



City of Blaine

City Council

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

AGENDA

1. Call to Order by the Mayor

2. Pledge of Allegiance

3. Roll Call

4. Awards - Presentations - Organizational Business

5. Communications

6. Open Forum

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

7. Approval of Consent Agenda:

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

7.1. 2025-149 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

7.2. 2025-150 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

7.3. 2025-151 Motion to Approve Do Portugal Circus at Northtown Mall
Sponsors: Cathy Sorensen, City Clerk

7.4. 2025-152 Approve a Therapeutic Massage Enterprise License for Inner Beauty Med
Spa & Laser, 10611 Baltimore Street NE, Suite 150

Sponsors: Cathy Sorensen, City Clerk

- 7.5.** ORD 25-2573 Second Reading
Ordinance Amending Chapter 7 Regulating Adult Use Cannabis Businesses
Sponsors: Cathy Sorensen, City Clerk
- 7.6.** 2025-153 Approve a Temporary On-Sale Intoxicating Liquor License for Sgt. John Rice VFW located at 1374 109th Avenue NE
Sponsors: Cathy Sorensen, City Clerk
- 7.7.** RES 25-97 Resolution to Approve Parking Restrictions along Zest Street NE from Lake Parkway NE to approximately 850' north and along Lakes Parkway NE from Zest Street NE to Lexington Avenue NE (CSAH 17).
Sponsors: Daniel Schluender, Director of Engineering
- 7.8.** ORD 25-2580 Second 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
- 7.9.** RES 25-109 Resolution to Declare Cost to be Assessed and Call for Hearing on Proposed Assessment for 2024 Pleasure Creek Area Street Reconstructions, Improvement Project No. T2406
Sponsors: Daniel Schluender, Director of Engineering
- 7.10.** 2025-154 Authorize Mayor and City Manager to Enter into a Contract with Barr Engineering Co., in the Amount of \$95,000 for the Wellfield Management Plan, Improvement Project No. 23-22
Sponsors: Jason Grode, Deputy Public Works Director
- 7.11.** 2025-155 Motion to Receive and Approve the 2024 Pay Equity Report
Sponsors: Scott Johnson, Director of Administrative Services
- 7.12.** RES 25-104 Resolution Authorizing the 3M Open Security Plan, including Proposed Temporary Road Closures
Sponsors: Brian Podany, Safety Services Manager/Police Chief
- 7.13.** 2025-158 Motion to Approve New Vending Truck License for Frozen Fiesta
Sponsors: Cathy Sorensen, City Clerk

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

- 8.1.** RES 25-108 Resolution Adopting Assessment for 2024 Northwest Area Street Reconstructions, Improvement Project No. T2405
Sponsors: Daniel Schluender, Director of Engineering

9. Development Business

- 9.1.** RES 25-95 Resolution Denying a Conditional Use Permit Amendment to Allow Detached Accessory Buildings (Including Sheds) up to 120 Square Feet in the Development Flex (DF) Zoning District at The Lakes of Radisson Additions 3, 4, 11, 12, 13, 15, 16, 18, 19, 21, 22, 23, 27, 28, 33 and CIC No.168 Lakes of Radisson 5th Addition. Lakes of Radisson Board of Directors (Lakes of Radisson Master Association) (Case File No. 23-0073/SLK)
Sponsors: Sheila Sellman, Assistant Community Development Director
- 9.2.** RES 25-102 Resolution Granting a Conditional Use Permit to Operate a 22,392 Square Foot Indoor Play Facility in a Community Commercial (B-2) Zoning District at 10985 Ulysses Street NE #200. Hyper Kidz Blaine (Case File No. 25-0017/EES)
Sponsors: Sheila Sellman, Assistant Community Development Director
- 9.3.** RES 25-103 Resolution to Consider Waiving Park Dedication for an Existing Lot in the Proposed Uram Subdivision
Sponsors: Sheila Sellman, Assistant Community Development Director
- 9.4.** RES 25-101 Resolution Granting Final Plat Approval to Create Two Lots to be Known as Uram at 8634 Central Avenue NE. Scott Uram (Case File No. 25-0025/SAS)
Sponsors: Sheila Sellman, Assistant Community Development Director
- 9.5.** ORD 25-2581 First Reading
Approving Ordinance Amendments to Section 33.10 Home Occupations. City of Blaine (Case File No. 25-0019/ACK)
Sponsors: Sheila Sellman, Assistant Community Development Director
- 9.6.** ORD 25-2582 First Reading
Approving Ordinance Amendments to Section 34.04 Prohibited Signs and Section 34.13 Administrative Permit. City of Blaine (Case File No. 25-0020/ACK)
Sponsors: Sheila Sellman, Assistant Community Development Director
- 9.7.** ORD 25-2578 Second 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.** 2025-156 Motion to Enter into a Joint Project with the City of Circle Pines for the Woodland Road Mill and Overlay Project, Improvement Project 25-25
Sponsors: Daniel Schluender, Director of Engineering
- 10.2.** RES 25-99 Resolution Accepting a Bid from GMH Asphalt Corporation in the Amount of \$1,724,940.82 for the 2025 Street Rehabilitation Project, Improvement Project No. T2505.
Sponsors: Daniel Schluender, Director of Engineering
- 10.3.** RES 25-111 Resolution Authorizing Interfund Transfers, Fund Closures, and Budget Amendments Retroactive to Fiscal Year 2024
Sponsors: Jason Zimmerman, Finance Director

11. Other Business

12. Adjournment

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 07/07/2025 FOR PAYMENTS THE WEEK OF 06/06/2025**

Vendor Name	Description	Amount
ABM EQUIPMENT	Rear Step; Truck 4505	\$ 405.17
ACCURATE RADAR SPECIALTIES	(32) Radar / (9) Lidar unit calibration	\$ 1,525.00
ACEK9	Repair bracket/gas spring for K9 squad	\$ 101.67
AMAZON CAPITAL SERVICES	Kleenex, office fans	\$ 219.52
AMAZON CAPITAL SERVICES	SIM Card w/Plan; Water	\$ 116.62
AMAZON CAPITAL SERVICES	Computer monitors: Mechanic Shop	\$ 606.80
AMAZON CAPITAL SERVICES	Keyboard: mechanics shop	\$ 24.99
AMAZON CAPITAL SERVICES	PW Topper struts: Vehicle 5265	\$ 75.96
AMAZON CAPITAL SERVICES	Pens, notepads, file folders, correction tape	\$ 47.97
AMAZON CAPITAL SERVICES	Wi-Fi Antennas for Cradlepoint Routers	\$ 42.70
AMAZON CAPITAL SERVICES	Cradlepoint Router Power Adapters	\$ 159.95
AMAZON CAPITAL SERVICES	Wire Tubing: Mechanic Stock	\$ 54.38
AMAZON CAPITAL SERVICES	Villegas office	\$ 225.18
AMAZON CAPITAL SERVICES	HDMI to display port cable	\$ 35.88
ANOKA COUNTY LICENSE BUREAU	Tab Renewal - PD 5273, 5304, 5222, 5262, 5339	\$ 81.25
ANOKA COUNTY SHERIFF'S OFFICE	CANAM - lodging for Jake Green(ACSO paid and BPD paying ACSO)	\$ 367.86
ANOKA COUNTY TREASURY DEPARTMENT	(1) APX6500 Radio for squad expansion	\$ 6,100.56
APPLE FORD WHITE BEAR LAKE	Rear Diff Repair: Truck 4485	\$ 2,156.97
APPRIVER LLC	Email Threat Protection	\$ 3,918.60
ARNSDORF ALEX	Travel and Meal Allowance	\$ 176.08
ASPEN MILLS INC	Patrol Uniforms and Clothing	\$ 348.54
ASPEN MILLS INC	Patrol Uniforms and Clothing	\$ 69.95
ASPEN MILLS INC	Patrol Uniforms and Clothing	\$ 400.95
ASPEN MILLS INC	Patrol Uniforms and Clothing	\$ 81.95
ASPEN MILLS INC	Patrol Uniforms and Clothing	\$ 32.00
ASPEN MILLS INC	Patrol Uniforms and Clothing	\$ 255.74
ASPEN MILLS INC	Patrol Uniforms and Clothing	\$ 34.25
ASPEN MILLS INC	Patrol Uniforms and Clothing	\$ 199.95
ASPEN MILLS INC	Patrol Uniforms and Clothing	\$ 30.70
ASPEN MILLS INC	Patrol Uniforms and Clothing	\$ 39.99
ASPEN MILLS INC	Patrol Uniforms and Clothing	\$ 1,633.52
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 278.79
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 203.85
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 401.74
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 680.97
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 111.80
AT&T MOBILITY	Internet Bait Trailer	\$ 66.96
ATLAS STAFFING INC	PW Office Temp Employee Amaretto Fellerman	\$ 403.20
ATLAS STAFFING INC	PW Office Temp Employee Amaretto Fellerman	\$ 806.40
ATLAS TOYOTA MATERIAL HANDLING	Forklift Rental: WTP 3 Media	\$ 1,485.00
AUTOMATIC SYSTEMS COMPANY	Level Transducer/install: Well 11	\$ 3,991.00
AUTOWASH SYSTEMS INC	Car Wash Chemicals & Check 5/15/25	\$ 556.76

BAILEY NURSERIES INC	Trees: Storm pond maint/restoration	\$	1,765.50
BAILEY NURSERIES INC	Trees: Storm pond maint/restoration	\$	1,814.75
BARR ENGINEERING COMPANY	Large-scale Pilot Test Work Plan WTP No. 1, I/P 23-21 (	\$	1,917.50
BARR ENGINEERING COMPANY	General Engineering Services	\$	236.00
BATTERIES PLUS BULBS	Batteries	\$	7.63
BELLO MAYA	Park & Rec Refund	\$	144.63
BLAINE BROTHERS INC	Roof Sealant: Vehicle 3404	\$	35.48
BLAINE LOCK & SAFE INC	PD Keys	\$	15.00
BLAINE LOCK & SAFE INC	PD Keys	\$	35.75
BOLTON & MENK INC	2025 Contract: General Water Services; Water Dept	\$	540.00
BOLTON & MENK INC	2025 Contract: Risk Assessment Update; Water Dept	\$	90.00
BOLTON & MENK INC	Survey of PW Bulk Water Fill Station area	\$	420.00
BOLTON & MENK INC	Water Modeling Scenarios, I/P 24-08 (U2408) REF PO 24-5253	\$	232.00
BRAD'S CATCH BASIN REPAIR LLC	Curb Replacement: Storm Water	\$	1,700.00
BRAD'S CATCH BASIN REPAIR LLC	Curb Replacement; Water Dept	\$	4,200.00
BROADWAY AWARDS INC	Recognition plaque	\$	107.74
CARRIGAN JENNIFER	Mileage Reimbursement	\$	6.16
CENTER FOR ENERGY AND ENVIRONMENT	EDA Loan Program - April 2025	\$	17,325.00
CENTRAL PRO SUPPLY	Irrigation supplies; Stock	\$	1,663.78
CHOPS INC	Band for Sizzling Summer	\$	700.00
CINTAS CORPORATION	PW: 2025 Uniform/Rug-Towel Rentals	\$	193.21
CINTAS CORPORATION	PW: 2025 Uniform/Rug-Towel Rentals	\$	428.23
CINTAS CORPORATION	First Aid cabinet: water dept	\$	543.95
CITY OF BLAINE	PW Petty Cash	\$	157.38
CITY OF LEXINGTON	Sewer System Usage Agreement - City of Lexington	\$	6,922.60
CITY OF ST PAUL	Hot Patching Mix: Street Department	\$	78.76
CITYWIDE GLASS, INC	City Hall ballistic glass	\$	84,663.34
CONNEXUS ENERGY	Traffic Signal - Electric Service, I/P 24-07 (T2407)	\$	2,371.03
CONTRACTING SOLUTIONS INC	Zip Line part replacement	\$	540.00
COON RAPIDS CHRYSLER DODGE JEEP RAM	Brake Rotors: PD Stock	\$	519.00
CORE & MAIN LP	Radio Transmitter for meters: water	\$	31,959.36
CRYSTEEL TRUCK EQUIPMENT	2025 Capital; Light Duty F350, #4648 Buildup	\$	28,866.13
CRYSTEEL TRUCK EQUIPMENT	2025 Capital: Light duty pickup #4660, build up plow/equip	\$	21,682.45
CRYSTEEL TRUCK EQUIPMENT	Insurance Claim CA438829	\$	1,920.00
DATA PRACTICES OFFICE	Law Enforcement Data Workshop	\$	250.00
DLT SOLUTIONS LLC	AutoCAD Annual Subscription Renewal	\$	12,917.24
DOUGLAS EMILY	Government Social Media Conference	\$	1,336.99
ECM PUBLISHERS INC	2025 Public Hearing Notices	\$	82.50
ECM PUBLISHERS INC	Publication of Legal Notices	\$	306.00
ELECTRIC PUMP INC	Pump Replace/Startup: LS 12	\$	1,170.00
ESS BROTHERS & SONS INC	Manhole Covers; Sewer Dept	\$	1,312.00
FACTORY MOTOR PARTS COMPANY	Batteries: PW Stock	\$	335.92
FERGUSON WATERWORKS #2518	Valve Key; water Department	\$	500.00
FERGUSON WATERWORKS #2518	Ball Valve: Parts Washer 3436	\$	92.19
FERGUSON WATERWORKS #2518	Elbow: Parts Washer 3436	\$	40.96
FERGUSON WATERWORKS #2518	Filter Socks: Street salt shed	\$	240.00
FERGUSON WATERWORKS #2518	Shovels/broom/etc: small tools Water	\$	240.22
FERGUSON WATERWORKS #2518	Utility Locators; Water Dept	\$	1,212.00
FLARE HEATING AND AIR CONDITIONING	Duplicate Permit (B25-01681) Refund Requested	\$	60.00

FORESTRY SUPPLIERS INC	Pruner/Saw/Tape: Forestry Supplies	\$	536.14
GALLS LLC	Uniform for Detective Christensen	\$	13.49
GARY CARLSON EQUIPMENT COMPANY	Wire sling rental: Water break tool	\$	176.18
GASTERLAND HANS WILLEM	Performance on June 12	\$	550.00
GRAINGER	MN Flags: WTP 4	\$	128.58
GROUP HEALTH NON-PATIENT A/R	EAP benefits	\$	256.52
HANSON SPORTS LLC	Spring Sports Camps	\$	2,569.00
HAWKINS INC	Water Treatment Chemicals	\$	13,644.30
HAWKINS INC	Water Treatment Chemicals	\$	362.10
HOLIDAY COMPANIES	2025 Blanket; Car Washes - PD	\$	995.00
HOLIDAY COMPANIES	2025 Blanket; Car Washes - Fire/Comm Stds	\$	10.00
HOSE PROS LLC	Pipe Fitting/Hose: Park Dept	\$	143.37
INDELCO PLASTICS CORPORATION	Chemical Tanks; WTP, Water Dept	\$	3,808.99
INFORMER SYSTEMS LLC	Schedule Express Police Schedule Software Annual Fee	\$	15,756.00
INNOVATIVE BASEMENT AUTHORITY	B25-01581 Refund - Homeowner Cancelled Job	\$	138.29
INNOVATIVE OFFICE SOLUTIONS	Cardstock; Water restriction notices	\$	65.56
INSTRUMENTAL RESEARCH INC	Water Sample Testing; 2025 Blanket	\$	1,125.00
INTELLIGENCE NEXUS LLC	Case Management Software 2025-2026 Subscription Fee	\$	2,607.00
JEFF BELZER'S ROSEVILLE AUTO INC	CV Axles; Vehicle 5323	\$	589.60
JOHNSON LITHO GRAPHICS OF EAU CLAIRE LTD	June MAYCConnect Newsletter	\$	2,139.44
JUSTEN JENNAH	Tuition reimbursement	\$	990.00
KNOBLAUCH JAMES	Performance on June 26	\$	500.00
KNOBLAUCH KYLENE	Softball Umpire Fees	\$	567.00
LABROSSE CHERYL	Home Improvement Grant Reimbursement	\$	1,004.00
LAWSON PRODUCTS INC	Nuts/Bolts: Sign Shop Supplies	\$	236.10
LAWSON PRODUCTS INC	Mechanic shop supplies; Bins/fittings/TyRap	\$	810.52
LAWSON PRODUCTS INC	Nuts/Bolts: Sign Shop Supplies	\$	40.00
LINDMAN DOUG	Irrigation Reimbursement; Plow damage	\$	18.35
MANTHEI GAVIN	Reimbursement - Work boots - Seasonal	\$	30.00
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$	306.60
MAYER ARTS INC	Musical Theater Camp	\$	950.40
MC TOOL & SAFETY SALES	Air Monitors: Water Dept	\$	1,677.00
MC TOOL & SAFETY SALES	B/O PW Safety Supplies - Glasses/gloves/vests	\$	90.38
MC TOOL & SAFETY SALES	Hydration Packets; Storm	\$	154.35
MC TOOL & SAFETY SALES	Gloves: Park Dept	\$	159.39
MC TOOL & SAFETY SALES	Nytral Gloves: Park Dept	\$	99.50
MC TOOL & SAFETY SALES	Rope Grab 5/8" Hinged	\$	96.76
MENARDS - BLAINE	Battery/Straps/Spray: Storm Water	\$	364.15
MENARDS - BLAINE	Credit	\$	(10.00)
MENARDS - BLAINE	Battery/Straps/Spray: Storm Water	\$	40.72
MENARDS - BLAINE	Hose hanger/bulbs; Parks, BBC Building	\$	90.91
MENARDS - BLAINE	Mechanic shop supplies/Bulbs; BBC Park	\$	188.97
MENARDS - BLAINE	Mechanic shop supplies/Bulbs; BBC Park	\$	41.90
METRO SALES INCORPORATED	DocuWare Maintenance Renewal	\$	8,682.00
METROPOLITAN COUNCIL	MCES 2025 WASTEWATER SERVICES	\$	473,304.10
MEYERS JAMES	Performance on June 19	\$	350.00
MIDWAY FORD COMPANY	Brakes/Transmission Filters; Van 4502	\$	1,475.59
MIDWAY FORD COMPANY	Fuel Door/Cooling Fans: Van 4494	\$	270.40
MIDWAY FORD COMPANY	Fuel Door/Cooling Fans: Van 4494	\$	79.17

MIDWAY FORD COMPANY	Credit	\$	(254.50)
MINNEAPOLIS OXYGEN COMPANY	Oxygen Cylinders for Patrol Operations	\$	181.85
MINNESOTA DEPARTMENT OF HEALTH	Hospitality fee	\$	40.00
MINNESOTA DEPARTMENT OF TRANSPORTATION	Material Testing & Inspection, I/P 24-07	\$	2,434.54
MINNESOTA DEPT OF AGRICULTURE	Pesticide Applicator license renewal: Paulseth	\$	15.00
MINNESOTA EQUIPMENT - HAM LAKE	Roof Kit/Front Seat/Gasket: Equipment 2340	\$	1,189.02
MINNESOTA UTILITIES & EXCAVATING LLC	Water Tower 2 Overflow Modifications, I/P 24-21	\$	13,196.00
MN DEPT OF LABOR AND INDUSTRY	May 2025 State Surcharge	\$	5,557.65
MTI DISTRIBUTING INC	Tip spray nozzles; Fertilizer 2429	\$	522.49
MTI DISTRIBUTING INC	Weed Whip Heads: PW stock	\$	249.78
NESVOLD RYAN	Band for Sizzling Summer	\$	300.00
NUSS TRUCK & EQUIPMENT	Lamps: Plow 1278	\$	13.52
OPSAHL-MITCHELL WANDA KAY	Face painter for Sizzling Summer	\$	470.00
OPTUM FINANCIAL INC	Account fee monthly FSA	\$	93.75
O'REILLY AUTOMOTIVE INC	Brake rotors/Pads: Vehicle 5241	\$	124.99
O'REILLY AUTOMOTIVE INC	Filters: UTV 2385	\$	110.04
O'REILLY AUTOMOTIVE INC	Sway Bar; Van 4502/Tie Rod: Vehicle 5323	\$	59.80
O'REILLY AUTOMOTIVE INC	Sway Bar; Van 4502/Tie Rod: Vehicle 5323	\$	112.26
O'REILLY AUTOMOTIVE INC	Filters: PW Stock/Wiper Blades: PD	\$	37.34
O'REILLY AUTOMOTIVE INC	Filters: PW Stock/Wiper Blades: PD	\$	22.20
O'REILLY AUTOMOTIVE INC	Brakes: Vehicle 3407	\$	259.98
PAPER ROLL PRODUCTS	Citation paper	\$	1,124.68
PEERLESS NETWORK INC	Telephone Service	\$	925.55
PLAISTED COMPANIES INC	Dirt: Water main break fill	\$	2,905.43
PLAISTED COMPANIES INC	Dirt: Water main break fill	\$	499.56
PRINT CENTRAL	Business Cards: Kris Paulseth	\$	39.00
PRO-TEC DESIGN INC	Door service for park buildings	\$	335.50
PRO-TEC DESIGN INC	Door service for park buildings	\$	274.50
RADCO INDUSTRIES	Floor liners for detective squad 5340	\$	118.76
REPUBLIC SERVICES #894	Shredding for Recycling Saturday Events	\$	986.69
RIDGEWAY & ASSOCIATES	PD Mental Wellness Program 2025	\$	2,010.00
RP AUTO SERVICE INC	Alignment: Vehicle 5323	\$	144.45
SBM FIRE DEPARTMENT	Helmets for the bike rodeo event	\$	2,925.00
SBM FIRE DEPARTMENT	2025 Fire Protection Services	\$	227,059.00
SOIL AND SUNSHINE GARDEN CLUB	Plants and install for MAYC	\$	112.49
SPORTS LIGHTING AUTHORITY INC	Blaine Baseball Complex field 5 lighting design and consulting	\$	5,945.00
STATE OF MINNESOTA DEED	Loan Repayment #CDAP-17-0064-H-FY18, June 2025	\$	1,568.24
STEFCAZAK DANIEL	Meal reimbursement (3 lunches)	\$	73.01
STREICHER'S	Use of Force Vests	\$	1,800.00
SUBURBAN TIRE WHOLESALE INC	Tires: Vehicle 5324	\$	300.00
SUBURBAN TIRE WHOLESALE INC	Tires: UTV 2385	\$	320.00
SUBURBAN TIRE WHOLESALE INC	Tires: Bus 3404	\$	248.00
SYMBOLARTS, LLC	Department Uniform Badges	\$	500.00
TENICITY LLC	Spring Tennis Lessons	\$	2,477.60
TENNANT SALES AND SERVICE CO	Service Work for Equipment 1220/4618	\$	437.03
TENNANT SALES AND SERVICE CO	Service Work for Equipment 1220/4618	\$	136.06
TENNANT SALES AND SERVICE CO	Service Work for Equipment 1220/4618	\$	136.06
THOMSON MOLLY	Park & Rec Refund	\$	750.00
TWIN CITIES TRANSPORT & RECOVERY INC	(2) Tows, 1 detective squad, 1 for investigations	\$	220.00

TWIN CITIES TRANSPORT & RECOVERY INC	(2) Tows, 1 detective squad, 1 for investigations	\$	125.00
ULINE	Sunscreen and Electrolyte Mix - PW	\$	1,344.52
USA BLUEBOOK (#657220)	Cleaning tips for Jetter	\$	1,174.20
USA BLUEBOOK (#657220)	Cleaning tips for Jetter	\$	2,687.90
VANDER LAAN ELIZABETH	Home Improvement Grant Reimbursement	\$	3,116.00
VILLEGAS WESLEY	Travel and Meal Allowance	\$	73.06
WSB & ASSOCIATES INC	Engineering Svcs TH65 Frontage Rd Utility Improvement, I/P 21-01	\$	6,077.75
ZAHRATKA CORY	Reimbursement - Work boots - Seasonal	\$	30.00
ZAHRATKA DEREK	Reimbursement - Work boots - Seasonal	\$	30.00
ZIEGLER INC	3 Year Agreement: Transfer Switches	\$	3,210.00
			\$ 1,097,654.07

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 07/07/2025 FOR PAYMENTS THE WEEK OF 06/06/2025**

Vendor Name	Description	Amount
CRYSTEEL TRUCK EQUIPMENT	2025 Capital: Light duty pickup #4660, build up plow/equip	\$ 21,682.45
CRYSTEEL TRUCK EQUIPMENT	2025 Capital; Light Duty F350, #4648 Buildup	\$ 28,866.13
CORE & MAIN LP	Radio Transmitter for meters: water	\$ 31,959.36

CITY OF BLAINE

SCHEDULE OF BILLS PAID

APPROVED ON 07/07/2025 FOR PAYMENTS THE WEEK OF 06/13/2025

Vendor Name	Description	Amount
ACCESS	Data Storage	\$ 143.98
AEROFAB INC	Oil Drain Rack: Mechanic Shop	\$ 923.00
AK MATERIAL HANDLING SYSTEMS INC	2025 Capital; Tire & Pallet Racking	\$ 1,019.50
ALEX'S LAWN AND TURF LLC	Blanket: Monthly Mowing; Tom Ryan Park	\$ 2,157.00
ALEX'S LAWN AND TURF LLC	Blanket: Monthly Mowing; Tom Ryan Park	\$ 2,157.00
ALLEGRA PRINT & IMAGING	N Peterson cards	\$ 66.32
ALLEGRA PRINT & IMAGING	Name Badge - Johnson	\$ 36.41
ALLEGRA PRINT & IMAGING	Animal quarantine forms	\$ 291.60
ALLEGRA PRINT & IMAGING	Sommer/Vang bus. cards	\$ 132.64
ALLEGRA PRINT & IMAGING	Name Badge - Sellman	\$ 36.41
ALLEGRA PRINT & IMAGING	Name Badge - Lisa Derr	\$ 36.41
ALLEGRA PRINT & IMAGING	Parking Passes for Lakeside Commons Park - Non Resident	\$ 478.60
ALLEGRA PRINT & IMAGING	Victim Services Brochures	\$ 409.00
ALLEGRA PRINT & IMAGING	PD Backdrops with new logo	\$ 689.50
ALLEGRA PRINT & IMAGING	No Mow signs: parks	\$ 459.56
AMAZON CAPITAL SERVICES	Mechanic Office: Key box/Laptop Charger	\$ 30.50
AMAZON CAPITAL SERVICES	SIM Card w/Plan; Sewer locates	\$ 116.62
AMAZON CAPITAL SERVICES	Badge Holders	\$ 16.98
AMAZON CAPITAL SERVICES	Sharpies, staple removers	\$ 61.75
AMAZON CAPITAL SERVICES	PW Office Supplies; Pens, sharpies, chargers	\$ 249.92
AMAZON CAPITAL SERVICES	Mechanic Office: Key box/Laptop Charger	\$ 14.99
AMAZON CAPITAL SERVICES	PD Field Training Officer car chargers for computers	\$ 132.80
AMAZON CAPITAL SERVICES	Tylenol, lens wipes, pens, laminating sheets	\$ 198.81
AMAZON CAPITAL SERVICES	Armour All Vehicle Wipes	\$ 11.97
AMAZON CAPITAL SERVICES	Dual monitor pneumatic arm - Finance	\$ 43.99
AMAZON CAPITAL SERVICES	Fiber Optic Network Switch Modules	\$ 1,549.27
AMAZON CAPITAL SERVICES	Tool for shoot device, pens, clips	\$ 46.76
AMAZON CAPITAL SERVICES	Dish brush, ID card holders	\$ 41.24
AMAZON CAPITAL SERVICES	Tires for Gator 2340	\$ 218.08
AMAZON CAPITAL SERVICES	PW Office; Label Maker tape	\$ 31.89
AMAZON CAPITAL SERVICES	HDMI Splitter	\$ 9.99
AMAZON CAPITAL SERVICES	Phone Case: New PW Employee Joey Johnson	\$ 58.99
AMERICAN TEST CENTER	Annual Inspections - Cranes	\$ 2,200.00
ANOKA COUNTY	2025 County Recordings	\$ 138.00
ANOKA COUNTY LICENSE BUREAU	New Registration - PW Sewer & Streets	\$ 8,202.01
APPLE FORD WHITE BEAR LAKE	Transmission Work: Van 4502	\$ 812.99
ASPEN MILLS INC	Myette-new empl uniform-4 shirts,2 jackets,boots,flashlight	\$ 1,062.69
ASPEN MILLS INC	Brennan - 6 uniform shirts	\$ 337.80
ASPEN MILLS INC	Uniforms and Clothing	\$ 198.98
ASPEN MILLS INC	Lassell - uniform boots	\$ 250.00
ASPEN MILLS INC	Uniforms and Clothing	\$ 129.90
AT&T MOBILITY	Employee Cell Phone Service May 2025	\$ 751.53
AT&T MOBILITY	Cell phone service May 2025	\$ 1,359.80
AUTOMATIC SYSTEMS COMPANY	Chemical Feed Pump: Well 16	\$ 297.50
AUTOMATIC SYSTEMS COMPANY	Panelview replacement; Lift 4	\$ 2,232.86
BAILEY NURSERIES INC	Trees: Park Department	\$ 588.50
BARNUM COMPANIES INC	PD gate planned maintenance	\$ 325.00
BARR ENGINEERING COMPANY	Wellfield Management Plan Proposal, I/P 23-22	\$ 2,903.50
BLAINE BROTHERS INC	MN Dot Inspection: Plow 1221	\$ 1,067.25
BLAINE BROTHERS INC	Mirror Cover: Sweeper 1308	\$ 163.59

BLAINE BROTHERS INC	Air Valve/Tube; Plow 1241	\$	161.42
BLAINE CUSTOM APPAREL & AWARDS	Staff uniforms for Building Supervisors	\$	262.00
BLAINE LOCK & SAFE INC	Keys CH elevator and PW office	\$	53.50
BLAINE LOCK & SAFE INC	Rekey Lift station	\$	392.00
BOERBOOM MARK	Meals/flight reimbursement for GSMCON training	\$	448.33
BUILDING SHOOTERS TECHNOLOGY LLC	NURO Shooting System	\$	7,982.60
CENTERPOINT ENERGY	May 2025 Gas Service	\$	573.49
CENTERPOINT ENERGY	May 2025 Gas Service	\$	10,594.70
CENTRAL PRO SUPPLY	Irrigation supplies; Stock	\$	170.59
CENTURYLINK	911 Service	\$	80.52
CINTAS CORPORATION	MAYC Mats/Rugs	\$	38.42
CINTAS CORPORATION	CH mats/rugs	\$	199.18
CINTAS CORPORATION	PW: 2025 Uniform/Rug-Towel Rentals	\$	239.51
CINTAS CORPORATION	Cold storage PD first aid cabinet supplies	\$	106.36
CINTAS CORPORATION	PD first aid cabinet supplies	\$	293.32
CLEMENTS THOMAS	Conference and Travel Expenses	\$	1,181.86
COMCAST	Internet for Public Wi-Fi	\$	297.89
COMCAST	PW Cable TV	\$	20.97
COMPASS MINERALS AMERICA	Road Chemicals; Streets	\$	2,649.38
COMPASS MINERALS AMERICA	Road Chemicals; Streets	\$	34,467.09
COMPASS MINERALS AMERICA	Road Chemicals; Streets	\$	15,820.86
CONNEXUS ENERGY-UTILITY PAYMENTS	951 124th LN NE - Electric	\$	7,643.08
CONNEXUS ENERGY-UTILITY PAYMENTS	10801 Town Square DR NE - Electric	\$	7,394.85
CORE & MAIN LP	B/O 3/4" Iperl Metal Meters for Resale	\$	2,550.56
COREMARK METALS	Mechanic Shop supplies: Metal/Hinges	\$	308.04
CRYSTEEL TRUCK EQUIPMENT	2025 Capital: Sewer Light duty pickup #4654, build up plow/equip	\$	33,464.09
DAVE PERKINS CONTRACTING INC	Water Main Break Repair; 9815 Jackson St	\$	10,614.00
DAVE PERKINS CONTRACTING INC	Water Main Break Repair; 2470 129th Court	\$	16,909.75
DELTA MEDICAL SUPPLY GROUP INC	Nitrile gloves for patrol	\$	355.20
DIAMOND CREEK CONSTRUCTION LLC	Owner died, applicant requested refund for permit B25-00621	\$	60.00
ECKBERG LAMMERS PC	2025 Prosecution Fees for the entire year	\$	23,369.19
ECM PUBLISHERS INC	2025 Public Hearing Notices	\$	121.00
EDWARDS ALAN	Softball Umpire Fees	\$	384.00
ENVIROTECH SERVICES INC	Dirt Road Dust Control; Streets	\$	11,244.81
GIMPL TAMMY	Kennel Services for April 2025	\$	350.00
GRAINGER	Pump: City Hall Fountain	\$	1,152.57
HAWKINS INC	Water Treatment Chemicals	\$	10,044.14
HAWKINS INC	Water Treatment Chemicals	\$	4,586.00
HENNEPIN TECHNICAL COLLEGE	2025 ICPOET Cadet academics (grant refunded)	\$	10,975.55
HLS OUTDOORS	Tree Wrap/bags: Pond Restoration CCP-22, 153	\$	481.60
IDEAL SERVICE INC	Annual VFD service to Plants/Wells; Water	\$	587.50
INDELCO PLASTICS CORPORATION	Chemical Tanks supplies; WTP, Water Dept	\$	2,084.50
JACKSON-HIRSH INC	Laminating Supplies - PW	\$	154.85
JM ELECTRIC LLC	Electrical Work: BBC	\$	565.00
JOHNSON JACQUELINE	Park & Rec Refund	\$	25.00
LAWSON PRODUCTS INC	Locating paint; Sewer/Water	\$	1,243.20
LAWSON PRODUCTS INC	Flat Washers: Sign Shop Supplies	\$	124.60
LOWE'S HOME CENTERS INC	Vacuum: LAC Parks	\$	275.47
MACQUEEN EQUIPMENT INC	CCTV Camera repair	\$	308.13
MANAGED SERVICES INC	CH enmotion, tp, batteries	\$	688.38
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$	168.63
MENARDS - BLAINE	Commercial felt	\$	27.96
METRO AREA MANAGEMENT ASSOCIATION	MAMA Meeting 5/22/25 - Thorvig	\$	47.50
METROPOLITAN COUNCIL	May 2025 SAC	\$	100,866.15
MICKMAN BROTHERS INC	Landscaping: WTP 3	\$	8,209.13
MIDWAY FORD COMPANY	2025 Capital: Sewer Light duty pickup #4654	\$	57,360.03
MIDWAY FORD COMPANY	2025 Capital: Park Light Duty Pickup #2452	\$	58,578.41

MIDWAY FORD COMPANY	2025 Capital; Light duty Utility Vehicle -Water #4649	\$	51,390.16
MIDWAY FORD COMPANY	2025 Capital: Sewer Light duty pickup #4655	\$	58,854.14
MIDWAY FORD COMPANY	2025 Capital: Sewer Light duty pickup #4656	\$	58,854.14
MINGER CONSTRUCTION CO INC	Lift Station 13 Force Main-Phase 2, I/P 23-30 (U2330)	\$	269,313.60
MINNESOTA HIGHWAY SAFETY AND RESEARCH CENTER	Pursuit Intervention Driving School	\$	1,290.00
MINUTE MAKER SECRETARIAL	Minute Maker Secretarial	\$	287.88
MINUTE MAKER SECRETARIAL	Minute Maker Secretarial	\$	212.50
M-R SIGN COMPANY INC	No Parking Signs: Parks	\$	760.87
MURPHY RIGGING ERECTING INC	Crane work for Veteran's Memorial Park	\$	1,375.00
NORTH METRO GLASS	PW window replacement	\$	1,042.90
NORTHERN'S ONE HOUR HEATING & AIR CONDITIONING	Duplicate HVAC Permit B25-01963	\$	121.00
NORTHLAND CAPITAL EQUIPMENT FINANCE	Fitness Equipment Lease	\$	904.64
NUSS TRUCK & EQUIPMENT	2024 Capital:2025 Volvo Dump Truck; Water #4627	\$	162,496.00
NUSS TRUCK & EQUIPMENT	Air Dryer: Plow 1279	\$	734.76
NUSS TRUCK & EQUIPMENT	Exhaust Bracket: Plow 1298	\$	295.29
O'REILLY AUTOMOTIVE INC	HD Fuel: PW stock	\$	43.88
O'REILLY AUTOMOTIVE INC	Oil Filters: PW stock	\$	17.64
PRECISE MRM LLC	2025 PW GPS Management	\$	1,660.00
RADEL GWEN	Pickleball Instructor	\$	360.00
RADEL GWEN	Pickleball Instructor	\$	240.00
RADEL GWEN	Pickleball Instructor	\$	408.00
RADEL GWEN	Pickleball Instructor	\$	144.00
ROADKILL ANIMAL CONTROL	2025 Disposal of Dead Deer	\$	129.00
SAM'S CLUB/SYNCHRONY BANK	Concessions Lakeside Commons Park	\$	475.28
SAM'S CLUB/SYNCHRONY BANK	Concessions Lakeside Commons Park	\$	417.62
SAM'S CLUB/SYNCHRONY BANK	Supplies for events	\$	75.60
SAM'S CLUB/SYNCHRONY BANK	Concessions Lakeside Commons Park	\$	197.17
SCHERER TREVOR	Duplicate alarm permit payment F25-0152	\$	50.00
SCHMOLKE THOMAS	Meal Expense For 3 Day Off Site Septic Training 06/02 - 06/04/25	\$	139.59
SPETZ PLUMBING CORPORATION	Applicant applied for a dup. permit, requested refund B25-01507	\$	60.00
STANTEC CONSULTING SERVICES INC	Blaine Wetland Sanctuary Trail Development, I/P 25-08	\$	3,636.00
STANTEC CONSULTING SERVICES INC	Wetland Delineation-BWS Trail Development, I/P 25-08	\$	2,214.00
SUREFITTERS	Warning Lights/Install: Trailer 4641	\$	2,129.88
T-MOBILE USA INC	GPS Locate and Timing Advance Fee	\$	165.00
TREVIPIY	Sewer Supplies: Washing wand/LS Cleaning	\$	221.51
TRI-STATE BOBCAT INC	Weed Whip pole pruner: PW	\$	209.99
TRI-STATE BOBCAT INC	Weed whip heads/bolt/lever/stump grind teeth	\$	133.67
US BANK	Fiscal Agent Fees - 2013A	\$	550.00
US BANK	Fiscal Agent Fees - 2021A	\$	575.00
US BANK	Fiscal Agent Fees - 2024A	\$	550.00
UTILITY LOGIC LLC	GPS Locator: Water Dept	\$	12,315.00
VIKING ELECTRIC SUPPLY LLC	PW fuses for HVAC	\$	418.60
VOLUNTEERS OF AMERICA	Van drivers and volunteer meals June 2025	\$	150.00
WAGNER JACKIE	Community Outreach Event for CHS	\$	91.15
WATERSURPLUS/SURPLUS MANAGEMENT INC	Filtration Media: WTP 3	\$	34,222.00
WATERSURPLUS/SURPLUS MANAGEMENT INC	Hopper Rental Laterals for Filters: WTP 3	\$	11,833.00
WATERSURPLUS/SURPLUS MANAGEMENT INC	Filtration Media: WTP 3	\$	31,515.10
WIENS BRIAN	Community Outreach Event for School Crossing Guards	\$	154.54
WSB & ASSOCIATES INC	Zest St Final Design & Construction Services, I/P 25-04 (T2504)	\$	67,779.75
ZAYO GROUP LLC	Telephone Service	\$	1,167.79
ZIEGLER INC	Soil Compactor Rental: Streets	\$	1,142.40
ZIEGLER INC	Lift 21 General coolant repairs	\$	3,895.43
		\$	1,271,670.71

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 07/07/2025 FOR PAYMENTS THE WEEK OF 06/13/2025**

Vendor Name	Description	Amount
ECKBERG LAMMERS PC	2025 Prosecution Fees for the entire year	\$ 23,369.19
WATERSURPLUS/SURPLUS MANAGEMENT INC	Filtration Media: WTP 3	\$ 31,515.10
CRYSTEEL TRUCK EQUIPMENT	2025 Capital: Sewer Light duty pickup #4654, build up plow/equip	\$ 33,464.09
WATERSURPLUS/SURPLUS MANAGEMENT INC	Filtration Media: WTP 3	\$ 34,222.00
COMPASS MINERALS AMERICA	Road Chemicals; Streets	\$ 34,467.09



City of Blaine

City Council Workshop

June 9, 2025 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

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

1. Call to Order

The meeting was called to order by Mayor Pro Tem Robertson at 5:30PM.

2. Roll Call

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

ABSENT: Mayor Tim Sanders.

Quorum Present.

ALSO PRESENT: Acting City Manager Erik Thorvig; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; Deputy Public Works Director Jason Grode; Accounting Manager Haley Chapman; Finance Analyst Nikki Beckers; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

3. New Business

- 3.1.** 2025-135 Council Requested Items for Discussion
Sponsors: Michelle Wolfe, City Manager

Acting City Manager Thorvig stated Councilmember Larson is proposing that the city consider an ordinance and/or signage prohibiting women from being topless at Lakeside Commons Beach in response to the recent Minnesota Supreme Court ruling.

Councilmember Larson explained the Minnesota Supreme Court has stated being topless and being female was now allowed in public, so long as the female was not engaged in a lewd act. She reported a resident contacted her asking if the city would have signs posted at the beach that required females to wear a top. She indicated she viewed this as a slippery slope that she did not want to see the city go down. She requested the city council consider passing an ordinance that would require women to wear a top at the beach and have a policy in place. She indicated she was not bringing this item forward to make matters more difficult for the police department, but rather she wanted to protect the children visiting the beach.

Safety Services Director/Police Chief Podany discussed the legal issues surrounding this matter. He shared a case that occurred in Rochester with a female who was topless and known to officers who was arrested for indecent exposure and found to have cocaine in her possession. He reported the female challenged the arrest which resulted in the ruling that females can be topless. He commented that while the city can enact an ordinance for the beach but that it could be challenged based on the constitutionality of this matter. He was of the opinion it would be better to have the legislature address this matter because then there would be state law for the police to enforce. He stated he has not heard of any other cities putting ordinances in place, but understood it was a risk that could be tested.

Councilmember Ford commented as this topic is being considered, perhaps an adult-only section of the beach could be created for those who would like to be topless.

Councilmember Massoglia agreed with Councilmember Larson that this could become a slippery slope. He indicated he did not want Blaine to become the test case if an ordinance was passed. He requested further comment from the city attorney on this topic.

Mayor Pro Tem Robertson stated she received numerous complaints from residents regarding the language, music and behavior of teens at the beach. She indicated these were all behaviors that law enforcement could not enforce, along with being topless.

Council consensus was to request further information from the city attorney regarding this topic.

3.2. 2025-136 Introduction and Demonstration of City Council SharePoint Site
Sponsors: Ben Hayle, Communications Manager

Communications Manager Hayle stated staff has created a SharePoint site for councilmembers where they can access relevant resources quickly. He provided the council with a demonstration on the new SharePoint site and requested feedback.

Mayor Pro Tem Robertson thanked Mr. Hayle for his presentation and encouraged the council to provide staff with feedback on SharePoint after using the new site.

3.3. 2025-137 2026 Budget - General Fund Budget and City/EDA Property Tax Levy
Sponsors: Jason Zimmerman, Finance Director

Finance Director Zimmerman provided the council with a presentation on the initial general fund and economic development authority (EDA) budgets as submitted by department heads, as well as preliminary levy impacts, which include increased funding for capital improvements and debt service. It was noted input from this workshop will help shape additional staff efforts to produce the city manager's 2026 budget recommendation for presentation at the August 11 city council workshop. Additionally, time is available at the September 1 workshop if necessary to further review the proposal in advance of certifying the preliminary tax levy at the September 15 city council and EDA meetings. This first formal workshop regarding the 2026 operating budgets and property tax levy is intended to begin the annual process of aligning city council priorities with financial resources to provide Blaine property owners, residents, and visitors with quality city services at a responsible tax level. While this discussion is very preliminary, with many assumptions, it will help set expectations for staff and create a more efficient budgetary process while striving for outcomes that align with council goals. Based on prior year's guidance, staff have prioritized investments in capital assets that provide a broad benefit across the community, while minimizing additional ongoing operating requests.

Mr. Zimmerman commented as outlined in the budget schedule, finance department staff conducted small group discussions with all members of the council during the second week of April to provide measured assumptions that incorporate operating, capital, and debt funding strategies as outlined in previous budgetary cycles while maintaining existing staffing and service levels at anticipated 2026 costs. An outcome of these small group meetings was the creation of a policy-driven framework containing key themes, goals, and expectations for the 2026 budget and property tax levy, which was informally supported by the majority of the council at the April 14 Workshop. As currently prepared with the inclusion of departmental submissions, the 2026 city budget would require a \$55,300,000 tax levy, which represents an increase of \$5,964,000 or 12.1%. Despite this increase falling in line with the estimates presented to council during the small group discussions in early April, staff made considerable efforts to comply with established guidance. Early departmental inputs put the estimated tax levy at an increase of approximately 11.2%, but subsequent requests from the information technology division have increased the departmental requested tax levy back to the same framework discussed in small groups.

Mr. Zimmerman explained with departmental budgets submitted, the finance department will complete a comprehensive analysis reviewing discretionary/contractual spending trends, focusing on the items of most direct control. In addition to exploring cost-containment strategies, staff will isolate one-time expenditures within the operating budget that may be eligible to fund using existing reserves, rather than building into the tax levy. The finance department will then schedule meetings with department heads and the city manager to discuss their findings, prioritize spending, implement consistent practices, and ultimately identify opportunities to further reduce the tax levy. These actions will then be incorporated for review at the August 11 city council workshop. The importance of pre-funding capital expenditures was focused on. Staff commented further on the proposed general fund budget and EDA property tax levy, reviewed the budget timeline for the remainder of the summer, and requested comments or questions from the council.

Acting City Manager Thorvig commented on the new approach the finance staff had followed with the budget, noting the hope was to bring about a better end product for the

budget and tax levy.

Councilmember Larson requested further information regarding the large personnel increase. Mr. Zimmerman explained there were some general presumptions that were being made noting employees typically receive a 3% cost of living increase along with progressions in pay, which may be another 3% for non-union employees. He reported the union employees would be bargaining and staff was preparing assumptions these pay increases.

Councilmember Newland asked if the family/medical leave changes had been built into the budget. Mr. Zimmerman indicated this change had been built into the budget.

Councilmember Newland reported the city would be completing more mill and overlay projects in 2025 rather than road rebuilds. He questioned how this would impact the budget. Mr. Zimmerman indicated the capital budgeting was being reviewed by engineering at this time and further information would be provided to the council in the coming weeks.

Director of Engineering Schluender commented on the mill and overlay projects that would be completed on 89th Avenue and Lakes Parkway this summer. He noted staff has pivoted and would be presenting the council with further information on how this change would impact the budget.

Councilmember Newland asked how the city's credit rating compared to peer cities. Mr. Zimmerman explained he would investigate this further and could report back to the council.

Mayor Pro Tem Robertson reported less than 5% of cities in the nation have a AAA bond rating.

Mr. Thorvig commented on the IT expenditures that were being proposed by staff and discussed how these expenditures would have an impact on the budget and tax levy. He reported staff would be further investigating the costs and would report back to the council at a future workshop meeting.

