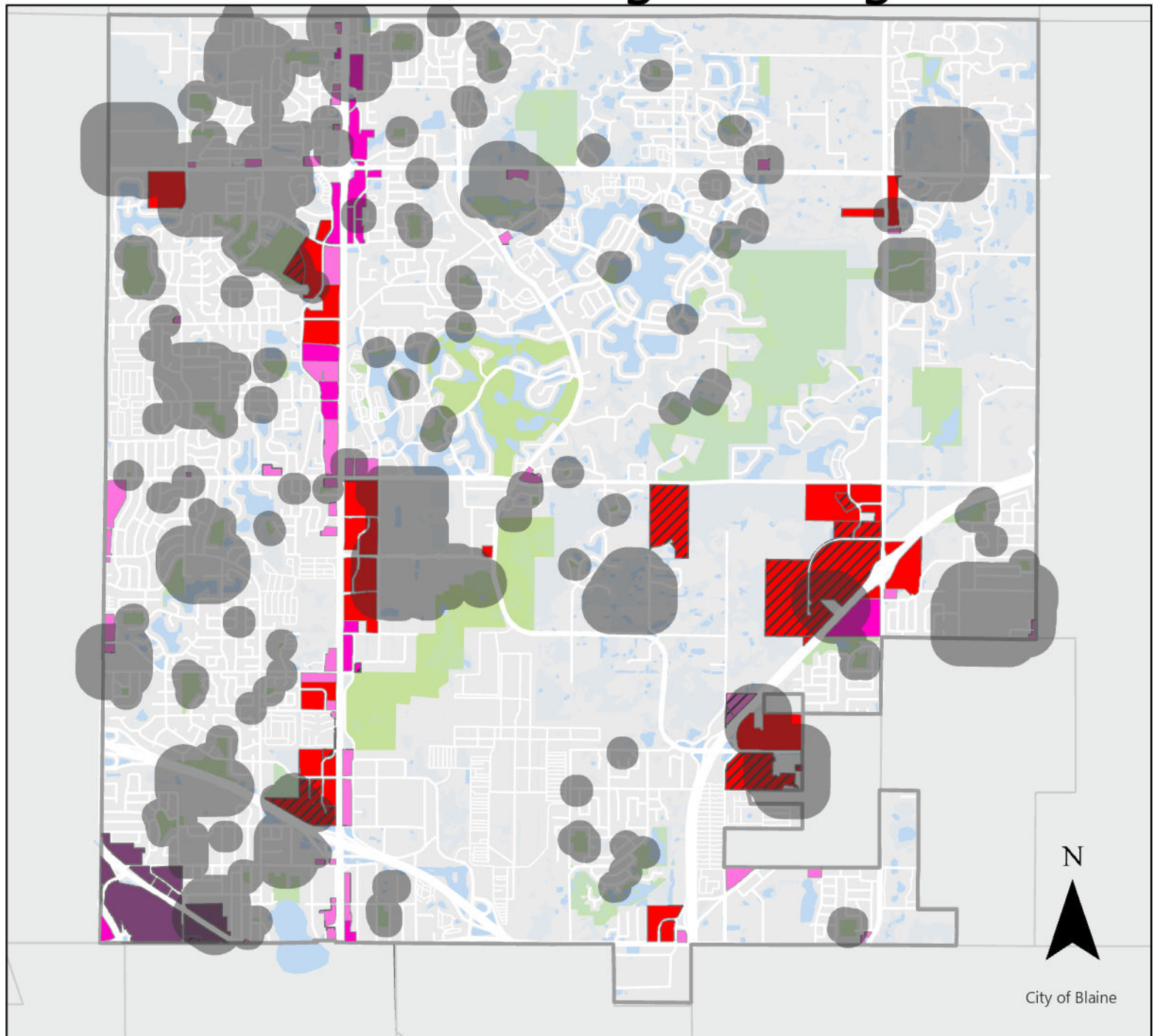
Section 7.5 Definitions

1. Unless otherwise noted in this section, words and phrases contained in Minn. Stat. 342.01 and the rules promulgated pursuant to any of these acts, shall have the same meanings in this ordinance.
2. Cannabis Cultivation: A cannabis business licensed to grow cannabis plants within the approved amount of space from seed or immature plant to mature plant. harvest cannabis flower from mature plant, package and label immature plants and seedlings and cannabis flower for sale to other cannabis businesses, transport cannabis flower to a cannabis manufacturer located on the same premises, and perform other actions approved by the office.
3. Cannabis Retail Businesses: A retail location and the retail location(s) of a mezzobusinesses with a retail operations endorsement, microbusinesses with a retail operations endorsement, medical combination businesses operating a retail location.
4. Cannabis Retailer: Any person, partnership, firm, corporation, or association, foreign or domestic, selling cannabis product to a consumer and not for the purpose of resale in any form.
5. Daycare: A location licensed with the Minnesota Department of Human Services to provide the care of a child in a residence or facility outside the child's own home for gain or otherwise, on a regular basis, for any part of a 24-hour day.

INTRODUCED and read in full this 16th day of June, 2025.

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

Cannabis Retail Zoning and Registration



- B-2 - Community Commercial
- B-3 - Regional Commercial
- MU - CR 10 Mixed Use
- PBD - Planned Business District
- Noncommercial Land Use
- Excluded due to proximity to specified uses

Cannabis Retail Requirements:

1. Building walls of a cannabis retail business must be 1000 feet from schools and 500 feet from certain DHS licensed facilities, playgrounds, and athletic fields (excluded areas shaded in gray)
2. Property must be zoned B-2, B-3, PBD, or MU (see legend)
3. Property must be guided for a commercial land use. Properties with PBD and MU zoning may be guided for commercial, industrial, and/or high density residential uses. Excluded properties are hatched.



City of Blaine

This is provided as a quick reference and does not guarantee that any particular property is eligible for cannabis retail registration. Contact the City Clerk with a specific address to verify.