Councilmember Larson questioned if there would be a conversation on where these extra dollars would come from. Mr. Thorvig reported the consulting and attorney fees from the incident would be covered by the city's insurance. He explained the new requests were equipment related to provide more redundancy and would have to be funded by the general fund.

Councilmember Massoglia thanked staff for the thorough presentation. He commented on how operational costs significantly increased from 2024 to 2025. He stated he understood the city was not investing in capital projects from 2009 to 2016, but he also understood the levy increases need to level off. He did not believe the path the city was on was sustainable. He stated he had a problem comparing Blaine to Minnetonka or Edina, where the median home value was quite a bit higher. He indicated Blaine's home values were more comparable to Brooklyn Park and Coon Rapids. He thanked staff for the transparency in this presentation. He reported he would have a very difficult time continuing to support double digit levy increases going forward.

Councilmember Ford commented he was uncertain how long it would take the city to recover from the mismanagement of tax dollars where the city was not properly taxing its residents. He indicated the city previously kicked the can down the road and now this council was feeling the effects. He stated 1.2% over a seven year period was not planning for the future. He reported it would take time for the city to make up the shortfall. He was of the opinion the city was not wasting money, but rather the city was running leanly. He indicated this council was now working to bring taxes into alignment with the city's vision for the community which included future investments.

Councilmember Fleming asked when the city began pre-funding. Mayor Pro Tem Robertson reported this began in 2024. She indicated the city was playing catch up and was working to properly invest in its infrastructure.

Councilmember Fleming commented the city has been issuing debt for all of its capital projects and now the city was shifted gears in order to pre-fund projects.

Councilmember Massoglia indicated the bulk of the budget was being spent on operational.

Councilmember Newland stated the numbers are what they are and the biggest concern for the city was no new revenue streams. He explained the council has discussed this issue and commented on how budget increase impacts would be lessened if the city had franchise fees or other revenue streams. He reported the city was not going to go from double digit increases to 5% increases in one year. He stated staff has noted the budget impacts will be less impactful by 2034. He indicated the cost to run the city was not becoming less expensive, rather the city should to continue to provide services that residents expect with the understanding this comes at a cost. He supported the city council pursuing new revenue streams.

Mayor Pro Tem Robertson thanked Councilmember Newland for bringing this up and stated the council has been discussing new revenue streams for the past six to nine months. She agreed the council should be discussing wetland banking and other options in order to take some pressure off the tax levy.

Mr. Zimmerman stated he has only been with the city for a couple of years, but looking back he understood the city had added a lot of staff members and labor contracts have been expensive. He understood decisions have been made in the past and commented on how in 2026 the city would pay \$3.5 million in interest on its debt.

Mr. Thorvig asked what councilmembers were hearing from constituents. Mayor Pro Tem Robertson stated she heard about park maintenance and commented on how people who were complaining enjoyed hearing factual data driven information regarding why taxes were going up.

Councilmember Ford explained there were complaints from the residents in Ward 1, but after asking what city services should be cut, the residents supported all services remaining in place and at their current levels.

Councilmember Massoglia stated he was hearing concerns regarding how the rate of the city's budget increases has not matched the rate of growth in the city. He understood the city was growing, but the rate of growth within the budget has been increasing exponentially.

Mayor Pro Tem Robertson encouraged each councilmember to put together their thoughts regarding what they were hearing from constituents and this topic could be further discussed at a future workshop meeting.

Mr. Zimmerman then provided the council with a presentation on the EDA levy.

Mr. Thorvig commented on the history of the EDA noting the projects being pursued today have benefited greatly from the sale of EDA property in the past.

Mayor Pro Tem Robertson clarified the EDA note would be paid by the developer and was not the responsibility of the city. She reiterated she would like to explore wetland banking for EDA owned property along with marketing properties that were owned by the EDA. She commented she also supported increasing the EDA levy because of how focused the city has been on strategically improving the economic development of Blaine.

Mr. Zimmerman reported staff's next step would be to take a deep dive in the budgets with a focus on controllable expenditures. He indicated one of staff's goals was to not build non-reoccurring expenditures into the budget because these expenditures were hard to pull out of the budget in the future.

Mr. Thorvig stated additional conversations would be held with department heads based on the feedback the council provided in April. He thanked the council for their continued feedback and explained it was his hope that the numbers would be lower in the coming months.

Mayor Pro Tem Robertson commented even though the city would be going through a leadership change, she appreciated how there would be stability with Mr. Thorvig stepping in to serve as the interim city manager. She reported this was her seventh budget process and noted they were never easy.

Councilmember Fleming spoke to the city council's new vision for pre-funding projects and working diligently to address outstanding debt, while also working to bring the budget down.

Councilmember Ford stated he was fighting for the city of Blaine and not any one constituent or ward. He noted he has been a union leader for 20 years and described how he would continue to work for the whole of the community.

4. Other Business

Mr. Thorvig reported City Manager Wolfe would be out of town until June 13.

Police Chief Podany provided the council with an update on the fatal shooting incident that occurred at Northtown last week.

5. Adjournment

The workshop was adjourned at 7:57PM.



City of Blaine

City Council Workshop

June 16, 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 5:34PM.

2. Roll Call

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

ABSENT: None.

Quorum Present.

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

3. New Business

- 3.1. 2025-135** Non-Union Compensation Plan Review
Sponsors: Scott Johnson, Director of Administrative Services, Lori Carbajal, Human Resources Manager

Human Resources Manager Carbajal stated in 2024, the city of Blaine budgeted for a compensation plan review by Gallagher to update the study implemented for the city in 2021. The 2021 process included a comprehensive review of positions and classifications,

plan structure, and market analysis. A review of plans every three to five years is recommended as a best practice to stay competitive in the market and maintain the integrity of the plan. This topic was introduced to the city council at the April 14, 2025 council workshop. Goals for having a sound and competitive compensation structure include addressing the following:

- High employee retention rates/low turnover rates
- Successful recruitment to fill vacant positions
- Compliance with Minnesota Pay Equity statute
- Decreased liability for compensation-related claims

Ms. Carbajal explained the consultant is providing a market update study and not a full classification and compensation study as was conducted in 2021. Existing council direction is to be at 50% of the market. The recommendation from the consultant includes wider pay ranges and shows the implementation cost for the compensation update is \$20,425.60 for 2025. The non-union positions that make up the implementation cost to have all non-union positions at the minimum of the market include the following: 7 Community Service Officers, 1 Police Records Technician, 1 Victims Services Specialist, 2 Fire Inspector 1 Firefighter, and 1 Utility Billing Specialist. Sufficient funds were budgeted in 2025 to cover the proposed consultant implementation cost for the compensation update. Staff commented further on the non-union compensation plan review and asked for comments or questions from the council.

Councilmember Ford asked if this study was only for non-union employees. Ms. Carbajal reported this was the case.

Katherine Thorp, Gallagher representative, reviewed the recommendations from the non-union compensation study noting the city was in a good position for being able to maintain increases and being market competitive. She explained the proposed recommendations would right-size the structure while bringing the anomalies into best practices.

Councilmember Newland inquired if the \$20,000 fee was for the study or was this the cost for alignment. Ms. Carbajal explained the \$20,000 fee was the cost to bring the specified non-union employees into market wages.

Councilmember Newland questioned if Gallagher had an idea what comparable cities were doing for wage increases in the coming year. Ms. Thorp reported the information she has was based on last year's wage information and took into consideration a 3% wage increase. She indicated the trends she was seeing was that there was a volatility in the market but things were starting to settle down. She explained many of her clients were in the same position as Blaine and only some right-sizing was required.

City Manager Wolfe reported in speaking with other city managers, she learned that councils were opting to change policies to lead the market and not be at the average. She stated she had been concerned about the results of this study she was pleased to see the city has kept pace very well and only minor corrections were needed in order to remain competitive.

Councilmember Ford indicated he supported the proposed adjustments. He stated he

would like to see a gender comparison of employee pay. Ms. Carbajal explained she had a pay equity report that she would be bringing to the city council.

Councilmember Newland asked if the comparable cities were the same 14 cities that were used for property taxes, etc. Ms. Carbajal reported this was the case. Ms. Thorp commented further on how job similarities are reviewed for the compensation study, but 80% of the job content was the same.

Councilmember Newland inquired if there were benefits Blaine offered that were not offered by other cities. Ms. Carbajal indicated she has not completed a total compensation package study.

Councilmember Newland commented \$20,000 will make up the gap for 2025. He questioned how the new plan would impact the city going forward. Ms. Carbajal reported the \$20,000 would make everyone current and then a 3% increase would be needed for 2026. She explained she would like to hear from the council what benefits could be offered to employees in order to attract and retain top talent for the city of Blaine.

Councilmember Robertson questioned how many of the city's 240 employees needed to be right-sized. Ms. Carbajal reviewed the positions that had to be right sized, which were 7 Community Service Officers, 1 Police Records Technician, 1 Victims Services Specialist, 2 Fire Inspectors, 1 Firefighter, and 1 Utility Billing Specialist.

Councilmember Robertson indicated it was hard for her to provide feedback given how total compensation information was not included within the study. She commented she could support the \$20,000 adjustment and understood this was budgeted for. She recommended additional conversations be held in order to further discuss overall pay and benefits.

Councilmember Ford agreed, noting benefits go deeper into the compensation conversation and make comparisons more difficult.

Councilmember Massoglia stated this was a good conversation that was bringing up more questions for him. He inquired how the city defined "top talent" and asked how many people have been terminated in the last five years, noting every employee typically received a 3% taxpayer-funded increase every year no matter what their performance. He wanted to see how the city was defining "top talent" and questioned how the city could be more competitive with its director positions. He reiterated that he had a lot of questions when it comes to this, but he also understood the city council did not have a role in hiring employees.

Councilmember Robertson indicated she would like more information regarding the step pay system that was being used for non-union city employees. Ms. Carbajal commented on the new pay structure and how employees would now have room to grow.

Ms. Wolfe reported staff tends to collect more benefit data for union negotiations. She stated for the past five years the holidays have been consistent across the cities. She indicated this study was not only about the market, but was studied the compensation classification system and to ensure the city was in compliance with state law.

Councilmember Massoglia asked if this study would be an ongoing cost for the city. Ms. Wolfe reported the city would be completing a pay study every three to five years in perpetuity.

Councilmember Larson inquired if the city was losing talent to other cities. Ms. Carbajal indicated this was happening and pay was something the city had to pay attention to.

Mayor Sanders explained this council was cost-conscious and would be interested in learning more about the cost/benefit analysis of improving benefits versus increasing pay.

Councilmember Larson stated she was comfortable with the \$20,000 ask with the understanding this would get the city to average pay among the 14 comparable cities.

Councilmember Robertson commented on how the majority of the city's employees were public safety focused and wanted to ensure Blaine was retaining its public safety employees. She supported the council having a broader conversation regarding public safety employees.

Councilmember Fleming stated the city has been playing catch-up and she liked the proactive measures that had been put in place to ensure this study would be completed every three to five years. She indicated this would lead to small adjustments, versus requiring large adjustments to the budget.

3.2. 2025-136 Accessory Dwelling Unit (ADU) Discussion

Sponsors: Sheila Sellman, Assistant Community Development Director

Assistant Community Development Director Sellman stated at the May 5, 2025 council meeting, the council reviewed a proposal for a detached accessory dwelling unit (ADU). The council denied the conditional use permit (CUP) application and directed staff to schedule a discussion on ADUs for an upcoming workshop. Staff provided historical information on the ADU ordinance. It was noted currently, either the primary home or the ADU must be owner-occupied and either can be rented out with a standard rental license. At the May council meeting, some councilmembers commented that the intent of the ADUs was to be intergenerational and be used by family members. If council wants to continue to allow ADUs and wants to limit the use to family members, the ordinance would need to be amended accordingly. Additional comments at the meeting were about maintaining the single-family character of the neighborhood. Council should discuss the overall intent of ADUs, if they should still be allowed, and provide direction to staff on any ordinance changes.

Councilmember Larson indicated she was open to allowing ADUs depending on the size of a property. She commented she was more supportive of an ADU on farm residential versus an R-1 lot.

Councilmember Newland supported disallowing ADUs because the units have changed so much.

Councilmember Robertson explained she could support ADUs on certain property sizes. She commented on the original intent when it came to ADUs and asked if the city could separate detached from attached ADUs. Community Development Director Thorvig reiterated that the property owner has to reside in the principal structure of ADU.

Councilmember Fleming reported she was in the middle of building an addition on her house for her father but noted she would not be adding on a kitchen, so the space could not be considered an ADU.

Councilmember Massoglia supported the city having a mechanism in place to not allow rental licensing for the home or the ADU. He indicated he could then support ADUs being considered with conditions.

Mayor Sanders indicated he could support ADUs with parameters.

Councilmember Larson commented she could support an attached ADU, but not a detached.

Councilmember Fleming stated she supported this recommendation as well. Ms. Sellman reviewed the current requirements for an attached and detached ADU.

Mayor Sanders reported he did not support any short-term rentals or Airbnb for ADUs. Mr. Thorvig indicated this would allow ADUs to be used for elderly family members or children.

Council consensus was to continue to work to allow ADUs with parameters, noting ADUs were not to be rental, including short-term rentals, and asked that staff bring this topic back to the council for further discussion at an upcoming workshop.

3.3. 2025-137 City Manager Discussion With Council
Sponsors: Michelle Wolfe, City Manager

Mayor Sanders thanked City Attorney Loonan for his dedicated service to the city over the past two years. He also thanked City Manager Wolfe for her tremendous service and strong leadership over the past five plus years with the city of Blaine. He indicated the city was in a better position and was on better path since Ms. Wolfe joined the city.

Ms. Wolfe thanked Mayor Sanders for his kind words. She reported when she gave her notice back in January, the mayor believed there would be value in an exit interview. She commented she would like to share her parting thoughts with the council, noting the theme was how the council could set themselves and the city up for success. She stated in terms of council relations, she recommended the council begin actively sharing what they are working on as an elected official. In addition, she suggested the council hold a retreat with the new city manager and Craig Rapp Consulting.

Ms. Wolfe discussed the importance of council/staff communications. She indicated she shared what she could when she could but noted it was impossible for her to share everything. She spoke to the council regarding work loads and the number of significant

projects staff were facing. She reported with the current staffing level, it would be difficult for staff to take on additional requests. She addressed the upcoming budget and noted staff was cognizant of expenditures and purchases. She reported extra care and attention was taking place. She requested the council provide staff with direction throughout the entire budget process.

Ms. Wolfe referred to her 30-, 60- and 90-day plan for the city when she started then commented further on her original areas of focus for the city. She commented on her achievements over the past five years and stated she was very proud of all that had been accomplished. She reported the city has a solid leadership team and was proud to have been a part of the city's transition from a small community to a large city.

Mayor Sanders thanked Ms. Wolfe for her comments and agreed that the city had an amazing leadership team. He was of the opinion Ms. Wolfe had left a huge impression on the city and he greatly appreciated her strong leadership. He explained he would be making a motion during the city council meeting to appoint Community Development Director Thorvig as the interim city manager.

4. Other Business

Ms. Wolfe provided the council with an update on the City of Lexington settlement, the Blaine Festival activities, Park Board vacancy applications, SAFER grants, and the mobile command vehicle status in the legislature.

The council supported staff purchasing candy for the Blaine Festival parade.

Mayor Sander reported he would be opening the city council meeting with a moment of silence to honor the loss of Representative Michelle Hortman and her husband Mark Hortman.

Police Chief Podany commented on the work conducted by the Blaine Police Department this past weekend after the tragic events that occurred in Brooklyn Park and Champlin on Saturday.

Councilmember Robertson requested Item 7.8 be postponed on the consent agenda. The council supported this suggestion.

5. Adjournment

The workshop was adjourned at 7:07PM.



City of Blaine

City Council

June 16, 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 7:12PM by Mayor Sanders followed by the Pledge of Allegiance and the Roll Call.

2. Pledge of Allegiance

3. Roll Call

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

ABSENT: None.

Quorum Present.

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

4. Awards - Presentations - Organizational Business

- 4.1.** 2025-138 Proclamation Honoring the Retirement of City Manager Michelle Wolfe
Sponsors: City Council

Mayor Sanders reflected on the tragic events that occurred this past weekend and asked for a moment of silence for Michelle Hortman and her husband and John Hoffman and his wife. He sent his condolences to family and friends and thanked the local law enforcement for all of their efforts on behalf of the community.

Mayor Sanders read a proclamation in full for the record recognizing City Manager Michelle Wolfe, honoring her upcoming retirement and thanking her for her dedicated service to the City of Blaine over the past five and a half years. A round of applause and standing ovation was offered by all in attendance.

City Manager Wolfe thanked the city council that hired her for allowing her to come home to Minnesota, but also for allowing her to lead a top tier city in the state. She explained it has been a true honor and privilege to be trusted with this responsibility. She thanked the two mayors and numerous councilmembers that she has worked with over the past 5+ years. She appreciated the professional and personal support she has received. She thanked the elected leaders for their vision for the community as it was leading to wonderful amenities for Blaine residents and its visitors. She thanked her husband for his tremendous support over the past 30 years. Lastly, she thanked her fellow staff members for their dedicated service to the community.

4.2. 2025-139 Appointment of Interim City Manager
 Sponsors: City Council

Ms. Wolfe stated council is asked to formally appoint an interim city manager. It was noted 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.

Moved by Mayor Sanders, seconded by Councilmember Robertson, to approve the Appointment of Community Development Director Erik Thorvig to the role of Interim City Manager effective July 3, 2025.

Motion adopted unanimously.

5. Communications

Mayor Sanders thanked City Attorney Tom Loonan for his tremendous leadership and dedicated service to the city and noted Eric Larson from Eckberg Lammers will be serving as city attorney effective July 1, 2025. A round of applause was offered by all in attendance.

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 7:27PM.

There being no input, Mayor Sanders closed the Open Forum at 7:27PM.

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.

Mayor Sanders noted Item 7.8 will be postponed to a future meeting.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, that the following items on the Consent Agenda be approved as amended removing Item 7.8.

Motion adopted unanimously.

- 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

This item was postponed to a future meeting.

- 7.9.** 2025-144 Motion Approving the Purchase of Two Video Surveillance Trailers
Sponsors: Brian Podany, Safety Services Manager/Police Chief
- 7.10.** 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
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

Assistant Community Development Director Sellman stated the applicant is requesting a conditional use permit (CUP) for lighting up to 28 feet tall. The light intensity meets city requirements and staff recommends approval.

Mayor Sanders opened the public hearing at 7:29PM.

There being no public input, Mayor Sanders closed the public hearing at 7:29PM.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adopt a 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.

Motion adopted unanimously.

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

Ms. Sellman stated 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.

Declared by Mayor Sanders that Ordinance No. 25-2578, "Approving Ordinance Amendments to the City of Blaine Zoning Ordinance Related to Regulations for Cannabis," be introduced and placed on file for second reading at the July 7, 2025 Council meeting.

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

Director of Engineering Schluender stated 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. 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.

Declared by Mayor Sanders that Ordinance No. 25-2580, "Ordinance Amending Section 34-485 Volume Control and Pollutant Management of the Code of Ordinances of the City of Blaine," be introduced and placed on file for second reading at the July 7, 2025 Council meeting.

10.2. ORD 25-2583 First Reading

Ordinance Amending Chapter 7 Regulating Adult Use Cannabis Businesses

City Clerk Sorensen stated council is asked to hold first reading to amend the adult use cannabis ordinance to clarify the definition of daycares. 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.

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

- 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

Public Works Director Fleischhacker stated with the city forester position now filled, staff is working to address past tree nuisances in a timely fashion. Notification for tree abatement under current ordinance is costly and lengthy and will delay being able to best address current tree concerns. Staff is recommending amendments to the ordinance that will remove the certified mail requirement and instead allow for posting of possible abatement instead, similar to the abatement process outlined under Vegetation in general. Staff will continue to work with property owners to effectively address concerns, but amending the code will allow for a faster and more efficient process for abatement should that be required. Council is asked to waive first reading and adopt proposed ordinance amendments regarding shade tree abatement notification.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to Waive First Reading and Adopt Ordinance Amendments for Chapter 90 - Vegetation, Article III. - Shade Tree Management, Sec. 90-79. - Abatement.

Motion adopted unanimously.

11. Other Business

Councilmember Robertson requested staff invite the new city forester to a future workshop meeting.

12. Adjournment

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adjourn the meeting at 7:35PM.

Motion adopted unanimously.



City of Blaine

City Council Workshop

June 23, 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 at 5:38PM by Mayor Sanders.

2. Roll Call

PRESENT: Mayor Sanders, Councilmembers Ford, Fleming, Larson, Robertson, Newland.

ABSENT: Councilmember Massoglia.

ALSO PRESENT: Community Development Director Erik Thorvig; Deputy Police Chief Joe Gerhard; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Finance Analyst Nikki Beckers; and Accountant Haley Chapman.

3. New Business

- 3.1. 2025-305 2026 Internal Service Funds Budgets
Sponsors: Jason Zimmerman, Finance Director

Finance Director Jason Zimmerman reviewed the 2026 internal service funds budgets in detail, including the self-insurance fund, workers' compensation fund, compensated absences fund, and facilities fund. The council reviewed the budgets and provided feedback to staff.

4. Other Business

None.

5. Adjournment

Mayor Sanders adjourned the workshop at 8:33PM.



City of Blaine Staff Report

File Number: 2025-151

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 7.3

Motion to Approve Do Portugal Circus at Northtown Mall

Executive Summary

City Council is asked to approve a circus license for the Do Portugal Circus.

Background

Yani Portugal Alvarez, Do Portugal Circus, has submitted an application to hold a circus at Northtown Mall July 25-28 and July 31 - August 3 at various times. The applicant has paid the license fee, submitted a certificate of liability insurance naming the city as additional insured, and has received all other application materials. A complete site plan review required by fire inspection is pending at this time but will be confirmed prior to issuing the license.

A background check for Mr. Alvarez has been completed by the Police Department and found no reason to deny this license. Issuance of the license is contingent upon meeting all requirements of the license. An inspection will be completed by a fire inspector during circus set-up prior to release of this license.

The performances include stunts, acrobatics, and comedians. Fireworks, pyrotechnics, alcohol, bows and arrows, crossbows, or any type of weapon in any of the performances are prohibited.

Strategic Plan Relationship

This license relates to all aspects of the strategic plan by providing opportunities for the public to engage in community events.

Board/Commission Review

N/A

Financial Impact

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

Public Outreach/Input

N/A

Staff Recommendation

By motion, approve a circus for Do Portugal Circus at Northtown Mall.

Attachment List

None



City of Blaine

Staff Report

File Number: 2025-152

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 7.4

Approve a Therapeutic Massage Enterprise License for Inner Beauty Med Spa & Laser, 10611 Baltimore Street NE, Suite 150

Executive Summary

Council is asked to approve a massage enterprise license for Brandi Wiege, owner of Inner Beauty Med Spa & Laser. This license will allow the applicant to provide therapeutic massage services at this business location.

Background

Brandi Wiege has submitted an application for a therapeutic massage enterprise license. She owns Inner Beauty Med Spa & Laser located at 10611 Baltimore Street NE, Suite 150. She has met the licensing requirements by submitting all necessary forms and paying the associated fees. The Blaine Police Department has conducted a background investigation on the applicant and found no reason to deny the application. This license is contingent upon meeting all requirements such as the certificate of occupancy.

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

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

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

Public Outreach/Input

N/A

Staff Recommendation

By motion, approve issuance of the massage enterprise license to Inner Beauty Med Spa & Laser, 10611 Baltimore Street NE, Suite 150.

Attachment List

None



City of Blaine

Staff Report

File Number: ORD 25-2573

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Ordinance

Approval of Consent Agenda: - Cathy Sorensen, City Clerk

Agenda Item # 7.5

Second Reading
Ordinance Amending Chapter 7 Regulating Adult Use Cannabis Businesses

Executive Summary

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

Background

First reading was held on June 16 with no changes. 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, hold second reading and adopt the ordinance.

Attachment List

1. Cannabis Minimum Buffer Requirements



City of Blaine

Signature Copy

Ordinance: ORD 25-2573

Second 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

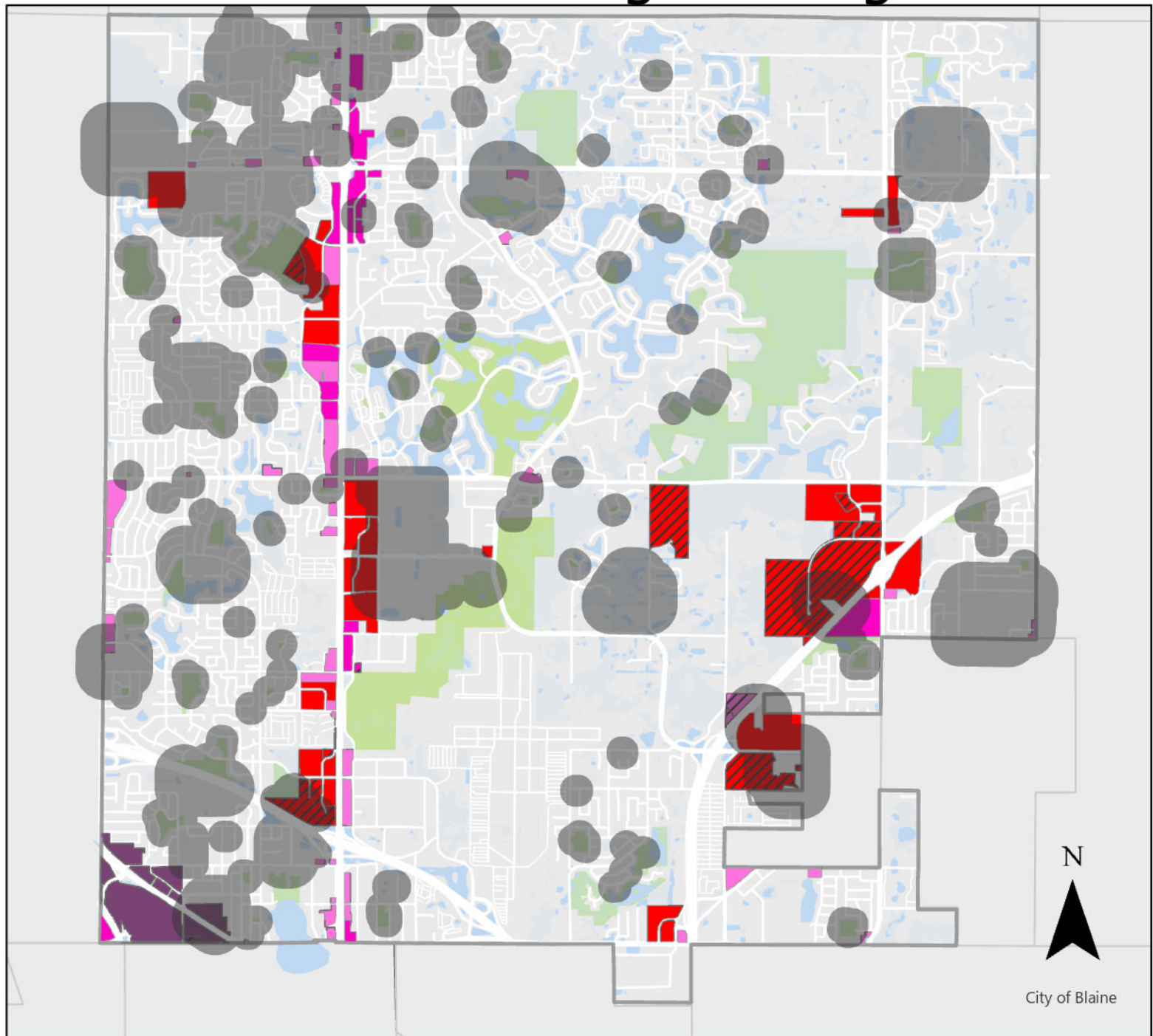
Section 7.5 Definitions

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 7th day of July, 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 Staff Report

File Number: 2025-153

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 7.6

Approve a Temporary On-Sale Intoxicating Liquor License for Sgt. John Rice VFW located at 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 car show at the Blaine VFW parking lot on Saturday, August 16, 2025, from 10AM until 2PM. There will be music, outdoor grilling and alcohol service. Outdoor alcohol requires approval of a temporary liquor license. All liquor service is required to be in a confined and controlled area. The applicant has submitted all required documents for the liquor license, including a certificate of liability insurance naming the city as additional insured. Approximately 40-50 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

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

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 August 16, 2025.

Attachment List

None



City of Blaine Staff Report

File Number: RES 25-97

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Resolution

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

Agenda Item # 7.7

Resolution to Approve Parking Restrictions along Zest Street NE from Lake Parkway NE to approximately 850' north and along Lakes Parkway NE from Zest Street NE to Lexington Avenue NE (CSAH 17).

Executive Summary

Zest Street and Lakes Parkway will be constructed in 2025/2026. Due to the nature of the collector-type streets, no parking should be allowed in all directions.

Background

Zest Street and Lakes Parkway will be constructed in 2025/2026. This will be a State Aid funded project and therefore must meet state aid rules. These rules require that parking be designed for and constructed along the state aid route unless City Council adopts a No Parking policy, by resolution, along the proposed route. Due to the nature of the collector-type streets, no parking will be allowed in all directions.

The proposed Zest Street NE and Lakes Parkway NE is in the final stages of designed and will be constructed to State Aid standards that will not allow for on-street parking. Staff recommends that Council authorize No Parking along Zest Street NE from Lakes Parkway NE to approximately 850' north and along Lakes Parkway NE from Zest Street NE to Lexington Avenue NE (CSAH 17) at this time.

Installation of regulatory stop, no parking, and speed limit signs require authorization by City Council. The regulatory signs proposed meet warrants established in the Minnesota Manual of Uniform Traffic Control Devices and Minnesota Statutes.

Strategic Plan Relationship

Construct a well-maintained infrastructure that is adequate to support growth.

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. No Parking Exh



City of Blaine

Signature Copy

Resolution: RES 25-97

Resolution to Approve Parking Restrictions along Zest Street NE from Lake Parkway NE to approximately 850' north and along Lakes Parkway NE from Zest Street NE to Lexington Avenue NE (CSAH 17).

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

WHEREAS, City Ordinance requires a Council Resolution specifying the placement of regulatory signs; and

WHEREAS, the regulatory signs are considered to meet warrants for traffic control established in the Minnesota Manual on Uniform Traffic Control Devices.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that regulatory signs are hereby authorized to be installed as follows:

Zest Street NE

Ø No parking restrictions on both sides of Zest Street NE from Lakes Parkway NE to approximately 850' north.

Lakes Parkway NE

Ø No parking restrictions on both sides of Lakes Parkway NE from Zest Street NE to Lexington Avenue NE (CSAH 17)

PASSED by the City Council of the City of Blaine this 7th day of July, 2025.

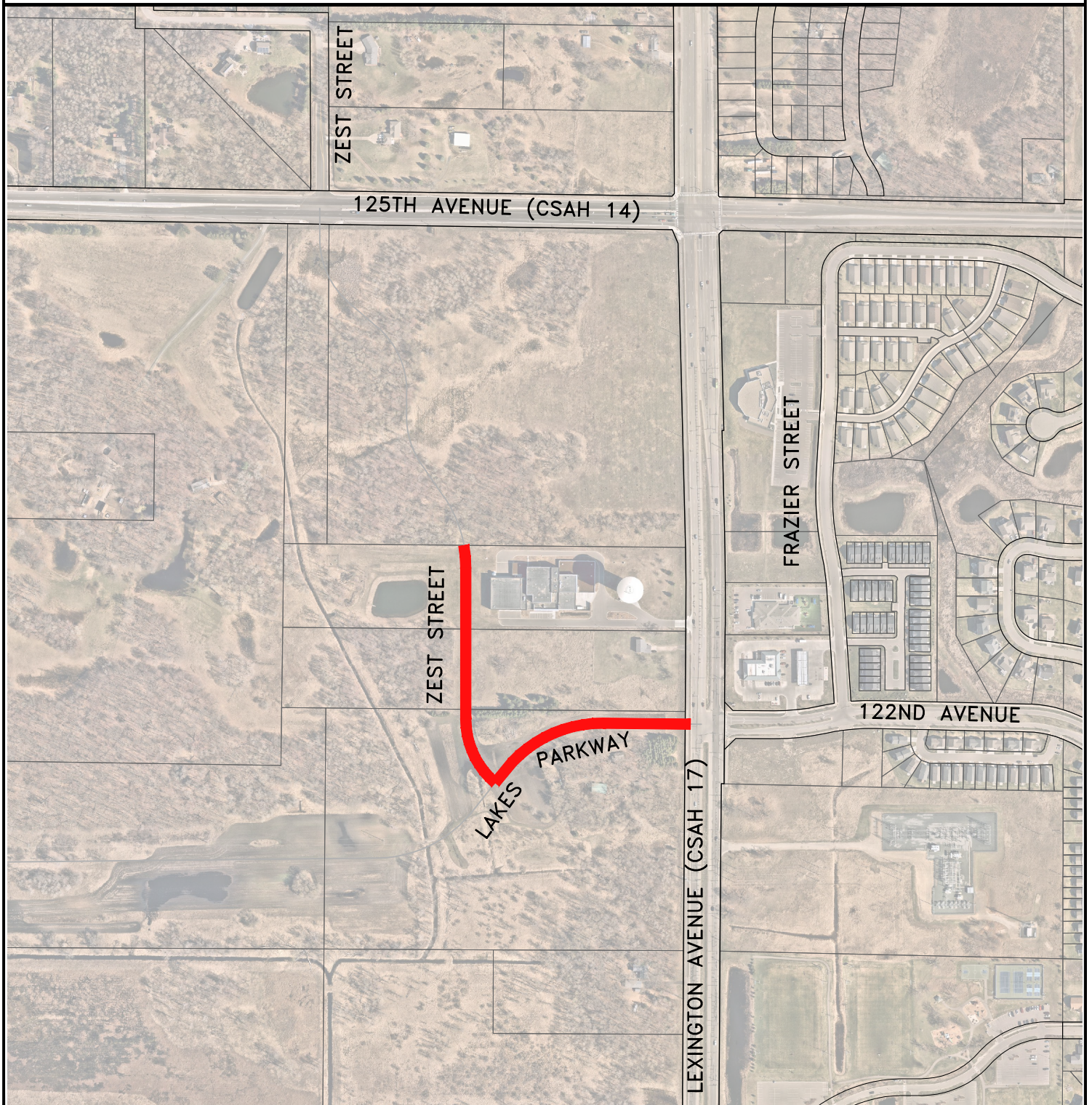
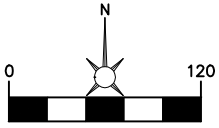


CITY OF BLAINE

LOCATION MAP

2025 ZEST STREET AND LAKES PARKWAY PARKING RESTRICTIONS

 – PROPOSED NO PARKING ANY TIME (BOTH SIDES OF STREETS)





City of Blaine

Staff Report

File Number: ORD 25-2580

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Ordinance

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

Agenda Item # 7.8

Second 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. First reading was held on June 16, 2025.

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

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

Attachment List

None



City of Blaine

Signature Copy

Ordinance: ORD 25-2580

Second 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: RES 25-109

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Resolution

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

Agenda Item # 7.9

Resolution to Declare Cost to be Assessed and Call for Hearing on Proposed Assessment for 2024 Pleasure Creek Area Street Reconstructions, Improvement Project No. T2406

Executive Summary

Improvement Project No. T2406 was ordered by the City Council on January 3, 2024 with Resolution 24-11. A construction contract was awarded to Douglas-Kerr Underground, LLC by the City Council on May 20, 2024 with Resolution No. 24-99 and construction was completed in the spring of 2025.

Background

Improvement Project No. T2406 included the following project areas:

Area 1

- Territorial Road from University Avenue to Jefferson Street

Area 2

- 99th Lane from Washington Street to Madison Street
- 100th Court from Pleasure Creek Parkway to east cul-de-sac
- 100th Court from Pleasure Creek Parkway to west cul-de-sac
- 101st Avenue from Pleasure Creek Parkway to Jackson Street
- 101st Court from Pleasure Creek Parkway to west cul-de-sac
- Clover Leaf Parkway from 99th Avenue to Pleasure Creek Parkway
- Madison Street from 99th Lane to Pleasure Creek Parkway
- Pleasure Creek Parkway from 101st Avenue to north dead end
- Pleasure Creek Parkway from Clover Leaf Parkway to 101st Avenue
- Pleasure Creek Parkway from Madison Street east to dead end
- Pleasure Creek Parkway from President Drive to Clover Leaf Parkway
- Pleasure Creek Parkway from President Drive to Madison Street
- President Drive from Pleasure Creek Parkway to Territorial Road

- Terrace Court from Pleasure Creek Parkway to cul-de-sac
- Washington Court from Pleasure Creek Parkway to cul-de-sac
- Washington Street from 99th Lane to Pleasure Creek Parkway

The total cost of the project is as follows:

Construction Costs:	\$3,926,820.91
Engineering Costs:	\$713,586.19
Interest:	\$51,707.38
Administration, Assessing,	\$416,027.56
Other:	
TOTAL: \$5,108,142.04	

The total project cost indicated in the Feasibility Report was \$6,572,381. The Assessment Roll has been prepared consistent with the Feasibility Report. Of the total cost, the amount to be assessed is \$908,623.42. The Public Utility Funds will contribute \$582,231.68 for water and sanitary sewer improvements and the Pavement Management Program funds will contribute \$3,617,286.94.

Strategic Plan Relationship

The 2024 Pleasure Creek Area Street Reconstruction 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 2024 Pleasure Creek Area Street Reconstruction Project (T2406) was authorized as part of the 2024-2028 Capital Improvement Program (CIP) which was adopted via resolution 23-207 at the December 18, 2023 City Council Meeting. Funding was to be provided by a combination of assessments and bond proceeds placed in the City Pavement Management Program (PMP) fund, and Public Utility Funds. On May 20, 2024 the construction contract was awarded, and budget amendments were authorized which increased funding for the PMP and Sanitary Sewer portions of the project. The amounts outlined in the amended budget were then used to issue the 2024B bond series on September 16, 2024, which financed all aspects of this project.

The actual costs as outlined in the table below are presented at \$5,108,142 which is \$219,858 or 4.1% less than the amended budget and what was bonded for. When a city issues debt, funds are typically placed in a capital project fund and then spent on the acquisition of asset(s). Then 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 there are remaining funds in the capital projects fund, these funds are transferred to the debt service fund. This is because 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 as outlined in the city's assessment policy (5 years for overlays and 15 years for full reconstruction) and will be used to fund repayment of the 2024B bond series. The carrying cost, or interest associated with the variance between the amount of special assessment debt issued and the amount to actually be assessed will need to be funded by additional property tax levies, absent another funding source.

Funding Source	Appropriated Amount (12/18/2023)	Amended Appropriation (5/20/2024)	Authorized Bonding (9/16/2024)	Actual Costs (7/7/2025)
Property Tax Levy Debt (T2406)	\$3,117,700	\$3,743,500	\$3,548,250	\$3,617,287
Special Assessment Debt (T2406)	\$987,500	\$987,500	\$1,182,750	\$908,623
Water Utility Funds (U2415)	\$424,000	\$424,000	\$424,000	\$374,090
Sanitary Sewer Utility Funds (U2404)	\$89,000	\$173,000	\$173,000	\$208,142
TOTAL	\$4,619,000	\$5,328,000	\$5,328,000	\$5,108,142

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. 24-06 Project Area Map
- 2. 24-06 Proposed Final Assessment Roll



City of Blaine

Signature Copy

Resolution: RES 25-109

Resolution to Declare Cost to be Assessed and Call for Hearing on Proposed Assessment for 2024 Pleasure Creek Area Street Reconstructions, Improvement Project No. T2406

WHEREAS, a contract was entered into for reconstructing full depth bituminous pavement removal, bituminous curb removal, installation of concrete curb and gutter, new bituminous pavement, storm sewer improvements, spot water main repair, spot concrete curb and gutter replacement and appurtenant construction in the following described areas:

Area 1

- Territorial Road from University Avenue to Jefferson Street

Area 2

- 99th Lane from Washington Street to Madison Street
- 100th Court from Pleasure Creek Parkway to east cul-de-sac
- 100th Court from Pleasure Creek Parkway to west cul-de-sac
- 101st Avenue from Pleasure Creek Parkway to Jackson Street
- 101st Court from Pleasure Creek Parkway to west cul-de-sac
- Clover Leaf Parkway from 99th Avenue to Pleasure Creek Parkway
- Madison Street from 99th Lane to Pleasure Creek Parkway
- Pleasure Creek Parkway from 101st Avenue to north dead end
- Pleasure Creek Parkway from Clover Leaf Parkway to 101st Avenue
- Pleasure Creek Parkway from Madison Street east to dead end
- Pleasure Creek Parkway from President Drive to Clover Leaf Parkway
- Pleasure Creek Parkway from President Drive to Madison Street
- President Drive from Pleasure Creek Parkway to Territorial Road
- Terrace Court from Pleasure Creek Parkway to cul-de-sac
- Washington Court from Pleasure Creek Parkway to cul-de-sac
- Washington Street from 99th Lane to Pleasure Creek Parkway

AND WHEREAS, the construction cost for such improvement is \$3,926,820.91, and the expenses incurred in the making of said improvements amounts to be \$1,181,321.13 making the total cost \$5,108,142.04

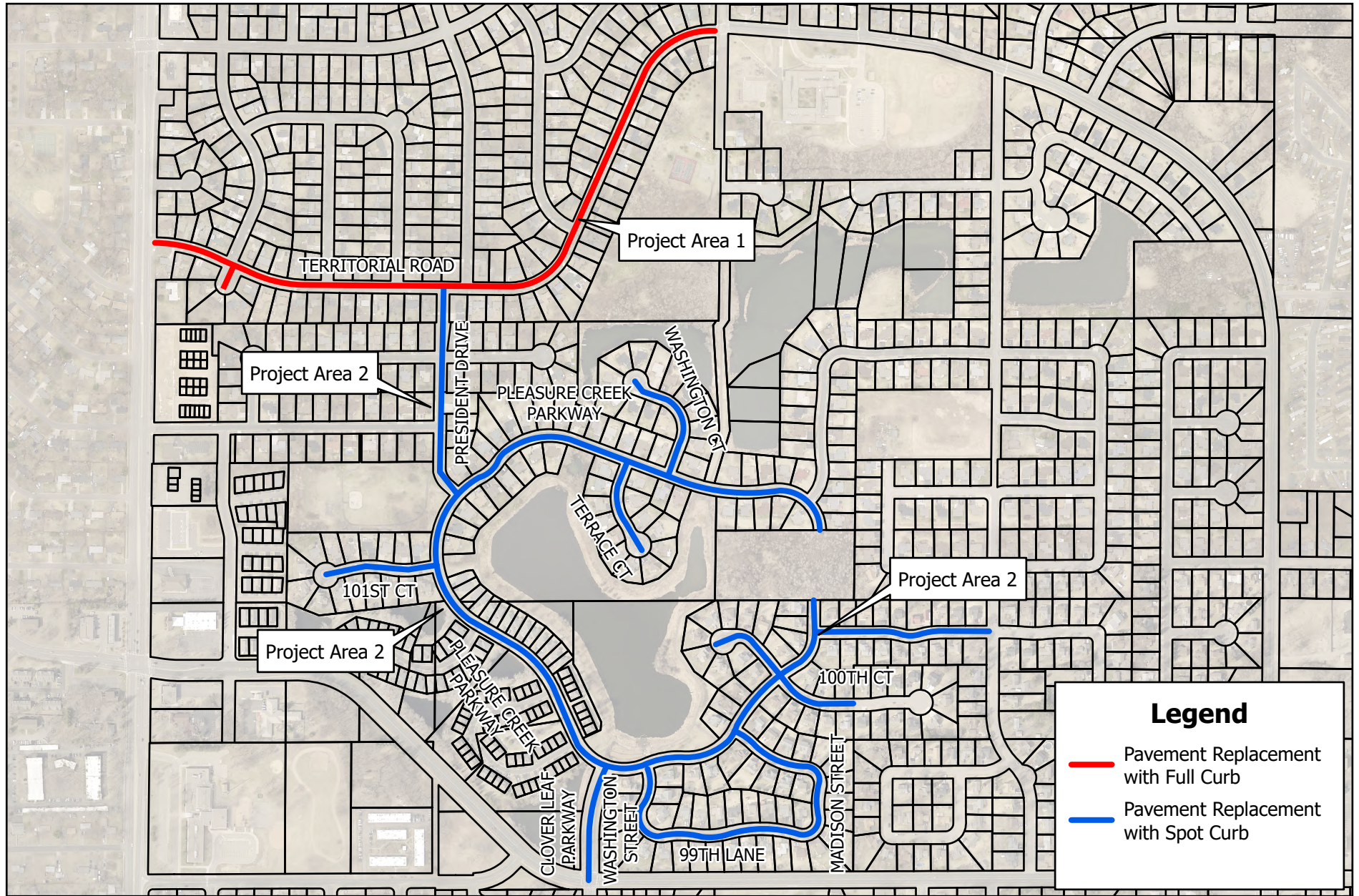
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Blaine as follows:

1. The total cost of such improvements is hereby declared to be \$5,108,142.04
2. The amount to be assessed is hereby declared to be \$908,623.42. The Public Utility Funds will contribute \$582,231.68 for water and sanitary sewer improvements, and the Pavement Management Program Funds will contribute \$3,617,286.94.

3. Assessments shall be payable in annual installments extending over a period of fifteen (15) 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 specially 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 they 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 4th day of August 2025, in the Council Chambers at Blaine City Hall at 7:00PM, 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.

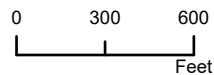
PASSED by the City Council of the City of Blaine this 7th day of July, 2025.

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3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110
PHONE: (651) 490-2000
FAX: (651) 490-2150
WATTS: 800-325-2055
www.sehinc.com

Print Date: 11/16/2023



2024 STREET RECONSTRUCTION

BLANE, MINNESOTA



Exhibit
1

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

PROJECT 24-06
2024 STREET RECONSTRUCTIONS
PROJECT AREA 1 (Territorial Road)
CITY OF BLAINE
EXHIBIT NO. 1 - SINGLE FAMILY RESIDENTIAL
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$936,813	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)			
ADMINISTRATIVE COSTS	\$281,825				
TOTAL COST	\$1,218,639				
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$426,524	÷	6587.0 LF	=	\$64.75

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$64.75	X	5390.0 LF	=	\$349,002.50	÷	67	=	\$5,208.99

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
193123320016	13 TERRITORIAL RD NE	REISS DOMINICK	1	\$5,208.99	\$5,208.99
193123320015	21 TERRITORIAL RD NE	GARCIA, ANDRES M	1	\$5,208.99	\$5,208.99
193123320014	29 TERRITORIAL RD NE	TRYBA SHARON L	1	\$5,208.99	\$5,208.99
193123320013	37 TERRITORIAL RD NE	WALVATNE, RENEE	1	\$5,208.99	\$5,208.99
193123320044	53 TERRITORIAL RD NE	BEATTY TAYLOR	1	\$5,208.99	\$5,208.99
193123320087	61 TERRITORIAL RD NE	RYAN, ANNA L	1	\$5,208.99	\$5,208.99
193123320086	101 TERRITORIAL RD NE	BRENDON ZACKARY MICHAEL	1	\$5,208.99	\$5,208.99
193123320117	133 TERRITORIAL RD NE	JACOBSON, THEODORE J	1	\$5,208.99	\$5,208.99
193123320094	165 TERRITORIAL RD NE	BENSON, BARBARA	1	\$5,208.99	\$5,208.99
193123310067	225 TERRITORIAL RD NE	KNOX ELVINA	1	\$5,208.99	\$5,208.99
193123310066	233 TERRITORIAL RD NE	NORMAN, JENIFER E	1	\$5,208.99	\$5,208.99
193123310065	249 TERRITORIAL RD NE	SAMMET TRUSTEE GARY J	1	\$5,208.99	\$5,208.99
193123310064	265 TERRITORIAL RD NE	LEE ADAM CHENG	1	\$5,208.99	\$5,208.99
193123310040	307 TERRITORIAL RD NE	PHILLIPS ALISHA MAY	1	\$5,208.99	\$5,208.99
193123310041	313 TERRITORIAL RD NE	PLACE, COURTNEY	1	\$5,208.99	\$5,208.99
193123310042	319 TERRITORIAL RD NE	EDGETT HEIDI	1	\$5,208.99	\$5,208.99
193123310043	325 TERRITORIAL RD NE	SHAKIR, MOHAMMED	1	\$5,208.99	\$5,208.99
193123310044	331 TERRITORIAL RD NE	LEE-YANG SHEE	1	\$5,208.99	\$5,208.99
193123310045	337 TERRITORIAL RD NE	ALPHA CAPITAL SERVICES LLC	1	\$5,208.99	\$5,208.99
193123310046	343 TERRITORIAL RD NE	WALDRON, DAVID	1	\$5,208.99	\$5,208.99
193123310047	349 TERRITORIAL RD NE	LEO ANDREW T	1	\$5,208.99	\$5,208.99
193123310048	355 TERRITORIAL RD NE	GOULD-LOPEZ VALERIE S	1	\$5,208.99	\$5,208.99
193123310049	361 TERRITORIAL RD NE	PIVEC, LUCAS L	1	\$5,208.99	\$5,208.99
193123310050	367 TERRITORIAL RD NE	JANCSEK, CHRISTOPHER J	1	\$5,208.99	\$5,208.99
193123240062	373 TERRITORIAL RD NE	BRUNER, MARCIA J	1	\$5,208.99	\$5,208.99
193123240063	379 TERRITORIAL RD NE	SCHMIDT JOHN R & SANDRA J	1	\$5,208.99	\$5,208.99
193123240064	385 TERRITORIAL RD NE	MACCAFFERTY NIAL P & MELISSA	1	\$5,208.99	\$5,208.99
193123240065	391 TERRITORIAL RD NE	LUNDHOLM TRUSTEE DONALD C	1	\$5,208.99	\$5,208.99
193123310069	384 TERRITORIAL RD NE	DRAKE JACOB & SARAH	1	\$5,208.99	\$5,208.99

PROJECT 24-06
2024 STREET RECONSTRUCTIONS
PROJECT AREA 1 (Territorial Road)
CITY OF BLAINE
EXHIBIT NO. 1 - SINGLE FAMILY RESIDENTIAL
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$936,813	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)			
ADMINISTRATIVE COSTS	\$281,825				
TOTAL COST	\$1,218,639				
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$426,524	÷	6587.0 LF	=	\$64.75

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$64.75	X	5390.0 LF	=	\$349,002.50	÷	67	=	\$5,208.99

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
193123310070	372 TERRITORIAL RD NE	ANDERSON RICHARD P & C A	1	\$5,208.99	\$5,208.99
193123310071	366 TERRITORIAL RD NE	PEREZ BRENDA MARQUEZ	1	\$5,208.99	\$5,208.99
193123310072	354 TERRITORIAL RD NE	KRAWCZYK DEBBIE M	1	\$5,208.99	\$5,208.99
193123310073	348 TERRITORIAL RD NE	FLEISCHER JONATHAN F & JOAN C	1	\$5,208.99	\$5,208.99
193123310074	342 TERRITORIAL RD NE	STRUCKMAN GARY L & S K	1	\$5,208.99	\$5,208.99
193123310075	336 TERRITORIAL RD NE	SANFORD MICHAEL E	1	\$5,208.99	\$5,208.99
193123310076	330 TERRITORIAL RD NE	XIONG, SAMUEL	1	\$5,208.99	\$5,208.99
193123310077	324 TERRITORIAL RD NE	TYRA, JOSHUA PAUL	1	\$5,208.99	\$5,208.99
193123310078	318 TERRITORIAL RD NE	ANDERSON, JACOB S	1	\$5,208.99	\$5,208.99
193123310079	312 TERRITORIAL RD NE	OLSON, ASHLEY	1	\$5,208.99	\$5,208.99
193123310080	308 TERRITORIAL RD NE	RIHS, SUSAN CAROL	1	\$5,208.99	\$5,208.99
193123310081	306 TERRITORIAL RD NE	THOENNES ZACHARY	1	\$5,208.99	\$5,208.99
193123310082	300 TERRITORIAL RD NE	LINDEMAN, KYLE R	1	\$5,208.99	\$5,208.99
193123310083	272 TERRITORIAL RD NE	SANNES GENE J & HELEN	1	\$5,208.99	\$5,208.99
193123310084	264 TERRITORIAL RD NE	HURTADO MANUEL V & SUSAN J	1	\$5,208.99	\$5,208.99
193123310085	256 TERRITORIAL RD NE	KASEMODEL, JOHN	1	\$5,208.99	\$5,208.99
193123310086	248 TERRITORIAL RD NE	SWEET, JAMES L	1	\$5,208.99	\$5,208.99
193123310087	240 TERRITORIAL RD NE	HOMMERDING, BRIANNA & MIKE	1	\$5,208.99	\$5,208.99
193123310088	232 TERRITORIAL RD NE	CLEMONS, TRAVIS	1	\$5,208.99	\$5,208.99
193123310089	224 TERRITORIAL RD NE	KAYSER JOE	1	\$5,208.99	\$5,208.99
193123310027	216 TERRITORIAL RD NE	OPSAI KRISTEN M	1	\$5,208.99	\$5,208.99
193123320119	156 TERRITORIAL RD NE	LOGAN, DAJON	1	\$5,208.99	\$5,208.99
193123320120	148 TERRITORIAL RD NE	MOLEAZAY BAKHT	1	\$5,208.99	\$5,208.99
193123320121	140 TERRITORIAL RD NE	BARBOSA ABRAHM S	1	\$5,208.99	\$5,208.99
193123320122	132 TERRITORIAL RD NE	ONEILL GEORGE M & HIROKO	1	\$5,208.99	\$5,208.99
193123320088	124 TERRITORIAL RD NE	THOMPSON DIANE S	1	\$5,208.99	\$5,208.99
193123320089	116 TERRITORIAL RD NE	KOCH COURTNEY	1	\$5,208.99	\$5,208.99
193123320090	108 TERRITORIAL RD NE	MCPHEE KRIS A	1	\$5,208.99	\$5,208.99

PROJECT 24-06
2024 STREET RECONSTRUCTIONS
PROJECT AREA 1 (Territorial Road)
CITY OF BLAINE
EXHIBIT NO. 1 - SINGLE FAMILY RESIDENTIAL
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$936,813	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)			
ADMINISTRATIVE COSTS	\$281,825				
TOTAL COST	\$1,218,639				
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$426,524	÷	6587.0 LF	=	\$64.75

RESIDENTIAL PROPERTY					
ASSESSMENT RATE	ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$64.75	X		\$349,002.50	÷	\$5,208.99
	5390.0 LF	=		67	=

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
193123320091	100 TERRITORIAL RD NE	LE ANGELA THERESE	1	\$5,208.99	\$5,208.99
193123320092	60 TERRITORIAL RD NE	KRENELKA, CAROLYN J	1	\$5,208.99	\$5,208.99
193123320093	52 TERRITORIAL RD NE	SMITH SARAH	1	\$5,208.99	\$5,208.99
193123320046	44 TERRITORIAL RD NE	STOLARZYK WALTER J & CARITA J	1	\$5,208.99	\$5,208.99
193123320047	40 TERRITORIAL RD NE	EWERT PAUL C & PATRICIA A B	1	\$5,208.99	\$5,208.99
193123320048	36 TERRITORIAL RD NE	FOLEY, JONATHAN	1	\$5,208.99	\$5,208.99
193123320049	32 TERRITORIAL RD NE	MIHALOW ALLISON JEANNE	1	\$5,208.99	\$5,208.99
193123320050	28 TERRITORIAL RD NE	MILLER SUZANNE TRUSTEE	1	\$5,208.99	\$5,208.99
193123320051	20 TERRITORIAL RD NE	TRATTLES, KEVIN D	1	\$5,208.99	\$5,208.99
193123320052	12 TERRITORIAL RD NE	NELSON, DAVID B	1	\$5,208.99	\$5,208.99

PROJECT 24-06
2024 STREET RECONSTRUCTIONS
PROJECT AREA 2 (Pleasure Creek Pkwy Area)
CITY OF BLAINE
EXHIBIT NO. 2 - SINGLE FAMILY RESIDENTIAL
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$1,631,522	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, TRUNK STORM SEWER, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)		
ADMINISTRATIVE COSTS	\$490,817			
TOTAL COST	\$2,122,339			
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$742,819	÷	22398.6 LF	= \$33.16

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$33.16	X	14145.0 LF	=	\$469,048.20	÷	169	=	\$2,775.43

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
193123310028	10397 PRESIDENT DR NE	PETERSON, JOEL A	1	\$2,775.43	\$2,775.43
193123320118	10398 PRESIDENT DR NE	HENDRICKSON RICHARD J	1	\$2,775.43	\$2,775.43
193123340030	10265 PRESIDENT DR NE	KNOLL PHILIP J & JUDITH	1	\$2,775.43	\$2,775.43
193123340089	10243 PRESIDENT DR NE	JAMBIK, JENNIFER L	1	\$2,775.43	\$2,775.43
193123340077	10221 PRESIDENT DR NE	EL-KHOURI SABINA	1	\$2,775.43	\$2,775.43
193123340074	10168 PLEASURE CREEK PKWY W	JOHNSON RICHARD A & RUTH M	1	\$2,775.43	\$2,775.43
193123340076	10162 PLEASURE CREEK PKWY W	OLSON, JENNIFER J	1	\$2,775.43	\$2,775.43
193123340075	10164 PLEASURE CREEK PKWY W	LANG, ANA MERCEDES MARCELO	1	\$2,775.43	\$2,775.43
193123340088	10172 PLEASURE CREEK PKWY W	ALBERT, CALEB J	1	\$2,775.43	\$2,775.43
193123340087	10176 PLEASURE CREEK PKWY W	FEYEREISN SCOTT	1	\$2,775.43	\$2,775.43
193123340086	10180 PLEASURE CREEK PKWY W	SANDERS, ANDREW A	1	\$2,775.43	\$2,775.43
193123340085	10184 PLEASURE CREEK PKWY W	ENSTAD, REBECCA J	1	\$2,775.43	\$2,775.43
193123340084	10188 PLEASURE CREEK PKWY W	MELLENDEZ ADRIAN & JASMINE ROJAS	1	\$2,775.43	\$2,775.43
193123340068	10192 PLEASURE CREEK PKWY W	PODOLYANCHUK GEORGIY & VIRA	1	\$2,775.43	\$2,775.43
193123340067	10196 PLEASURE CREEK PKWY W	ERICKSON JOSEPH	1	\$2,775.43	\$2,775.43
193123340066	10200 PLEASURE CREEK PKWY W	LEONARD, CORRINE	1	\$2,775.43	\$2,775.43
193123340065	10204 PLEASURE CREEK PKWY W	TAHIRO, GEBI J	1	\$2,775.43	\$2,775.43
193123340064	10208 PLEASURE CREEK PKWY W	PHAN, TU	1	\$2,775.43	\$2,775.43
193123340063	10212 PLEASURE CREEK PKWY W	XIONG MAI NHIA & GER	1	\$2,775.43	\$2,775.43
193123340091	10230 WASHINGTON CT NE	DIEP MINHCHAU QUANG	1	\$2,775.43	\$2,775.43
193123340092	10236 WASHINGTON CT NE	NGUYEN THUAN J & PHUONG L	1	\$2,775.43	\$2,775.43
193123340093	10242 WASHINGTON CT NE	METCALF BRANDON R	1	\$2,775.43	\$2,775.43
193123340094	10248 WASHINGTON CT NE	YAJ, YING	1	\$2,775.43	\$2,775.43
193123340095	10254 WASHINGTON CT NE	SALMINEN, JOEL D	1	\$2,775.43	\$2,775.43
193123340096	10257 WASHINGTON CT NE	ABRAHAM CARY M & PATRICIA A	1	\$2,775.43	\$2,775.43
193123340097	10251 WASHINGTON CT NE	ENGEN, LORIANN	1	\$2,775.43	\$2,775.43
193123340098	10245 WASHINGTON CT NE	ABDULA RAMADAN	1	\$2,775.43	\$2,775.43
193123340099	10239 WASHINGTON CT NE	MOEN DEAN M & LEILANE P	1	\$2,775.43	\$2,775.43
193123340100	10233 WASHINGTON CT NE	OLSON CHAD J & TRISHA F	1	\$2,775.43	\$2,775.43

PROJECT 24-06
2024 STREET RECONSTRUCTIONS
PROJECT AREA 2 (Pleasure Creek Pkwy Area)
CITY OF BLAINE
EXHIBIT NO. 2 - SINGLE FAMILY RESIDENTIAL
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$1,631,522	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, TRUNK STORM SEWER, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)		
ADMINISTRATIVE COSTS	\$490,817			
TOTAL COST	\$2,122,339			
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$742,819	÷	22398.6 LF	= \$33.16

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$33.16	X	14145.0 LF	=	\$469,048.20	÷	169	=	\$2,775.43

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
193123340101	10227 WASHINGTON CT NE	NGUYEN, TUAN Q	1	\$2,775.43	\$2,775.43
193123340102	10221 WASHINGTON CT NE	TOWEH CHEENA T	1	\$2,775.43	\$2,775.43
193123340103	10215 WASHINGTON CT NE	PALDEN, THUBTEN	1	\$2,775.43	\$2,775.43
193123340079	10213 WASHINGTON CT NE	SUPERIOR NATIONAL PROPERTIES L	1	\$2,775.43	\$2,775.43
193123430015	10187 PLEASURE CREEK PKWY E	PERSAUD, TOOLSIE	1	\$2,775.43	\$2,775.43
193123430016	10175 PLEASURE CREEK PKWY E	KAHLER, RACHEL A	1	\$2,775.43	\$2,775.43
193123430017	10171 PLEASURE CREEK PKWY E	NGUYEN THAI Q & NGUYET M	1	\$2,775.43	\$2,775.43
193123430018	10163 PLEASURE CREEK PKWY E	MUZZY PATRICIA LEESE	1	\$2,775.43	\$2,775.43
193123430019	10155 PLEASURE CREEK PKWY E	MAPES, CHRISTOPHER E	1	\$2,775.43	\$2,775.43
193123430038	10151 PLEASURE CREEK PKWY E	SWENO CHAD D & ROBIN R	1	\$2,775.43	\$2,775.43
193123430014	10154 PLEASURE CREEK PKWY E	VANG CHA & MOUA YER	1	\$2,775.43	\$2,775.43
193123430013	10160 PLEASURE CREEK PKWY E	BROOKS JASON A	1	\$2,775.43	\$2,775.43
193123430012	10170 PLEASURE CREEK PKWY E	DERIYE, KALTUN Y	1	\$2,775.43	\$2,775.43
193123430011	10178 PLEASURE CREEK PKWY E	GULBRANDSON MICHAEL C	1	\$2,775.43	\$2,775.43
193123430010	10186 PLEASURE CREEK PKWY E	RUSNAK, AARON	1	\$2,775.43	\$2,775.43
193123340033	10194 PLEASURE CREEK PKWY E	SOK, EM	1	\$2,775.43	\$2,775.43
193123340034	10198 PLEASURE CREEK PKWY E	AHMED, AMIR A	1	\$2,775.43	\$2,775.43
193123340035	10189 TERRACE CT NE	HANG, BRANDON	1	\$2,775.43	\$2,775.43
193123340036	10179 TERRACE CT NE	KROPAECK DAVID L & SANDRA L	1	\$2,775.43	\$2,775.43
193123340037	10165 TERRACE CT NE	CRUZ ARGENIS	1	\$2,775.43	\$2,775.43
193123340038	10159 TERRACE CT NE	ANDERSON NICHOLAS	1	\$2,775.43	\$2,775.43
193123340039	10149 TERRACE CT NE	HAYES DANIEL	1	\$2,775.43	\$2,775.43
193123340040	10148 TERRACE CT NE	LARSON, DEBRA & TODD	1	\$2,775.43	\$2,775.43
193123340041	10154 TERRACE CT NE	SAR, ANNA	1	\$2,775.43	\$2,775.43
193123340042	10160 TERRACE CT NE	SHAW DALE R	1	\$2,775.43	\$2,775.43
193123340043	10166 TERRACE CT NE	HONG TONG & BACHLIEN P	1	\$2,775.43	\$2,775.43
193123340044	10172 TERRACE CT NE	MAHAMED MAHAMED	1	\$2,775.43	\$2,775.43
193123340045	10178 TERRACE CT NE	LASEY MARINA A & VYACHESLAV P	1	\$2,775.43	\$2,775.43
193123340046	10184 TERRACE CT NE	WILSON FREDERICK P & JESSICA L	1	\$2,775.43	\$2,775.43

PROJECT 24-06
2024 STREET RECONSTRUCTIONS
PROJECT AREA 2 (Pleasure Creek Pkwy Area)
CITY OF BLAINE
EXHIBIT NO. 2 - SINGLE FAMILY RESIDENTIAL
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$1,631,522	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, TRUNK STORM SEWER, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)		
ADMINISTRATIVE COSTS	\$490,817			
TOTAL COST	\$2,122,339			
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$742,819	÷	22398.6 LF	= \$33.16

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$33.16	X	14145.0 LF	=	\$469,048.20	÷	169	=	\$2,775.43

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
193123340047	10190 TERRACE CT NE	PHUNG THY UYEN	1	\$2,775.43	\$2,775.43
193123340048	10181 PLEASURE CREEK PKWY W	OOMS KYLE	1	\$2,775.43	\$2,775.43
193123340049	10177 PLEASURE CREEK PKWY W	MANLEY, KATHLEEN A	1	\$2,775.43	\$2,775.43
193123340050	10173 PLEASURE CREEK PKWY W	FEDJE NOAH	1	\$2,775.43	\$2,775.43
193123340051	10169 PLEASURE CREEK PKWY W	PETIT, ALAIN P	1	\$2,775.43	\$2,775.43
193123340052	10165 PLEASURE CREEK PKWY W	TOLLEFSON, LAURA L	1	\$2,775.43	\$2,775.43
193123340053	10161 PLEASURE CREEK PKWY W	BARKEMA, MICHELLE	1	\$2,775.43	\$2,775.43
193123340054	10157 PLEASURE CREEK PKWY W	GATES, STUART D	1	\$2,775.43	\$2,775.43
193123340055	10153 PLEASURE CREEK PKWY W	ABUSAIF EZZEDEAN & SAWSAN	1	\$2,775.43	\$2,775.43
193123340056	10149 PLEASURE CREEK PKWY W	MARTINEZ-AYALA DANIEL	1	\$2,775.43	\$2,775.43
193123330077	301 101ST CT NE	ANDERSEN GORDON JAMES	1	\$2,775.43	\$2,775.43
193123330076	283 101ST CT NE	TYNER, BRYAN D	1	\$2,775.43	\$2,775.43
193123330075	265 101ST CT NE	WILLETT, RONALD A	1	\$2,775.43	\$2,775.43
193123330074	247 101ST CT NE	LEWANDOWSKI THOMAS P & SILVIA	1	\$2,775.43	\$2,775.43
193123330073	229 101ST CT NE	DANINGER, DEBORAH JEAN	1	\$2,775.43	\$2,775.43
193123330072	211 101ST CT NE	CALANDER, JEFFREY B	1	\$2,775.43	\$2,775.43
193123330071	193 101ST CT NE	HAUSMANN, SCOTT D	1	\$2,775.43	\$2,775.43
193123330070	175 101ST CT NE	JACOBSON, JARED	1	\$2,775.43	\$2,775.43
193123330069	174 101ST CT NE	JOHNSON, ERIN	1	\$2,775.43	\$2,775.43
193123330068	192 101ST CT NE	HORSCH, ANNA	1	\$2,775.43	\$2,775.43
193123330067	210 101ST CT NE	VILENE, TARA	1	\$2,775.43	\$2,775.43
193123330066	228 101ST CT NE	GADDISSA FIROMSA	1	\$2,775.43	\$2,775.43
193123330065	246 101ST CT NE	WIGGINS JANET	1	\$2,775.43	\$2,775.43
193123330064	264 101ST CT NE	GRABOWSKA, JAMES M	1	\$2,775.43	\$2,775.43
193123330063	282 101ST CT NE	LEHMAN RICHARD P & MONA V	1	\$2,775.43	\$2,775.43
193123330062	300 101ST CT NE	NELSON DANIEL L & CANDICE L	1	\$2,775.43	\$2,775.43
303123210020	9938 WASHINGTON ST NE	PETERSON BRIAN D & LINDA R	1	\$2,775.43	\$2,775.43
303123210019	9926 WASHINGTON ST NE	KOTALIK BECKY C & DAVID P	1	\$2,775.43	\$2,775.43
303123210018	9914 WASHINGTON ST NE	DORJEE, TSERING	1	\$2,775.43	\$2,775.43

PROJECT 24-06
2024 STREET RECONSTRUCTIONS
PROJECT AREA 2 (Pleasure Creek Pkwy Area)
CITY OF BLAINE
EXHIBIT NO. 2 - SINGLE FAMILY RESIDENTIAL
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$1,631,522	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, TRUNK STORM SEWER, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)		
ADMINISTRATIVE COSTS	\$490,817			
TOTAL COST	\$2,122,339			
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$742,819	÷	22398.6 LF	= \$33.16

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$33.16	X	14145.0 LF	=	\$469,048.20	÷	169	=	\$2,775.43

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
303123210017	9902 WASHINGTON ST NE	EDWARDS KEVAN R & CHRISTINE K	1	\$2,775.43	\$2,775.43
303123210016	542 99TH LN NE	ANSHUUR, ABDULRAZAK ALI	1	\$2,775.43	\$2,775.43
303123210015	554 99TH LN NE	GISEMBA, KENNEDY	1	\$2,775.43	\$2,775.43
303123210014	566 99TH LN NE	MARTHALER MICHAEL & HEIDI	1	\$2,775.43	\$2,775.43
303123210013	578 99TH LN NE	MULUGETA, ESTELA K	1	\$2,775.43	\$2,775.43
303123210012	590 99TH LN NE	TSERING, KARMA	1	\$2,775.43	\$2,775.43
303123120059	612 99TH LN NE	NGUYEN TAN P & CAO TONGA H	1	\$2,775.43	\$2,775.43
303123120058	624 99TH LN NE	FALZ JAY C & LAURIE J	1	\$2,775.43	\$2,775.43
303123120057	636 99TH LN NE	MACK, DAVID G	1	\$2,775.43	\$2,775.43
303123120056	648 99TH LN NE	RUTH JAMIEN F	1	\$2,775.43	\$2,775.43
303123120055	662 99TH LN NE	AZAD, LOVELEEN J	1	\$2,775.43	\$2,775.43
303123120054	676 99TH LN NE	VANG, CHARLENE C	1	\$2,775.43	\$2,775.43
303123120053	9905 MADISON ST NE	KRAUSE JOHN	1	\$2,775.43	\$2,775.43
303123120052	9917 MADISON ST NE	NGUYEN, MINH Q	1	\$2,775.43	\$2,775.43
303123120051	9929 MADISON ST NE	TUSLER, DAVID D	1	\$2,775.43	\$2,775.43
303123120050	9941 MADISON ST NE	LARSON, JAMIE	1	\$2,775.43	\$2,775.43
303123120049	9951 MADISON ST NE	KELLNER DAVID J & JULIE A	1	\$2,775.43	\$2,775.43
303123120048	9965 MADISON ST NE	SZAFLARSKI DAVID J & DEBRA E	1	\$2,775.43	\$2,775.43
303123120047	9977 MADISON ST NE	SZAFLARSKI DAVID J & DEBRA E	1	\$2,775.43	\$2,775.43
303123120046	9989 MADISON ST NE	ABDURAHMAN FEYNUZA	1	\$2,775.43	\$2,775.43
303123120089	9993 MADISON ST NE	BEHUTAKER BIRHANU	1	\$2,775.43	\$2,775.43
303123120090	10003 MADISON ST NE	CARLSON TERRY E & POLLY A	1	\$2,775.43	\$2,775.43
303123120060	10002 MADISON ST NE	LILYA TRUSTEE MICHAEL ROY	1	\$2,775.43	\$2,775.43
303123120061	9992 MADISON ST NE	O'DONNELL, ROBERT GREGORY	1	\$2,775.43	\$2,775.43
303123120062	9984 MADISON ST NE	NGUYEN, GAIL THI & DAO, PHUONG PHU	1	\$2,775.43	\$2,775.43
303123120063	9976 MADISON ST NE	ABDI FOWZIA MOHAMED	1	\$2,775.43	\$2,775.43
303123120064	9970 MADISON ST NE	EDWARD SANDRA	1	\$2,775.43	\$2,775.43
303123120065	669 99TH LN NE	REID, THOMAS CHARLES	1	\$2,775.43	\$2,775.43
303123120066	653 99TH LN NE	KAIN JARED	1	\$2,775.43	\$2,775.43

PROJECT 24-06
2024 STREET RECONSTRUCTIONS
PROJECT AREA 2 (Pleasure Creek Pkwy Area)
CITY OF BLAINE
EXHIBIT NO. 2 - SINGLE FAMILY RESIDENTIAL
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$1,631,522	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, TRUNK STORM SEWER, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)		
ADMINISTRATIVE COSTS	\$490,817			
TOTAL COST	\$2,122,339			
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$742,819	÷	22398.6 LF	= \$33.16

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$33.16	X	14145.0 LF	=	\$469,048.20	÷	169	=	\$2,775.43

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
303123120067	637 99TH LN NE	SALEM, SALEM S	1	\$2,775.43	\$2,775.43
303123120068	625 99TH LN NE	BLUMENFELD TRUSTEE, ERIC S	1	\$2,775.43	\$2,775.43
303123120069	613 99TH LN NE	REYNOLDS, BRYAN	1	\$2,775.43	\$2,775.43
303123210021	591 99TH LN NE	BOWMAN, CHRISTOPHER W	1	\$2,775.43	\$2,775.43
303123210022	579 99TH LN NE	DALY, JONATHAN	1	\$2,775.43	\$2,775.43
303123210023	567 99TH LN NE	MUJZIC, HARIS	1	\$2,775.43	\$2,775.43
303123210024	9923 WASHINGTON ST NE	HURD, MELISSA & MICHAEL KNIGHT	1	\$2,775.43	\$2,775.43
303123210025	9935 WASHINGTON ST NE	CONLEY, JANE M	1	\$2,775.43	\$2,775.43
303123210026	9947 WASHINGTON ST NE	BANSE, ANDREW P	1	\$2,775.43	\$2,775.43
303123210027	9985 PLEASURE CREEK PKWY E	STULC PHILIP W & SARA A	1	\$2,775.43	\$2,775.43
303123210028	9997 PLEASURE CREEK PKWY E	WILLIAMS, SHAWN E	1	\$2,775.43	\$2,775.43
303123120096	10010 PLEASURE CREEK PKWY E	MADSEN KRAIG P & KATHY A	1	\$2,775.43	\$2,775.43
303123120097	10020 PLEASURE CREEK PKWY E	CASELL, JACQUELINE & JENNIFER SEYAH	1	\$2,775.43	\$2,775.43
303123120098	10030 PLEASURE CREEK PKWY E	SINGH, JASPAL	1	\$2,775.43	\$2,775.43
303123120099	628 100TH CT NE	BROWN, JOANNA R	1	\$2,775.43	\$2,775.43
303123120100	618 100TH CT NE	WAKE MOHAMED E	1	\$2,775.43	\$2,775.43
303123120101	598 100TH CT NE	WAIWAIQLE BRENT K & LINDA M	1	\$2,775.43	\$2,775.43
303123210029	586 100TH CT NE	MUSANI, KHATIJABAI	1	\$2,775.43	\$2,775.43
303123210030	589 100TH CT NE	TRAN RICH V & LY PHEAN	1	\$2,775.43	\$2,775.43
303123210031	601 100TH CT NE	SCHANKE, JOEL DAVID	1	\$2,775.43	\$2,775.43
303123120102	607 100TH CT NE	METZGER, ROBERT E	1	\$2,775.43	\$2,775.43
303123120103	613 100TH CT NE	WENIGER RICHARD J & DIANE K	1	\$2,775.43	\$2,775.43
303123120104	619 100TH CT NE	TYO, DEAN A	1	\$2,775.43	\$2,775.43
303123120105	10060 PLEASURE CREEK PKWY E	BRANDT, PATRICK TRUSTEE	1	\$2,775.43	\$2,775.43
303123120106	10080 PLEASURE CREEK PKWY E	LOEHR, AMANDA	1	\$2,775.43	\$2,775.43
303123120107	10102 PLEASURE CREEK PKWY E	BRONKHORST CHASE & LAUREN	1	\$2,775.43	\$2,775.43
303123120108	10114 PLEASURE CREEK PKWY E	THEIS, JOHN P	1	\$2,775.43	\$2,775.43
303123120095	678 100TH CT NE	VINK JOSHUA	1	\$2,775.43	\$2,775.43
303123120094	664 100TH CT NE	SMITH, DAVID G JR	1	\$2,775.43	\$2,775.43

PROJECT 24-06
2024 STREET RECONSTRUCTIONS
PROJECT AREA 2 (Pleasure Creek Pkwy Area)
CITY OF BLAINE
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PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN				
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ASSESSABLE COST	\$742,819	÷	22398.6 LF	= \$33.16

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$33.16	X	14145.0 LF	=	\$469,048.20	÷	169	=	\$2,775.43

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
303123120093	650 100TH CT NE	MOSS JEFFREY & JENNIFER	1	\$2,775.43	\$2,775.43
303123120092	640 100TH CT NE	BELANGER, TODD M	1	\$2,775.43	\$2,775.43
303123120091	632 100TH CT NE	CAMPBELL LOUIS A & MARIVIC F	1	\$2,775.43	\$2,775.43
303123120109	677 100TH CT NE	RHODES, BENJAMIN J	1	\$2,775.43	\$2,775.43
303123120110	655 100TH CT NE	WOTICHA AMANO WAYU	1	\$2,775.43	\$2,775.43
303123120111	643 100TH CT NE	YANG, VICTOR Y	1	\$2,775.43	\$2,775.43
303123120112	674 101ST AVE NE	CLARK, JESSICA	1	\$2,775.43	\$2,775.43
303123120113	688 101ST AVE NE	STOKES, ANDREW D	1	\$2,775.43	\$2,775.43
303123120086	702 101ST AVE NE	SLAIKEU, JOSEPH R	1	\$2,775.43	\$2,775.43
303123120085	718 101ST AVE NE	MASSOP LOGAN J	1	\$2,775.43	\$2,775.43
303123120084	734 101ST AVE NE	AL-HADAD, KAIS	1	\$2,775.43	\$2,775.43
303123120083	750 101ST AVE NE	RABI, ISSAM	1	\$2,775.43	\$2,775.43
303123120082	766 101ST AVE NE	VUE, TONG	1	\$2,775.43	\$2,775.43
303123120081	782 101ST AVE NE	SAROYA, KASHIF	1	\$2,775.43	\$2,775.43
303123120080	798 101ST AVE NE	ZEMLIN, ROBERT	1	\$2,775.43	\$2,775.43
303123120073	799 101ST AVE NE	IGBAVBOA URULE	1	\$2,775.43	\$2,775.43
303123120074	783 101ST AVE NE	GAGA, KALBESSA D	1	\$2,775.43	\$2,775.43
303123120075	767 101ST AVE NE	KNIGHT, SCOTT JOSEPH	1	\$2,775.43	\$2,775.43
303123120076	751 101ST AVE NE	SABURN, KEITH	1	\$2,775.43	\$2,775.43
303123120077	735 101ST AVE NE	TABISZEWSKI, MAREK J	1	\$2,775.43	\$2,775.43
303123120078	719 101ST AVE NE	RAYMOND DONNA J	1	\$2,775.43	\$2,775.43
303123120079	703 101ST AVE NE	BAO NGUYEN DUY MINH	1	\$2,775.43	\$2,775.43
303123120115	689 101ST AVE NE	THAO CHRISTINA	1	\$2,775.43	\$2,775.43
303123120114	675 101ST AVE NE	MONTGOMERY, CONSTANCE M	1	\$2,775.43	\$2,775.43

PROJECT 24-06
2024 STREET RECONSTRUCTIONS
PROJECT AREA 2 (Pleasure Creek Pkwy Area)
CITY OF BLAINE
EXHIBIT NO. 3 - Multi-Family Residential (35%)
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,631,522	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, TRUNK STORM SEWER, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)			
ADMINISTRATIVE COSTS	\$490,817				
TOTAL COST	\$2,122,339				
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$742,819	÷	22398.6 LF	=	\$33.16

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
193123340104	10145 PLEASURE CREEK PKWY W	KOLAND KIMBERLY ANN	49.4	\$33.16	\$1,638.10
193123340105	10141 PLEASURE CREEK PKWY W	ZANDLO, SANDRA K	49.4	\$33.16	\$1,638.10
193123340106	10137 PLEASURE CREEK PKWY W	KEHN BRIAN J & BARBARA J	49.4	\$33.16	\$1,638.10
303123210209	10133 PLEASURE CREEK PKWY W	BIZAL TRUSTEE JOHN A	49.4	\$33.16	\$1,638.10
303123210197	10129 PLEASURE CREEK PKWY W	LUEHNE, JANET	49.4	\$33.16	\$1,638.10
303123210198	10125 PLEASURE CREEK PKWY W	PETERSON MERRILL J & MARGARET	49.4	\$33.16	\$1,638.10
303123210199	10121 PLEASURE CREEK PKWY W	WYNN, DONALD	49.4	\$33.16	\$1,638.10
303123210200	10117 PLEASURE CREEK PKWY W	MITCHELL JUDITH A	49.4	\$33.16	\$1,638.10
303123210126	10113 PLEASURE CREEK PKWY W	BAKER, JUDITH M	49.4	\$33.16	\$1,638.10
303123210127	10109 PLEASURE CREEK PKWY W	DANIELSON TRUSTEE, LORALEE G	49.4	\$33.16	\$1,638.10
303123210128	10105 PLEASURE CREEK PKWY W	WIENS, JOHN H	49.4	\$33.16	\$1,638.10
303123210129	10101 PLEASURE CREEK PKWY W	WIENS TRUSTEE JUDITH L	49.4	\$33.16	\$1,638.10
303123210130	10097 PLEASURE CREEK PKWY W	MCCOMB MARNA D	49.4	\$33.16	\$1,638.10
303123210131	10093 PLEASURE CREEK PKWY W	CRIEGO TRUSTEE, ROSE M	49.4	\$33.16	\$1,638.10

PROJECT 24-06
2024 STREET RECONSTRUCTIONS
PROJECT AREA 2 (Pleasure Creek Pkwy Area)
CITY OF BLAINE
EXHIBIT NO. 4 - Multi-Famliy Residential (50%)
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,631,522	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, TRUNK STORM SEWER, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)			
ADMINISTRATIVE COSTS	\$490,817				
TOTAL COST	\$2,122,339				
	HIGH DENSITY RATE	x 50%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$1,061,169	÷	22398.6 LF	=	\$47.38

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
303123210153	10083 PLEASURE CREEK PKWY W	HONG TU TRINH KATHERINE	17.2	\$47.38	\$814.94
303123210154	10073 PLEASURE CREEK PKWY W	MILLER, DEBORAH J	17.2	\$47.38	\$814.94
303123210155	10063 PLEASURE CREEK PKWY W	NEWCOMB, JONATHAN H	17.2	\$47.38	\$814.94
303123210156	10053 PLEASURE CREEK PKWY W	GALVIN, RENEE B	17.2	\$47.38	\$814.94
303123210149	10043 PLEASURE CREEK PKWY W	TAUER VICTORIA & CHARLES	17.2	\$47.38	\$814.94
303123210150	10033 PLEASURE CREEK PKWY W	AMMANN MATTHEW & HALEY	17.2	\$47.38	\$814.94
303123210151	10023 PLEASURE CREEK PKWY W	VENGALA LAXMITEJ	17.2	\$47.38	\$814.94
303123210152	10003 PLEASURE CREEK PKWY W	DOOLEY JAMES T	17.2	\$47.38	\$814.94
303123210132	375 100TH CT NE	BART, BEVERLY J	17.2	\$47.38	\$814.94
303123210133	367 100TH CT NE	LARSEN KATHLEEN D	17.2	\$47.38	\$814.94
303123210134	351 100TH CT NE	CHRISTENSEN DEAN L	17.2	\$47.38	\$814.94
303123210193	343 100TH CT NE	DUBIN ROZALIA	17.2	\$47.38	\$814.94
303123220046	319 100TH CT NE	WESEN RICHARD W & KATHY M	17.2	\$47.38	\$814.94
303123220047	311 100TH CT NE	LUNGSTROM, JOAN C	17.2	\$47.38	\$814.94
303123220067	303 100TH CT NE	MATT JEFFREY	17.2	\$47.38	\$814.94
303123220066	295 100TH CT NE	CLARK, SHARAN R	17.2	\$47.38	\$814.94
303123220065	287 100TH CT NE	CARTER, CHRISTINE	17.2	\$47.38	\$814.94
303123220064	279 100TH CT NE	JOHNSON DOREEN J	17.2	\$47.38	\$814.94
303123220063	271 100TH CT NE	DORSO TRUSTEE, MICHAEL A	17.2	\$47.38	\$814.94
303123220062	263 100TH CT NE	HILLIARD, RUTH	17.2	\$47.38	\$814.94
303123220061	255 100TH CT NE	HECK BERNADETTE M	17.2	\$47.38	\$814.94
303123220060	247 100TH CT NE	WILLFORD GARY	17.2	\$47.38	\$814.94
303123220059	239 100TH CT NE	LARSON PATRICIA O	17.2	\$47.38	\$814.94
303123220058	231 100TH CT NE	PEARSON VONDA K	17.2	\$47.38	\$814.94
303123220057	272 100TH CT NE	JOHNSON CAROL	17.2	\$47.38	\$814.94
303123220056	280 100TH CT NE	JOHNSON CAROL	17.2	\$47.38	\$814.94
303123220055	288 100TH CT NE	HANNO, JAMES D	17.2	\$47.38	\$814.94
303123220054	296 100TH CT NE	GREGG, RICHARD	17.2	\$47.38	\$814.94
303123220053	304 100TH CT NE	SPRANGER BARBARA A & SCOTT C	17.2	\$47.38	\$814.94
303123220052	312 100TH CT NE	LASSOW, RONALD R	17.2	\$47.38	\$814.94
303123220051	320 100TH CT NE	HAKARINE, KEVIN J	17.2	\$47.38	\$814.94
303123210207	328 100TH CT NE	LEE SHENG	17.2	\$47.38	\$814.94
303123210206	336 100TH CT NE	ANDERSON, MARJORIE	17.2	\$47.38	\$814.94
303123210205	344 100TH CT NE	EMMERT, LARRY A	17.2	\$47.38	\$814.94
303123210204	352 100TH CT NE	GALLAGHER PAULA	17.2	\$47.38	\$814.94
303123210203	360 100TH CT NE	WOJTOWICZ, ANNA	17.2	\$47.38	\$814.94
303123210202	368 100TH CT NE	SCHUNK MARILYN J	17.2	\$47.38	\$814.94
303123210201	376 100TH CT NE	ZEIEN LINDA & BETH TRUSTEE	17.2	\$47.38	\$814.94
303123210183	10108 PLEASURE CREEK CIR NE	REDEPENNING, RANDY	17.2	\$47.38	\$814.94

PROJECT 24-06
2024 STREET RECONSTRUCTIONS
PROJECT AREA 2 (Pleasure Creek Pkwy Area)
CITY OF BLAINE
EXHIBIT NO. 4 - Multi-Family Residential (50%)
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,631,522	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, TRUNK STORM SEWER, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)			
ADMINISTRATIVE COSTS	\$490,817				
TOTAL COST	\$2,122,339				
	HIGH DENSITY RATE	x 50%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$1,061,169	÷	22398.6 LF	=	\$47.38

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
303123210182	10104 PLEASURE CREEK CIR NE	AROCHO, JOEL	17.2	\$47.38	\$814.94
303123210181	10100 PLEASURE CREEK CIR NE	SYLVESTER STACEY	17.2	\$47.38	\$814.94
303123210180	10096 PLEASURE CREEK CIR NE	HEINN SHARON	17.2	\$47.38	\$814.94
303123210179	10092 PLEASURE CREEK CIR NE	BENGTSON MARY A	17.2	\$47.38	\$814.94
303123210178	10088 PLEASURE CREEK CIR NE	HUEBNER, EUGENIA	17.2	\$47.38	\$814.94
303123210177	10084 PLEASURE CREEK CIR NE	DOPP DOUGLAS D	17.2	\$47.38	\$814.94
303123210176	10080 PLEASURE CREEK CIR NE	FALKOWSKI, DAVID T	17.2	\$47.38	\$814.94
303123210175	10076 PLEASURE CREEK CIR NE	GROESS MICHAEL F	17.2	\$47.38	\$814.94
303123210174	10072 PLEASURE CREEK CIR NE	OTTERNESS BARBARA A	17.2	\$47.38	\$814.94
303123210173	10068 PLEASURE CREEK CIR NE	PRIEBE DEANNE M	17.2	\$47.38	\$814.94
303123210172	10064 PLEASURE CREEK CIR NE	GRUBER SHEILA	17.2	\$47.38	\$814.94
303123210171	10060 PLEASURE CREEK CIR NE	SCHULTZ, LINDSEY A	17.2	\$47.38	\$814.94
303123210170	10056 PLEASURE CREEK CIR NE	WING SANDRA A	17.2	\$47.38	\$814.94
303123210169	10052 PLEASURE CREEK CIR NE	MOLLOY BRETT	17.2	\$47.38	\$814.94
303123210148	10048 PLEASURE CREEK CIR NE	SPLEISS, CHARLES CONROY	17.2	\$47.38	\$814.94
303123210147	10044 PLEASURE CREEK CIR NE	SCHUNEMAN KAREN ANN	17.2	\$47.38	\$814.94
303123210146	10040 PLEASURE CREEK CIR NE	PREUS, SARA	17.2	\$47.38	\$814.94
303123210145	10036 PLEASURE CREEK CIR NE	NEWSTROM BERNICE L	17.2	\$47.38	\$814.94
303123210144	10032 PLEASURE CREEK CIR NE	FISHER MITCHELL	17.2	\$47.38	\$814.94
303123210143	10028 PLEASURE CREEK CIR NE	TROMBLEY, MICHAEL JORDAN	17.2	\$47.38	\$814.94
303123210142	10024 PLEASURE CREEK CIR NE	ST CLAIR SUSAN TRUSTEE	17.2	\$47.38	\$814.94
303123210141	10020 PLEASURE CREEK CIR NE	SWANSTROM MICHELLE	17.2	\$47.38	\$814.94
303123210140	10016 PLEASURE CREEK CIR NE	STENSJUE RODNEY	17.2	\$47.38	\$814.94
303123210139	10012 PLEASURE CREEK CIR NE	BERGMAN KATHLEEN	17.2	\$47.38	\$814.94
303123210138	10008 PLEASURE CREEK CIR NE	BROBERG, PATRICIA K	17.2	\$47.38	\$814.94
303123210137	10004 PLEASURE CREEK CIR NE	BEBERG, PATRICIA A	17.2	\$47.38	\$814.94
303123210168	10003 PLEASURE CREEK CIR NE	THOMPSON, DUANE R	17.2	\$47.38	\$814.94
303123210167	10007 PLEASURE CREEK CIR NE	KARP CATHERINE L & CHRISTOPHER	17.2	\$47.38	\$814.94
303123210166	10011 PLEASURE CREEK CIR NE	TORRES TORRES SERGIO	17.2	\$47.38	\$814.94
303123210165	10015 PLEASURE CREEK CIR NE	MCNEILL, SHEILA & MARK	17.2	\$47.38	\$814.94
303123210164	10021 PLEASURE CREEK CIR NE	SCHROEDER JAYNE	17.2	\$47.38	\$814.94
303123210163	10025 PLEASURE CREEK CIR NE	NELSON TREVOR JOHN	17.2	\$47.38	\$814.94
303123210162	10031 PLEASURE CREEK CIR NE	GARRETT JAYNA TRUSTEE	17.2	\$47.38	\$814.94
303123210161	10045 PLEASURE CREEK CIR NE	HOMAN, TERRI LYNN	17.2	\$47.38	\$814.94
303123210160	10047 PLEASURE CREEK CIR NE	AGUAYO JUAN CLAUDIO	17.2	\$47.38	\$814.94
303123210159	10057 PLEASURE CREEK CIR NE	SPARROWGROVE YVONNE C	17.2	\$47.38	\$814.94
303123210188	10083 PLEASURE CREEK CIR NE	CLAPP PATRICIA	17.2	\$47.38	\$814.94
303123210189	10087 PLEASURE CREEK CIR NE	HEFFKEN NAN L	17.2	\$47.38	\$814.94
303123210190	10093 PLEASURE CREEK CIR NE	SEBASTIAN, GWEN L	17.2	\$47.38	\$814.94

PROJECT 24-06
2024 STREET RECONSTRUCTIONS
PROJECT AREA 2 (Pleasure Creek Pkwy Area)
CITY OF BLAINE
EXHIBIT NO. 4 - Multi-Famliy Residential (50%)
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,631,522	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, TRUNK STORM SEWER, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)			
ADMINISTRATIVE COSTS	\$490,817				
TOTAL COST	\$2,122,339				
	HIGH DENSITY RATE	x 50%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$1,061,169	÷	22398.6 LF	=	\$47.38

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
303123210191	10097 PLEASURE CREEK CIR NE	MCLEAN, LEAH	17.2	\$47.38	\$814.94
303123210184	10101 PLEASURE CREEK CIR NE	BOSACKER SONIA M	17.2	\$47.38	\$814.94
303123210185	10103 PLEASURE CREEK CIR NE	SNC PROPERTIES LLC	17.2	\$47.38	\$814.94
303123210186	10105 PLEASURE CREEK CIR NE	DAML, CHERYL A	17.2	\$47.38	\$814.94
303123210187	10109 PLEASURE CREEK CIR NE	PATENAUDE, LISA	17.2	\$47.38	\$814.94



City of Blaine Staff Report

File Number: 2025-154

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: - Jason Grode, Deputy Public Works Director

Agenda Item # 7.10

Authorize Mayor and City Manager to Enter into a Contract with Barr Engineering Co., in the Amount of \$95,000 for the Wellfield Management Plan, Improvement Project No. 23-22

Executive Summary

Council is requested to approve a proposal from Barr Engineering Co. in the amount of \$95,000 to prepare a Wellfield Management Plan in conjunction with efforts to finalize appropriations permitting with the Minnesota Department of Natural Resources (DNR) for City wells 19, 20 and 21 in the Northeast Wellfield.