Map is current as of 5/5/2025. Zoning, land use, and radii of exclusion are subject to change.



City of Blaine

Signature Copy

Ordinance: ORD 25-2579

Waive First Reading and Adopt Ordinance Amendments for Chapter 90 - Vegetation, Article III. - Shade Tree Management, Sec. 90-79. - Abatement

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

WHEREAS the Blaine City Council has determined that pursuant to Sec. 3.06. Emergency Ordinances, there exists a need to waive first reading and adopt an emergency ordinance to amend the current notice for abatement for shade tree management; and

WHEREAS an emergency ordinance necessary for the immediate preservation of the public peace, health, morals, safety or welfare in which the emergency is defined and declared in a preamble thereto and adopted by a vote of at least five (5) members of the council states that no prosecution shall be based upon the provisions of any emergency ordinance until the ordinance has been published, unless the person charged with violation had actual notice of the passage of the ordinance prior to the act or omission complained of; and

Sec. 90-79. Abatement generally.

If the city forester finds with reasonable certainty that a public nuisance exists in any tree or wood in any public or private place in the city, the city forester shall notify the owner of the property on which the tree or wood is located, ~~by certified mail that the nuisance will be abated within a specified time, not less than ten days from the date of mailing of such~~ notice. The notice shall be served personally by posting of the order in a clearly visible and conspicuous location at the property or structure or by U.S. mail. Service on persons living temporarily or permanently outside the city, whose property is vacant or unoccupied, may be made by sending the notice by U.S. mail to the last known address of such person, to be ascertained, if necessary, from the last tax list in the county treasurer's office. The notice shall order that the nuisance be abated within ten days after service of such notice. The notice shall also state that in the event of failure to comply, the nuisance will be abated by the city at the expense of the owner of the property. After the expiration of the time set forth in the notice, the city forester may abate the nuisance.

INTRODUCED and read in full this 16th day of June, 2025 and **PASSED** by the City Council of the City of Blaine this 16th day of June, 2025.