Background

At the June 2, 2025 City Council Workshop, staff provided an update to the Council on the ongoing collaboration with the MN DNR to develop a path forward for the City to obtain operating permits for Wells 19, 20 and 21 in the Northeast Wellfield. Staff indicated that some of the DNR requirements would require entering into a professional services contract with Barr to assist staff in completing the DNR requirements. Staff asked Barr to prepare a letter of proposal for the following tasks:

- Assist staff in completing a Well Interference Response Plan
- Preparing plans and specifications for a nest of two monitoring wells to be located in Ham Lake near the cluster of well interference complaints
- Develop a pumping plan, using the City's water supply wells (including the NE Wellfield), for an aquifer test to obtain data for assessing aquifer performance and validation of the groundwater model
- Groundwater model revisions and validation (if necessary, based on data gathered during the pumping test)
- A detailed presentation to the City Council at a future workshop
- Meetings and coordination with DNR staff for the above tasks

The attached proposal details the scope of work and estimates the fees to prepare the documents. Barr Engineering is in the council-approved engineer consultant pool and has done all the previous design and modeling work on the Northeast Wellfield and has the knowledge and expertise to successfully assist the City through the permitting process. Staff has reviewed this proposal and determined that the fees are justified and reasonable.

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

On December 18, 2023, the [2024-2029 Capital Improvement Plan \(CIP\)](#) was approved via resolution 23-207, which appropriated \$500,000 in 2024 for issues related to the Northeast Area Wellfield well interference (Project # U2412). To date, no expenditures have been encumbered related to this project.

Public Outreach/Input

None required

Staff Recommendation

By Motion, authorize the Mayor and City Manager to contract with Barr Engineering Company in the amount of \$95,000 for services related to the Wellfield Management Plan in accordance with their proposal dated March 23, 2023. In addition, authorize a 10% contingency to bring the total project budget to \$104,500 and authorize the Director of Public Works to sign all change orders up to the authorized project budget amount.

Attachment List

1. Barr NE Wellfield Mgt Plan Proposal

June 23, 2025

Mr. Stefan Higgins
Assistant City Engineer
City of Blaine Engineering Department
10801 Town Square Drive NE
Blaine, MN 55449

Re: Wellfield Management Plan Proposal

Dear Mr. Higgins:

Barr Engineering Co. (Barr) is pleased to provide the City of Blaine (City) with a proposal for preparing a Well Interference Response Plan (Plan) in conjunction with efforts to finalize permitting for wells in its Northeast Wellfield. This proposal includes the following sections:

- Project understanding
- Project team
- Work Plan
- Schedule
- Cost Estimate

Project Understanding

The City is working with the Minnesota Department of Natural Resources (DNR) to finalize permitting for wells in the City's Northeast Wellfield. As a result of well interference complaints received by the DNR in recent drought years, the DNR instructed the City to turn off wells in its Northeast Wellfield and informed the City that permitting related to these wells was not yet complete. The DNR has indicated that prior to approving a permit for the Northeast Wellfield a Well Interference Response Plan (Plan) will be needed. In a May 14, 2025 email, the DNR provided a suggested outline for a municipal well interference response plan. In addition to preparation of the Plan, the City has requested assistance in other areas related to the well permitting process including, but not limited to, siting and designing observation wells to be used in conjunction with the Plan, planning an aquifer test using the City's existing water supply wells, updating the groundwater model Barr previously prepared for the City (if needed), and attending meetings with the DNR related to permitting of the wells and approval of the Plan.

Project Team

The Barr team working on this project will primarily be Brian LeMon, John Greer, and Alex Reimers. Barr will utilize additional staff as appropriate to provide what is needed for the City.

Work Plan

Project Objective: Assist the City in obtaining permission to use wells in its Northeast Wellfield.

Task 1: Assist City in Preparation of Well Interference Response Plan (Plan)

Task Objective: Document how the City will respond to well interference received from nearby private well owners.

Task Description: Barr will prepare a draft Plan based on the outline the DNR recently provided to the City, the preliminary Plan the City submitted to the DNR, and the DNR comments on the preliminary Plan. If necessary, Barr will reach out to the DNR with any questions that arise during preparation of the draft Plan. A draft Plan will be submitted to the City for review and subsequent submittal to the DNR. The submittal to the DNR should request approval of the Plan or guidance regarding modifications required by the DNR. If the DNR does not approve the Plan but does provide input, the Plan will be revised and provided to the City for resubmittal to the DNR for final approval. Barr assumes one round of comments from the DNR and that they will not result in significant revisions to the Plan.

Meetings: The following meetings are assumed as part of Task 1:

- Project Kickoff meeting, in person, assumed to last no more than 1 hour
- One virtual Draft Plan review meeting to address City comments assumed to last no more than 1 hour.

Deliverables: The following deliverables are assumed for Task 1:

- Draft Plan with language seeking approval or specific guidance for modifications from the DNR
- Final Plan based on input from the DNR and City

Task 2: Plan and Design Northeast Wellfield Observation Well Nest(s)

Task Objective: Provide a way to reliably observe the effects on groundwater levels in the aquifers of interest caused by pumping of Blaine's wells.

Task Description: Barr will work with the City to identify locations for up to two observation well nests, with at least one assumed to be in Ham Lake. The nests will include wells finished in the deep, confined Quaternary and Tunnel City-Wonewoc aquifers. The observation wells are intended to provide the City with additional data to assess the effects of City pumping on the aquifers to the north of the Northeast Wellfield. In addition, it is anticipated that data from the observation wells may be useful in improving groundwater model predictions of pumping-related water level changes as compared to observed water level changes in the Ham Lake area.

Barr will also work with City staff to determine if an observation well should be constructed in the Tunnel City-Wonewoc aquifer adjacent to City observation well OW-6 (unique no. 805156) located approximately 1,900 feet northwest of Well 18. Once the location of the new observation wells has been agreed upon (including input from the DNR if they are willing to offer it), Barr will prepare plans and specifications for use in contract documents to obtain quotes from qualified well drillers to install the observation wells. It is assumed that new observation wells will not be connected to the City's SCADA system at this time but will have the ability to connect in the future.

Meetings: The following meetings are assumed as part of Task 2:

- Project working meeting to address the observation well nest locations, instrumentation, and wellhead completion; assumed to be virtual and last up to 2 hours.

Deliverables: The following deliverables are assumed for Task 2:

- Brief email memo documenting proposed well nest location(s).

- Draft plans and specifications for obtaining quotes for well construction from qualified contractors.
- Final plans and specifications for the observation wells.
- Bidding assistance – Barr representatives will answer bidder questions about the plans and specifications.

Task 3: Plan Aquifer Test

Task Objective: Prepare a pumping plan for using the City's water supply wells for an aquifer test to obtain useful data for assessing aquifer performance.

Task Description: Following installation of the new observation wells designed under Task 2, Barr will work with the City to develop a plan for using the City's water supply wells as part of an aquifer test. The plan will include general recommendations regarding which wells to pump and the duration of pumping. The plan will also identify how the City's observation well network will be used to monitor aquifer response during the test. The aquifer test plan will be provided to the DNR for review and comment. We assume the City will conduct and monitor the aquifer test with its own staff. If Barr's assistance with monitoring the aquifer test is desired it can be provided for an additional fee.

Meetings: The following meetings are assumed as part of Task 3:

- Project working meeting to discuss pumping and monitoring recommendations with City staff; assumed to be virtual and last no more than 1 hour.

Deliverables: The following deliverables are assumed for Task 3:

- Draft aquifer test plan for City review and submittal to the DNR.
- Final aquifer test plan that addresses comments from the City and DNR.

Task 4: Groundwater Model Revisions, If Needed

Task Objective: Improve the existing groundwater flow model's ability to accurately predict effects of pumping on groundwater levels in Ham Lake north of Blaine's Northeast Wellfield.

Task Description: Barr will evaluate results of the aquifer test planned under Task 3 and data obtained during installation of the new observation wells and review the groundwater model previously constructed for the City by Barr. The objective of the model review will be to assess whether the model should be revised to incorporate the new data. Barr's work on this task will include but may not be limited to:

- Identifying what, if any, revisions to the conceptual hydrogeologic model are suggested by the aquifer test results and data from the new observation wells.
- Identifying what, if any, modifications should be made to the groundwater model to better align it with the aquifer test results and the data from the new observation wells.
- Meet with the DNR to discuss proposed changes to the groundwater model and obtain their concurrence with the plan.
- Updating the groundwater model as deemed necessary and performing additional model calibration.
- If groundwater model revisions and additional calibration are completed, Barr would use the revised groundwater model to re-run the 2021-2023 drought scenario to assess if the revised

groundwater model better predicts groundwater level changes observed during that drought period.

Meetings: The following meetings are assumed as part of Task 4:

- One meeting with DNR modelers; assumed to be virtual and last no more than 1.5 hours.
- One meeting with the City to present results of Barr's evaluation; assumed to be virtual and last no more than 1 hour.

Deliverables: The following deliverables are assumed for Task 4:

- Draft memorandum summarizing our analysis of the aquifer test data and our groundwater model review/revision for City review and submittal to the DNR.
- Final memorandum that addresses comments from the City and DNR.

Task 5: Detailed City Council Workshop

Task Objective: Provide the Blaine City Council with an update on efforts to meet DNR requirements needed so that the DNR will permit Wells 19-21.

Task Description: Barr will work with City staff to prepare an update for the City Council on the current efforts to implement DNR requirements needed prior to permitting of Wells 19-21. The update will be presented at a City Council workshop.

Meetings: The following meetings are assumed as part of Task 5:

- One planning meeting with City Staff; in person and assumed to last no more than 2 hours.
- Preparation for and attendance of a City Council workshop; in person and assumed to last up to 2 hours.

Deliverables: The following deliverables are assumed for Task 5:

- Presentation slides for the City Council workshop.

Task 6: Meetings/Interaction with DNR Staff

Task Objective: Obtain concurrence from the DNR on what the City needs to do to meet DNR requirements so that the City can obtain permission to use all wells in the Northeast Wellfield.

Task Description: Meet and communicate with DNR staff to obtain input on the Plan and determine the process for the City to obtain permission to use its Northeast Wellfield wells. Note that Barr cannot and will not guarantee any specific outcome related to obtaining permits for any unpermitted wells or permission from the DNR to use any of the City water supply wells.

Meetings: The following meetings are assumed as part of Task 6:

- Preparation for and attendance of up to three meetings with DNR staff; each meeting would be virtual and each meeting is assumed to last no more than 1.5 hours.
- One planning meeting with City Staff; in person and assumed to last no more than 2 hours.

Deliverables: The following deliverables are assumed for Task 6:

- Updates to scope of work if the DNR provides direction that changes what is currently planned or adds additional requirements beyond those that formed the basis for the work scope in this proposal. If the scope of work must be updated as a result of DNR direction, Barr reserves the right to revise our estimated cost accordingly.
- Minutes from any meetings with the DNR.

Cost

The total cost of general services, excluding groundwater model modifications, will not exceed \$70,000. Should tasks be requested that will cause the total billed under this work order to exceed \$70,000 Barr will notify the City and request a modification to the total cost allowed. Assumed groundwater model modification allowance is \$25,000 over and above the \$70,000 noted above for a total contract amount of \$95,000. If it is determined that groundwater model modifications will exceed \$25,000, Barr will submit a request to modify the project budget.

Project Schedule

Barr understands that the City would like to obtain permission to use wells in its Northeast wellfield as soon as reasonable. We cannot guarantee any specific outcome from this work but will assist the City as reasonable to meet its goals. The following schedule is proposed:

Task	Duration	Estimated Completion Date
Task 1: Assist City in Preparation of Well Interference Response Plan	One month	One month after NTP
Task 2: Plan and Design Ham Lake Wellfield Observation Well Nest(s)	Six weeks	Six weeks after NTP
Task 3: Plan Aquifer Test	Three weeks	Three weeks after completion of Task 2
Task 4: Groundwater Model Revisions, If Needed	Approximately six weeks	Six weeks following receipt of aquifer test data
Task 5: Detailed City Council Workshop	One Week	TBD
Task 6: Meetings/Interaction with DNR Staff	Entire project	TBD project is assumed to be complete by February 2026

The tasks performed under this work order will be governed by the terms of the master services agreement in place between Barr and the City. If the terms of this proposal are acceptable to the City,

please date and sign in the space provided below and return a signed PDF copy to Barr Engineering Co.
If you have any comments or questions, please contact me at 612-669-6797.

Sincerely yours,

BARR ENGINEERING CO.

By
Brian K. LeMon
Its Vice President

Accepted this _____ day of _____, 2025

CITY OF BLAINE

By _____

By _____

Its City Manager

Its Mayor



City of Blaine Staff Report

File Number: 2025-155

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Motion

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

Agenda Item # 7.11

Motion to Receive and Approve the 2024 Pay Equity Report

Background

The Minnesota Legislature enacted Chapter 471.991-471.999 “Local Government Pay Equity Act” in 1984. This law requires each local government to analyze its pay structure for evidence of inequities, and to report this information to the Department of Management and Budget. As such, each political subdivision of the state is required to establish equitable compensation relationships between female-dominated, male-dominated, and balanced classes of employees to eliminate sex-based wage disparities in public employment. The Act further requires a job evaluation system meeting the specified statutory criteria be used to determine comparable work value of employee classes. There are four tests to be met to achieve compliance:

- Statistical analysis of comparability of male/female wages;
- Benefit test which determines that no female class is disadvantaged when compared to male classes regarding health insurance;
- Salary range which determines that no female class is disadvantaged in reaching maximum salary range; and
- Exceptional service pay is longevity pay to any employee above the maximum salary range.

The Act requires Blaine to submit pay equity data for the year ending 2024. In compliance with this act, the Implementation Report and Job Class Data Entry Report are submitted for your approval. The Act’s penalty for failure to submit the report or to reach compliance is a 5% reduction in state aid payments or a fine of \$100 per day, whichever is greater. The State of Minnesota has agreed to waive the fine this year since the State of Minnesota did not have an updated email address for notifications.

Staff Recommendation

By motion, receive and approve the pay equity report as submitted.

Questions for Council

Attachment List

1. Pay Equity - Preliminary Report



Minnesota Pay Equity Management System - Blaine(25-No Submission)

[Home](#)
[Utilities](#)
[Go To](#)
[Log Out](#)
[<--Jobs Page](#)
[Reports-->](#)

Compliance Report

Jurisdiction: Blaine

Report Year: 2025

Case:2 - Shared (Jur and MMB)

Contact: **Name****Title****Phone****Email**

Lori Carbajal Human Resources 763-717-2624 lcarbajal@blainemn.gov

The statistical analysis, salary range and exceptional service pay test results are shown below. Part I is general information from your pay equity Report data. Parts II, III and IV give you the test results.

For more detail on each test, refer to the guidebook.

I. GENERAL JOB CLASS INFORMATION

	Male Classes	Female Classes	Balanced Classes	All Job Classes
# Job Classes	49	43	4	96
# Employees	187	48	11	246
Avg.Max Monthly Pay Per Employee	8,635.23	8,169.54		8,494.13

II. STATISTICAL ANALYSIS TEST

A. UNDERPAYMENT RATIO = 112.83 *	Male Classes	Female Classes
a. # at or above Predicted Pay	31	29
b. # Below Predicted Pay	18	14
c. TOTAL	49	43
d. % Below Predicted Pay (b divided by c = d)	36.73	32.56

*(Result is % of male classes below predicted pay divided by % of female classes below predicted pay.)

B. T-test Results

Degrees of Freedom (DF) = 233	Value of T = -0.606
----------------------------------	---------------------

- a. Avg.diff.in pay from predicted pay for male jobs = (\$35)
- b. Avg.diff.in pay from predicted pay for female jobs = (\$13)

III. SALARY RANGE TEST = 89.18% (Result is A divided by B)

A. Avg.# of years to max salary for male jobs = 8.92

B. Avg.# of years to max salary for female jobs = 10.00

IV. EXCEPTIONAL SERVICE PAY TEST = 100.00% (Result is B divided by A)

A. % of male classes receiving ESP 100.00 *

B. % of female classes receiving ESP 100.00

*(If 20% or less, test result will be 0.00)

[Go To Implementation Form](#)

[View Another Case](#)

We have worked to ensure this product is accessible and compliant with the standard WCAG 2.0 level AA. We have tested accessibility using the JAWS software from Freedom Scientific. We found it to work correctly for us. If you find errors in accessibility, please let us know at pay.equity@state.mn.us so that we can follow up. Thank you.



City of Blaine Staff Report

File Number: RES 25-104

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Resolution

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

Agenda Item # 7.12

Resolution Authorizing the 3M Open Security Plan, including Proposed Temporary Road Closures

Executive Summary

The City of Blaine Police Department will provide security for the 3M Open PGA Tour event on July 21-27, 2025. As part of the security plan, Incident Command is requesting Council adopt a resolution that will address necessary security aspects of the tournament and authorize command staff the ability to make changes as deemed necessary to ensure the event is safe for members, guests, neighborhood residents, and the public. Staff will work closely with Anoka County, 3M Open staff, TPC, and other officials to ensure communication continues for all involved.

Background

The 3M Open is an annual PGA Tour event that takes place at the TPC Twin Cities in the City of Blaine. The event brings in over 150 of the best professional golfers in the world to Blaine each year. The 3M Open has an estimated \$50 million per year economic impact for the region, attracting tens of thousands of spectators.

Strategic Plan Relationship

This event relates to the Strategic Plan Priority of Collaboration and Engagement by providing the community with an opportunity to be inclusive, engaged, and involved.

Board/Commission Review

None

Financial Impact

The City of Blaine Police Department is reimbursed by 3M for all expenses incurred from providing security at this event.

Public Outreach/Input

The public will be made aware of any road closures through social media posts and the City web-site.

Staff Recommendation

Adopt the Resolution as proposed.

Attachment List

1. 2025 TPC Parking Restrictions_Map



City of Blaine

Signature Copy

Resolution: RES 25-104

Resolution Authorizing the 3M Open Security Plan, including Proposed Temporary Road Closures

WHEREAS, the City will be host to the PGA 3M Open July 21-27, 2025, at the TPC Twin Cities; and

WHEREAS, the 3M Open is a significant public event that has brought tens of thousands of people to the City of Blaine each year; and

WHEREAS, the City of Blaine Police Department provides security for this event each year; 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 the temporary closure of public roads; and

WHEREAS, City Code requires a resolution authorizing the temporary closure of public sidewalks; and

WHEREAS, the temporary closure 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 Incident Command the ability to implement/conduct the following security and safety elements for the 3M Open:

1. Temporary road closures and parking restrictions are hereby authorized on the following streets:

Access Routes – No Parking on Mail Box Side of Street

Arnold Palmer Drive Northbound from Tournament Players Parkway to London Street

Arnold Palmer Drive Eastbound from London Street to Radisson Road

111th Avenue Westbound from Tournament Players Parkway to Club West Parkway

113th Avenue Westbound from Arnold Palmer Drive to Club West Parkway

116th Avenue Eastbound from Arnold Palmer Drive to Club West Parkway

London Street Northbound from Arnold Palmer Drive to 119th Avenue

Evacuation/Access Routes – No Parking on Either Side of Street

Kenyon Court from Arnold Palmer Drive to 700' north

Palisade Court from Tournament Players Parkway to 400' north

Tournament Players Circle North from/to Tournament Players Parkway

Lehman Lane from/to Tournament Players Parkway

Local Streets – No Parking on Mail Box Side of Street

Nassau Circle Westbound and Southbound from/to Tournament Players Parkway

112th Circle Southbound from/to Tournament Players Parkway

Hastings Street Northbound from 113th Avenue to Goodhue Street

Goodhue Street Southbound from Hastings Street to 113th Avenue

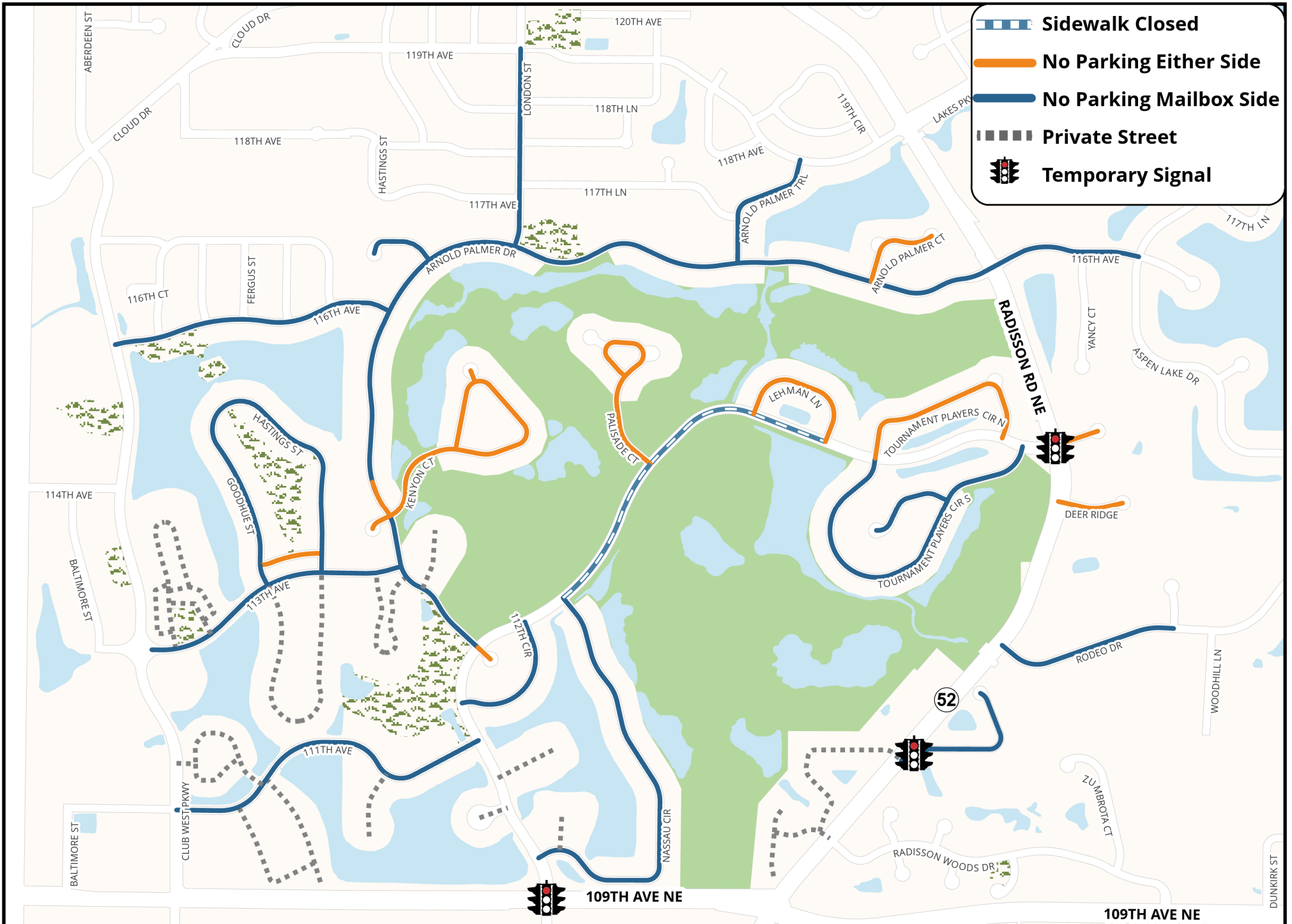
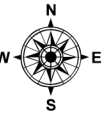
116th Court Westbound from Arnold Palmer Drive to west 600'

Arnold Palmer Trail Southbound from 119th Avenue to Arnold Palmer Drive
Tournament Players Court Tournament Players Court to west 700'

PASSED by the City Council of the City of Blaine this 7th day of July 2025.



3M OPEN STREET PARKING RESTRICTIONS





City of Blaine Staff Report

File Number: 2025-158

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: - Cathy Sorensen, City Clerk

Agenda Item # 7.13

Motion to Approve New Vending Truck License for Frozen Fiesta

Executive Summary

Council is asked to approve a new vending truck license. This license will allow the applicant to sell ice cream or similar treats from a mobile vending truck on city streets.

Background

Giovanna Alvarez has submitted an online application for a vending truck license. Required documents have been submitted, including a certificate of insurance. The applicants submitted a current copy of their retail mobile food handler license through the Minnesota Department of Agriculture.

The Blaine Police Department has conducted background investigations on Giovanna Solis Alvarez and found no reason to deny the applicaiton. If approved, the license will be in effect from July 8, 2025 – April 30, 2026.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

Issuance of the license, including background investigation, are included in the license fee adopted by city council.

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve the vending truck license listed above.

Attachment List

None



City of Blaine

Staff Report

File Number: RES 25-108

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Resolution

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

Agenda Item # 8.1

Resolution Adopting Assessment for 2024 Northwest Area Street Reconstructions, Improvement Project No. T2405

Executive Summary

Improvement Project No. 24-05 was ordered by the City Council on January 3, 2024 with Resolution 24-10. A construction contract was awarded to Park Construction Company by the City Council on June 17, 2024 with Resolution No. 24-117 and construction was completed in the fall of 2024 and early spring of 2025.

Background

Improvement Project No. T2405 included the following project areas:

Area 1

- 113th Court NE from cul-de-sac to Polk Street NE
- 113th Court NE from Polk Street NE to approximately 20-feet east (future street stub)
- 114th Avenue NE from Tyler Street NE to Polk Street NE
- 114th Court NE from cul-de-sac to Polk Street NE
- 115th Lane NE from Able Street NE to Polk Street NE
- Able Street NE from 115th Avenue NE to 115th Lane NE
- Able Street NE from 117th Avenue NE south to the dead end
- Polk Street NE from 113th Avenue NE to 117th Avenue NE (Polk Street NE is a Municipal State Aid Street)

Area 2

- 123rd Lane NE from Davenport Street NE to Goodhue Street NE
- 123rd Lane NE from Goodhue Street NE to cul-de-sac
- 124th Avenue NE from Davenport Street NE to Goodhue Street NE

- 124th Lane NE from Davenport Street NE to approximately 150 feet west of Hastings Street NE
- Davenport Street NE from 123rd Avenue NE to 124th Lane NE
- Davenport Street from 124th Lane to cul-de-sac
- Fergus Court NE from 124th Lane NE to cul-de-sac
- Goodhue Court NE from 124th Lane NE to cul-de-sac
- Goodhue Street NE from approximately 140 feet north of 123rd Avenue NE to 124th Avenue NE

The total cost of the project is as follows:

Construction Costs:	\$1,960,213.37
Engineering Costs:	\$417,784.24
Interest:	\$29,217.46
Administration,	\$134,603.57
Assessing, Other:	
TOTAL:	\$2,541,818.64

The total project cost indicated in the Feasibility Report was \$3,191,441.33. The Assessment Roll has been prepared consistent with the Feasibility Report. Of the total cost, the amount to be assessed is \$554,021.27. The Public Utility Funds will contribute \$138,441.80 for water and sanitary sewer improvements and the Pavement Management Program funds and Municipal State Aid funds will contribute \$1,849,355.57.

Strategic Plan Relationship

The 2024 Northwest Area Street Reconstruction 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 2024 Northwest Area Street Reconstruction Project (T2405) was authorized as part of the 2024-2028 Capital Improvement Program (CIP) which was adopted via resolution 23-207 at the December 18, 2023 City Council Meeting. Funding was to be provided by a combination of assessments and bond proceeds placed in the City Pavement Management Program (PMP) fund, Public Utility Funds, and Municipal State Aid System funds. On June 17, 2024 the construction contract was awarded, and budget amendments were authorized which increased funding for the Water and Sanitary Sewer portions of the project. The amounts outlined in the amended budget were then used to issue the 2024B bond series on September 16, 2024, which financed all aspects of this project, excluding State Aid Municipal Funds.

The actual costs as outlined in the table below are presented at \$2,541,819 which is \$415,781 or 14.0% less than the amended budget and what was bonded for. When a city issues debt, funds are typically placed in a capital project fund and then spent on the acquisition of asset(s). Then 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 there are remaining funds in the capital projects fund, these funds are transferred to the debt service fund. This is because 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 as outlined in the city's assessment policy (5 years for overlays and 15 years for full reconstruction) and will be used to fund repayment of the 2024B bond series. The carrying cost, or interest associated with the variance between the amount of special assessment debt issued and the amount to actually be assessed will need to be funded by additional property tax levies, absent another funding source.

Funding Source	Appropriated Amount (12/18/2024)	Amended Appropriation (6/17/2024)	Authorized Bonding (9/16/2024)	Actual Costs (7/7/2025)
Property Tax Levy Debt (T2405)	\$1,608,700	\$1,608,700	\$1,608,700	\$1,181,886
Special Assessment Debt (T2405)	\$702,900	\$702,900	\$702,900	\$554,021
State Aid Municipal Funds (T2405)	\$500,000	\$500,000	\$500,000	\$667,470
Water Utility Funds (U2415)	\$55,000	\$83,000	\$83,000	\$71,923
Sanitary Sewer Utility Funds (U2404)	\$42,000	\$63,000	\$63,000	\$66,519
TOTAL	\$2,908,600	\$2,957,600	\$2,957,600	\$2,541,819

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

- 24-05 Project Area Maps
- 24-05 Assessment Roll Areas 1 & 2



City of Blaine

Signature Copy

Resolution: RES 25-108

Resolution Adopting Assessment for 2024 Northwest Area Street Reconstructions, Improvement Project No. T2405

WHEREAS, a contract was entered into for reconstructing the existing road by removing the existing pavement and installing new pavement, spot replacement of damaged curb and gutter will also occur. In addition, storm sewer improvements and minor water main work will occur in certain areas, traffic control signage, and appurtenant construction in the following described areas:

Area 1

- 113th Court NE from cul-de-sac to Polk Street NE
- 113th Court NE from Polk Street NE to approximately 20-feet east
- 114th Avenue NE from Tyler Street NE to Polk Street NE
- 114th Court NE from cul-de-sac to Polk Street NE
- 115th Lane NE from Able Street NE to Polk Street NE
- Able Street NE from 115th Avenue NE to 115th Lane NE
- Able Street NE from 117th Avenue NE south to the dead end
- Polk Street NE from 113th Avenue NE to 117th Avenue NE

Area 2

- 123rd Lane NE from Davenport Street NE to Goodhue Street NE
- 123rd Lane NE from Goodhue Street NE to cul-de-sac
- 124th Avenue NE from Davenport Street NE to Goodhue Street NE
- 124th Lane NE from Davenport Street NE to approximately 150 feet west of Hastings Street NE
- Davenport Street NE from 123rd Avenue NE to 124th Lane NE
- Davenport Street from 124th Lane to cul-de-sac
- Fergus Court NE from 124th Lane NE to cul-de-sac
- Goodhue Court NE from 124th Lane NE to cul-de-sac
- Goodhue Street NE from approximately 140 feet north of 123rd Avenue NE to 124th Avenue NE

AND WHEREAS, the construction cost for such improvement is \$1,960,213.37, and the expenses incurred in the making of said improvements amounts to be \$581,605.27, making the total cost \$2,541,818.64.

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

1. The proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the improvement in the amount of the assessment levied against it.

2. The owner of any property so assessed may within thirty (30) days of the adoption of this resolution pay the whole of the assessment with no interest to the City's Special Assessment Clerk or make partial prepayment in the amount of at least ten percent (10%) of the total assessment to the City's Special Assessment Clerk with no interest. Any remaining assessment will be payable according to this resolution.
3. Assessments shall be payable in annual installments extending over fifteen (15) years. The first of the installments to be payable on or before the first Monday in January, 2026. Installments shall bear interest at the rate of five and twenty-five hundredths of a percent (5.25%) per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2025. To each subsequent installment when due shall be added interest for one (1) year on all unpaid installments.
4. The owner of any property so assessed may, at any time prior to certification of the assessment to the county Auditor, as herein provided, pay the whole of the assessment against any parcel with interest accrued to the date of payment to the City's Special Assessment Clerk, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and they may at any time thereafter prior to November 15 pay to the City's Special Assessment Clerk the entire amount of the assessment remaining unpaid with the interest accrued to December 31st of the year in which such payment is made.
5. The owner of any property so assessed may at any time thereafter pay to the City's Special Assessment Clerk the remaining principal after payment of the current installment prior to November 15 of any year with no further interest charged on the remaining principal.
6. The City Manager shall forthwith transmit a certified duplicate copy of this assessment to the County Auditor to be extended on the property tax lists of the County and such assessments shall be collected and paid in the same manner as other municipal taxes.

PASSED by the City Council of the City of Blaine this 7th day of July, 2025.

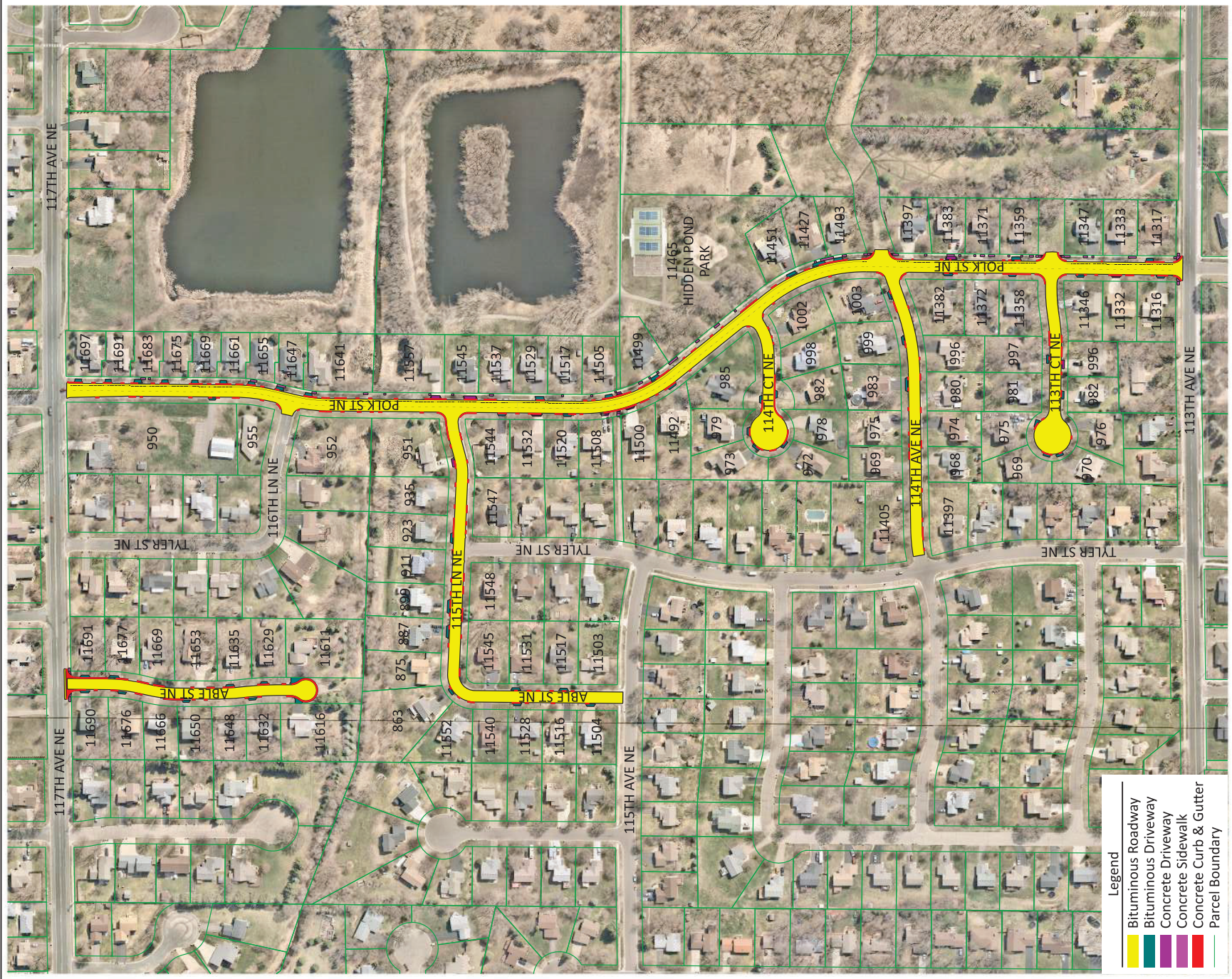


Exhibit 1: Area 1 Project Map
Northwest Area Street Reconstruction
Feasibility Assessment Report
City of Blaine, Minnesota



0 150 300
SCALE IN FEET

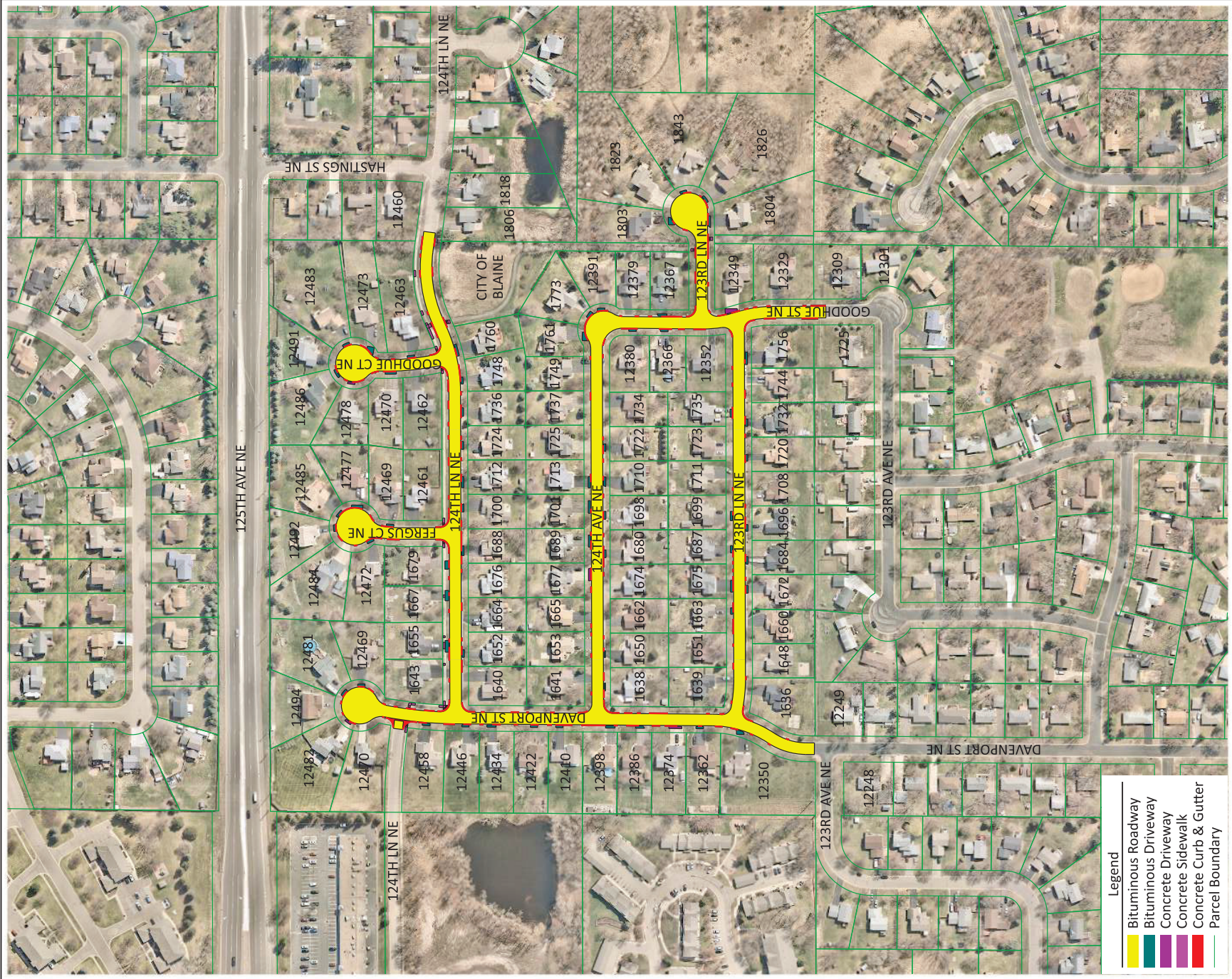


Exhibit 1: Area 2 Project Map
Northwest Area Street Reconstruction
Feasibility Assessment Report
City of Blaine, Minnesota



0 150 300
SCALE IN FEET



**2024 NORTHWEST AREA STREET RECONSTRUCTION
IMPROVEMENT PROJECT T24-05**

**EXHIBIT NO. 2 - AREA 1 PROPOSED FINAL ASSESSMENT ROLL
SINGLE FAMILY RESIDENTIAL PROPERTIES**

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$886,742.60	*(CONSTRUCTION COST DOES NOT INCLUDE DRIVEWAY, TRAIL, SIDEWALK REPLACEMENT OR WATER MAIN, SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$263,101.04				
TOTAL COST	\$1,149,843.64				
			ASSESSMENT RATE PER FRONT FOOT		
ASSESSABLE COST	RESIDENTIAL RATE x35%	TOTAL FRONT FOOTAGE		=	\$35.53
	\$402,445.27 /	11328.4 LF			

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$35.53	X	8164.5 LF	=	\$290,085.04	/	97	=	\$2,990.57

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
183123110001	950 117TH AVE NE	REGEL, JEFFREY J	3	\$2,990.57	\$8,971.71
183123110086	11508 POLK ST NE	TRAN PHAI & NGUYEN SHANNON	1	\$2,990.57	\$2,990.57
183123110087	11520 POLK ST NE	THIELHORN BRETT & MUELLER J	1	\$2,990.57	\$2,990.57
183123110088	11532 POLK ST NE	FRANSEN SCOTT	1	\$2,990.57	\$2,990.57
183123110089	11544 POLK ST NE	NEDASTOYEU, ALIAKSANDR	1	\$2,990.57	\$2,990.57
183123110090	951 115TH AVE NE	WENTKIEWICZ CYNTHIA J	1	\$2,990.57	\$2,990.57
183123110093	11505 POLK ST NE	TSCHEPEN TERRILL A & BONNIE J	1	\$2,990.57	\$2,990.57
183123110094	11517 POLK ST NE	OLSON ANDREW	1	\$2,990.57	\$2,990.57
183123110095	11529 POLK ST NE	BROWN, NICOLE & TIMOTHY	1	\$2,990.57	\$2,990.57
183123110096	11537 POLK ST NE	MILLER STEPHEN P & LAURA E	1	\$2,990.57	\$2,990.57
183123110097	11545 POLK ST NE	HUYNH HENRY & LE LAURIE	1	\$2,990.57	\$2,990.57
183123110098	11557 POLK ST NE	RANGEL JR RAFAEL	1	\$2,990.57	\$2,990.57
183123110099	11641 POLK ST NE	WILLIAMSON CORI L	1	\$2,990.57	\$2,990.57
183123110100	11647 POLK ST NE	RANUM, JANET M	1	\$2,990.57	\$2,990.57
183123110101	11655 POLK ST NE	JOHNSON ALLAN L & NANCY L	1	\$2,990.57	\$2,990.57
183123110102	11661 POLK ST NE	WYATT TRUSTEE, ANDREA L	1	\$2,990.57	\$2,990.57
183123110103	11669 POLK ST NE	OCHU, CARMA	1	\$2,990.57	\$2,990.57
183123110104	11675 POLK ST NE	KUEMPEL, JAMES A	1	\$2,990.57	\$2,990.57
183123110105	11683 POLK ST NE	BENDER TRUSTEE PATRICIA DEANE	1	\$2,990.57	\$2,990.57
183123110106	11691 POLK ST NE	BERGSTROM, JANICE LYNNE	1	\$2,990.57	\$2,990.57
183123110107	11697 POLK ST NE	COPELAND MARY KAY	1	\$2,990.57	\$2,990.57
183123140087	11500 POLK ST NE	TKACH, VASILY SAMOILOVICH	1	\$2,990.57	\$2,990.57
183123140088	11492 POLK ST NE	FASSETT TYLER	1	\$2,990.57	\$2,990.57
183123140089	979 114TH CT NE	KAREMANI AVDULLAH & AFERDITA	1	\$2,990.57	\$2,990.57
183123140090	973 114TH CT NE	LAWRENCE JASON & TRACI	1	\$2,990.57	\$2,990.57
183123140091	972 114TH CT NE	WEGENER RICK	1	\$2,990.57	\$2,990.57
183123140092	978 114TH CT NE	WEGLEITNER, SARAH	1	\$2,990.57	\$2,990.57
183123140093	975 114TH AVE NE	LUCORE, WENDY S	1	\$2,990.57	\$2,990.57
183123140094	969 114TH AVE NE	ULBEIK AMY E & SCOTT J	1	\$2,990.57	\$2,990.57
183123140095	974 114TH AVE NE	GREENE, KELLY	1	\$2,990.57	\$2,990.57
183123140096	968 114TH AVE NE	BALDWIN, BRENNNA	1	\$2,990.57	\$2,990.57
183123140097	975 113TH CT NE	BOLOGAN, LIUBOV	1	\$2,990.57	\$2,990.57
183123140098	969 113TH CT NE	BERGERSON ROBERT L	1	\$2,990.57	\$2,990.57
183123140099	970 113TH CT NE	SWANSON DONALD & AMY	1	\$2,990.57	\$2,990.57
183123140100	976 113TH CT NE	LECLAIR TRUSTEE RYAN K	1	\$2,990.57	\$2,990.57

**2024 NORTHWEST AREA STREET RECONSTRUCTION
IMPROVEMENT PROJECT T24-05**

**EXHIBIT NO. 2 - AREA 1 PROPOSED FINAL ASSESSMENT ROLL
SINGLE FAMILY RESIDENTIAL PROPERTIES**

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$886,742.60	*(CONSTRUCTION COST DOES NOT INCLUDE DRIVEWAY, TRAIL, SIDEWALK REPLACEMENT OR WATER MAIN, SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$263,101.04				
TOTAL COST	\$1,149,843.64				
		ASSESSMENT			
		RATE PER FRONT			
		FOOT			
ASSESSABLE COST	RESIDENTIAL RATE x35%	TOTAL FRONT FOOTAGE		=	\$35.53
	\$402,445.27 /	11328.4 LF			

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$35.53	X	8164.5 LF	=	\$290,085.04	/	97	=	\$2,990.57

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
183123140103	982 113TH CT NE	GRANT, ANGELA	1	\$2,990.57	\$2,990.57
183123140104	996 113TH CT NE	PETROSKI, ANDREW S	1	\$2,990.57	\$2,990.57
183123140074	985 114TH CT NE	ORLICKI PAULETTE C	1	\$2,990.57	\$2,990.57
183123140075	982 114TH CT NE	MARCZAK, REBEKAH A	1	\$2,990.57	\$2,990.57
183123140076	998 114TH CT NE	HEMMINGER BLAKE STEVEN	1	\$2,990.57	\$2,990.57
173123230007	1002 114TH CT NE	TUFA BONTU	1	\$2,990.57	\$2,990.57
173123230008	1003 114TH AVE NE	MARCELLA MICHAEL S & LEANN M	1	\$2,990.57	\$2,990.57
183123140077	999 114TH AVE NE	DWENGER T J & MCALISTER M A	1	\$2,990.57	\$2,990.57
183123140078	983 114TH AVE NE	BRYAND WILLIAM & NANCY J	1	\$2,990.57	\$2,990.57
183123140079	980 114TH AVE NE	WHITTLES, CHELSEA	1	\$2,990.57	\$2,990.57
183123140080	996 114TH AVE NE	TIX TRUSTEE, THOMAS RALPH	1	\$2,990.57	\$2,990.57
173123230009	11382 POLK ST NE	NEBELUNG, ERIC N	1	\$2,990.57	\$2,990.57
173123230010	11372 POLK ST NE	LARSON, KYLE	1	\$2,990.57	\$2,990.57
173123230011	11358 POLK ST NE	LARSEN, JARED	1	\$2,990.57	\$2,990.57
183123140081	997 113TH CT NE	HODSDON TRUSTEE MELVYN GENE	1	\$2,990.57	\$2,990.57
183123140082	981 113TH CT NE	LARSON, KRISTIN MARY	1	\$2,990.57	\$2,990.57
173123230012	11346 POLK ST NE	LU SHERRY & VO SEAN	1	\$2,990.57	\$2,990.57
173123230013	11332 POLK ST NE	TJB HOMES INC	1	\$2,990.57	\$2,990.57
173123230014	11316 POLK ST NE	TAYLOR TRUSTEE RICHELLE LEE	1	\$2,990.57	\$2,990.57
173123230015	11347 POLK ST NE	ASH, ANGELA	1	\$2,990.57	\$2,990.57
173123230016	11333 POLK ST NE	LINDQUIST, JODY L	1	\$2,990.57	\$2,990.57
173123230017	11317 POLK ST NE	LANGLIE MICHAEL N	1	\$2,990.57	\$2,990.57
173123230018	11397 POLK ST NE	CARL, KIMBERLY S	1	\$2,990.57	\$2,990.57
173123230019	11383 POLK ST NE	SASSENFELD TRUSTEE ERIC M	1	\$2,990.57	\$2,990.57
173123230020	11371 POLK ST NE	BENOLKIN, JANA	1	\$2,990.57	\$2,990.57
173123230021	11359 POLK ST NE	SKY PROPERTIES 16 LLC	1	\$2,990.57	\$2,990.57
173123230022	11451 POLK ST NE	HOPPMAN JESSE	1	\$2,990.57	\$2,990.57
173123230023	11427 POLK ST NE	MCNELLIS, KEVIN	1	\$2,990.57	\$2,990.57
173123230024	11403 POLK ST NE	KARANJA, EILEEN	1	\$2,990.57	\$2,990.57
183123140084	11499 POLK ST NE	HENCK MICHAEL	1	\$2,990.57	\$2,990.57
183123110061	11504 ABLE ST NE	VANVLEET, BRANDON D	1	\$2,990.57	\$2,990.57
183123110062	11516 ABLE ST NE	FOSS, KARI M	1	\$2,990.57	\$2,990.57
183123110063	11528 ABLE ST NE	CHRISTOPHERSON, ELLEN W	1	\$2,990.57	\$2,990.57
183123110064	11540 ABLE ST NE	CASSEM MATTHEW	1	\$2,990.57	\$2,990.57
183123110065	11552 ABLE ST NE	RITZEMA, JONATHAN	1	\$2,990.57	\$2,990.57
183123110066	863 115TH LN NE	SARRO KIRSTEN ELISE	1	\$2,990.57	\$2,990.57
183123110067	875 115TH LN NE	LOBSANG TENZIN	1	\$2,990.57	\$2,990.57

EXHIBIT NO. 2 - AREA 1 PROPOSED FINAL ASSESSMENT ROLL
SINGLE FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$886,742.60	*(CONSTRUCTION COST DOES NOT INCLUDE DRIVEWAY, TRAIL, SIDEWALK REPLACEMENT OR WATER MAIN, SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$263,101.04				
TOTAL COST	\$1,149,843.64				
		ASSESSMENT			
		RATE PER FRONT			
		FOOT			
ASSESSABLE COST	RESIDENTIAL RATE x35%	TOTAL FRONT FOOTAGE	=		
	\$402,445.27 /	11328.4 LF		\$35.53	

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL		AMOUNT ASSESSED		ASSESSABLE	ASSESSMENT RATE
		ASSESSABLE FOOTAGE				RESIDENTIAL LOT	PER RESIDENTIAL LOT
						UNITS	UNIT
\$35.53	X	8164.5 LF	=	\$290,085.04	/	97	= \$2,990.57

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
183123110068	887 115TH LN NE	XIONG, NALEE	1	\$2,990.57	\$2,990.57
183123110069	899 115TH LN NE	NGUYEN HIEN & LE TRUNG	1	\$2,990.57	\$2,990.57
183123110070	911 115TH LN NE	SKOG, KAYLA	1	\$2,990.57	\$2,990.57
183123110071	923 115TH LN NE	ADEFUSI PETER K	1	\$2,990.57	\$2,990.57
183123110072	935 115TH LN NE	HEBERT DAN A	1	\$2,990.57	\$2,990.57
183123110081	11503 ABLE ST NE	VUONG, YEN N	1	\$2,990.57	\$2,990.57
183123110082	11517 ABLE ST NE	HARRISON, VICTORIA L	1	\$2,990.57	\$2,990.57
183123110083	11531 ABLE ST NE	AHMED FOWZIA A	1	\$2,990.57	\$2,990.57
183123110084	11545 ABLE ST NE	MUSTAFIC JUSUF & MERSIHA	1	\$2,990.57	\$2,990.57
183123110007	11691 ABLE ST NE	SIAPO LAURENCE O	1	\$2,990.57	\$2,990.57
183123110008	11677 ABLE ST NE	WISCOVITCH ARTURO & TERINA	1	\$2,990.57	\$2,990.57
183123110009	11669 ABLE ST NE	SUNDEEN WILLIAM & KRISTINE	1	\$2,990.57	\$2,990.57
183123110010	11653 ABLE ST NE	CALIASHKIR SACIID	1	\$2,990.57	\$2,990.57
183123110011	11635 ABLE ST NE	HLAVINKA, KATRINA M	1	\$2,990.57	\$2,990.57
183123110012	11629 ABLE ST NE	NELSON BRIAN C & DEBRA R	1	\$2,990.57	\$2,990.57
183123110013	11611 ABLE ST NE	NGUYEN, HOANG	1	\$2,990.57	\$2,990.57
183123110015	11616 ABLE ST NE	BIROSH DAVID A & KIMBERLY R	1	\$2,990.57	\$2,990.57
183123110016	11632 ABLE ST NE	OLSON, SUZANNE R	1	\$2,990.57	\$2,990.57
183123110017	11648 ABLE ST NE	NELSON RYAN D	1	\$2,990.57	\$2,990.57
183123110018	11650 ABLE ST NE	DUFRENE SHEILA J	1	\$2,990.57	\$2,990.57
183123110019	11666 ABLE ST NE	US BANK TRUST NA TRUSTEE	1	\$2,990.57	\$2,990.57
183123110020	11676 ABLE ST NE	KELLEY, JEANNE M	1	\$2,990.57	\$2,990.57
183123110021	11690 ABLE ST NE	BREDEMUS, ASHLEY	1	\$2,990.57	\$2,990.57

TOTAL:	97	\$290,085.29
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2024 NORTHWEST AREA STREET RECONSTRUCTION
IMPROVEMENT PROJECT T24-05

EXHIBIT NO. 2 - AREA 2 PROPOSED FINAL ASSESSMENT ROLL
SINGLE FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$763,223.46	*(CONSTRUCTION COST DOES NOT INCLUDE DRIVEWAY, TRAIL, SIDEWALK REPLACEMENT OR WATER MAIN, SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$226,452.28				
TOTAL COST	\$989,675.74				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$346,386.51	/	10532.8 LF	=	\$32.89

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$32.89	X	8024.8 LF	=	\$263,936.33	/	99	=	\$2,666.02

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
083123110002	12350 DAVENPORT ST NE	HUBER BRAD	1	\$2,666.02	\$2,666.02
083123110003	12362 DAVENPORT ST NE	PERSON, KRISTI L	1	\$2,666.02	\$2,666.02
083123110004	12374 DAVENPORT ST NE	SKALA JAIME	1	\$2,666.02	\$2,666.02
083123110005	12386 DAVENPORT ST NE	GEISER, STEVEN M	1	\$2,666.02	\$2,666.02
083123110006	12398 DAVENPORT ST NE	MEULEMANS, SAMATHA J	1	\$2,666.02	\$2,666.02
083123110007	12410 DAVENPORT ST NE	JAVED, ARIFA Y	1	\$2,666.02	\$2,666.02
083123110008	12422 DAVENPORT ST NE	SMALL, TROY M	1	\$2,666.02	\$2,666.02
083123110009	12434 DAVENPORT ST NE	CHARCHENKO, PAMELA ANN	1	\$2,666.02	\$2,666.02
083123110010	12446 DAVENPORT ST NE	JALEEL AKAD	1	\$2,666.02	\$2,666.02
083123110011	12458 DAVENPORT ST NE	CREMEEN-HARRIS, ERINNE	1	\$2,666.02	\$2,666.02
083123110012	12470 DAVENPORT ST NE	FRITZ DANIELLE	1	\$2,666.02	\$2,666.02
083123110013	12482 DAVENPORT ST NE	MOOSE, DAN	1	\$2,666.02	\$2,666.02
083123110014	12494 DAVENPORT ST NE	TADESSE, MEHERET ALEMU	1	\$2,666.02	\$2,666.02
083123110015	12481 DAVENPORT ST NE	KNIGHT DONALD R & JULIE A	1	\$2,666.02	\$2,666.02
083123110016	12469 DAVENPORT ST NE	STEIER COREY M	1	\$2,666.02	\$2,666.02
083123110017	1643 124TH LN NE	VANDROVEC, SUSAN J	1	\$2,666.02	\$2,666.02
083123110018	1655 124TH LN NE	MCNAIR COLIN J & KIMBERLY J	1	\$2,666.02	\$2,666.02
083123110019	1667 124TH LN NE	ELGEBERTI M A & MUSSA HAIAT A	1	\$2,666.02	\$2,666.02
083123110020	1679 124TH LN NE	DIGGINS MICHAEL	1	\$2,666.02	\$2,666.02
083123110021	12472 FERGUS CT NE	ANDERSON JORDAN A	1	\$2,666.02	\$2,666.02
083123110022	12484 FERGUS CT NE	PETERSON, DUSTIN	1	\$2,666.02	\$2,666.02
083123110023	12492 FERGUS CT NE	HON III LLC	1	\$2,666.02	\$2,666.02
083123110024	12485 FERGUS CT NE	CIARLETTA DIANNE M	1	\$2,666.02	\$2,666.02
083123110025	12477 FERGUS CT NE	NAZARENKO, VASSA	1	\$2,666.02	\$2,666.02
083123110026	12469 FERGUS CT NE	HIGH OPPORTUNITY NEIGHBORHOOD II LLC	1	\$2,666.02	\$2,666.02
083123110027	12461 FERGUS CT NE	NGUYEN MICHAEL JOHNSON	1	\$2,666.02	\$2,666.02
083123110028	12462 GOODHUE CT NE	PILLAI RAJESH G & NAIR SWETHA	1	\$2,666.02	\$2,666.02
083123110029	12470 GOODHUE CT NE	HAMED, ALAEDEAN & MIKAYLA	1	\$2,666.02	\$2,666.02
083123110030	12478 GOODHUE CT NE	HOITOMT SHERRI & LILIENTHAL S	1	\$2,666.02	\$2,666.02
083123110031	12486 GOODHUE CT NE	DHANARAJ DANIEL	1	\$2,666.02	\$2,666.02
083123110032	12491 GOODHUE CT NE	SENDOLO, BENEDICTUS	1	\$2,666.02	\$2,666.02
083123110033	12483 GOODHUE CT NE	JOSIAH, EMMANUEL T	1	\$2,666.02	\$2,666.02

EXHIBIT NO. 2 - AREA 2 PROPOSED FINAL ASSESSMENT ROLL
SINGLE FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$763,223.46	*(CONSTRUCTION COST DOES NOT INCLUDE DRIVEWAY, TRAIL, SIDEWALK REPLACEMENT OR WATER MAIN, SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$226,452.28				
TOTAL COST	\$989,675.74				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$346,386.51	/	10532.8 LF	=	\$32.89

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$32.89	X	8024.8 LF	=	\$263,936.33	/	99	=	\$2,666.02

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
083123110034	12473 GOODHUE CT NE	MURATOVIC RAMIZ & MERSADA	1	\$2,666.02	\$2,666.02
083123110035	12463 GOODHUE CT NE	FRANKS, DANIEL J	1	\$2,666.02	\$2,666.02
083123110036	1760 124TH LN NE	RAMDHAN DAYAL & KHEAMWANTIE	1	\$2,666.02	\$2,666.02
083123110037	1748 124TH LN NE	CANNATA, KORI DIANE	1	\$2,666.02	\$2,666.02
083123110038	1736 124TH LN NE	ANCEL, JENNIFER L	1	\$2,666.02	\$2,666.02
083123110039	1724 124TH LN NE	HARRYPERSAUD, RAVINDRA	1	\$2,666.02	\$2,666.02
083123110040	1712 124TH LN NE	PAUL, JACQUELINE	1	\$2,666.02	\$2,666.02
083123110041	1700 124TH LN NE	HAUBRICK HEATHER	1	\$2,666.02	\$2,666.02
083123110042	1688 124TH LN NE	LEPPI PETER J & KATHRYN A	1	\$2,666.02	\$2,666.02
083123110043	1676 124TH LN NE	SHOGREN, JEFFREY H	1	\$2,666.02	\$2,666.02
083123110044	1664 124TH LN NE	DESCOMBAZ ROBERTA L	1	\$2,666.02	\$2,666.02
083123110045	1652 124TH LN NE	OBERLANDER, SCOTT C	1	\$2,666.02	\$2,666.02
083123110046	1640 124TH LN NE	XIONG LENG	1	\$2,666.02	\$2,666.02
083123110047	1641 124TH AVE NE	PAW SHO L & VERAIAISAKUL KRIANGSAK	1	\$2,666.02	\$2,666.02
083123110048	1653 124TH AVE NE	BONESTEEL MARK A & LAURA M	1	\$2,666.02	\$2,666.02
083123110049	1665 124TH AVE NE	NGUYEN, SAMMY N	1	\$2,666.02	\$2,666.02
083123110050	1677 124TH AVE NE	YANG INVESTMENTS LLP	1	\$2,666.02	\$2,666.02
083123110051	1689 124TH AVE NE	KRIEG, DANIELLE M	1	\$2,666.02	\$2,666.02
083123110052	1701 124TH AVE NE	VUE, JOSHUA	1	\$2,666.02	\$2,666.02
083123110053	1713 124TH AVE NE	BUI, KHANH	1	\$2,666.02	\$2,666.02
083123110054	1725 124TH AVE NE	KPUINEN, BARIAALA	1	\$2,666.02	\$2,666.02
083123110055	1737 124TH AVE NE	RISTROM, BENJAMIN	1	\$2,666.02	\$2,666.02
083123110056	1749 124TH AVE NE	THORMODSGAARD TRUSTEE DANIEL J	1	\$2,666.02	\$2,666.02
083123110057	1761 124TH AVE NE	THOMPSON RICHARD A & MARIA H	1	\$2,666.02	\$2,666.02
083123110058	1773 124TH AVE NE	JENKINS, DENISE A	1	\$2,666.02	\$2,666.02
083123110059	12391 GOODHUE ST NE	OSLUND JOHN C & ROBIN E	1	\$2,666.02	\$2,666.02
083123110060	12379 GOODHUE ST NE	GAMAN, MAHMOUD	1	\$2,666.02	\$2,666.02
083123110061	12367 GOODHUE ST NE	RUSTAD, THOMAS E	1	\$2,666.02	\$2,666.02
083123110062	1638 124TH AVE NE	ZIELINSKI LINDSEY M	1	\$2,666.02	\$2,666.02
083123110063	1650 124TH AVE NE	WILCOX, JODY	1	\$2,666.02	\$2,666.02
083123110064	1662 124TH AVE NE	BAYNE, NOEL	1	\$2,666.02	\$2,666.02
083123110065	1674 124TH AVE NE	KANDIL, MAHROUS	1	\$2,666.02	\$2,666.02

**2024 NORTHWEST AREA STREET RECONSTRUCTION
IMPROVEMENT PROJECT T24-05**

**EXHIBIT NO. 2 - AREA 2 PROPOSED FINAL ASSESSMENT ROLL
SINGLE FAMILY RESIDENTIAL PROPERTIES**

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$763,223.46	*(CONSTRUCTION COST DOES NOT INCLUDE DRIVEWAY, TRAIL, SIDEWALK REPLACEMENT OR WATER MAIN, SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$226,452.28				
TOTAL COST	\$989,675.74				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$346,386.51	/	10532.8 LF	=	\$32.89

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$32.89	X	8024.8 LF	=	\$263,936.33	/	99	=	\$2,666.02

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
083123110066	1680 124TH AVE NE	RADES SHANNON	1	\$2,666.02	\$2,666.02
083123110067	1698 124TH AVE NE	XIONG, TOU ZIA	1	\$2,666.02	\$2,666.02
083123110068	1710 124TH AVE NE	GRUNDMAYER KELLY D & LISA A	1	\$2,666.02	\$2,666.02
083123110069	1722 124TH AVE NE	PORTER, ANGELA L	1	\$2,666.02	\$2,666.02
083123110070	1734 124TH AVE NE	DEVRIES, PAUL L	1	\$2,666.02	\$2,666.02
083123110071	12380 GOODHUE ST NE	PAULSON PHILLIP O	1	\$2,666.02	\$2,666.02
083123110072	12366 GOODHUE ST NE	ZEGLAND, MARIA	1	\$2,666.02	\$2,666.02
083123110073	12352 GOODHUE ST NE	HOCHSTEIN, RACHEL	1	\$2,666.02	\$2,666.02
083123110074	1735 123RD LN NE	IH3 PROPERTY MINNESOTA LP INVITATION HOMES C/O R	1	\$2,666.02	\$2,666.02
083123110075	1723 123RD LN NE	MUSSA, MOHAMMED A	1	\$2,666.02	\$2,666.02
083123110076	1711 123RD LN NE	SCRABECK LAMONTE L & PAULA J	1	\$2,666.02	\$2,666.02
083123110077	1699 123RD LN NE	JAMES, LAVONNE J	1	\$2,666.02	\$2,666.02
083123110078	1687 123RD LN NE	MAKI MATTHEW S & MICHELLE I	1	\$2,666.02	\$2,666.02
083123110079	1675 123rd LN NE	RAZA, HAMID	1	\$2,666.02	\$2,666.02
083123110080	1663 123RD LN NE	HENRY, JEVONIE A	1	\$2,666.02	\$2,666.02
083123110081	1651 123RD LN NE	ALNABI, SADIQ	1	\$2,666.02	\$2,666.02
083123110082	1639 123RD LN NE	WRICH, KYLE J	1	\$2,666.02	\$2,666.02
083123110083	1636 123RD LN NE	NEWSTROM DEAN L & CHRISTINE A	1	\$2,666.02	\$2,666.02
083123110084	1648 123RD LN NE	GARVEY, CHRISTOPHER	1	\$2,666.02	\$2,666.02
083123110085	1660 123RD LN NE	MBUTHIA, MARGARET WAMBUI	1	\$2,666.02	\$2,666.02
083123110086	1672 123RD LN NE	GELLA DEREK ROBERT	1	\$2,666.02	\$2,666.02
083123110087	1684 123RD LN NE	LYDDY MICHAEL E	1	\$2,666.02	\$2,666.02
083123110088	1696 123RD LN NE	BROWN JEFFREY	1	\$2,666.02	\$2,666.02
083123110089	1708 123RD LN NE	PASHKANEM, VOISKALDAR	1	\$2,666.02	\$2,666.02
083123110090	1720 123RD LN NE	SAMATAR MOHAMED	1	\$2,666.02	\$2,666.02
083123110091	1732 123RD LN NE	THOMPSON THOMAS E & BARBARA L	1	\$2,666.02	\$2,666.02
083123110092	1744 123RD LN NE	BABCOCK DAVID W & TONI M	1	\$2,666.02	\$2,666.02
083123110093	1756 123RD LN NE	NAMGYAL SONAM	1	\$2,666.02	\$2,666.02
083123110094	12329 GOODHUE ST NE	BUCHTA ORMA NHEON	1	\$2,666.02	\$2,666.02
083123110095	12349 GOODHUE ST NE	MINELL, STEPHEN M	1	\$2,666.02	\$2,666.02
093123220048	1803 123RD LN NE	RAYA LEYVA CRUZ ARMAUDO	1	\$2,666.02	\$2,666.02
093123220049	1823 123RD LN NE	LABERDA JAMES TRUSTEE	1	\$2,666.02	\$2,666.02
093123220050	1843 123RD LN NE	KABITZ, DAINA & IAN	1	\$2,666.02	\$2,666.02

EXHIBIT NO. 2 - AREA 2 PROPOSED FINAL ASSESSMENT ROLL
SINGLE FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$763,223.46	*(CONSTRUCTION COST DOES NOT INCLUDE DRIVEWAY, TRAIL, SIDEWALK REPLACEMENT OR WATER MAIN, SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$226,452.28			
TOTAL COST	\$989,675.74			
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$346,386.51	/	10532.8 LF	= \$32.89

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$32.89	X	8024.8 LF	=	\$263,936.33	/	99	=	\$2,666.02

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
093123220051	1826 123RD LN NE	SINCHE, JENNIFER M	1	\$2,666.02	\$2,666.02
093123220052	1804 123RD LN NE	PANNING, ANDREW W	1	\$2,666.02	\$2,666.02

TOTAL:	99	\$263,935.98
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City of Blaine Staff Report

File Number: RES 25-95

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, Assistant Community Development Director

Agenda Item # 9.1

Resolution Denying a Conditional Use Permit Amendment to Allow Detached Accessory Buildings (Including Sheds) up to 120 Square Feet in the Development Flex (DF) Zoning District at The Lakes of Radisson Additions 3, 4, 11, 12, 13, 15, 16, 18, 19, 21, 22, 23, 27, 28, 33 and CIC No.168 Lakes of Radisson 5th Addition. Lakes of Radisson Board of Directors (Lakes of Radisson Master Association) (Case File No. 23-0073/SLK)

Executive Summary

The Planning Commission held a public hearing at the June 10, 2025, meeting. The request was for a Conditional Use Permit (CUP) Amendment to allow sheds of up to 120 square feet in 11 additions in the Lakes Development. The Planning Commission recommended denial of the CUP amendment based on the thought that the request was a homeowner's association issue.

Background

Planning Commission Public Hearing	06/10/25
City Council (Conditional Use Permit)	07/07/25
Action Deadline (60 Days)	07/05/25
Action Deadline (60 Days - City Extended)	09/05/25

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

Executive Summary

Zoning

Lakes of Radisson is zoned DF (Development Flex) and has conditional use permits for all developments that provides permitted uses, accessory uses, conditional uses and standards for the development.

Surrounding Zoning and Uses

The development is surrounded by DF, Single Family (R-1AA), Farm Residential (FR), and Heavy Industrial

(I-2). The land use designations are Low Density Residential (LDR), Medium Density Residential (MDR), Heavy Industrial (HI), Park/Open Space (P/OS), and Rural (R).

Existing Conditions

The Lakes is fully developed with townhomes and single-family homes.

History

In 2003, a Conditional Use Permit (CUP) was issued for The Lakes permitting single-family development. The CUP provides the development standards.

Evaluation of Request

Background

The applicant applied for a CUP amendment in September 2023 and withdrew the application prior to the item being heard by the Planning Commission in October 2023. The application was withdrawn by the applicant (Lakes Master Association Board) to hold a board meeting for invited Lakes residents (1058 owner-maintained lots), so the residents would be able to share their opinions on the application at the Lakes Master Association Board meeting. The meeting was held in November 2023, with 15 residents in attendance. Five attending residents stated their support of the CUP amendment and five residents stated they were not in support of the CUP amendment.

The application was further delayed to allow the recording of a declaration amendment to the Master Declaration document that provided authority to approve and review improvement applications in The Lakes. In 2014, the Master Association believed they had transferred its authority to review and approve applications to the Sub-Associations within the Lakes. However, their legal opinion concluded that the language in the existing Master Declaration did not give the Master Board authority to delegate and transfer this responsibility.

The Lakes Master Association has recently completed an amendment to the Declaration which legitimizes the delegation or transfer of architectural and or landscape improvements control powers to the Sub Associations.

Additional Background

The Lakes neighborhood is zoned Development Flex (DF) and the standards for development are regulated by a CUP specific to the subdivision. The neighborhood includes several smaller communities governed by homeowner's associations within the larger Lakes Master Association. Eleven of the owner-maintained single-family neighborhoods are regulated under Resolution 03-74 which does not permit any detached structures (sheds, garages, etc.,).

A boardmember of the Master HOA approached the city to request a change to allow accessory buildings under 120 s.f. in the rear yard of the 11 additions that currently do not allow detached accessory buildings per the approved CUP. Currently, four additions in the Lakes neighborhood allow accessory buildings below 120 s.f. in the rear yard and must meet a 5-foot setback.

To allow all owner-maintained single-family residents in the Lakes to build an accessory building in the rear yard, the board has applied for a CUP Amendment to allow detached accessory buildings up to 120 square feet. Staff believe that the prohibition on detached accessory buildings was included in the resolution at the request of the developer. Since the Master HOA board has changed their covenants to

allow for sheds and voted to amend the CUP, staff are supportive of amending the CUP.

Past practice has been to consider amendments to CUP's in the DF district on an individual lot basis, as has occurred multiple times in the North Oaks West development. That process allows for a more individual review of the design of the building. In this case, the HOA has requested an amendment to the whole development. Staff are supportive of amending the overall CUP since it is in conflict with existing and proposed HOA standards and an active HOA for the development has made the request.

It should be noted that the City does not have any regulatory control on HOA covenants and HOA covenants can be more restrictive than city ordinances. All HOA covenants must be enforced by their own HOA board. The applicant has stated that an amendment to the Declaration that provides authority to approve improvement applications is now permitted by Sub-Associations within the development.

The CUP amendment will only apply to The Lakes Resolution 03-74, as all other owner-maintained single-family additions in the Lakes neighborhood already permit a detached shed in the rear yard under 120 s.f.

Grading/Storm Drainage

The proposed small sheds would not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities

The proposed small sheds would utilize the existing utilities on site if needed. No new connections are proposed.

Wetlands/Watershed/FEMA

The small sheds would not be permitted in any platted wetlands or FEMA flood plain on the existing site. A Watershed District review will not be required.

Access/Street Design/Sidewalks/Trails

The proposed small sheds will not require any additional access, street design, sidewalks or trails.

Easements/Right-of-way/Permits

Sheds less than 120 sq ft do not require the issuance of a building permit; The small sheds cannot be placed within platted easements or right-of-way.

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.

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - o The neighborhood is established. A shed in the rear yard under 120 s.f. will not cause an excessive burden on parks, schools, streets or other public facilities and 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.
 - o Allowing a detached shed in the rear yard under 120 s.f. would be compatible with the other residential districts and neighborhoods within the Lakes.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o Allowing a small shed in the rear yard will not have an adverse effect on adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - o Many single-family developments, including some existing additions (neighborhoods) in the Lakes allow a shed under 120 s.f. This change would be consistent with the zoning code.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The proposed amendment is consistent with this designation.
7. The use will not cause traffic hazards or congestion.
 - o The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - o The existing development is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the development.

Attachment List:

Map of owner-maintained lots - do not permit detached accessory buildings under 120 s.f.

Map of owner-maintained lots - do permit detached accessory buildings under 120 s.f.

Resolution 03-74

Project Narrative

Declaration Amendment Justification

Memo to Sub Associations

List of Owners-Maintained Single Family Homeowner's Associations

Map of HOA's

Approval of CUP Amendment by HOA Board

Unapproved Planning Commission Minutes 6/10/25

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to deny the CUP amendment to allow detached accessory buildings up to 120 square feet in the DF Zoning District. The Planning Commission recommends that the city should not take action on this item until further discussion is held between the master board and the sub-associations regarding how to manage sheds within The Lakes.

The meeting minutes are attached for reference to the public hearing comments.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners impacted by the CUP.
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
2. Public Comments 061025
3. Unapproved PC Minutes 061025



City of Blaine

Signature Copy

Resolution: RES 25-95

Resolution Denying a Conditional Use Permit Amendment to Allow Detached Accessory Buildings (Including Sheds) up to 120 Square Feet in the Development Flex (DF) Zoning District at The Lakes of Radisson Additions 3, 4, 11, 12, 13, 15, 16, 18, 19, 21, 22, 23, 27, 28, 33 and CIC No.168 Lakes of Radisson 5th Addition. Lakes of Radisson Board of Directors (Lakes of Radisson Master Association) (Case File No. 23-0073/SLK)

WHEREAS, an application has been filed by Lakes of Radisson Board of Directors (Lakes of Radisson Master Association) as Conditional Use Permit Case File No. 23-0073 for The Lakes of Radisson Additions 3, 4, 11, 12, 13, 15, 16, 18, 19, 21, 22, 23, 27, 28, 33 and CIC No.168 Lakes of Radisson 5th Addition; and

WHEREAS, said case involves the property described as follows:

The Lakes of Radisson Additions 3, 4, 11, 12, 13, 15, 16, 18, 19, 21, 22, 23, 27, 28, 33 and CIC No.168 Lakes of Radisson 5th Addition

WHEREAS, the Blaine Planning Commission held a public hearing on June 10, 2025, and recommended denial regarding said Conditional Use Permit; and

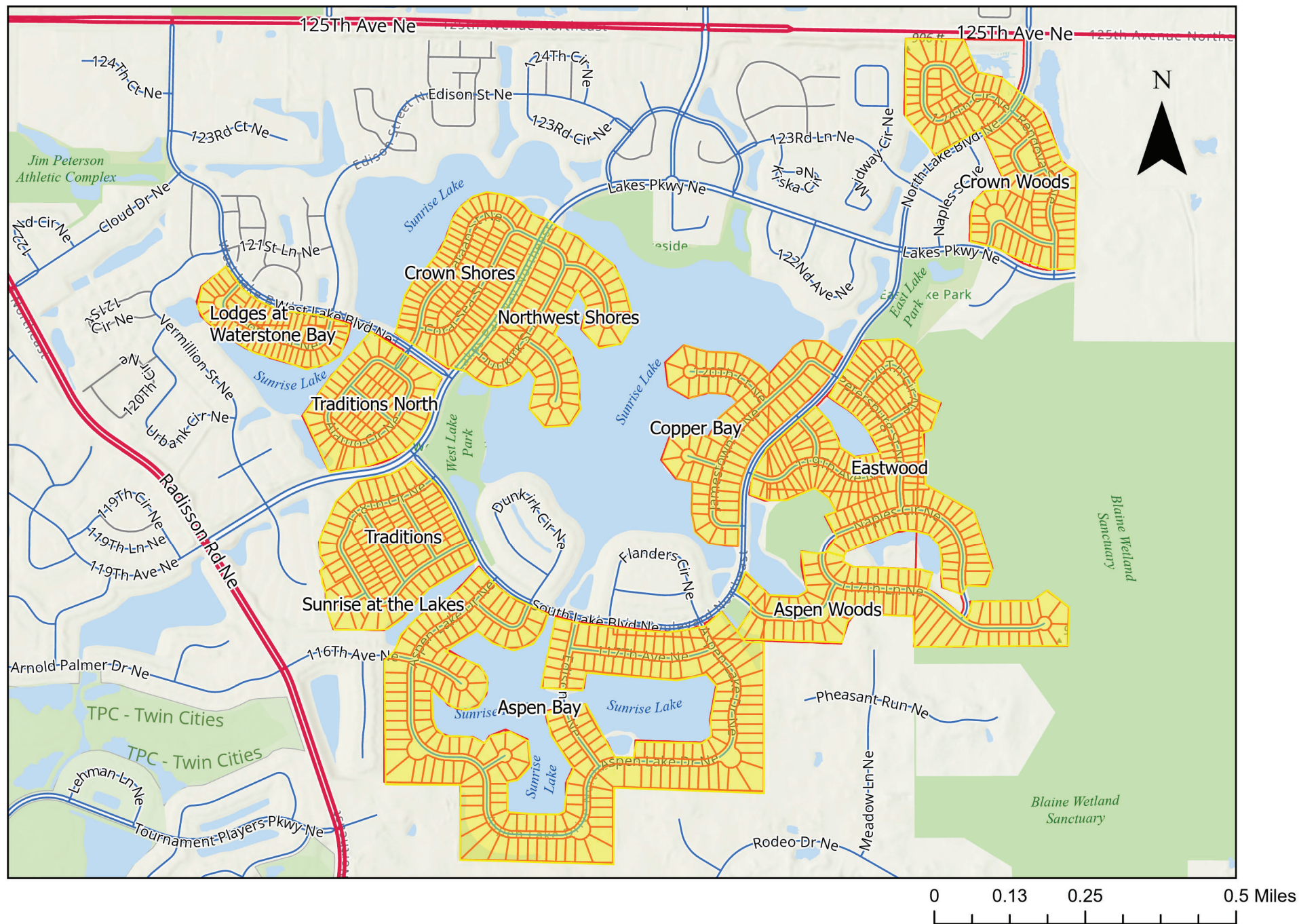
WHEREAS, the Blaine City Council has reviewed said case on July 7, 2025; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby denied per Sections 27.04 and 29.110 of the Zoning Ordinance to allow detached accessory structures up to 120 square feet in the The Lakes of Radisson 3, 4, 11, 12, 13, 15, 16 18, 19, 21, 22, 23, 27, 28, 33 additions and CIC No.168 Lakes of Radisson 5th Addition due to the following findings:

1. This is an association matter. The Master Homeowners Association and Sub-Homeowners Associations need to work together and come to an agreement on the allowance of sheds.

PASSED by the City Council of the City of Blaine this 7th day of July, 2025.



Owner-maintained lots that currently do not allow detached accessory buildings under Resolution 03-74

CITY OF BLAINE

RESOLUTION NO. 03-74

**GRANTING A CONDITIONAL USE PERMIT
PER SECTIONS 27.03 AND 29.80 OF THE ZONING ORDINANCE
OF THE CITY OF BLAINE
EAST OF RADISSON ROAD AND SOUTH OF MAIN STREET
MAIN STREET 1000, LLC
THE LAKES**

WHEREAS, an application has been filed by Main Street 1000, LLC as conditional use permit Case File No. 03-16; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on March 11, 2003; and

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

WHEREAS, the Blaine City Council has reviewed said case on April 3 and May 1, 2003.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 27.03 and 29.80 of the zoning ordinance to develop up to 739 single family lots, 265 detached townhomes and 641 attached townhomes or condominiums as part of master planned phased development. East of Radisson Road and South of Main Street based on the following conditions:

The Lakes development containing up to 739 single-family lots shall conform to the following standards:

The Lakes Single Family - DF Development Standards

Permitted Uses

1. Single-family detached dwellings.
2. Group family daycare.

Accessory Uses

1. Private garages - no detached accessory structures except those water accessory structures provided and permitted as part of the Lakes Water Management Plan.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses fewer than 33.11.

Standards

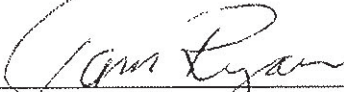
1. Front yard setback - 25 feet.
2. Side yard setback – for lots wider than 70 feet - ten feet for house- five feet for garages.
3. Side yard setback- for lots with widths of 70 feet or less- 5 feet for house-five feet for garage except that rear alley garages may be set at zero lot line. In no instance may structures on adjacent lots be less than 5 feet house to garage or 15 feet house to house.
4. Corner side yard setback - 20 feet. Garages facing and accessing the corner side yard shall have setback of 25 feet.
5. Rear yard setback - 35 feet for house or front facing garage with the exception that lots adjacent to North Oaks West have a minimum rear yard setback of 75 feet.
6. Rear Yard setback for rear facing garages with alley or service lane to be 25 feet.
7. Maximum building height - 2 1/2 stories or 35 feet.
8. It shall be required for all single family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings are not permitted, except for enclosures essential to service permitted swimming pools.
9. The minimum finished floor area above grade for all homes shall be 1,600 square feet. All homes shall have a minimum depth and width of 24 feet.
10. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations. All house exteriors to utilize maintenance-free materials to the extent possible. All house exteriors to provide enhanced window fenestration. Care to be taken to utilize a variety of home styles, front elevations and colors to provide maximum housing variety within each neighborhood. Developer to establish criteria to ensure that adjacent single family homes built within the development do not have the same exterior color or architectural elevations.
11. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
12. Driveways shall not be constructed closer than 5 feet to the property line except as provided with alley facing garages, which can be zero lot line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other City approved material that is consistent in durability and quality.
13. Rear yard alleys or service drives are considered private shared driveways and are to be maintained privately by covenant agreement or homeowner's association.
14. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.
15. Each lot shall contain one front yard tree and one boulevard tree with a minimum of 2½-inch caliper. Front yard tree may be over story deciduous shade tree or approved six-foot tall conifer. Corner lots shall each have one additional boulevard tree.
16. Lots with rear yard water frontage, on the two large water bodies labeled by the Preliminary Plat as Outlots O and C, shall contain a minimum of one over story shade tree with minimum caliper of 2.5 inches.

17. Rear yard fences, if permitted by developer covenants, adjacent to water or park out lots to have maximum height of 4 feet. Fence styles to be approved by the Master Homeowner's Association and constructed with maintenance free materials.
18. All homes, within the development to incorporate Airport Noise Abatement Standards to mitigate noise impacts.
19. Side patio or entrance doors not to be included on any single family home that does not contain adequate lot space to provide a minimum deck or patio width of at least 10 feet. No deck or patio can be placed closer than 7.5 feet from the interior side lot line. No deck can be enclosed that is placed closer than 10 feet from an interior side lot line.
20. Developer to execute and record, with the sale of each single family lot, an affidavit indicating to homebuyers that the soils located in the rear and side yards of the single family lots have not been corrected to accommodate general building construction or pools and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.

The following conditions are recommended for the 265 detached style townhomes and 641 attached townhomes and condominium housing units.

1. Construction of all detached townhomes and attached housing units to be generally guided by the City Council's Resolution and by depictions, drawings and information contained in the Development Plan Book and attached Pioneer Engineering drawings (pages 1, 2, 8-36), dated March 3, 2003 with the provision that, prior to site work (other than preliminary site grading), the specific developer/builder of each housing area submit fully detailed site, grading, utility, landscaping and building plans for each house style represented by this application. All site plans and unit plans require approval of the Planning Department prior to work beginning. All site work to meet the Performance Standards Section 33.00 of the Zoning Ordinance.
2. All site plans to be reviewed, by the City, for how the site plans deal with berming and landscaping along Radisson Road and in future phases along 125th Avenue, setbacks between units and paved surfaces, provision for adequate and convenient off-street parking, landscape treatments along project edges and between project types, emergency vehicle access and fire hydrant spacing.
3. All housing units to incorporate Airport Noise Abatement Standards.
4. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
5. All attached housing units, with total structure sizes greater than 8,500 square feet, to be provided with automatic fire suppression systems.
6. Minimum floor area above grade for detached townhomes 1,240 square feet and attached condominiums and townhomes of 1,225 square feet.
7. Model home sales area with temporary office trailers (maximum of 4) to be set-up based on location, site and landscape plans to be approved by the City prior to installation. Trailers to be removed within one year from 1st phase final plat approval by the City Council.

PASSED by the City Council of the City of Blaine this 1st day of May 2003.



Tom Ryan, Mayor

ATTEST:



Jane M. Cross, CMC, City Clerk
COUNCIL ACTION 03-164

PROJECT NARRATIVE

The Lakes of Radisson Board of Directors requests that Item 8 of The Lakes – DF Development Standards be rescinded, thereby, going forward, allowing the location of accessory storage buildings (sheds) in the rear yards of owner maintained single family lots, with the exception being lakeshore lots and detached style townhome lots (association maintained villa homes). Also sheds will not be allowed on attached townhome/condominium lots.

The Lakes of Radisson Community (2651 households) is a composite of 35 sub-associations (HOA's), 15 of which are comprised of owner maintained single family lots. The sub-associations are governed by the Lakes of Radisson Master Association.

The Master Association will subsequently adopt an official regulation that sets standards for such sheds which will be consistent with the City's "Accessory Buildings/Sheds" guidelines.

Being unaware of the Conditional Use Permit, over the years, the Master Association Architectural Control Committee (ACC) has granted permits for a couple of sheds, and there have also been some unpermitted installations. Although the total number of sheds in the Lakes community is relatively low, the Master Board of Directors would like to be in a position to legitimately accommodate any future reasonable permit requests, and allow sanctioned single family residents of the Lakes the same opportunity as Blaine residents in other single family residential zoning districts.

DECLARATION AMENDMENT JUSTIFICATION

With the completion of their respective developments (neighborhoods/sub-associations) each builder (Declarant) has established the identity, quality and distinctive character of these neighborhoods. With the Lakes community being “built-out” (developed to its maximum extent except for the church property), the defined oversight role of the Architectural Control Committee (ACC) has “run its course”, and its primary mission has been fulfilled.

After the departure of the builders and termination of Declarant control, continuation of the unique character and quality of each neighborhood naturally becomes a primary concern of the residents of each neighborhood as it is in their respective “vested interest” to support “local” control of proposed landscape and architectural improvements. Going forward, most proposed improvements will be additions, exterior alterations, replacements and/or substitutions (e.g., accessory structures, building additions, decks, fences, pools). Aside from landscaping, most improvement projects will occur in rear yards, and will require City permits.

In 2014 the Master Association delegated and transferred its authority to review and approve improvement applications to the Sub-Associations. However, a legal opinion (Helmuth, 2016) has recently resurfaced that concludes that, in accordance with the existing Master Declaration, the Master Board did not have the authority to delegate and transfer this responsibility, and thereby such action was not legitimate and should be nullified.

The review and approval of proposed improvement project permit applications, compliance inspections and preparation of standards and guidelines for the entire Lakes Community, at times, could be an enormous daunting and unmanageable task for a volunteer committee (Master ACC).

In order to rectify the current situation and establish a permit approval process that will be in the best interests of the Master Association and Sub-Associations (and their residents), the Master Board is proposing the adoption of a Master Declaration amendment (see attachment) that reassigns the authority to review and approve improvement applications (with the exception of proposed Buffer Zone projects) to Sub-Associations.

MEMORANDUM

FROM: Lakes of Radisson Master Board of Directors
TO: Sub-Association Board of Directors
DATE:
SUBJECT: Master Declaration Amendment/Petition for Delegation
of Architectural Control Powers

The Lakes of Radisson Master Association has recently amended its Declaration which legitimizes the delegation or transfer of architectural and/or landscape improvements control powers described in the Declaration to petitioning Sub-Associations. (See enclosed "Declaration Amendment Justification" and executed "Eleventh Amendment to Master Declaration.")

It is hoped that every Sub-Association will desire to oversee proposed improvements within the respective Sub-Association Property, and consequently will petition the Master Board to transfer such authority to the Sub-Association in accordance with the provisions of the subject Amendment.

Any Sub-Association Board of Directors that seeks such authority must complete and submit the following documents (See enclosures) to the Master Board:

1. "Unanimous Consent Resolution of Board of Directors." Sub-Association Board of Directors' approval to submit the required written petition. Enter approval date. Enter original Director signatures. Complete two documents having original signatures (one for Master Board and one for Sub-Association file).
2. Exhibit A". Attachment to Unanimous Consent Resolution – description of architectural and landscape improvements control powers to be delegated to the petitioning Sub-Association.
3. "Certificate." Sub-Association's Secretary's confirmation that the Unanimous Consent Resolution was approved by the Sub-Association Board of Directors in accordance with its governing documents. Enter Secretary's name and date of certification. Enter Secretary's original signature and notarization. Complete two documents having original signatures (one for Master Board and one for Sub-Association file).
4. "Petition Letter". Written petition request. Product of the "Unanimous Consent Resolution." Enter date and original signature of the President of the Sub-Association Board of Directors. Complete two documents having original signatures (one for Master Board and one for Sub-Association file).

The completed documents should be sent to:
Dave Peterson, Association Manager
First Service Residential
8100 Old Cedar Avenue Suite 300
Bloomington, MN 55425

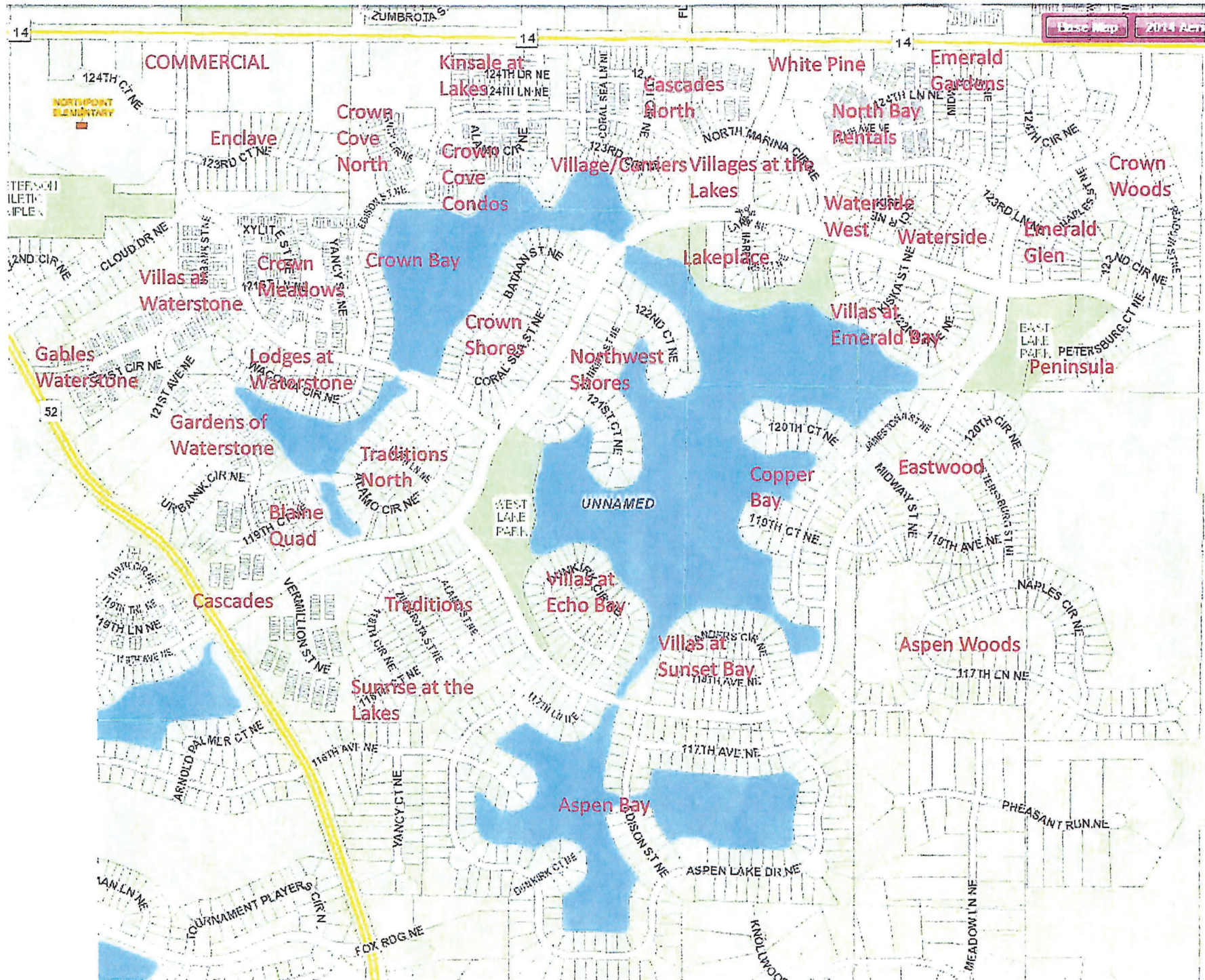
The Master Board will respond and grant authorization by an "Unanimous Content Resolution" of its own.

Questions can be directed to Dave at dave.peterson@fsresidential.com or 952-277-2700

P.S. It should be noted that if a Sub-Association does not petition for the transfer of architectural control powers, any architectural and/or landscape improvement permit application submitted to the Master Association for approval from that Sub-Association will be subject to a \$100 application fee.

Listing of Owner Maintained Single Family Homeowner's Associations (Refer to Map)

Aspen Bay Homeowners' Association
Aspen Woods Homeowners' Association
Copper Bay Homeowners' Association
Crown Shores Homeowners' Association
Crown Woods Homeowners' Association
East Woods Homeowners' Association
Emerald Gardens Homeowners' Association
Enclave at the Lakes Homeowners' Association
Kinsale at the Lakes Homeowners' Association
Lodges at Waterstone Bay Homeowners' Association
Northwest Shores Homeowners' Association
Peninsula Homeowners' Association
Sunrise at the Lakes Homeowners' Association
The Traditions Homeowners' Association
Traditions North Homeowners' Association



Date August 23, 2023

City Council
City Of Blaine
1081 Town Square Drive NE
Blaine, MN 55449

Re: Amendment of Conditional Use Permit (Resolution No. 03-74) The Lakes of Radisson
Master Planned Phased Development

Dear City Council,

At its regular meeting on August 22, 2023, the Board of Directors of the Lake of Radisson Master Association unanimously consented to the submission of an application to amend the Conditional Use Permit (Resolution No. 03-74) that initially established the Lakes of Radisson Development. The requested amendment applies only to the provision of Development Standard Item 8 that prohibits detached accessory storage buildings (sheds) on single family lots.

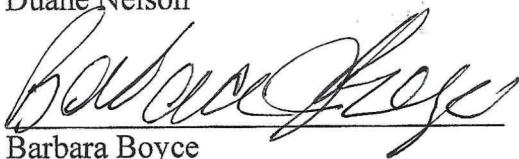
Very truly yours,



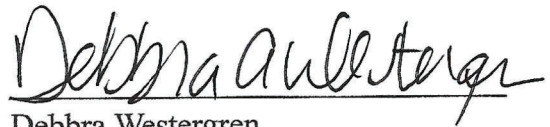
Paul Edgett
President on behalf of the
Board of Directors of the
Lakes of Radisson Master Association



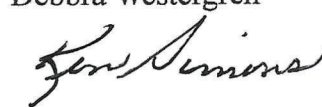
Duane Nelson



Barbara Boyce



Debra Westergren



Ken Simons

From: Derek Madsen <madsen.derek@gmail.com>
Sent: Monday, June 2, 2025 1:38 PM
To: Planning
Subject: Petition from Lakes of Radisson

Hello,

I am writing in regard to the upcoming hearing on June 10th regarding the conditional use permit for accessory buildings.

I am strongly in favor of the proposed amendment to ensure that residents such as myself can construct accessory structures such as sheds. For my property at 2862 Aspen Lake Dr NE, I very much want to construct a storage shed for various tools and equipment and would appreciate it if the city and association regulations were clear and aligned to allow that.

Thank you,

Derek Madsen

Sent from my iPhone

From: Scott Johnson <sjohnson@netprof.us>
Sent: Monday, June 2, 2025 3:28 PM
To: Planning
Subject: PC23-0073

Good afternoon,

My name is Scott Johnson and my wife and I live on the lake at 2626 Alamo Circle NE.

We do not agree with having the ability to build detached structures in this development. We built our house in 2007 and one of the main reasons why was the aesthetics. Since then we've seen numerous houses take great liberty of making changes which go against the original standards of keeping things natural. We feel this would policy change further degrade the aesthetics in our neighborhood, especially on lake lots, that we all have committed to when we either built or purchased our property.

Best regards
Scott and Kristin Johnson

From: NANCY FACKLER <nfackler@aol.com>
Sent: Monday, June 2, 2025 3:32 PM
To: Planning
Subject: Case PC23-0073

I am interested in getting clarification on the request for detached accessory building permit change in The Lakes of Raddison. What address is requesting this change, why do they want to build a shed etc. I have owned our home in The lakes for nearly 20 years and no one needs to add a shed to their back yards. I do not think this change is necessary and it will be the slippery slope to enforce for all future requests. I vote to keep the zoning as is and not allow sheds, she shed, he sheds or adu's. There is enough storage spaces to rent if you run out of room in your present garage or home. I say no thank you.....we like what we have now and don't need to stare at sheds of all colors and shapes in our neighbors yards. Thank you.

Nancy Fackler
2998 Aspen Lake Drive
Sent from my iPad
Nancy Fackler

From: Tim and Lesa Ramos <tim.lesa.amos@gmail.com>
Sent: Tuesday, June 3, 2025 8:41 AM
To: Planning
Subject: Lakes of Radisson Board of Directors Application PC23-0073 feedback

Having lived here in the Lakes of Radisson from the beginning 20+ years ago, the original intent and purpose of the various bylaws and attraction to the development was to NOT have sheds built. Moving forward with this application goes against the original intent and bylaws of the Lakes of Radisson. We therefore are against the proposed petition of detached accessory buildings (including sheds).

Regards,

Tim and Lesa Ramos

From: Dawn Yetter <dawn.yetter@gmail.com>
Sent: Tuesday, June 3, 2025 11:05 AM
To: Planning
Subject: PC23-0073

To whom it may concern:

I received a Notice of Public Hearing before the Blaine Planning Commission regarding a permit amendment to allow construction of detached accessory buildings in the Lakes of Radisson. I am adamantly opposed to this proposal. I live on the lake in this development and I paid a lot of money for a lake lot. When I moved in, the covenants stated that sheds are not allowed on the lake. This was a selling point for me. I do not want anything blocking my view of the lake. Residents put up sheds, fill them up, and then start piling stuff on the outside of the shed. This area will turn into another storage area just like the neighborhood we moved out of. It is not fair to change the covenants after residents have paid a lot of money to live in an area that has covenants they like and approve of. Please vote no to this amendment.

Dawn Yetter
3013 Aspen Lake Dr.
Blaine, MN.

From: TC Auld <tcauld@hotmail.com>
Sent: Wednesday, June 4, 2025 9:40 AM
To: Planning
Cc: Mary Ann Auld
Subject: PC23-0073 - Condiitonal Use Permit

Good Morning,

We are strongly apposed to this conditional use permit amendment. This provision has been in the Home Owner Association Bylaws since this neighborhood was establised.

The Master Home Owner Association has bypassed the Sub-Assocation vote of this provision which goes against their own bylaws.

Please deny this permit amendment and send it back to the Home Owner Associations to deal with this.

If you have any questions or would like more information, please contact me.

Tom and Mary Ann Auld
2898 121st CT NE
Blaine MN, 55449
612-801-8957

From: Dave Canfield <dcanfield@interlogusa.com>
Sent: Thursday, June 5, 2025 9:40 AM
To: Planning
Subject: Re: Case PC23-0073 – Petition to Allow 120 sq. ft. Sheds in the Lakes of Radisson

City of Blaine – Planning Department

Attn: City Planner

Planning@blainemn.gov

10801 Town Square Drive NE

Blaine, MN 55449

Re: Case PC23-0073 – Petition to Allow 120 sq. ft. Sheds in the Lakes of Radisson

June 5, 2025

Dear City Planner,

I am writing to firmly and unequivocally oppose the petition referenced in Case PC-23-0073, which proposes permitting 120-square-foot sheds within the Lakes of Radisson neighborhood under newly “proposed standards” from the Master Association. This request should be denied outright.

There are four key reasons this petition is deeply flawed and sets a troubling precedent:

Undermining Established Covenants

Every homeowner in the Lakes—including myself—purchased our properties under clear, binding HOA covenants that explicitly prohibit detached sheds. These weren’t vague guidelines—they were part of the deal. Now, after years of ignoring their enforcement responsibilities, the HOA wants the City to step in and rewrite the rules for them? That is unacceptable. A contract is a contract. The City should not become an enabler for HOA negligence, nor should it override the commitments that residents relied on when making one of the most significant financial decisions of their lives.

Zero Confidence in HOA Enforcement

Let’s be honest—the Lakes of Radisson HOA has already demonstrated a complete failure to enforce existing standards. A quick drive through the neighborhood highlights dozens of violations, many of which have persisted unchecked for years. There is no reason to believe they’ll suddenly become competent stewards of a “new” standard when they’ve ignored the old one. Rewarding failure with more responsibility is illogical and unfair to rule-following residents.

Creates Inequity Within the Neighborhood

I reside in the Aspen Woods Sub-Association, which includes approximately 100 homes—about 30 of which (11780–11857 Naples Circle) are not owner-maintained lots. Allowing sheds here would instantly create a double standard: some homes would face shed restrictions via lawn

maintenance contracts, while others would not. More significantly, *every single lakefront home* in **Northwest Shores, Lodges at Waterstone Bay, Traditions North, Copper Bay, and Aspen Bay** is expressly prohibited from having sheds under their governing documents to protect lake health. Approving this petition would override those long-standing restrictions and force these homeowners to live next to structures they were explicitly told would never be allowed and potentially damage the lake enjoyed by all of Blaine. That creates inequity, undermines trust, and fractures the uniformity that neighborhoods like this rely on.

No Legitimate Need

This isn't about necessity—it's about convenience and excess. Most homes in the Lakes already have 3- or 4-car garages. If that's not enough storage, there are ample commercial storage options available nearby along Highway 65. The answer to "too much stuff" is not backyard sheds—it's responsible decluttering or off-site storage. Let's not sacrifice the visual and architectural cohesion of the neighborhood to accommodate garage overflows.

The bottom line is simple:

The HOA failed to enforce its own rules. The City should not bail them out. In fact, the Aspen Woods HOA board conducted a survey of its homeowners, and over **60% opposed allowing sheds**—a clear signal that residents want the original standards upheld.

I strongly urge the Planning Department to reject this petition and preserve the zoning integrity and original design intent of the Lakes of Radisson.

Sincerely,

David Canfield

3223 117th Lane NE

Blaine, MN 55449

(612) 812-0675

dcanfield@interlogusa.com

David Canfield

Direct: +1 612.605.9442

Cell: + 612.812.0675

9380 Central Ave NE, Suite 350

Minneapolis, MN 55434



LAND SEA AIR
[Blog](#) | [LinkedIn](#) | [Facebook](#) | [Website](#)

From: Roger Trampel <rtrampel@yahoo.com>
Sent: Thursday, June 5, 2025 8:24 PM
To: Planning
Subject: Lakes of Radisson - Detached Buildings

My wife and I purchased in the Lakes development a little over a year ago. We have done a lot to set up our new home. The only thing we have not been able to do is adding a nice storage shed in the back yard.

I was very excited to see the notice of the petition. I hope to be at the public hearing on the 10th, but at the very least, I wanted to make you aware of my excitement at learning that we could get that needed storage option this year.

I am all for this petition and hope that the city of Blaine will accept the petition. Thank you for considering this change.

Roger Trampel

Sent from my iPad

From: [Curt LaFontaine](#)
To: [Planning](#)
Subject: CASE PC23-0073
Date: Monday, June 9, 2025 12:47:04 AM

This is in regards to the shed building proposal in the lakes area. These would be 10 by 12 foot sheds in back yards which I think would be eyesores in this beautiful area. They may not match the color schemes of the houses and this foot print is large for these backyards. I'm not in favor of this most homes in this area are 15 years old and we have gotten along just fine without them.

Thank you
Curt LaFontaineOn the lake.

From: [Randy Kavanagh](#)
To: [Planning](#)
Subject: Accessory Building Amendment (including sheds) Feedback
Date: Friday, June 6, 2025 9:43:14 PM

Hi,

If we understand the letter correctly it sounds like if the amendment would pass it would allow sheds to be built in the Lakes of Radisson.

We are very very much opposed to any amendment that would change the city regulations to allow for sheds of any size!! We moved to The Lakes of Blaine around 5 years ago as it always looked so pretty and pristine with beautiful homes and lawns. Allowing sheds will take away from the beauty of the area. Initially sheds may look nice but we all know what happens over time; they are not kept up and soon people are using the outside of the shed as a storage area as well!! Most people here have 3 and 4 car garages so the need for a shed in our opinion is not needed. If that space is not enough they may have to consider decluttering.

Sheds over time will only take away from our pristine area and who knows, maybe drive property values down as we will look just like many other communities. We will lose our uniqueness.

Thank you,

Randy & Deanne Kavanagh

From: [Jeff Bradley](#)
To: [Planning](#)
Subject: Re: Case PC23-0073 – Petition to Allow detached Accessory Buildings in the Lakes of Radisson
Date: Sunday, June 8, 2025 11:23:59 AM
Attachments: [Bradley - Opposition to Proposed Zoning changes to accomodate detached accessory buildings 6-8-25.pdf](#)

Please find the attached letter in opposition of this Case.

Regards,

-Jeff Bradley

June 8, 2025

Planning Department
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449
Planning@BlaineMN.gov

To whom it may concern:

I am writing to oppose the proposed referenced change in Case PC-23-0073, which allows 120-square-foot detached accessory buildings within the Lakes of Radisson neighborhood under newly proposed standards from the Master Association HOA Board.

The Master Association's request is deeply flawed and should be rejected for a number of reasons.

1. Lack of Meaningful Resident Input

The proposal lacks genuine community engagement and transparency. The Master Association has submitted and withdrawn similar requests multiple times, often without adequate notice or opportunity for broad homeowner input. Meetings regarding this issue have frequently been announced at the last minute, with minimal outreach, resulting in low participation (most of it in opposition). This process does not reflect the informed consensus of the neighborhood and raises serious questions about whether the petition truly represents the will of the majority or simply a vocal minority.

2. It Undermines Established Covenants

Every homeowner in the Lakes, including myself, purchased our properties under clearly stated HOA covenants that prohibit detached accessory structures. The HOA's historical failure to enforce these rules does not justify retroactively changing them. A small group of board members should not have the authority to rewrite long-standing covenants that formed the basis for home purchase decisions throughout the community. HOA board members did not run on and were not transparent about their plans to implement such major changes to the HOA covenants.

3. Creates Precedent for Further Erosion of Standards

Approving this petition opens the door to additional exceptions and rule changes down the line with little or no input from homeowners. If detached accessory buildings are allowed now, what prevents future amendments for RV parking, fencing changes, or even accessory dwelling units (ADUs)? This undermines long-term community planning and threatens to destabilize the integrity of the HOA's covenants.

4. Difficult and Disjointed HOA Enforcement

The Lakes of Radisson HOA master board has already demonstrated a failure to enforce existing standards and their solution to delegate architectural control to individual sub-associations to make/enforce their own rules for each subdivision will create inconsistent and disjointed community standards. In addition, these inconsistent standards are likely to create increased nuisance and maintenance concerns. Detached accessory buildings, particularly if not uniformly maintained, can become eyesores, harbor pests, or be used inappropriately (e.g., as workshops generating noise or odor) not to mention being a blight to neighbors having to look at them. The HOA has already proven ineffective in policing much smaller infractions and there's no reason to believe it will be vigilant in ensuring detached accessory buildings are used and maintained properly.

5. Negative Impact on Property Values and Tax Basis

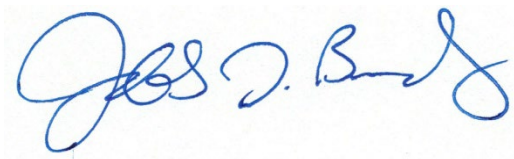
Introducing detached accessory buildings will likely diminish the uniform aesthetic and upscale feel that currently help maintain property values in the Lakes of Radisson. Prospective buyers often seek out neighborhoods with strict aesthetic and architectural guidelines. Allowing detached accessory buildings may deter buyers who perceive them as unsightly or indicative of lax community standards, thereby hurting resale values.

6. No Legitimate Need

This change is about convenience and excess, not necessity. Most homes in the Lakes already have 3- or 4-car garages. If that's not enough storage, there are ample commercial storage options available nearby along Highway 65. The answer to "too much stuff" is not backyard detached accessory buildings, it's responsible decluttering or off-site storage. Let's not sacrifice the visual and architectural cohesion of the neighborhood to accommodate garage overflows.

To recap, the Lakes of Radisson HOA has failed to provide any meaningful need for this change, they have failed to gather any meaningful or comprehensive residential input, they are undermining established covenants that residents who bought homes in this neighborhood expect, they have failed to enforce their own rules and the City of Blaine should not let them get rid of the rules to make it easier on themselves at the risk of negative impacts on property values and City of Blaine tax revenues. I strongly urge the Planning Commission to reject this petition and uphold the zoning integrity and original design intent of the Lakes of Radisson.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Bradley", is written over a light blue rectangular background.

Jeff Bradley
3309 117th Lane NE
Blaine, MN 55449

From: [Joette Zemba](#)
To: [Planning](#)
Subject: Sheds
Date: Sunday, June 8, 2025 2:45:41 PM

Dear Planning people;

Regarding - sheds in the development

We would like to express our view on the concern of having sheds be allowed in the lakes development neighborhoods.

We are AGAINST this proposal!

Everyone here has three or four car garages for storage. If you cannot fit your outside belongings in this then perhaps you need to purge and get rid of things.

If we're gonna allow this, the next thing we're gonna allow is garbage cans in front of our garage doors/sit in driveway - which already does happen and should not, and people will be requesting to paint their house a bright pink, etc! Should we allow gas motorboats on the water now too???

This will just lead to other requests taking place in the development.
And why do we pay these association fees???

Thank you!

J & J Z

To: Members of the Blaine Planning Commission and
Blaine City Council Members

Regarding: The Lake of Radisson Board of Directors/Master Association's proposal allowing for the construction of detached accessory buildings including sheds.

Date: 6/6/2025

We are writing to express our strong opposition to the proposal made by our Lakes of Radisson Master Association -- which should be acting in support of homeowners that value continued open and/or non-congested spaces where they have purchased homes.

My wife and I intentionally purchased a house in a non-crowded community that met our needs. Others have purchased property in the same community despite knowing that there were established building limits. The changing of those limits benefits those who potentially did not make a wise choice while harming those who made one.

Families may have distinct reasons for wanting a shed, but not all of them need to be discussed in this letter. This is because each storage issue has one thing in common, which is that there are always other solutions that do not negatively impact others. Building a shed, for instance, is not the only way to solve a storage issue. There are always a variety of other alternatives including for instance:

- Storage space can always be rented in a variety of places within ten miles.
- Required space for riding mowers/snow blowers and the like can be made unnecessary simply by hiring a neighbor or company to complete yardwork and snow removal.
- Garage storage space can be effectively created by installing durable, robust shelving units above parked vehicles or along the interior edges of the garage.
- If all else fails, an alternative of moving to an area that has no restrictions upon buildings can become their choice.

Thank you for respecting the rights of homeowners who desire maximum green space, an absence of overcrowding, and a high rate of return on their real estate investment. We request that the Blaine City Council deny this request.

Sincerely,

Jim and Jill Schulz
12184 Bataan Street NE
Blaine, MN 55449

From: ctmelsha@comcast.net
To: [Planning](#)
Subject: PC23-0073 Lakes of Blaine CUP
Date: Monday, June 9, 2025 11:37:11 AM

This email is in response to the letter we received from the City of Blaine regarding allowing for the construction of detached accessory buildings (including sheds) - PC23-0073. Thank you for allowing us to participate via email:

- There is ample garage space for homes in this area - most garages are deep and a large portion of the homes have 3 and even 4 car garages. It might take some organizing, but plenty fits in our garages.
- As indicated in the supporting documents of the planning commission agenda, part of the purpose of the Master Association suggesting this change is because they allowed some already not understanding the ordinance/rules, and additionally, some people have built some without seeking approval. This does not seem like an appropriate response to non-compliance, otherwise the messaging being sent is just proceed with noncompliance because it'll eventually be changed to accommodate it.
- As more and more sheds start going up around the development, what will stop residents on the lake from doing so? They'll see them and think "it must be allowed" (One could argue, they have the most things to store). Will they need to remove it due to the "rules/ordinance?" or will that soon be allowed as well because "they are doing it anyway?"
- The challenge with accessory buildings and sheds is that they tend to become places where people start leaning "junk" even outside of them that they can't see - but neighbors can. IF the CUP were passed, who would be in charge of monitoring the building of, upkeep and proper use of them? Sheds are often an afterthought of people - it's where the "junk" is stored. What is the remedy if people do not first seek a CUP before building one or do not comply with the rules after building one?
- Many people will complain about the rules within an HOA. Yes, there are rules within an HOA and when you purchase a house in the Lakes - being a part of the HOA isn't a secret. In fact, many people DO purchase houses in neighborhoods with HOA's for that very fact - rules about fence height/type, accessory buildings, parking, etc. While rules can always be revisited, sheds and accessory buildings are quite a big - and visible - change. The concern is: what's next?

Chris & Tara Melsha
12118 Dunkirk St NE

From: [Ted.Hoehn](#)
To: [Planning](#)
Subject: Application for limited use sheds
Date: Monday, June 9, 2025 3:03:36 PM

Topic: The applicant is requesting a conditional use permit amendment to allow for the construction of detached accessory buildings (including sheds) up to 120 square feet in a Development Flex (DF) zoning district.

My feeling is NO sheds should be allowed for single family homes in the lakes area residences. Specifically, permits for sheds on residences, condo's, detached townhomes or townhomes on the lakes. I also feel that NO permits for sheds should be allowed for sheds on residences, condo's, detached townhomes or townhomes of property adjacent to the home on the lakes. The approval would not be in the best interest of the overall population of the Lakes of Radison property owners.

Thank you

Ted Hoehn

From: Sean.Kelly <Sean.Kelly@target.com>

Sent: Tuesday, June 10, 2025 8:46 AM

To: Shawn Kaye <SKaye@blainemn.gov>

Subject: Case File 23-0073: Lakes of Radisson CUP Amendment Request

Hi Shawn,

Thanks again for the call today. I'm sending the inputs for the Aspen Woods Sub-Association again and reaffirming that the Copper Bay Sub-Association is also opposed to the CUP amendment on the same grounds. As I shared, the Lakes of Radisson Board is pursuing this change without sufficient inputs from the communities it represents and this measure is directly contrary to the predominant feedback they have received in writing and at the Master Association meeting held in 2023 to receive comments. All but two residents spoke in opposition to this change at that meeting.

Aspen Woods Homeowners' Association

c/o Michael P. Mullen CPA, PLLC
5912 West 35th Street
Minneapolis, MN 55416

June 9, 2025

Planning Department
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449
Planning@BlaineMN.gov

Mr. Alan Goracke
Planning Commission Chair
agoracke@blainemn.gov

Mr. Jason Halpern
Planning Commission Vice Chair
jhalpern@blainemn.gov

Mr. Janathan Gorzycki
Planning Commissioner
jgorzycki@blainemn.gov

Mr. Jacob Geiselhart
Planning Commissioner
jgeiselhart@blainemn.gov

Mr. Jason Howard
Planning Commissioner
jhoward@blainemn.gov

Ms. Nichole Swanson
Planning Commissioner
nswanson@blainemn.gov

Ms. Maisa Olson
Planning Commissioner
molson@blainemn.gov

Sent via electronic mail

RE: Case PC23-0073 - Application from the Lakes of Radisson Board of Directors requesting a conditional use permit amendment to allow for the construction of detached accessory buildings (including sheds) up to 120 square feet in a Development Flex zoning district. This amendment would change city regulations on sheds to match the proposed standards of the Lakes of Radisson Master Association covenants.

Dear Messrs. Goracke, Halpern, Gorzycki, Geiselhart, and Howard; and Mses. Swanson and Olsen:

The Aspen Woods Homeowners' Association ("Aspen Woods") board of directors (the "Aspen Woods Board" "we" or "our") appreciates the opportunity to provide the following written comments in opposition of the proposed amendments to change the conditional use permit ("CUP") referenced above.¹ As will be described in greater detail below, we oppose the amendments to the CUP because we believe (1) the board of directors for the Lakes of Radisson Master Association (the "Master Board" and the "Master Association") have exceeded their authority by seeking this amendment without bringing the matter to a vote of the duly elected representatives of the sub-associations; and (2) these changes are not in the best interest of the homeowners within the Lakes of Radisson, including the homeowners within Aspen Woods. Before we provide our

¹ While the views and recommendations included herein may not reflect that of every homeowner within Aspen Woods, we believe that they generally reflect the majority.

comments on this matter, we thought it might be helpful to provide some additional background specific to Aspen Woods.

Aspen Woods Background

As you may know, Aspen Woods is a sub-association of the Master Association that consists of 109 homes. Despite the Master Association assertion in its application to the city of Blaine (the “City”) that all the homes within Aspen Woods are owner-maintained single family homes, we actually have 28 homes (defined as “Cottages” within our declaration) that are association maintained. These 28 homes receive lawn and snow removal services from Aspen Woods and the association owns, operates, and maintains the sprinkler system that waters the lawn at each home. We presume that these 28 homes would be exempt from the proposed changes to the CUP, even if the Planning Commission and the City Council ultimately approve the amendments.

Aspen Woods is situated north-east of the Aspen Bay sub-association; directly south of the Eastwood sub-association; and it borders the west edge of the Blaine Wetland Sanctuary. The Aspen Woods Board includes me (Michael E. Fincher) as the president, Jennifer Riesterer as the vice-president, and Jeffrey Bradley as the treasurer and secretary.² We note that Councilmember Larson is also homeowner within Aspen Woods.

Home values within Aspen Woods range from the mid-\$600 thousands to well over \$1 million. By design, and consistent with the intent of the Master Declarant and the original home developers of the Lakes of Radisson, Aspen Woods does not currently allow any detached accessory buildings within our sub-association.³ Unfortunately, there are a few homes on the north-west portion of Aspen Woods that backup to three homes within the Eastwood sub-association that do have very unsightly detached accessory buildings.⁴ As a point of reference, the Aspen Woods Board gathered input from our homeowner’s last fall specific to the issue at hand. Seventy-three (73) percent of our homeowner’s responded to the inquiry and 69-percent of those that responded indicated that they do not want detached accessory buildings.

Master Board’s Authority

As noted above, we believe that the Master Board exceeded their authority by seeking this amendment without bringing the matter to a vote of the duly elected representatives of the sub-associations. The Master Declarant, which consisted of the original home developers of the Lakes of Radisson, had the foresight and wisdom to restrict detached accessory buildings, not through its’ authority as the original master board (i.e., through establishing rules and regulations against accessory buildings), but through the CUP issued by the City. We believe that it did so because it did not want a future board to simply change the rules and regulations without input from the community or a vote of the members (i.e., homeowners).

² I reside at 3436 117th Lane NE; Jennifer Riesterer resides at 3526 117th Lane NE; and Jeff Bradley resides at 3309 117th Lane NE within Aspen Woods.

³ We understand that the City of Blaine defines an “accessory building” as a detached structure including (i) sheds (including porches with or without a floor and any area under eaves that extend more than two feet); (ii) playhouses greater than five feet tall or greater than thirty square feet; (iii) enclosed gazebos and treehouses; (iv) carports; and (v) glass greenhouses (<https://www.blainemn.gov/DocumentCenter/View/473/Shed-Accessory-Building-PDF>).

⁴ It is not clear whether these detached accessory buildings were approved by the Master Board and/or the City.

The rights, obligations, and authority granted to the Master Board are described within the governing documents of the Master Association (namely, the articles of incorporation, the bylaws, and the declaration). Although the governing documents do grant broad authority to the Master Board to conduct the day-to-day operations of the Master Association, the governing documents also limit the Master Boards ability to amend the governing documents without a vote of the membership. Each sub-association has one membership in the Master Association and each sub-association has one vote for each unit (home) within that sub-association. For example, Aspens Woods has voting power equal to the 109 homes that are within our sub-association. Additionally, the board of directors within each sub-association is required to appoint a representative (the “sub-association representative”) that has the ability (fiduciary obligation) to vote on matters presented to the membership. I (Michael E. Fincher) am the sub-association representative for Aspen Woods. I have personally requested that the Master Board bring this matter to a vote of the membership, however, those requests have been ignored. We note that the question related to whether the Master Board has the unilateral authority to amend the CUP without a vote, and other important questions, were posed to the Master Board at the sub-association meeting that was held on Tuesday, June 3, 2025; however, the Master Board was not willing or able to specifically answer these questions.

While we acknowledge that the governing documents are not directly on point and, as such, it is not completely clear whether or not the Master Board has the ability to request amendments to the CUP from the City without a vote of the sub-association representatives, given that these amendments have a broad and long-term impact on each sub-association, each homeowner, and the Lakes of Radisson development as a whole, we believe that such matters (similar to an amendment to the declaration) should require a vote. How else, for example, would the Master Board receive input on whether these amendments are in the best interest of the homeowners? Furthermore, without requiring such a vote, what would prevent the next Master Board from requesting that the City amend the CUP again? This, we believe, is the entire reason the Master Declarant choose to restrict detached accessory buildings through the CUP and not simply through a set of rules and regulations.

As you know, the Master Board filed to amend the CUP two other times and each time the filing was met with resistance from the community. The primary concern raised by homeowners is that “allowing sheds [detached accessory buildings] will distract from the beauty of the development and negatively impact home values.” The Aspen Woods Board and the majority of our homeowners share these same concerns. We further believe that the Master Declarant had the same concern. Let’s be honest... the original home developers of the Lakes of Radisson (again, the Master Declarant), were in the business of building and selling homes for the most money that they could. The existence of the CUP to limit detached accessory buildings in the entire development protected the homebuilders throughout the development period of the community. In addition, the original rules and regulations of the Lakes of Radisson had similar provisions that limited detached accessory buildings. We believe that the Master Board changed its policy regarding detached accessory buildings when “no one was looking,” which was at a point in time where the Master Board was not aware that the CUP existed. Once the Master Board learned of the CUP (over three years ago), it began a process to change it. Unfortunately, the Master Board made the unilateral decision to amend the CUP with limited input from the homeowners or a vote of the sub-association representatives. Again, the Master Board has been trying to amend the CUP for over three years. There was plenty of time to bring this matter to a vote of the sub-association representatives, however, the Master Board failed to do. Why?

We acknowledge that neither the City of Blaine Planning Commission nor the City Council has the primary responsibility to interpret the governing documents of the Lakes of Radisson or protect the Master Board

from making bad choices. That said, we believe that the City does have a role in ensuring that the Master Board has gathered enough input to determine whether these changes are in the best interest of the community as a whole and/or require that the Master Board can satisfy that it has the authority to request these amendments from the City. For example, we believe the City should require that the Master Board obtain a legal opinion from a reputable law firm that confirms it has such authority without a vote of the sub-association representatives.... or simply require that the Master Board put this matter to a vote of the sub-association representatives. Either of these options seems like a reasonable request.

Not in the best interest of the homeowners

In its application to the City, the Master Board has stated that it recently amended the declaration, “*which legitimizes the delegation or transfer of architectural and/or landscape improvements control powers described in the Declaration to petitioning Sub-Associations,*” and that “[i]t is hoped that every Sub-Association will desire to oversee proposed improvement within the respective Sub-Association Property, and consequently will petition the Master Board to transfer such authority to the Sub-Association in accordance with the provisions of the subject Amendment.” The Master Board has previously stated that each sub-association is unique, and the Master Board believes that each sub-association has (or will have) the ability to determine whether it wants detached accessory buildings within that sub-association. While that sounds complete reasonable for certain architectural chances, determining whether to allow detached accessory buildings is an issue impacting all homeowners. The Master Board based this decision on limited input from the membership and, as noted above, did not put this matter to a vote of the sub-association representatives. Furthermore, Aspen Woods petitioned the Master Board to transfer architectural control on May 1, 2025 (over a month ago), however, as of the date of this letter our request has not been granted. The fact that the Master Board has not transferred architectural control to the sub-associations, as it stated it would in the application to the City, should in-and-of-itself result in a delay in this process.

As noted above, we gathered input from our homeowner’s and 69-percent of those that responded indicated that they do not want detached accessory buildings. The primary reason that accessory buildings are not wanted within the community (as communicated to us by the Aspen Woods homeowners) is that there is a belief that allowing detached accessory buildings could have a negative impact on home values. Homeowners also indicated they do not want accessory building limiting or impeding their view or enjoyment of their own homes and backyards. We have discussed the perception with several real estate agents, each of which validated the concern. The City (and Anoka County, for that matter) has a vested interest in keeping home values high, as it impacts the property tax base that in turn funds the City’s operations.

The Master Board’s response to our concerns... is that “the Aspen Woods Board can limit or continue to exclude detached accessory buildings within its association if that is what it wants to do.” Again, that sounds reasonable, however, (1) the Master Board has not transferred architectural control to the sub-associations; and (2) those homes that border other sub-associations (Eastwood, for example) are still impacted by what those associations ultimately decide to do about detached accessory buildings. The Aspen Woods Board is aware of at least one additional sub-association that share our views on this point. There are likely others.

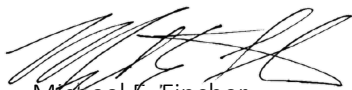
An additional concern raised by others at the sub-association meeting on Tuesday, June 3, 2025, is that detached accessory buildings will detract from the beauty of Sunrise Lake and those homes that border the lake. In response to this concern, the Master Board indicated that it will not allow detached accessory building at homes “on the lake.” This fact seems to suggest that the Master Board is aware (or aware enough) that

detached accessory buildings at lake homes could limit or impede views or the enjoyment of lake by... lake homeowners and those who enjoy the recreation of the lake (e.g., those enjoying the lake and views from a boat). Why shouldn't all homeowners within the Lakes of Radisson enjoy unobstructed views from their homes regardless of whether they are on the lake or within one of the sub-associations not on the lake? We believe that they should. In fact, many homeowners (including the majority of homeowners within Aspen Woods Board) purchased homes in this development because of these restrictions. It is what we... and all Lakes of Radisson homeowners... agreed to when we purchased our homes.

It seems completely obvious to the Aspen Woods Board, that the proposed amendments to the CUP only benefit a select few (a minority) of homeowners within the Lakes of Radisson and not the majority. For this reason and the fact that the Master Board has not done enough diligence on this matter... or put the matter to a vote of the sub-association representatives, we respectfully request that the City of Blaine Planning Commission and/or the Blaine City Council deny the Master Board's request to amend the CUP.

Unfortunately, I am not able to attend the meeting in person, as I have a prior obligation that could not be moved. If you have questions or if there is any additional information we can provide on this matter, please let me know. I can be reached via email at michaelefincher@outlook.com or via my cell phone at +1 612 270 9308.

Respectfully submitted,



Michael E. Fincher
President
Aspen Woods Homeowners' Association

cc: Ms. Jennifer Riesterer, Vice-President – Aspen Woods Homeowners' Association; Mr. Jeffrey Bradley, Treasurer and Secretary – Aspen Woods Homeowners' Association; Ms. Leslie Larson, Councilmember Ward 2 – City of Blaine (leslielarson@blainemn.gov); and Ms. Jess Robertson, Councilmember Ward 2 (jrobertson@blainemn.gov)

Re: Case PC23-0073 – Petition to Allow 120 sq. ft. Sheds in the Lakes of Radisson

June 10, 2025

Dear City Planner,

We are writing to firmly and unequivocally oppose the petition referenced in Case PC-23-0073, which proposes permitting 120-square-foot sheds within the Lakes of Radisson neighborhood under newly “proposed standards” from the Master Association. This request should be denied outright.

There are several key reasons this petition is deeply flawed and sets a troubling precedent:

Undermining Established Covenants

Every homeowner in the Lakes—including us—purchased our properties under clear, binding HOA covenants that explicitly prohibit detached sheds. These weren’t vague guidelines, they were part of the deal in which we and every other homeowner signed in agreement. Now, after years of ignoring their enforcement responsibilities, the HOA wants the City to step in and rewrite the rules for them? That is unacceptable. A contract is a contract. The City should not become an enabler for HOA negligence, nor should it override the commitments that residents relied on when making one of the most significant financial decisions of their lives.

We reside in the Northwest Shores Sub-Association, and along with other lake front sub-associations are expressly prohibited from having sheds under our governing documents to protect lake health. Approving this petition would override those long-standing restrictions and force homeowners to live next to structures we were explicitly told would never be allowed and potentially damage the lake enjoyed by all of Blaine. Ultimately, approval of the petition undermines trust, and fractures the uniformity that neighborhoods like this rely on.

Zero Confidence in HOA Enforcement

The Lakes of Radisson HOA has already demonstrated a complete failure to enforce

existing standards. A quick drive through the neighborhood highlights dozens of violations, many of which have persisted unchecked for years. There is no reason to believe they'll suddenly become competent stewards of a "new" standard when they've ignored the old one. Rewarding failure with more responsibility is illogical and unfair to rule-following residents.

No Legitimate Need

This isn't about necessity, it's about convenience and excess. Most homes in the Lakes already have 3- or 4-car garages. If that's not enough storage, there are ample commercial storage options available nearby along Highway 65. The answer to "too much stuff" is not backyard sheds—it's responsible decluttering or off-site storage. Let's not sacrifice the visual and architectural cohesion of the neighborhood to accommodate garage overflows.

The bottom line is simple:

The HOA failed to enforce its own rules. The City should not bail them out. Some sub-associations, such as the Aspen Woods HOA board have conducted surveys of their own homeowners, and over **60% opposed allowing sheds**—a clear signal that residents want the original standards upheld.

We strongly urge the Planning Department to reject this petition and preserve the zoning integrity and original design intent of the Lakes of Radisson.

Sincerely,

Mike & Jen Campbell
2951 122nd Ct NE
Blaine, MN 55449
(716) 572-7090
mjobcampbell@gmail.com



City of Blaine

Planning Commission

June 10, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, June 10, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Halpern.

Staff Present: Shawn Kaye, Planner

4. Public Hearing

4.2. 2024-708 Case File No. 23-0073 // Lakes of Radisson Board of Directors (Lakes of Radisson Master Association) // The Lakes of Radisson Additions 3, 4, 11, 12, 13, 15, 16, 18, 19, 21, 22, 23, 27, 28, 33 and CIC No.168 Lakes of Radisson 5th Addition.

The applicant is requesting a conditional use permit amendment to allow detached accessory buildings (including sheds) up to 120 square feet in the Development Flex (DF) zoning district. This amendment would change city regulations on sheds to match the proposed standards of the Lakes of Radisson Master Association covenants.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0073 was opened at 7:13PM.

Dave Canfield, Aspen Woods resident, explained he was one of the 15 residents that opposed this. He reported the neighborhood already had sheds that should not be in the

neighborhood. He did not believe the HOA had any concept of how to enforce the rules that were in place. He commented this was the first time he was hearing the master association has approval to allow sheds. He stated this change to the rules has not been advertised to the homeowners.

John Stodola, Aspen Bay resident, reported he was the president of the Aspen Bay HOA. He indicated he was speaking on behalf of the Aspen Bay HOA that their board would prefer the option to evaluate the homeowners within the community to gain consensus before this item moves forward. He commented this topic was previously reviewed in 2023 and only 15 residents spoke on the topic. He requested the commission postpone action on this matter to allow the Aspen Bay HOA to address the matter and not allow the master association to use their authority over the sub-associations.

Richard Yetter, Aspen Bay resident, explained he used to be the president of the Aspen Bay HOA. He reported even though the City requires permits for sheds to be built, residents have been building them on the lake properties without any consequences. He indicated this fell to the master association. He stated he feared if the city's requirements went away, this would be a difficult situation for the HOA's to manage.

Dawn Yetter, Aspen Bay resident, stated she saved her whole life to buy her home and it was beautiful. She indicated her home was on the lake within The Lakes development. She reported she moved into her home 12 years ago and the language was very clear that sheds were not allowed on lake lots. She commented she paid a great deal of money for her lot and she did not want to be looking at sheds surrounded by junk. She stated she purchased a home within an HOA and she wanted to see the covenants followed. She asked that the city support the homeowners within The Lakes and not support this change. She requested the city also work to improve the water quality at the beach.

Jeff Bradley, Aspen Woods resident, explained he was the treasurer/secretary of the Aspen Woods HOA. He stated one of his big concerns was that the master board has not put to a vote of the sub-associations any of these changes, regarding detached accessory buildings. He indicated he spoke with the residents of Aspen Woods and with a 79% response rate, 69% did not want to see the detached accessory buildings allowed. He stated Aspen Woods was very strongly opposed to the conditional use permit amendment.

Craig Chaput, resident of The Lakes, reported he was the president of Crown Shores HOA. He stated his HOA has 84 homes and 35 were on the water. He explained his board opposes this amendment and does not want to see sheds in backyards or on the lake as this would be obstructing views that residents paid a great deal of money for. He asked that the planning commission not support the proposed request.

Mark Elgersma, resident of Aspen Bay, stated he was the vice president of the Aspen Bay HOA. He requested the commission not support the requested amendment to the CUP.

Patton Fast, resident of Copper Bay, indicated he was the president of the Copper Bay HOA. He reported the Copper Bay HOA opposes this request and would like the covenants to remain as is.

Gina Fast, resident of Copper Bay, reported staff mentioned the master association was

allowed to come forward and be the applicant for the conditional use permit amendment. She explained with all of the opposition, the master association should not be allowed to come forward with the CUP amendment request without the support of the sub-associations, especially for matters that were large and controversial.

Chair Goracke indicated the city did not engage the master association, rather the master association engaged with the city. He reported the master association was the governing body.

Planner Kaye pointed out this was the policy of the city to allow an HOA to apply for the CUP amendment. She indicated the city notified over 1000 addresses regarding this request.

Ms. Fast commented if this was the practice, she recommended practice be reconsidered given the high level of opposition to this request. She supported the master board being required to get the support and approval from the sub-associations prior to this item coming before the city.

As no one wished to appear, the public hearing was closed at 7:29PM.

Chair Goracke asked that the applicant come forward at this time.

Ken Simons, 12227 Naples Street, reported he was member of the board of directors for the Lakes of Radisson Master Association and a senior member of the master architectural control committee. He explained he has hearing disabilities but he would like to respond to individuals who have spoken. He stated he has been working hard to do this and noted sheds on the lake have always been prohibited by the Master HOA. He commented it should be noted the city and HOA does grant permits for swimming pools, decks, and fencing. He explained that according to the HOA rules, there should be no sheds on lake properties. He stated he would like the addresses for the two sheds that were currently located on the lake and noted he would report these to the board for immediate removal because this was in violation with the rules. He explained the master board was working to amend the declaration to allow for the transfer of permitting authority for sheds to the sub-associations. He stated Aspen Bay, Aspen Woods and Copper Bay could apply for this authority. He noted Aspen Woods has applied for this permit. He reported the architectural control committee was made up of three people and these three individuals were not trying to make decisions for the entire association which was made up of 2,500 homes and 35 sub-associations. He stated the architectural committee was encouraging the sub-committees to apply for the transfer of permitting authority and it would be granted.

Chair Goracke explained the city does not deal with the HOA covenants, rather the city was dealing strictly with the conditional use permit. He asked why the master board and architectural committee didn't hold a meeting with the sub-associations and residents of The Lakes to try and gain consensus on this issue before coming before the planning commission.

Mr. Simons stated the thought never came to him. He indicated this matter had already been dragged out due to the declaration amendment that had occurred in order to grant the transfer of permitting authority to the sub-associations. He reported it took the county from September of 2023 to February of 2025 to review the declaration amendment, which

stretched this entire process out. He indicated his experience with public meetings has not been good. He stated prior to last year, three annual meetings had been held, and the group could never get a quorum to elect candidates for the board of directors. He felt that once the declaration amendment was approved, some of the associations could take authority of the permitting, if desired.

Chair Goracke reiterated that the city was not involved with managing the inner workings of the HOA. He understood Mr. Simons was stating the sub-associations could apply for a transfer of permitting authority, but explained the request before the board was to allow sheds on all properties.

Planner Kaye reported each sub-association could make a determination on how to manage and enforce sheds.

Commissioner Howard stated he was a resident of Northwest Shores within The Lakes and he was a planning commissioner. He was of the opinion Ms. Fast made some great points. He reported it appears a change was being made to the bylaws. He asked if a 2/3 majority vote would be required in order to allow for sheds.

Mr. Simons explained sheds were addressed within the rules and regulations and this was a separate matter from the bylaws.

Chair Goracke interjected and requested the discussion be focused on the conditional use permit amendment request.

Commissioner Howard questioned if the city has had any variance requests within The Lakes for sheds in the past.

Planner Kaye explained sheds do not require a variance, but rather would require a conditional use permit amendment. She stated she could not recall a single request.

Commissioner Olson asked if the proposed request would apply to all development flex zoning districts, or would the request only apply to The Lakes.

Planner Kaye stated the request would be specific to The Lakes development.

Commissioner Olson commented it was her opinion this request was an association issue and it was not the city's place to step into the matter. She recommended action on this item be tabled in order to allow the master board and sub-associations to work through this matter.

Chair Goracke agreed with Commissioner Olson's recommendation. He asked if the commission should table action on this item or recommend denial to the city council.

Planner Kaye recommended the planning commission make a recommendation to the city council.

Motion by Commissioner Olson to recommend denial of Planning Case 23-0073 based on the following rationale:

Case 23-0073:

- 1. The city should not take action on this item until further discussion is held between the master board and the sub-associations regarding how to manage sheds within the The Lakes.**

Motion seconded by Commissioner Howard. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the July 7, 2025 city council meeting.

- 4.3.** 2025-249 Case File No. 25-0019 // City of Blaine
 The City is proposing amendments to Section 33.10 Home Occupations.
 Sponsors: Alex Koberoski, Zoning Technician

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0019 was opened at 7:55PM. As no one wished to appear, the public hearing was closed at 7:55PM.

Chair Goracke reported this appears to be a housekeeping item.

Planner Kaye explained this is an update to the Home Occupation section of the Zoning Ordinance and the proposed changes are in response to items the city council wanted to see in the home occupation ordinance.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0019 the proposed amendments to the City of Blaine Zoning Ordinance 33.10 Home Occupations. Motion seconded by Commissioner Howard. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the July 7, 2025 city council meeting.



City of Blaine

Staff Report

File Number: RES 25-102

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, Assistant Community Development Director

Agenda Item # 9.2

Resolution Granting a Conditional Use Permit to Operate a 22,392 Square Foot Indoor Play Facility in a Community Commercial (B-2) Zoning District at 10985 Ulysses Street NE #200. Hyper Kidz Blaine (Case File No. 25-0017/EES)

Executive Summary

The applicant is proposing an indoor play facility in the vacant portion of the former Best Buy store at 109th and Ulysses. The use is classified as amusement and recreation, which requires a CUP. Staff recommends approval with standard conditions.

Background

Planning Commission Public Hearing	06/10/25
City Council (Conditional Use Permit)	07/07/25
Action Deadline (60 Days)	07/06/25
Action Deadline (City Extended - 60 Days)	09/04/25

Staff report prepared by Elizabeth Showalter, Community Development Specialist, and Teresa Barnes, Project Engineer

Evaluation of Request

Planning Analysis

Zoning

The property is zoned B-2, Community Commercial, which allows amusement and recreation with a CUP.

Surrounding Zoning and Uses

Properties to the north and south are zoned B-2 with commercial uses. The property to the north is occupied by a medical office building and the property to the south (which shares an access with the

subject property) is a multi-tenant commercial building occupied by a dentist and a retail use.

Existing Conditions

The property contains an existing multi-tenant building with a 22,392 square foot vacant space, proposed to be occupied by the applicant. The other half of the building is occupied by Aldi.

History

The building was originally constructed as a Best Buy store in 2007. A plat and conditional use permit for zero lot line parking, shared access, and 27 foot light poles was approved by resolutions 06-208, 06-209 and 06-223. The building was vacated by Best Buy and remodeled to create two separate tenant spaces in 2019. The eastern space was occupied by Aldi at that time. The western space has been vacant since the remodel.

Site Plan

No site changes are proposed. The existing site received site plan approval in 2019 for changes associated with the conversion to a multi-tenant building. Landscaping was verified to meet code requirements at that time.

Parking

The zoning code does not include a parking requirement for recreational uses and instead indicates it is to be determined by the zoning administrator. Similar uses (Fun Lab and Skyzone) were required to have 1 stall for every 300 square feet of floor area, which would result in a parking requirement of 75 stalls for HyperKidz. The applicant provided a parking needs analysis indicating that 85 spaces would be needed to meet peak parking demand based on anticipated number of patrons and staff. Aldi is required to have 66 spaces based on a 12,600 square foot retail area and a 6,700 square foot warehouse area. The site has 362 parking spaces, which exceeds the amount needed for Aldi and HyperKidz.

Architecture

The applicant is proposing to modify the front entrance to the tenant space to have a larger entrance. Two examples from other Hyper Kidz locations were provided. The existing building meets the B-2 and Highway Overlay standards and any modifications to the entryway will be reviewed as part of the building permit.

Engineering Analysis

Grading/Storm Drainage

No additional site work is proposed, therefore there are no changes to the existing grading/storm drainage to review.

Utilities

No additional connections to the City systems are being proposed. Some private minor utility work is being proposed that will be reviewed and approved during the building permit process.

Wetlands/Watershed

No additional site work is proposed, therefore there are no changes for wetlands/watershed to review.

Access/Street Design/Sidewalks

No additional site work is proposed, therefore there are no access or sidewalks to review. No additional access will be granted to the existing public street system.

Easements/Right-of-Way/Permits

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

Conditional Use Permit

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 The use will not create additional burden on public facilities or utilities compared to the previous big-box retail use.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - o The use is compatible with surrounding commercial uses and is separated from residential uses by a frontage road.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o The appearance of the use will not change from the existing conditions.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - o The use is consistent with the purpose of the B-2 district to allow commercial uses serving surrounding neighborhoods with low to moderate traffic uses.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The use is consistent with the Community Commercial land use designation.
7. The use will not cause traffic hazards or congestion.
 - o The proposed development will not result in any additional traffic hazards or additional congestion to the area.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - o The proposed development, once constructed, will have the required utility services, adequate roads and necessary drainage facilities to service the proposed development.

Attachment List:

Zoning and Location Map
Site Plan

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit. No one attended the public hearing. The meeting minutes are attached for reference.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes 061025



City of Blaine

Signature Copy

Resolution: RES 25-102

Resolution Granting a Conditional Use Permit to Operate a 22,392 Square Foot Indoor Play Facility in a Community Commercial (B-2) Zoning District at 10985 Ulysses Street NE #200. Hyper Kidz Blaine (Case File No. 25-0017/EES)

WHEREAS, an application has been filed by BARBRUCE REALTY COMPANY as Conditional Use Permit Case File No. 25-0017 for Hyper Kidz Blaine; and

WHEREAS, said case involves the property described as follows:

Lots 1, 1A and 1B, Block 1, CAROL ANNE ADDITION, according to the recorded plot thereof.
Together with the benefits of easements granted by Declaration of Reciprocal Easements, Covenants and Use Restrictions dated August 31, 2007, filed September 18, 2007, as Document Nos. 1995877.002 (Abstract) and 492846.002 (Torrens),
Anoka County, Minnesota
Abstract Property (Lot 1)
Torrens Property
Torrens Certificate No. 110193 (Part of Lot 1A)
Torrens Certificate No. 110194 (Part of Lot 1A)
Torrens Certificate No. 110195 (Lot 1B and additional land)

WHEREAS, the Blaine Planning Commission held a public hearing on June 10, 2025, and recommended approval regarding said Conditional Use Permit; and

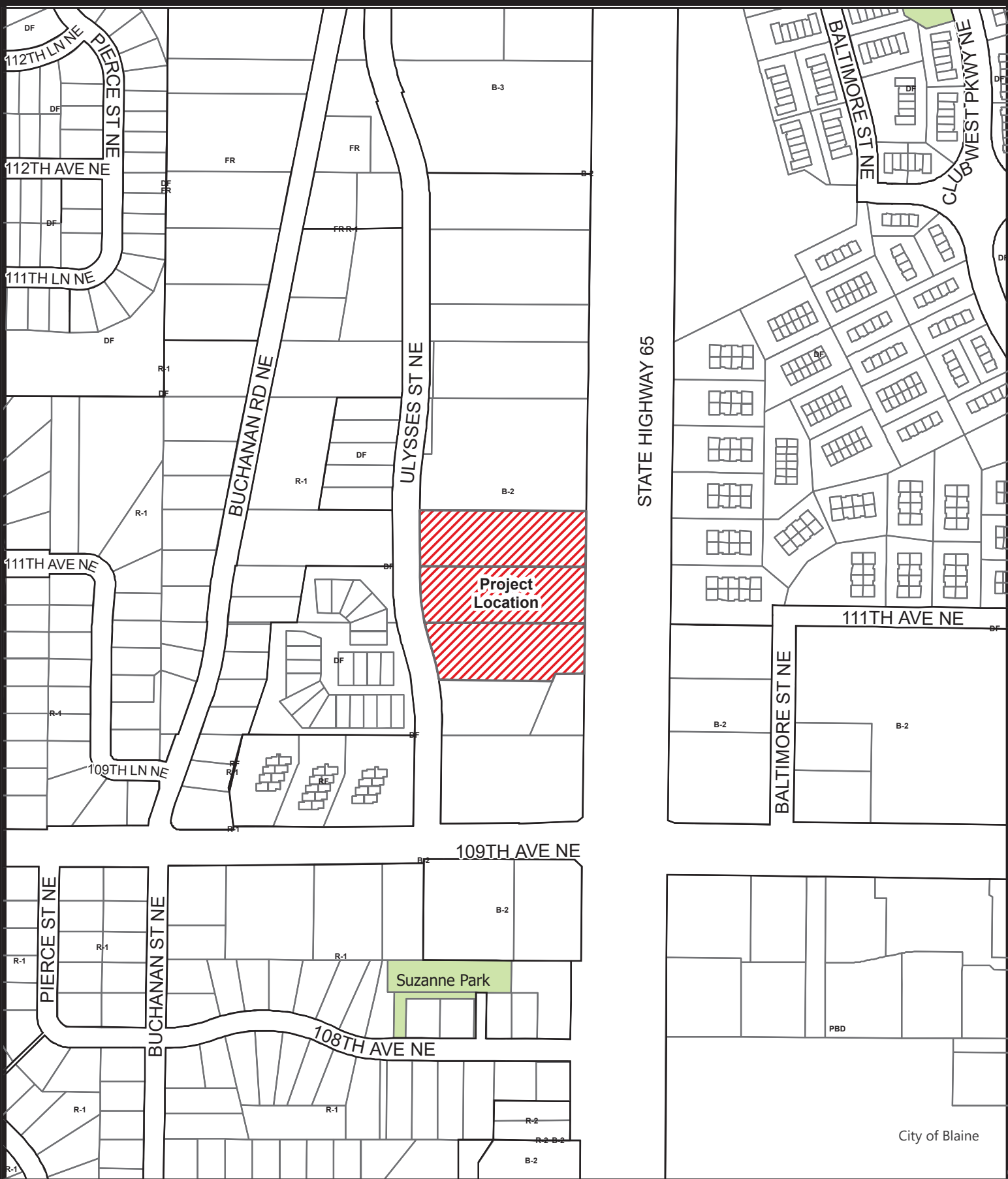
WHEREAS, the Blaine City Council has reviewed said case on July 7, 2025; and

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 30.14 (b) of the Zoning Ordinance to operate a 22,392 square-foot indoor play facility in a Community Commercial (B-2) zoning district with the following conditions:

1. No activity is to be conducted outside the building.
2. Modifications to the entrance will be reviewed as part of a building permit submission.

PASSED by the City Council of the City of Blaine this 7th day of July, 2025.

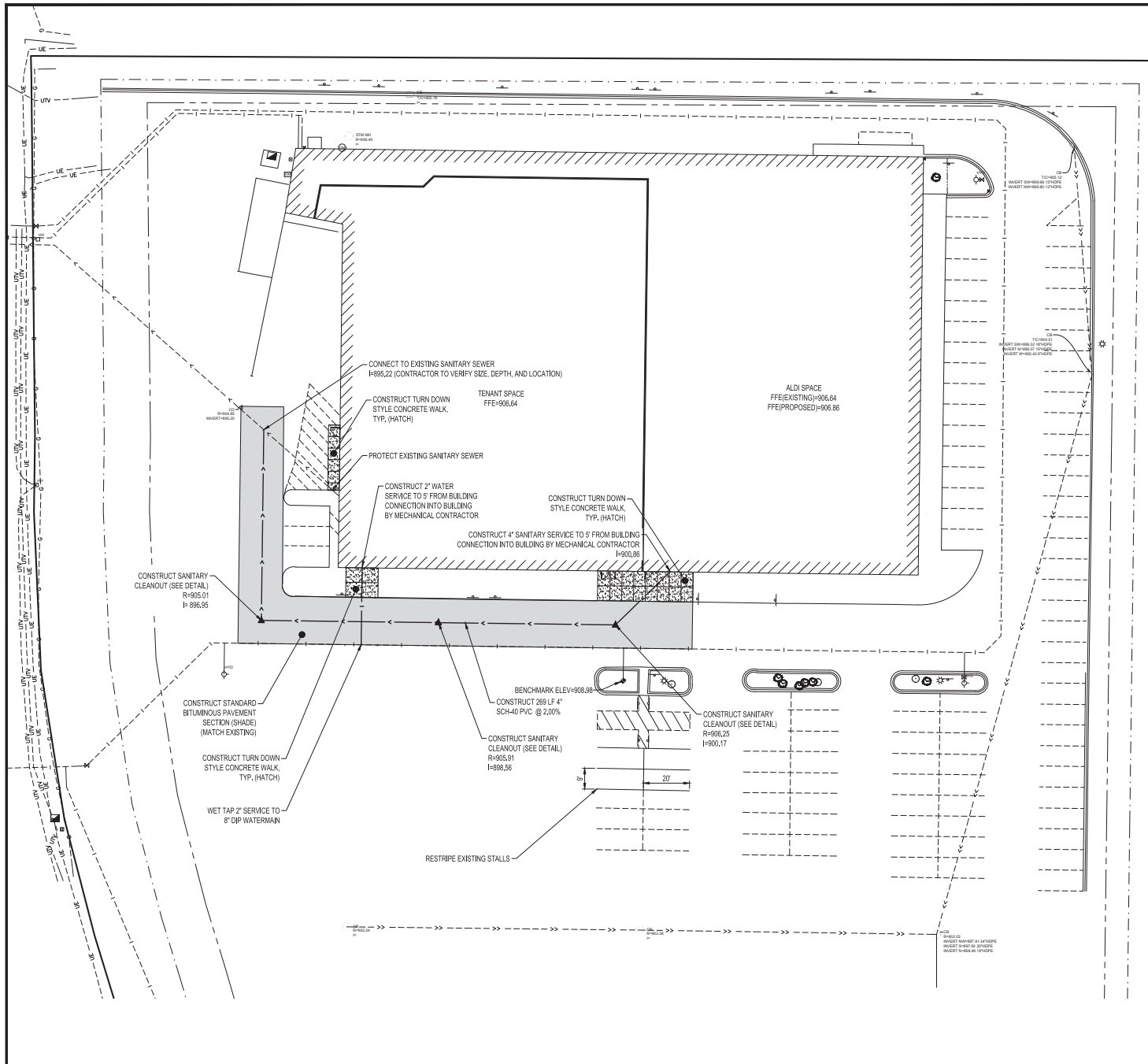


BlaineMN.gov

Case File No. 25-0017 Hyper Kidz Blaine

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





PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE SIDEWALK

NOTE: F&I ALL PARKING LOT STRIPING AND MARKINGS AS SHOWN

Issued:	Date:
A CLIENT REVIEW	2/25/19
B ISSUED FOR PERMIT	4/12/19
C	
D	
E	
Revisions:	Date:
1	
2	
3	
4	
5	
6	
7	
8	
9	

B.M. ELEVATION=908.98
TOP NUT OF HYDRANT 47.5' SOUTH OF
CENTER OF BUILDING AND 10.6' EAST
OF TOP BACK OF CURB ON ISLAND.

THEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR
REPORT WAS PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE
STATE OF MINNESOTA.

RYAN ANDERSON
Ryan Anderson
DATE: 4/12/19 LIC. NO. 55438



MANAGING LOCATION:
MINNEAPOLIS / ST. PAUL OFFICE
7900 INTERNATIONAL DRIVE
INTERNATIONAL PLAZA, SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

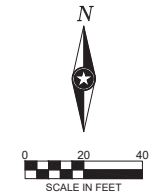
Barbruce Realty
600 Paragonway Road, Suite 103
Plymouth, MN 55449
(763) 884-1410

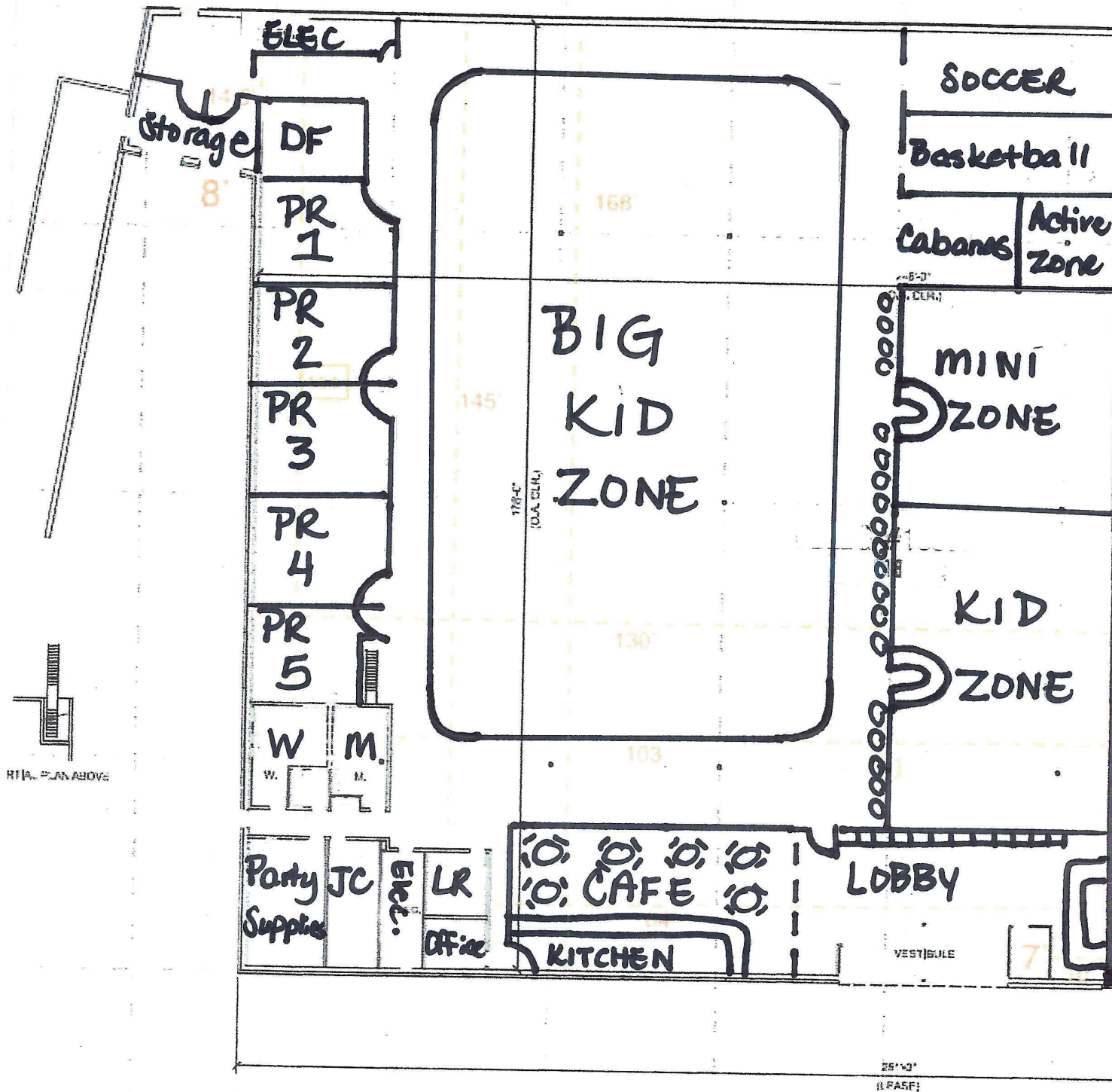
**BUILDING SHELL
IMPROVEMENTS**
10985 ULYSSES STREET NE
BLAINE, MN 55449
ANOKA COUNTY

Project Name & Location:

SITE & UTILITY PLAN

Drawing Name:	ISG Project No.
Type: V7.0ER	18-21916
Drawn By: ART	
Designed By: ART	C-310
Reviewed By: RJA	Drawing No.





HYPER KIDZ
BLAINE, MN

Hyper Kidz Blaine

Hyper Kidz Blaine will be a state-of-the-art 22,392 square foot indoor play facility featuring soft foam play equipment with moving parts, a unique dress, and a fun theme. There will be 3 distinct, customized play areas for different age groups (babies/toddlers, young children, and school-aged children). The facility will also have 4-6 party rooms to host celebrations of birthdays and special events for children and their families and friends. This facility will also feature a kitchen that prepares pizzas and a variety of other finger foods. Below is a 3D layout of one of the Hyper Kidz locations.



Hyper Kidz-Candyland Theme



Date: May 5, 2025

Parking Analysis- Hyper Kidz Blaine, MN

Existing Parking Availability:

The site currently provides **300+ marked parking stalls** available for use by Hyper Kidz customers and staff. Additional shared or adjacent spaces may also be accessible depending on tenant agreements and lot configuration.

Business Parking Needs:

Hyper Kidz Blaine is a high-capacity indoor playground designed to accommodate peak occupancy of approximately 450 patrons and 25 staff members. The customer demographic primarily consists of families with children, and actual parking demand is significantly reduced due to group arrivals (i.e., multiple children arriving in a single vehicle).

- At peak times, we anticipate approximately 300 children on-site, which equates to roughly 60 vehicles based on an average of 1 parking space per 5 children.
- Staff requirements call for 20 to 25 dedicated spaces, depending on scheduling and coverage needs.

Conclusion & Parking Sufficiency:

Based on our analysis, the total parking demand at peak times is approximately 80 to 85 parking spaces, which includes both customer and employee use. With **300+ existing parking stalls** available on-site, Hyper Kidz Blaine's current parking allocation is sufficient to meet operational needs.

This allocation aligns with operational standards and ensures that both staff and customer parking needs are met without overburdening the site or surrounding areas.

Sincerely,

Ravi Kandru

NAME: Ravi Kandru

TITLE: co-CEO

CELL/EMAIL – 816-585-4460/rkandru9@gmail.com,

Attached Image 1 shows the current door at the location, which is relatively narrow given the volume of children visiting HyperKidz at any time. We are therefore considering a larger entrance, potentially similar to what is shown in Images 2 or 3, depending on the finalized architectural recommendations. Additionally, due to Minneapolis weather, we are exploring the option of including a vestibule. We are also considering placing large planter pots on either side of the entrance for added aesthetics. All of these plans are tentative and subject to change, as no architectural designs have been finalized yet.

Image 1:



Image 2 & 3 (For reference from other HyperKidz locations)







City of Blaine

Planning Commission

June 10, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, June 10, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Halpern.

Staff Present: Shawn Kaye, Planner

4. Public Hearing

- 4.1.** 2025-262 Case File No. 25-0017 // Hyper Kidz Blaine // 10985 Ulysses Street NE #200
The applicant is requesting a conditional use permit to operate a 22,392 square foot indoor play facility in a Community Commercial (B-2) zoning district.

Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0017 was opened at 7:03PM. As no one wished to appear, the public hearing was closed at 7:03PM.

Chair Goracke asked if the applicant had other Hyper Kidz in the Twin Cities.

Rajasekhar Bikya, applicant, introduced himself to the commission and explained he was excited to bring the first Hyper Kidz in Minnesota to Blaine.

Chair Goracke questioned how many people would be employed at Hyper Kidz.

Mr. Bikya estimated he would have close to 20 staff members.

Motion by Commissioner Swanson to recommend approval of Planning Case 25-0017 based on the following conditions:

Case 25-0017:

- 1. No activity is to be conducted outside the building.**
- 2. Modifications to the entrance will be reviewed as part of a building permit submission.**

Motion seconded by Commissioner Gorzycki. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the July 7, 2025 city council meeting.



City of Blaine

Staff Report

File Number: RES 25-103

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, Assistant Community Development Director

Agenda Item # 9.3

Resolution to Consider Waiving Park Dedication for an Existing Lot in the Proposed Uram Subdivision

Executive Summary

The applicant is requesting a waiver to park dedication fees for one lot in the proposed two lot subdivision.

Background

The subject site is zoned Community Commercial (B-2) and is part of the Highway 65 Overlay district. The site is developed with an office building. The applicant owns three parcels that are somewhat connected and oddly shaped. Two of the lots have frontage and access from Central Avenue frontage road and are zoned B-2 and guided Community Commercial (CC). The third parcel is located behind these lots and does not have direct access and is zoned Single Family Residential (R-1) and guided CC.

As the lots sit today, they cannot develop without replatting so that the entire site has access. The zoning on the rear parcel is not consistent with the rest of the development and, in order for the applicant to use the property, a rezoning is necessary, but is not required at this time. A preliminary plat was approved on June 2, 2025, replatting these parcels into two parcels. The final plat has been applied for and is being considered at the July 7, 2025, council meeting.

The subject site was platted in 1939 as Spring Lake Shores. At that time, park dedication was not collected.

City Code Section 75-130 regulates Park dedication. The city requires an applicant for a new subdivision where new lots or units are created to dedicate to the public a reasonable portion of the land or preserve for public use as parks, recreational facilities, playgrounds, trails, wetlands, open space or to contribute an equivalent amount of cash in accordance with this section. The city shall, in its sole discretion, determine whether a cash payment in lieu of land is appropriate pursuant to section 75-131(b). Park or public use has not been identified for this area, therefore cash dedication applies.

Section 75-130 (b) states that "previously subdivided property which was subject to a park dedication fee or dedication of land computed on the basis of a use that is not constructed, being resubdivided or platted with the same number of lots, is exempt from park dedication requirements. If, as a result of resubdividing the property, the number of lots is increased, then park dedication requirements must apply to the net increase of lots or units". The proposed plat resubdivides land and creates two new lots, therefore, park dedication is due.

Section 75-130 (c) states that "upon the request of the applicant, the city may either increase or decrease such dedication or payment upon a determination by the city that such dedication or payment is unreasonable or insufficient given the specific characteristics of the proposed subdivision and its intended use". The applicant has requested the park dedication fee be waived for Lot 1 that will retain the existing office building.

As referenced above park dedication is due for two new lots, the rate is \$13,188 per acre. Proposed Lot 1 (requesting to waive fee) is 0.95 acres and the park dedication fee is \$12,528.60, and becomes due upon recording the final plat. Lot 2 is 2.14 acres; the park dedication is \$28,222.38 if paid in 2025. Lot 2 park dedication fee is due prior to issuance of a building permit at the rate in effect at the time the payment is received by the City.

The waiver of park dedication is under the council's quasi-judicial authority, allowing the council some discretion in this case. The Council should determine if the proposed dedication/payment is unreasonable given the specific characteristics of the proposed subdivision and its intended use per Section 75-130 of the City Code.

If the Council does not want to waive the fee entirely, one condition could be added: that park dedication for lot 1 is deferred until a building permit is issued for that lot.

Strategic Plan Relationship

NA

Board/Commission Review

A waiver is not reviewed by the Planning Commission.

Financial Impact

If park dedication is waived for Lot 1, \$12,528.60 will not go into the park dedication fund.

Public Outreach/Input

NA

Staff Recommendation

The Council should determine if the proposed dedication/payment is unreasonable given the specific characteristics of the proposed subdivision and its intended use per Section 75-130 of the City Code. If such findings are made, it is recommended that council adopt the proposed resolution. If the Council does not want to waive the fee entirely, one condition could be added: that park dedication for lot 1 is deferred until a building permit is issued for that lot.

Attachment List

1. Final Plat



City of Blaine

Signature Copy

Resolution: RES 25-103

Resolution to Consider Waiving Park Dedication for an Existing Lot in the Proposed Uram Subdivision

WHEREAS, an application has been filed by Scott Uram as Case File No. 25-0025 for a final plat known as Uram; and

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

Lot 73, SPRING LAKE PARK SHORES ADDITION, according to the recorded plat thereof, and situate in Anoka County, Minnesota.

Abstract Property

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. 25-79; and

WHEREAS, Park Dedication for two new lots is required per Section 75-130 of the City Code; and

WHEREAS, the applicant has requested to waive park dedication for Lot 1 in the amount of \$12,528.60; and

WHEREAS, the City Council finds that the proposed payment for Lot 1 is unreasonable given the lot is already developed with an office.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the waiver of park dedication for Lot 1 is waived per Section 75-130 of the City Code.

PASSED by the City Council of the City of Blaine this 7th day of July, 2025.

URAM

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 32, T. 31, R. 23

KNOW ALL PERSONS BY THESE PRESENTS: That Marcus Holdings, LLC, a Minnesota limited liability company, owner of the following described property:
Lot 73, SPRING LAKE PARK SHORES ADDITION, according to the recorded plat thereof, and situate in Anoka County, Minnesota.

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

In witness whereof said Marcus Holdings, LLC, a limited liability company, has caused these presents to be signed by its proper officer

this _____ day of _____, 20_____.

Marcus Holding, LLC

By _____ Its _____

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____

by _____ of Marcus Holdings, LLC, a Minnesota limited liability company, on behalf of the company.

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

SURVEYORS CERTIFICATE
I Rory L. Synsteliën 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_____.

Rory L. Synsteliën, Licensed Land Surveyor
Minnesota License No. 44563

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20_____ by Rory L. Synsteliën.

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

CITY COUNCIL
City Council, City of Blaine, Minnesota
This plat of URAM 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

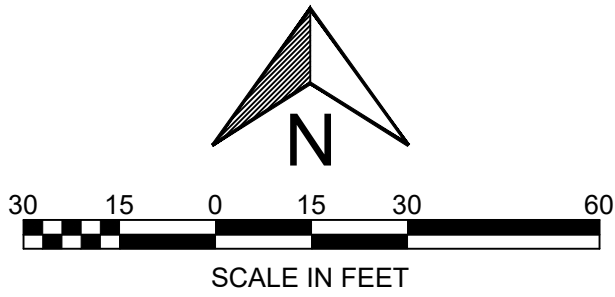
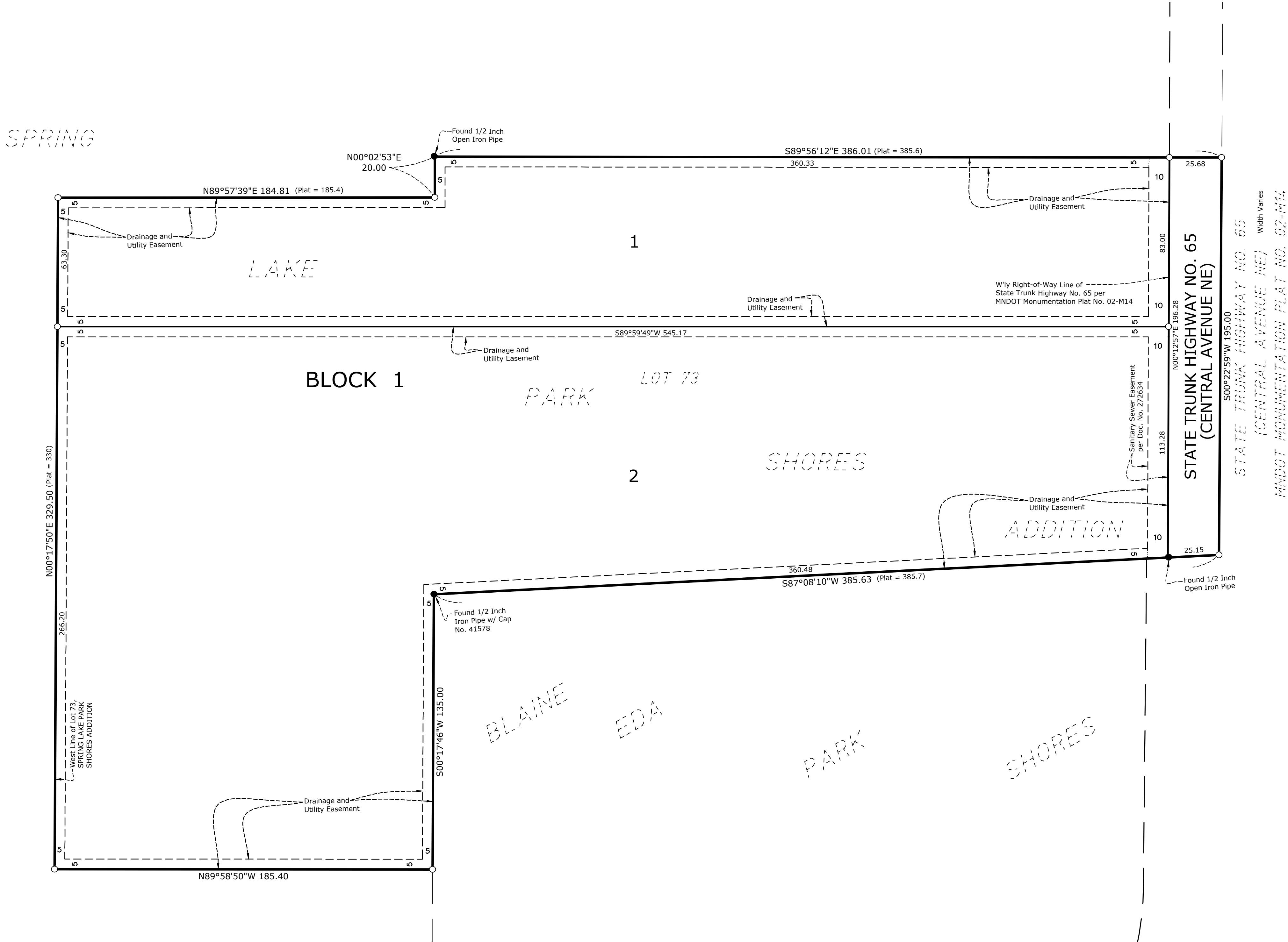
By: _____
Mayor _____ Clerk _____

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

By: _____
David M. Ziegemeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER
Pursuant to Minnesota Statutes, Section 505.021, Subdivision 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: _____ Property Tax Administrator By: _____ Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota
I hereby certify that this plat of URAM 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: _____ County Recorder/Registrar of Titles By: _____ Deputy



For the purposes of this plat, the West line of Lot 73, SPRING LAKE SHORES ADDITION is assumed to bear N 00 degrees 17 minutes 50 seconds E.

- (Plat) Denotes Dimensions per plat of SPRING LAKE SHORES ADDITION
● Denotes a Found Iron Monument.
○ Denotes a 1/2 inch by 14 inch iron rebar set and marked by License No. 44565.



City of Blaine Staff Report

File Number: RES 25-101

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, Assistant Community Development Director

Agenda Item # 9.4

Resolution Granting Final Plat Approval to Create Two Lots to be Known as Uram at 8634 Central Avenue NE. Scott Uram (Case File No. 25-0025/SAS)

Executive Summary

The applicant is proposing a two lot subdivision; development is not proposed at this time.

Background

Planning Commission Public Hearing	05/13/25
City Council (Preliminary Plat)	06/02/25
City Council (Final Plat)	07/07/25
Action Deadline	08/04/25

Staff report prepared by Sheila Sellman, Assistant Community Development Director, and Teresa Barnes, Project Engineer

The final plat is consistent with the approved preliminary plat, Resolution No. 25-79.

Evaluation of Request

Planning Analysis

Zoning

The subject site is zoned Community Commercial (B-2) and is part of the Highway 65 Overlay district.

The purpose of the B-2 district is to allow commercial uses serving surrounding neighborhoods with low to moderate traffic uses. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on collector or arterial roads.

The purpose of the Highway 65 Overlay district is to promote the development of an attractive view of

the community from Highway 65 through architectural and signage controls, landscaping, screening, building orientation and establish minimum standards that contribute to a community image of quality, visual aesthetics, permanence, and stability along the Highway 65 corridor.

Land Use Designation

The subject site is designated Community Commercial (CC) in the Comprehensive Land Use Plan. The CC district is intended for retailing services that serve larger areas, from neighborhood to regional scale.

Surrounding Zoning and Uses

Properties to the north are zoned B-2 and Single-family Residential (R-1) and is developed with Batteries Plus and single family. The west is developed with single-family residential and zoned R-1 and the south is B-2 developed with Calibur Collision. Highway 65 is to the east.

Existing Conditions

The site is developed with an office building. The applicant owns three parcels that are somewhat connected and oddly shaped. Two of the lots have frontage and access from Central Avenue frontage road and are zoned B-2 and guided CC. The third parcel is located behind these lots and does not have direct access and is zoned R-1 and guided CC.

As the lots sit today, they cannot develop without replatting so that the entire site has access. The zoning on the rear parcel is not consistent with the rest of the development and, in order for the applicant to use the property, a rezoning is necessary, but is not required for the proposed subdivision.

History

A Comprehensive Plan Amendment to change from LDR to CC was approved for the rear lot in 2024.

Plat

The proposed plat creates two new lots.

Lot 1: 0.95 Acres

Lot 2: 2.14 Acres

The B-2 district does not have minimum lot size requirements.

Setbacks

Development is not proposed at this time. The existing building is proposed to be set back 23 feet from the new property line. The minimum side yard setback in the B-2 district is 20 feet. It is unclear from the submitted plans if the pavement from the existing parking lot is going to be utilized for parking or be removed. If it remains, a conditional use permit is required for zero-lot line, shared access/parking.

Landscaping

No additional landscaping is required with the preliminary plat, as no development is proposed at this time. Landscaping will be reviewed upon any new development.

Park Dedication

The new plat is 3.09 acres total. The 2025 park dedication rate is \$13,188 per acre in the B-2 district, resulting in \$40,750 that is due at the time of final plat.

Engineering Analysis

Grading/Storm Drainage

No development is proposed, therefore there is no grading/storm drainage to review. This will be evaluated when there is development.

Utilities

No development is proposed, therefore there are no utilities to review. This will be evaluated when there is development.

Wetlands/Watershed

No development is proposed, therefore there are no wetlands/watershed to review. This will be evaluated when there is development.

Access/Street Design/Sidewalks

No development is proposed, therefore there is no access or sidewalks to review. This will be evaluated when there is development.

Easements/Right-of-Way/Permits

The developer will need to obtain all required permits for any future proposed construction project. A copy of all permits will need to be submitted to the City prior to any site work.

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

Strategic Plan Relationship

Not applicable.

Board/Commission Review

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

Financial Impact

Not applicable.

Public Outreach/Input

Notifications are not required for final plats.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Zoning and Location Map
2. Final Plat



City of Blaine

Signature Copy

Resolution: RES 25-101

Resolution Granting Final Plat Approval to Create Two Lots to be Known as Uram at 8634 Central Avenue NE. Scott Uram (Case File No. 25-0025/SAS)

WHEREAS, an application has been filed by Scott Uram as Case File No. 25-0025 for a final plat known as Uram; and

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

Lot 73, SPRING LAKE PARK SHORES ADDITION, according to the recorded plat thereof, and situate in Anoka County, Minnesota.

Abstract Property

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. 25-79; and

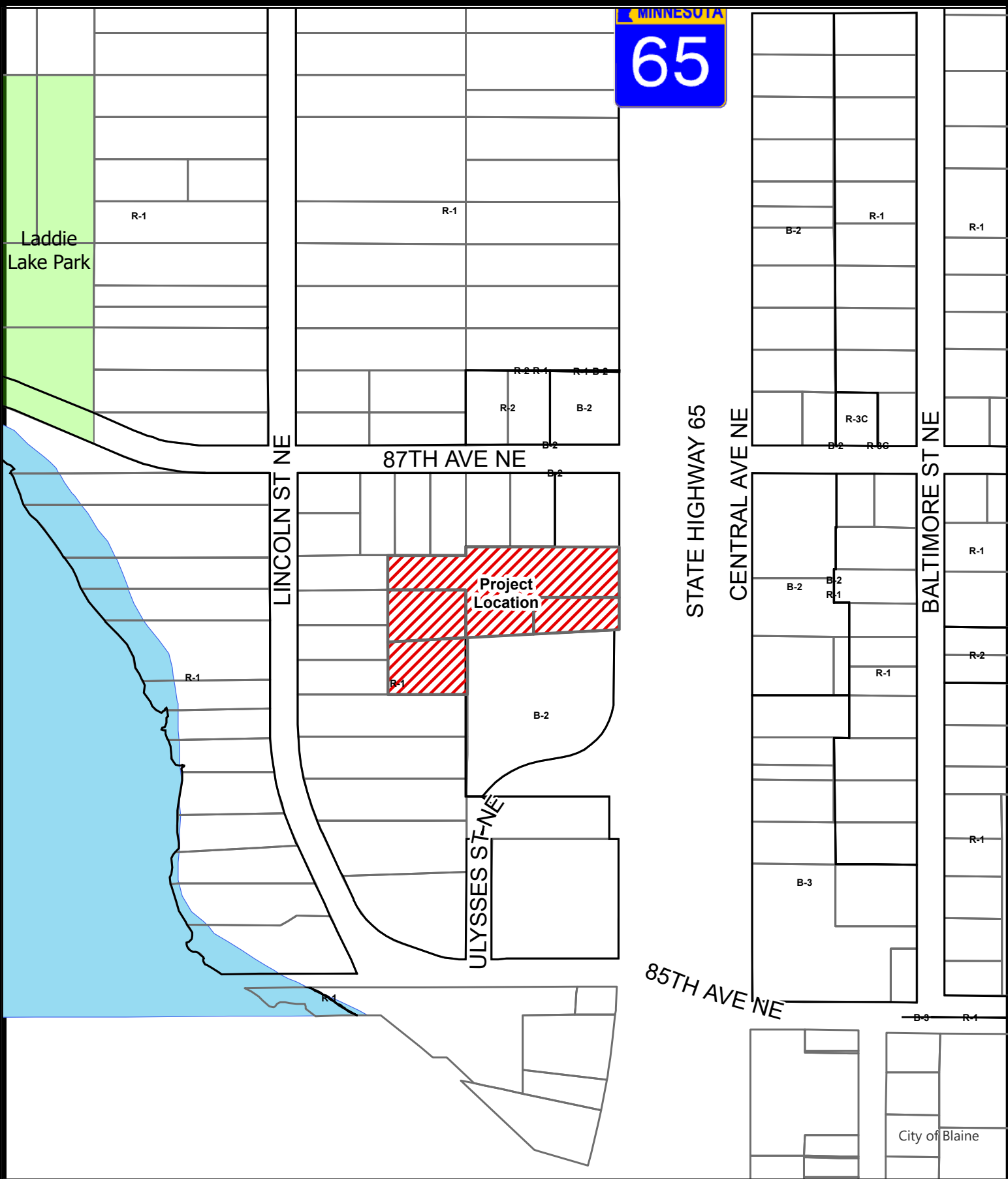
WHEREAS, the final plat is in general conformance with the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Uram 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 Uram Plat.

1. The applicant is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
2. Park dedication is required for 2 new lots at the rate of \$13,188 per acre. Park dedication is due for Lot 1 in the amount of \$12,528.60 prior to the release of plat mylars for recording. Park dedication for Lot 2 is due prior to issuance of a building permit at the rate in effect at the time the payment is received by the City (2025 amount due is \$28,222.38).
3. A conditional use permit for a 0-lot line, shared access/parking must be approved prior to issuance of any building permits on Lot 1 or Lot 2.
4. Pending special assessments for City project 24-07 southwest area reconstruction project will need to be accounted for, if not already paid in full.

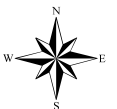
PASSED by the City Council of the City of Blaine this 7th day of July, 2025.



BlaineMN.gov

Case File No. 25-0025 Uram

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



URAM

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 32, T. 31, R. 23

KNOW ALL PERSONS BY THESE PRESENTS: That Marcus Holdings, LLC, a Minnesota limited liability company, owner of the following described property:
Lot 73, SPRING LAKE PARK SHORES ADDITION, according to the recorded plat thereof, and situate in Anoka County, Minnesota.

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

In witness whereof said Marcus Holdings, LLC, a limited liability company, has caused these presents to be signed by its proper officer

this _____ day of _____, 20_____.

Marcus Holding, LLC

By _____ Its _____

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____

by _____ of Marcus Holdings, LLC, a Minnesota limited liability company, on behalf of the company.

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

Notary Public _____ County, _____

SURVEYORS CERTIFICATE
I Rory L. Synsteliën 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_____.

Rory L. Synsteliën, Licensed Land Surveyor
Minnesota License No. 44563

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20_____ by Rory L. Synsteliën.

Notary Public, Signature _____ Notary Public, Printed Name _____ My Commission Expires: January 31, 20_____

Notary Public _____ County, Minnesota

CITY COUNCIL
City Council, City of Blaine, Minnesota

This plat of URAM 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 _____ Clerk _____

COUNTY SURVEYOR

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

this _____ day of _____, 20_____.

By: _____
David M. Ziegemeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subdivision 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: _____ By: _____
Property Tax Administrator Deputy

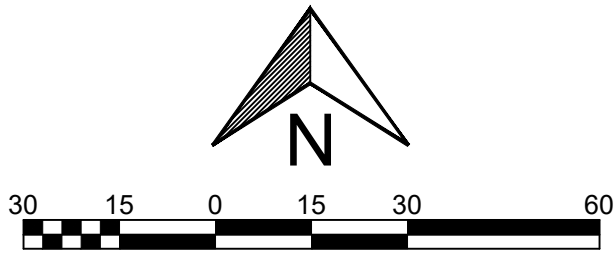
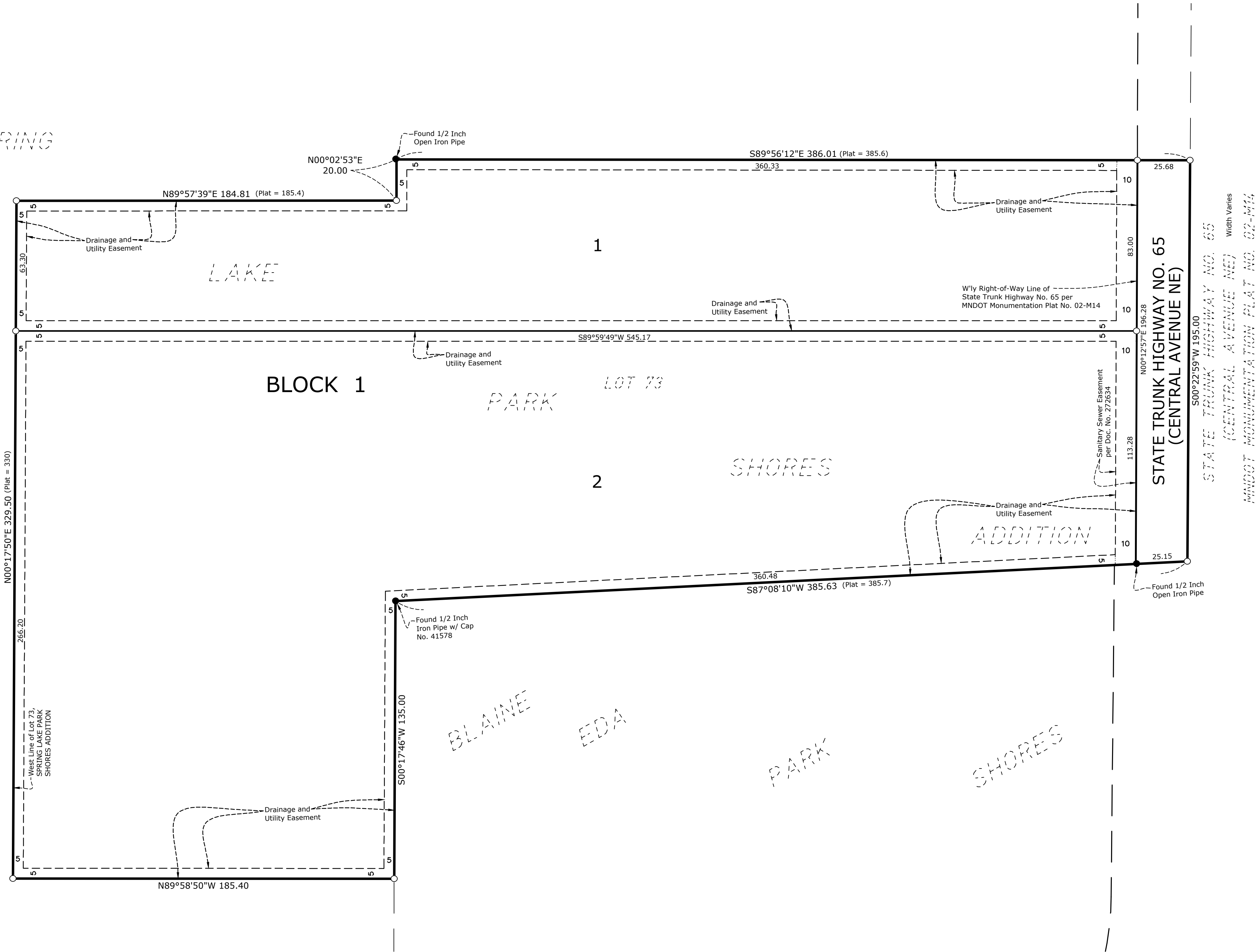
COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of URAM 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: _____ By: _____
County Recorder/Registrar of Titles Deputy



For the purposes of this plat, the West line of Lot 73, SPRING LAKE SHORES ADDITION is assumed to bear N 00 degrees 17 minutes 50 seconds E.

(Plat) Denotes Dimensions per plat of SPRING LAKE SHORES ADDITION
● Denotes a Found Iron Monument.
○ Denotes a 1/2 inch by 14 inch iron rebar set and marked by License No. 44565.



City of Blaine

Staff Report

File Number: ORD 25-2581

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, Assistant Community Development Director

Agenda Item # 9.5

First Reading

Approving Ordinance Amendments to Section 33.10 Home Occupations. City of Blaine (Case File No. 25-0019/ACK)

Executive Summary

First reading approving amendments to Section 33.10 Home Occupations.

Background

Planning Commission Public Hearing	06/10/25
City Council (1st Reading)	07/07/25
City Council (2nd Reading)	07/21/25
Action Deadline	N/A

Staff report prepared by Alex Koberoski, Zoning Technician

Background

During the workshop on February 12, 2024, staff presented the home occupation ordinance that was amended but not adopted in 2022, and requested council feedback on how to proceed. Council provided feedback on general standards and indicated that larger lots should be allowed to have more intensive uses, subject to certain restrictions.

On April 15, 2024, council discussed outdoor storage, identified permitted home occupation uses on smaller lots, and discussed limiting the size of vehicles allowed to be stored on residential properties.

During the May 20, 2024 workshop meeting, council came to a consensus regarding prohibited uses in all residential districts, and discussed the types of uses that were only allowed on Farm Residential (FR) properties 3 acres or more and prohibited in all other districts.

On April 21, 2025, Council discussed the process of requiring Interim Use Permits (IUP's) or Conditional Use Permit (CUP's) for certain uses in FR districts with lot sizes of three acres or more. There was a general consensus to require CUP's. Council also finalized the standards for uses allowed through a CUP in FR.

Council generally agreed on the following amendments to the general standards that must be met by all home occupations:

1. No exterior storage of any materials related to the business is allowed, including those located on trailers. One fully enclosed trailer associated with the home occupation is permitted.
2. In all residential zoning districts except FR, the area set aside for home occupations if in an accessory structure is limited to 300 square feet while maintaining the minimum garage space required in the zoning district. (The minimum garage size for R-1 is 400 square feet, with a maximum cumulative accessory structure limit of 1,000 square feet without a CUP).
3. In the FR zoning district, the area set aside for home occupations if in an accessory structure is limited to 800 square feet while maintaining the minimum garage space required in the zoning district. (The minimum garage size for FR is 400 square feet, with a maximum cumulative accessory structure limit of 1,200 square feet without a CUP).
4. Home occupations may include the employment of one (1) person not residing on the premises in the performance of the occupation.
5. Wholesale or retail businesses are not permitted, unless it is conducted entirely by mail or occasional home invitation.
6. Vehicles above 12,000 GVW shall not be stored, operated, or maintained in residential districts (excluding FR districts). In FR districts, 1 vehicle greater than 12,000 GVW is permitted. This is consistent with the city's parking ordinance.

Council discussed adding a list of prohibited uses for all districts and conditional uses in FR for properties greater than or equal to three acres. Those uses are detailed below:

Prohibited uses in all zoning districts:

1. Auto repair/body shop
2. Auto sales

Conditional uses in FR for properties greater than or equal to 3 acres in size and prohibited in all other districts:

1. Blacksmithing, welding, or similar use that may create noise, odors, or vibration.
2. Equipment rental of heavy equipment that includes but is not limited to; skidloaders, excavators, trailers or lifts. Equipment shall not be observed from the right of way or neighboring properties.
3. Landscaping and lawn maintenance.
4. Small engine repair.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the ordinance amendments. No one attended the public hearing. The meeting minutes are attached for reference.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the July 21, 2025, council meeting.

Attachment List

1. Unapproved PC Minutes 061025



City of Blaine

Signature Copy

Ordinance: ORD 25-2581

First Reading

Approving Ordinance Amendments to Section 33.10 Home Occupations. City of Blaine (Case File No. 25-0019/ACK)

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

33.10 Home occupations.

(a) Intent. In order to provide peace, quiet, and domestic tranquility within all residential neighborhoods, within the City, and in order to guarantee to all residents freedom from excessive noise, excessive traffic, nuisance, fire hazard and other possible effects of commercial uses being conducted in residential areas.

(b) Definitions.

(1) A home occupation is defined as any business, occupation, profession, or commercial activity that is conducted or petitioned to be conducted from property that is zoned for residential use. Home occupations must be conducted by a resident of the property. General farming and gardening activities are not considered home occupations and are not regulated by this ordinance. (Ord. No. 87-1007, amended 2-19-1987)

~~(2) A home occupation conditional use permit is a permit authorized by the City Council only after a public hearing by the Planning Commission. (Ord. No. 87-1007, amended 2-19-1987)~~

(c) All home occupations shall comply with the following standards, unless specifically permitted through a Conditional Use Permit:~~which conform to the following standards may be conducted without a conditional use under this ordinance:~~ (Ord. No. 87-1007, amended 2-19-1987)

(1) All activities associated with a home occupation shall be conducted between the hours of 7AM and 10PM.

~~(1) Permitted home occupations shall not be conducted in any building on the premises other than the building which is used by the occupant as the private dwelling and, furthermore, that not more than one (1) room may be used for such purposes. (Ord. No. 87-1007, amended 2-19-1987)~~

(2) Home occupation may have one (1) wall sign per dwelling which may not exceed 2.5 square feet. (Ord. No. 87-1007, amended 2-19-1987)

(3) There shall be no exterior, garage or accessory building storage of any materials related to the business including business equipment, merchandise, inventory or heavy equipment, including materials located on trailers. One fully enclosed utility trailer associated with the home occupation is permitted. ~~Motor vehicles used in the home occupation must be stored inside.~~ (Ord. No. 87-1007, amended 2-19-1987)

(4) The area set aside for home occupations shall not exceed twenty percent (20%) of the total floor area of such residence. (Ord. No. 87-1007, amended 2-19-1987)

(5) In all residential districts other than Farm Residential (FR), the area set aside for home occupations if in an accessory structure is limited to 300 square-feet while maintaining the minimum garage space required in the zoning district. In the Farm Residential (FR) district, the area set aside for home occupations if in an accessory structure is limited to 800 square-feet while maintaining the minimum garage space required in the zoning district.

~~(56)~~ Permitted home occupations ~~may shall not~~ include the employment of ~~any one (1)~~ persons not residing on the premises in the performance of the occupation. (Ord. No. 87-1007, amended 2-19-1987)

~~(67)~~ The use of mechanical equipment other than is usual for purely domestic or hobby purposes is prohibited. (Ord. No. 87-1007, amended 2-19-1987)

~~(78)~~ Off-street ~~loading and off-street~~ parking requirements of Sections ~~33.14 33.13 and 33.15~~ must be provided. (Ord. No. 87-1007, amended 2-19-1987)

~~(89)~~ Merchandise shall not be regularly or openly displayed or offered for sale within the residence. (Ord. No. 87-1007, amended 2-19-1987)

~~(910)~~ The operation of any wholesale or retail business is not permitted, unless it is conducted entirely by mail or by occasional home invitation. (Ord. No. 87-1007, amended 2-19-1987)

~~(4011)~~ Any home occupation or activity which produces noise or obnoxious odors, vibrations, glare, fumes, fire hazard, or electric interference detectable to normal sensory perception beyond the property line is prohibited. (Ord. No. 87-1007, amended 2-19-1987)

~~(112)~~ Trucks Vehicles above 12,000 GVW shall not be stored, operated, or maintained in residential districts excluding Farm Residential (FR) districts. In Farm Residential (FR) districts, one (1) vehicle greater than 12,000 GVW is permitted. (Ord. No. 87-1007, amended 2-19-1987)

~~(123)~~ A home occupation must normally involve fewer than four (4) customers entering daily. (Ord. No. 87-1007, amended 2-19-1987)

~~(134)~~ Home occupation is served by delivery trucks no larger than 205,000 GVW.

(d) Prohibited Uses in all zoning districts:

1. Auto repair/ body shop
2. Auto sales

(e) Conditional uses in Farm Residential (FR) Districts for properties greater than or equal to 3 acres in size and prohibited in all other districts:

1. Blacksmithing, welding, or similar use that may create noise, odors, or vibration.
2. Equipment rental of heavy equipment that includes but is not limited to; skidloaders, excavators, trailers or lifts. Equipment shall not be observed from the right of way or neighboring properties.
3. Landscaping and lawn maintenance.
4. Small engine repair.

(f) Conditional use permits shall be considered under Section 27.04.

(d) Conditional Use Permits:

~~(1) All home occupations which do not conform to the standards contained in Section 33.11(c) shall only be conducted with a home occupation conditional use permit. Conditional Use Permit applications shall be made and considered in accordance with 27.04 of this code.~~

~~(2) Conditional use permits, once granted, may be revoked by the City Council for cause after hearing before the City Council. Complaints seeking the revocation of such permit shall be filed with the Director of Community Development and may be initiated by the Planning Commission or any three~~

~~(3) residents of the block (both sides where the home occupation is being conducted). All such revocation hearings shall be conducted in accordance with Section 27.07 of this ordinance. Publication and notice requirements shall be the same as for home occupation conditional use permit application hearings.~~

INTRODUCED and read in full this 7th day of July, 2025.

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



City of Blaine

Planning Commission

June 10, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, June 10, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Halpern.

Staff Present: Shawn Kaye, Planner

4. Public Hearing

- 4.3.** 2025-249 Case File No. 25-0019 // City of Blaine
The City is proposing amendments to Section 33.10 Home Occupations.
Sponsors: Alex Koberoski, Zoning Technician

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0019 was opened at 7:55PM. As no one wished to appear, the public hearing was closed at 7:55PM.

Chair Goracke reported this appears to be a housekeeping item.

Planner Kaye explained this is an update to the Home Occupation section of the Zoning Ordinance and the proposed changes are in response to items the city council wanted to see in the home occupation ordinance.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0019 the proposed amendments to the City of Blaine Zoning Ordinance 33.10 Home Occupations. Motion seconded by Commissioner Howard. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the July 7, 2025 city council meeting.



City of Blaine

Staff Report

File Number: ORD 25-2582

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, Assistant Community Development Director

Agenda Item # 9.6

First Reading

Approving Ordinance Amendments to Section 34.04 Prohibited Signs and Section 34.13 Administrative Permit. City of Blaine (Case File No. 25-0020/ACK)

Executive Summary

First reading approving ordinance amendments to Section 34.04 Prohibited Signs and Section 34.13 Administrative Permit.

Background

Planning Commission Public Hearing	06/10/25
City Council (1st Reading)	07/07/25
City Council (2nd Reading)	07/21/25
Action Deadline	N/A

Staff report prepared by Alex Koberoski, Zoning Technician.

Background

During the October 14, 2024 workshop meeting, staff brought forward proposed modifications and questions for council regarding the sign ordinance, with a focus on temporary signage. Council discussed reducing the allowable time for temporary signs to be displayed within a calendar year, and amending the ordinance to be more specific on what types of temporary signage can be placed on a property.

On April 21, 2025, staff brought proposed changes to the temporary sign ordinance to workshop, based on Council's discussion on October 14th. There was a general consensus on the proposed permit types, number of signage allowed, and the number of weeks allowed for temporary signage.

Proposed Amendments:

Council generally agreed on the following amendments to the temporary sign section of the sign ordinance:

The proposed Temporary Sign Permit is intended to be utilized by businesses to advertise and conduct promotional activities on their properties. This permit is subject to the following standards:

- Permits shall be issued for no more than 4 weeks per calendar year. Permits shall be issued for a period of no less than 7 days at a time.
- This permit shall be limited to the following maximum number and types of signs:
 - 2 banners, each measuring no more than 32 square feet
 - 2 feather signs, each measuring no more than 3.5-feet wide and 18-feet in height
 - 5 H-frame, A-frame, or other freestanding signage, each limited to 6 square feet in area

The proposed Special Event Temporary Sign Permit is intended to allow businesses more types and amounts of temporary signage for special events or larger promotional activities, subject to the following standards:

- Permits shall be issued for no more than 2 weeks per calendar year. Permits shall be issued for a period of no less than 7 days at a time.
- This permit shall be limited to the following maximum number and types of signs:
 - 1 portable sign no more than 48 square feet
 - 3 banners, each measuring no more than 80 square feet
 - 5 feather signs, each measuring no more than 3.5 feet wide and 18-feet in height
 - 5 H frame, A-frame, or other freestanding signage, each limited to 6 square feet

The current code that allows new businesses two (2) additional weeks of signage will remain in the temporary sign ordinance.

The current code that allows one (1) feather flag or one (1) 32-square-foot banner without a permit will remain. However, this signage will count towards the proposed maximum number of temporary signs for each permit.

The changes to section 34.04 Prohibited Signs are proposed to align with the amendments to the temporary sign ordinance, and coincide with council's general consensus to prohibit inflatables, balloons, and stringers, as well as prohibiting signs or displays with rotating beams or beacons of flashing illumination.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the ordinance amendments. No one attended the public hearing. The meeting minutes are attached for reference.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the July 21, 2025, council meeting.

Attachment List

1. Public Comments
2. Unapproved PC Minutes 061025



City of Blaine

Signature Copy

Ordinance: ORD 25-2582

First Reading

Approving Ordinance Amendments to Section 34.04 Prohibited Signs and Section 34.13 Administrative Permit. City of Blaine (Case File No. 25-0020/ACK)

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

34.04 Prohibited Signs.

- (f) ~~With the exception of search lights, which may be approved in conjunction with an administrative permit as provided in Section 34.13 of this ordinance, no rotating beam, or beacon of flashing illumination shall be used in conjunction with any display.~~ Signs or displays with rotating beams or beacons of flashing illumination.
- (h) ~~Banners, b~~Balloons, inflatables, and stringers., ~~unless approved in conjunction with an administrative permit, as provided in Section 34.13 of this ordinance. (Ord. No. 86-934, amended 6-5-1986)~~
- (j) Portable signs, except as provided in Section 34.06, unless approved in conjunction with ~~an~~ a special event temporary sign administrative permit, as provided in Section 34.13 of this ordinance.
- (s) Signs for citywide community events, sponsored by government or non-profit organizations unless approved in conjunction with ~~an administrative permit~~ a temporary sign permit, as provided in Section 34.13 of this ordinance. (Ord. No. 90-1232, amended 10-18-1990)

34.13 ~~Administrative permit.~~ Temporary Signs

(a) The purpose of temporary signage is to allow businesses, institutions, and organizations to promote events, products, and services for a limited time through obtainment of a temporary sign permit.

(b) General Standards

- (1) Temporary signage allocations are per parcel.
- (2) Temporary signs must follow all standards under section 34.05.
- (3) Signs allowed under Section 34.06(l) count towards the maximum signage allowed with a temporary sign permit.

(c) Temporary Sign Permit

(1) This permit is intended to allow businesses and institutions to advertise promotions, events, or services for a limited time on their property, subject to the following standards:

- (aa) Permits shall be issued for no more than 4 weeks per calendar year. Permits shall be issued for a period of no less than 7 days at a time.
- (bb) The number of temporary signs shall be limited to the following maximum number and types of signs:

- (i) 2 banners, each measuring no more than 32 square feet
- (ii) 2 feather signs, each measuring no more than 3.5 feet wide and 18-feet in height
- (iii) 5 H-frame, A-frame, or other freestanding signage, each limited to no more than 6 square feet in area

(d) Special Event Temporary Sign Permit

(1) This permit is intended to allow businesses more types of signage for special events or larger promotional activities, subject to the following standards:

(aa) Permits for special events shall be issued for no more than 2 weeks per calendar year. Permits shall be issued for a period of no less than 7 days at a time.

(bb) The number of special event signs shall be limited to the following maximum number and type:

(i) 1 portable sign no more than 48 square feet

(ii) 3 banners, each measuring no more than 80 square feet

(iii) 5 feather signs, each measuring no more than 3.5 feet wide and 18-feet in height

(iv) 5 H-frame, A-frame, or other freestanding signage, each measuring no more than 6 square feet in area

(e) The fee for temporary sign permits shall be established in accordance with the City's adopted fee schedule. The fee for religious institutions, schools, non-profit organizations, and government agencies is waived.

(f) The zoning administrator has the authority to allow substitutions or exchanges of the types of signage. In no instance shall the maximum number or square footage of temporary signs be exceeded.

(g) New businesses are allowed two (2) additional weeks of temporary signage.

(h)(e) The Zoning Administrator shall be authorized to issue a temporary conditional administrative permit to alleviate hardships associated with public road construction projects. (Ord. No. 92-1279, amended 2-20-1992)

(a) Where an administrative permit is required by this ordinance, application shall be made on forms furnished by the City. The applicant shall set forth his name, address, location of the proposed use and shall submit a drawing of the proposed use and any other information required by the Zoning Administrator, which will enable him to determine whether the proposed use meets the standards of this ordinance. An administrative permit, as described in this ordinance, is distinct from the sign permit required herein. The fee for religious institutions, schools, non-profit organizations, and government agencies is waived. (Ord. No. 03-1984, added 6-5-2003; Ord. No. 86-934, amended 6-5-1986)

(b) Permits, for temporary signage, may be issued for a period not to exceed fourteen (14) consecutive days. Four (4) Two (2) such permits may be allowed each premises per calendar year, with the exception that each new commercial or industrial business, may be allowed one (1) additional fourteen-day permit, to announce the opening of the new business, provided such business has been issued a current Certificate of Occupancy for that business space. Permits may be issued for consecutive fourteen (14) day periods (Ord. 90-1184, amended 2-1-1990; Ord. No. 04-2022, amended 7-15-2004)

(c) The Zoning Administrator shall be authorized to issue a temporary conditional administrative permit to alleviate hardships associated with public road construction projects. (Ord. No. 92-1279, amended 2-20-1992)

(Ord. No. 20-2447, 7-20-2020)

INTRODUCED and read in full this 7th day of July, 2025.

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

From: blainetpc@aol.com <blainetpc@aol.com>

Sent: Tuesday, June 10, 2025 10:08 AM

To: Sheila Sellman <ssellman@blainemn.gov>; Leslie Larson <leslielarson@blainemn.gov>; Jess Robertson <jrobertson@blainemn.gov>

Subject: Sign Ordinance Proposal

I just saw that there is a revision on the temporary sign ordinance changes to the planning commission tonight.

I must first say that this ordinance has no value as the city does not enforce the ordinance except by complaint. There is no value in a ordinance if the only way it is going to be enforced is by complaint. The city has to accept more responsibility if ordinances are going to be made.

In addition, the ordinance does not state that I can see from what point is the business in violation. So, as I have stated in the past a business can have a sign displayed (temporary) for months and years and there is no enforcement. I have pointed out many sign violations recently and for the most part those complaints have fallen on deaf ears.

My examples would be The Ball Park had signs out there for weeks and it is my understanding they paid no fees. In addition, the ordinance states 7 days but when does that 7 days begin and end. In addition they had signs that were eventually removed but now they have a new sign even tho they grossly violated the ordinance. Plus, they have had a Now Open sign (temporary) on the building since they opened and it remains today. So, I ask why is this allowed.

The Jaward (sp) has had a temporary sign for well over a year and it remains on Main street except they moved the sign

At least KFC finally removed their signs.

So, in summary, the city does not have any enforcement on these signs and I believe that this ordinance is VAGUE and open to many different viewpoints as I have discovered in voicing concerns. This ordinance change proposal continues to be vague and open for many interpretations.

If a business can have a "temporary" sign out for a month or longer and the city does nothing about it except by complaint than this is wrong.

The city is looking for revenue and as I have stated in the past this is one source of revenue that they city misses out on in so many ways.

In closing, I think the City has a big problem with all their sign ordinance and enforcement. This needs to come back to the table for further discussion and stop being vague and talk about the enforcement. I did not have time to write all my thoughts in a concise format as I just saw this today. I will watch what the planning commission does and be more specific before it goes to council. I did want the planning commission to know that this proposed ordinance revision is not the answer.

All these signs that keep popping up are an eyesore when businesses have so many other options

Darrell Carlberg



City of Blaine

Planning Commission

June 10, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, June 10, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Halpern.

Staff Present: Shawn Kaye, Planner

4. Public Hearing

- 4.4.** 2025-248 Case File No. 25-0020 // City of Blaine
The City is proposing amendments to Section 34.04 Prohibited Signs and Section 34.13 Administrative Permit.
Sponsors: Alex Koberoski, Zoning Technician

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0020 was opened at 7:58PM. As no one wished to appear, the public hearing was closed at 7:58PM.

Chair Goracke noted the planning commission received a comment via email from Darrel Carlberg who supported the city having more code enforcement when it comes to signage.

Motion by Commissioner Swanson to recommend approval of Planning Case 25-0020 the proposed amendments to section 34.04 Prohibited Signs and Section 34.13 Administrative Permit. Motion seconded by Commissioner Geiselhart. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the July 7, 2025 city council meeting.



City of Blaine

Staff Report

File Number: ORD 25-2578

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, Assistant Community Development Director

Agenda Item # 9.7

Second 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, approve the resolution.

Attachment List

1. Unapproved PC Minutes 061025



City of Blaine

Signature Copy

Ordinance: ORD 25-2578

Second 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 this 7th day of July, 2025.



City of Blaine

Planning Commission

June 10, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, June 10, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Halpern.

Staff Present: Shawn Kaye, Planner

4. Public Hearing

- 4.5.** 2025-261 Case File No 25-0021 // City of Blaine
The City is proposing ordinance amendments to the City of Blaine Zoning Ordinance related to regulations for cannabis.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0021 was opened at 7:03PM. As no one wished to appear, the public hearing was closed at 7:03PM.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 25-0021 the code amendments related to regulations for cannabis in the I-2 and I-2A zoning districts. Motion seconded by Commissioner Howard. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the June 16, 2025 city council meeting.



City of Blaine Staff Report

File Number: 2025-156

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Motion

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 10.1

Motion to Enter into a Joint Project with the City of Circle Pines for the Woodland Road Mill and Overlay Project, Improvement Project 25-25

Executive Summary

The joint project will allow the portion of Woodland Road from CSAH 17 (Lexington Avenue NE) to the eastern city limits, which lies within the City of Blaine and the City of Circle Pines, to be rehabilitated as a part of the City of Circle Pines 2025 Mill and Overlay project. The City of Blaine's estimated share, based on the portion of Woodland Road that falls within the city limits, is estimated at \$57,240.

Background

The City of Circle Pines has a 2025 Mill and Overlay project in their community that includes a portion of Woodland Road that is contained within their city limits. The City of Circle Pines has expressed a desire to engage in a joint project with the City of Blaine to rehabilitate the remainder of Woodland Road, which lies within the Cities of Blaine (south half) and Circle Pines (north half), from CSAH 17 (Lexington Avenue) to approximately 92nd Circle NE/eastern city limits.

The City of Circle Pines has supplied the City of Blaine with an estimate of costs to construct the mill and overlay portion of Woodland Road based on their contractor's unit bid. The City of Circle Pines has agreed to cover the costs of any design, contract administration, property owner outreach, and other miscellaneous details to construct the project.

The funding source for the City of Blaine portion of this project is excess City Pavement Management funds and there are sufficient funds to cover these costs.

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

The financial impact is \$57,240 as outlined in the estimate of costs for the construction of the City of Blaine's portion of Woodland Road. The City of Blaine portion of the proposed project would be funded by excess Pavement Management funds in the T2405 - 2024 NW Area Street Reconstruction project and will require an amendment to the budget. With \$426,814 of property tax levy supported bond proceeds remaining, staff propose utilizing \$58,000 to cover the cost of the proposed joint project with Circle Pines, as this is an eligible use of unspent funds.

Funding Source	Appropriated Amount (12/18/2024)	Amended Appropriation (6/17/2024)	Authorized Bonding (9/16/2024)	Actual Costs (7/7/2025)	Proposed Amendment (25-25)
Property Tax Levy Debt (T2405)	\$1,608,700	\$1,608,700	\$1,608,700	\$1,181,886	\$58,000
Special Assessment Debt (T2405)	\$702,900	\$702,900	\$702,900	\$554,021	-
State Aid Municipal Funds (T2405)	\$500,000	\$500,000	\$500,000	\$667,470	-
Water Utility Funds (U2415)	\$55,000	\$83,000	\$83,000	\$71,923	-
Sanitary Sewer Utility Funds (U2404)	\$42,000	\$63,000	\$63,000	\$66,519	-
TOTAL	\$2,908,600	\$2,957,600	\$2,957,600	\$2,541,819	\$58,000

Public Outreach/Input

N/A

Staff Recommendation

By motion, approve the joint rehabilitation project with Circle Pines.

Attachment List

1. Woodland Rd MO OPC_Rev
2. Woodland Road Map

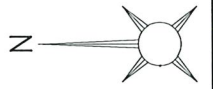
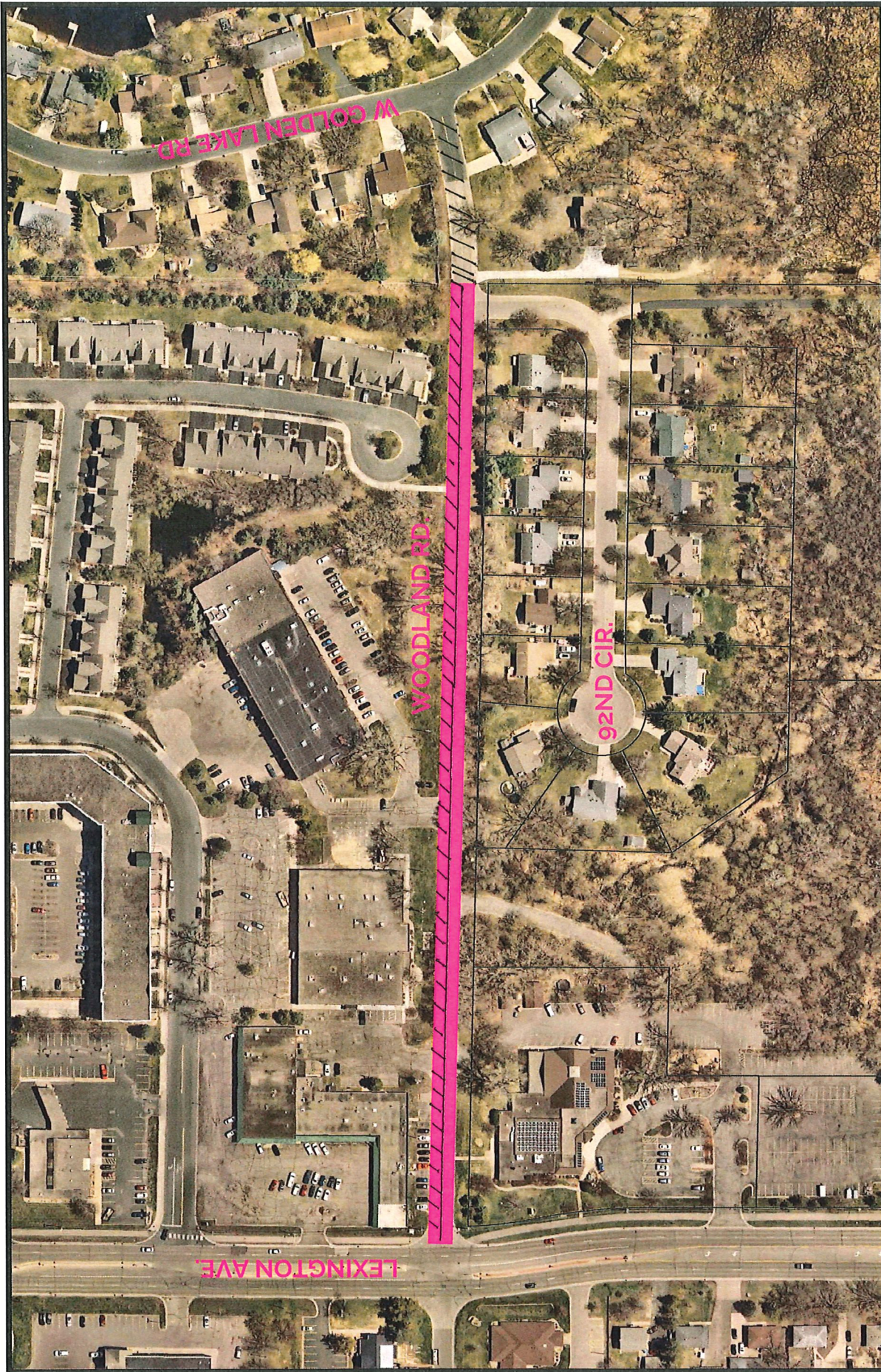
OPINION OF PROBABLE COST

WSB Project: WOODLAND RD MILL AND OVERLAY
 Project Location: CITY OF CIRCLE PINES
 WSB Project No: 025186-000

Design By: JPR
 Checked By: EAB

Date: 6/24/2025

ITEM NO.	MNDOT SPECIFICATION NO.	DESCRIPTION	UNIT	ESTIMATED TOTAL QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL COST
A. STREET IMPROVEMENTS						
3	2232.504	MILL BITUMINOUS SURFACE (2.0")	S Y	4104	\$ 1.55	\$ 6,361.20
4	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	411	\$ 0.01	\$ 4.11
	2357.506	BITUMINOUS SEAL COAT (TEXAS UNDERSEAL)	SY	4104	\$ 1.37	\$ 5,622.48
5	2360.509	TYPE SP 12.5 WEARING COURSE MIX (2:B)	TON	464	\$ 85.25	\$ 39,556.00
6	2506.502	ADJUST FRAME & RING CASTING	EACH	3	\$ 865.00	\$ 2,595.00
8	2573.502	STORM DRAIN INLET PROTECTION	EACH	3	\$ 125.00	\$ 375.00
CONSTRUCTION TOTAL						\$ 54,513.79
CONTINGENCY TOTAL (5%)						\$ 2,725.69
TOTAL						\$ 57,239.48



 *CIRCLE PINES*

WOODLAND ROAD BITUMINOUS MILL AND OVERLAY



City of Blaine Engineering Department / 10801 Town Square Dr NE / Blaine, MN 55449 / 763-785-6172



City of Blaine Staff Report

File Number: RES 25-99

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 10.2

Resolution Accepting a Bid from GMH Asphalt Corporation in the Amount of \$1,724,940.82 for the 2025 Street Rehabilitation Project, Improvement Project No. T2505.

Executive Summary

The City Council approved plans and specifications and ordered advertisement for bids for the 2025 Street Rehabilitations project on June 2, 2025 with Resolution 25-85. The project will rehabilitate the following streets:

Project Area 1:

- Lakes Parkway (from Radisson Road to the dead end 120' east of Rendova Street)

Project Area 2:

- Baltimore Street (from 120' south of 99th Lane to 99th Lane)
- 99th Lane (from Baltimore Street to Davenport Street)

Project Area 3:

- Baltimore Street (from 94th Lane to 300' south of 99th Avenue)

Project Area 4:

- Baltimore Street (from 93rd Lane to 94th Lane)

Background

Bids were received electronically at 10:00 AM, July 1, 2025, for Project No. 25-05. A total of 7 bids were received ranging from \$1,724,940.82 to \$2,281,788.20. The 3 lowest bidders and Engineer's estimate are as follows:

Engineer's Estimate	\$1,934,000.00
---------------------	----------------

GMH Asphalt Corporation	\$1,724,940.82
North Valley, Inc.	\$1,750,992.05
Minnesota Paving & Materials	\$1,878,657.03

Bids have been checked and tabulated, and it has been determined that GMH Asphalt Corporation of Chaska, Minnesota is the lowest bidder. The Engineering Department has worked with GMH Asphalt Corporation on previous contracts and recommends that the low bid be accepted, and a contract entered into with GMH Asphalt Corporation. City Council is also asked to approve a 10% contingency to bring the total project budget to \$1,897,434.90. The funding sources for this project are the Pavement Management Funds, Public Utility Funds, Special Assessments, and Municipal State Aid Funds. There are sufficient funds budgeted to cover these costs.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

The project (T2505) will be funded by assessments, Municipal State Aid Funds and bond proceeds placed in the City Pavement Management Program Fund and Public Utility Funds. The 2024-2028 Capital Improvement Plan (CIP) included \$399,500 in project funding for consulting and the 2025 project budget approved within the 2025-2029 CIP appropriated \$2,115,000 for consulting, construction, and contingencies, bringing the total project budget to \$2,514,500. To date, \$379,889 has been encumbered. If approved, this contract will bring the total amount encumbered to \$2,104,830.

Funding Source	2024 Adopted Budget	2025 Adopted Budget	Total Appropriations
Property Tax Supported Bonds	\$399,500	\$180,000	\$180,000
Special Assessment Supported Bonds	-	\$100,000	\$100,000
Municipal State Aid	-	\$1,700,000	\$1,700,000
Water Utility Supported Bonds	-	\$70,000	\$70,000
Sewer Utility Supported Bonds	-	\$65,000	\$65,000
TOTAL	\$399,500	\$2,115,000	\$2,514,500

Public Outreach/Input

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. 25-05 Project Area Map



City of Blaine

Signature Copy

Resolution: RES 25-99

Resolution Accepting a Bid from GMH Asphalt Corporation in the Amount of \$1,724,940.82 for the 2025 Street Rehabilitation Project, Improvement Project No. T2505.

WHEREAS, pursuant to advertisement for bids for Improvement Project No. 25-05, said bids were received on July 1, 2025, electronically opened and tabulated according to law, and the following 3 bids were received complying with the advertisement:

GMH Asphalt Corporation	\$1,724,940.82
North Valley, Inc.	\$1,750,992.05
Minnesota Paving & Materials	\$1,878,657.03

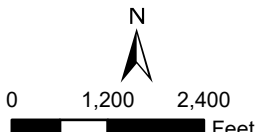
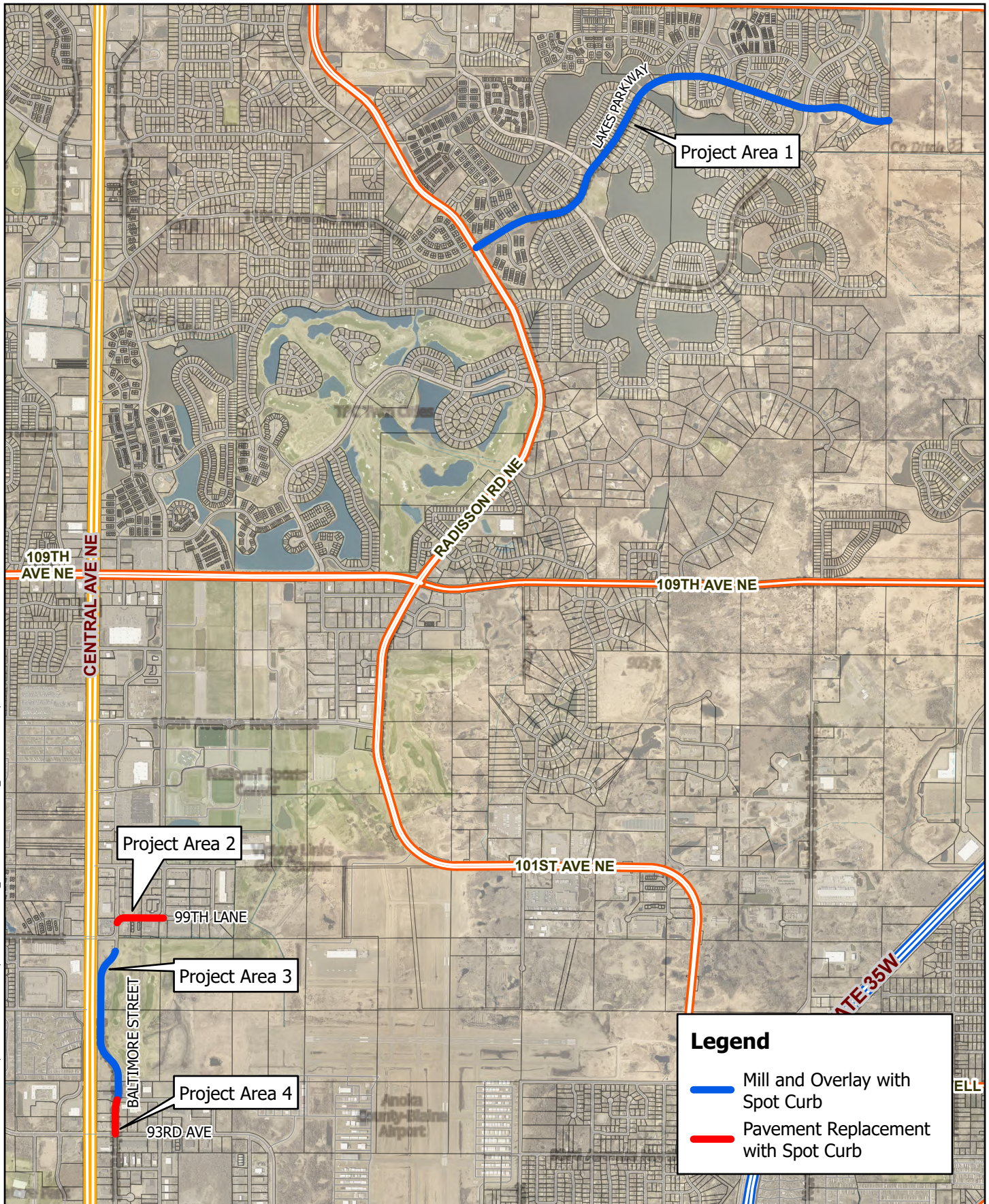
AND WHEREAS, GMH Asphalt Corporation of Chaska, Minnesota is the lowest responsible bidder.

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

1. The Mayor and City Manager are hereby authorized and directed to enter into a contract with GMH Asphalt Corporation for the designated improvements in the amount of \$1,724,940.82.
2. A 10% contingency is hereby approved to bring the total project budget to \$1,897,434.90, and the Director of Engineering is hereby authorized to sign all change orders up to the authorized project budget amount.
3. The City Clerk is hereby authorized and directed to return forthwith to all bidders the bid bonds submitted with their bids, except the two lowest bidders. When a contract is duly executed, the bid bond of the remaining unsuccessful bidder will be returned. The bid bond of the successful bidder will be retained until the performance and payment bonds have been executed and approved, after which the bid bond will be returned.

PASSED by the City Council of the City of Blaine this 7th day of July, 2025.

Path: X:\AEB\BLAIN\Common\Proposals\2025 Streets Report\For GIS\BLAIN_2025StreetsRFP\BLAIN_2025StreetsRFP.aprx



Print Date: 7/5/2024

Map by: tschwarz
Projection: NAD 1983 HARN Adj MN
Anoka County
Source: Anoka County, City of Blaine
& SEH, Inc

2025 Street Rehabilitation

Blaine, Minnesota

Exhibit
1

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.



City of Blaine

Staff Report

File Number: RES 25-111

Agenda Date	Status
July 7, 2025	
In Control	File Type
City Council	Resolution

Administration - Jason Zimmerman, Finance Director

Agenda Item # 10.3

Resolution Authorizing Interfund Transfers, Fund Closures, and Budget Amendments Retroactive to Fiscal Year 2024

Executive Summary

Council is asked to approve the interfund transfers, fund closures, and associated budget amendments as outlined in the accompanying resolution.

Background

As part of the annual year-end process, Finance staff evaluate all City funds to determine if they are still required and/or have the necessary funding to satisfy outstanding obligations. As a result of this review, the fund closures and interfund transfers identified below are recommended. These actions will make City financial statements easier to understand, eliminate negative cash balances, and demonstrate prudent financial management. All transactions are proposed for fiscal year 2024.

Self-Insurance Fund - At the [March 3, 2025 City Council Meeting](#) a settlement was approved related to land use litigation for property located at 551 87th Lane. As noted within the Financial Impact section of that agenda item *"The City obtains its property, casualty, and liability insurance policies from the League of Minnesota Insurance Trust, which is a self-insured membership cooperative that was formed by Minnesota cities. As noted at the [September 30, 2024, City Council Budget Workshop](#), coverage for land-use litigation costs is based on a sliding scale with a 15 percent copay on the first \$250,000 of expenses and 40 percent on amounts above \$250,000. The adopted 2025 budget set aside funding for the policies' estimated premium and standard deductibles, with no appropriations to cover land use copayments. With the recent operating deficits and supplemental transfers that have been provided to the self-insurance internal service fund, there are no available resources to absorb the potential settlement expense. In order to cover this cost, the Council will be required to authorize a transfer from another fund before year-end"*. The terms of the agreement included a \$400,000 settlement for the plaintiff, with \$155,802.60 ultimately required to be funded by the City.

Workers' Compensation Fund - While the Council provided a \$1.85 million transfer in 2023 and subsequently authorized levy increases to better position the Workers' Compensation Fund, unaudited 2024 actuals indicate a negative cash and net position of approximately \$80,000 for year-end financial reporting. Projections for the fund indicate it will be sustainable without supplemental transfers, pending retroactive premium adjustments from open claims. A transfer is recommended to resolve the fund's deficit position.

City Hall Remodel Fund - Construction of the current City Hall facility was finished in March 2002 and in the fall of 2017, the City Council authorized a space needs study to look at making efficient use of existing space as well as developing a plan for occupying the third floor. In the spring of 2019, after reviewing the space needs study, the City Council authorized the hiring of an architect and construction manager to design improvements that would allow for the expansion of the Police Department, including the finishing of a portion of the third floor. The City then contracted with Wold Architects and RJM Construction Management to start design improvements and authorized the selling of \$4.2 million in capital improvement bonds.

Throughout the project there were 48 proposal requests (PRs) A proposal request is required any time a change is requested by the City, the contractor encounters something unexpected, or an error is found in the plans. PRs can also be in the form of cost savings. Some significant cost savings that the project team were able to identify were:

- Removal of glass system and reuse of a fire coil door (\$65,715)
- Change a concrete masonry wall in the Police Department to gypsum (\$16,933)
- Conference room to remain in the Engineering Department instead of converting to cubicles (\$4,888)
- Scale-down of casework (cabinetry) in multiple areas of the building (\$6,000)
- Electrical room to remain in its current location in the Police Department (\$16,900)

Despite the project team's best efforts to keep the project within budget and identify cost savings, the project did come in \$59,000 over budget. Many of the increases were beyond the control of the team and even that of the contractor. Some significant increases include:

- ADA code issues in bathrooms and showers (\$95,000)
- Add emergency power to 2nd Floor Police Department (\$12,200)

As the project progressed, and before knowing the project would be over budget, leadership authorized several enhancements to the project. Some to note:

- Additional power and ceiling fans in the wellness area as it was discovered the room was under-powered and not temperature-controlled (\$16,000)
- White board wall painting in 3rd floor conference rooms and additional natural light added in the Park and Rec area (\$10,000)
- ADA counter modifications for Building Inspections (\$14,000)

Currently, the fund has an approximate \$59,000 deficit. With construction completed in early 2023, the

fund no longer needs to remain active. It is recommended the fund be closed and funds transferred in to resolve the deficit.

National Sports Center Turf Abatement Field Fund - As part of the 105th Avenue Redevelopment District, discussions between the National Sports Center (NSC), the Minnesota Amateur Sports Commission (MASC), the project developer, and the City began in April 2023 to identify a process in which the developer could acquire rights to a portion of the MASC property. Based on the legislation with which the property was originally acquired, statutory language allows MASC to lease up to 16 acres of property for private development. This lease is for 30 years, with two optional extensions of an additional 30 years each, for a total of 90 years. This provision was included to provide the NSC with a means to raise funding for the operation of the campus. Through negotiation, the NSC/MASC identified the need for artificial turf all-purpose fields as compensation for leasing the allowable 16 acres on the north side of 105th Avenue. In order to finance the project, an amount of \$12 million was identified to complete the installation of ten lighted artificial turf all-purpose fields.

On May 6, 2024 the City sold General Obligation Tax Abatement Bonds, Series 2024A, which provided the \$12 million of funding for the turf fields in return for the execution of the lease on MASC property. The funds were held by the City and provided to the NSC based on a predetermined funding agreement with increments to be provided between December 15, 2023 and December 15, 2024, in amounts not to exceed actual construction costs. While these funds were held by the City, they earned approximately \$85,000 of interest as rates were over 5% at the time of issuance. Consistent with past practice and the City's bond covenants, when a project is complete and there are funds remaining in the capital project account, these dollars are transferred to the debt service fund. With the final payment being physically issued on January 10, 2025 (albeit recorded on the City's financial statements as a 2024 expenditure due to the date the request was submitted), the fund needs to include \$500,000 of cash at year-end 2024 to match this final payment. It is recommended this fund be closed against the corresponding debt service fund, less the aforementioned final payment.

Strategic Plan Relationship

Financial sustainability has been identified as an outcome in the 2023-2026 City of Blaine Strategic Plan. Interfund transfers and fund closures align with this goal by ensuring City funds are well managed.

Board/Commission Review

N/A

Financial Impact

Approval of the resolution will make City financial statements easier to understand, eliminate negative cash balances, and demonstrate prudent financial management. All activity is proposed to be posted in fiscal year 2024.

Public Outreach/Input

N/A

Staff Recommendation

Staff recommends council approve the attached resolution.

Attachment List

None



City of Blaine

Signature Copy

Resolution: RES 25-111

Resolution Authorizing Interfund Transfers, Fund Closures, and Budget Amendments Retroactive to Fiscal Year 2024

WHEREAS, the City Council of the City of Blaine has the authority to authorize transfers between accounting funds; and

WHEREAS, staff have identified necessary transfers between funds; and

WHEREAS, a resolution from the City Council authorizing transfers between funds is required; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine hereby authorizes the following interfund transfers and associated budget amendments retroactive to 2024:

From Fund	To Fund	Purpose	Transfer Amount (Not to Exceed)
101 – General Fund	704 - Self Insurance Fund	Land Use Settlement	\$160,000
101 – General Fund	706 - Workers' Compensation Fund	Resolve 2024 deficit	\$100,000

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Blaine, hereby authorizes the following fund closures and associated budget amendments retroactive to 2024:

From Fund	To Fund	Purpose	Approximate Cash Balance as of 12/31/2024
407 - City Hall Remodel Fund	101 - General Fund	Accounted for the disbursement of bond proceeds (2019B) related to the renovation of the first and second floors and the completion of the third floor of City Hall.	\$(58,511)
418 - NSC Turf Abatement Field Fund	323 - 2024 Tax Abatement Bonds	Accounted for the disbursement of bond proceeds (2024A) to the National Sports Center for the construction of turf fields in connection with the 105th	\$87,199

		Ave Redevelopment District. The final \$500,000 disbursement made in January 2025 is to be retained and is excluded from the balance noted.	
--	--	---	--

PASSED by the City Council of the City of Blaine this 7th day of July 2025.



City of Blaine

Signature Copy

Ordinance:

Resolution Authorizing Interfund Transfers, Fund Closures, and Budget Amendments Retroactive to Fiscal Year 2024

WHEREAS, the City Council of the City of Blaine has the authority to authorize transfers between accounting funds; and

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		Ave Redevelopment District. The final \$500,000 disbursement made in January 2025 is to be retained and is excluded from the balance noted.	
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PASSED by the City Council of the City of Blaine this 7th day of July 2025.