



City of Blaine

City Council

August 4, 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. 2025-175 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

7.2. 2025-176 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

7.3. RES 25-20 Resolution Approving a Premise Permit for Lawful Gambling Activity for Centennial High School Football Boosters
Sponsors: Cathy Sorensen, City Clerk

7.4. 2025-177 Motion to Approve a Tobacco and Tobacco Products License for Naples Wine and Spirits

Sponsors: Cathy Sorensen, City Clerk

- 7.5.** RES 25-106 Resolution to Authorize Installation of Regulatory Signs

Sponsors: Daniel Schluender, Director of Engineering

- 7.6.** RES 25-119 Resolution to Receive Petition and Order Public Hearing for Vacation of Drainage and Utility Easement, Lot 6, Block 4, Radisson Industrial Park, according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V25-02

Sponsors: Daniel Schluender, Director of Engineering

- 7.7.** RES 25-123 Resolution to Abate Assessment Installment Payments on Parcel 27-31-23-43-0055, 9318 Harpers Court NE

Sponsors: Daniel Schluender, Director of Engineering

- 7.8.** RES 25-124 Resolution to Abate Assessment Installment Payments on Parcel 05-31-23-21-0070, 13210 Lincoln Street NE

Sponsors: Daniel Schluender, Director of Engineering

- 7.9.** RES 25-125 Resolution to Abate Assessment Installment Payments on Parcel 27-31-23-44-0017, 9323 Jamestown Street NE

Sponsors: Daniel Schluender, Director of Engineering

- 7.10.** RES 25-122 Resolution for Grant Acceptance and Budget Amendment for Community Tree Planting

Sponsors: Nick Fleischhacker, Public Works Director

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

- 8.1.** RES 25-116 Resolution Adopting Assessment for 2024 Pleasure Creek Area Street Reconstructions, Improvement Project No. T2406

Sponsors: Daniel Schluender, Director of Engineering

- 8.2.** 2025-178 Motion to Approve On-Sale and Sunday Intoxicating Liquor Licenses for The Wild Hare located at 10340 Baltimore St NE, Suite 100

Sponsors: Cathy Sorensen, City Clerk

9. Development Business

- 9.1.** RES 25-115 Resolution Granting a Conditional Use Permit to Allow a Detached Accessory Dwelling Unit (ADU) in a Single Family Residential (R-1) Zoning District at 1684 132nd Avenue NE. Alex Pepin (Case File No. 25-0023/ACK)

Sponsors: Sheila Sellman, Assistant Community Development Director

- 9.2.** RES 25-112 Resolution Granting a Conditional Use Permit for a Domestic Animal Indoor Kennel (Cat Adoption Center) in the Community Commercial (B-2) Zoning District at 11708 Jefferson Street NE. SNAP't Cat Rescue (Case File No. 25-0028/SLK)
Sponsors: Sheila Sellman, Assistant Community Development Director
- 9.3.** RES 25-114 Resolution Granting a Conditional Use Permit for a Coffee Shop with a Drive-Thru and a Zero Lot Line and Shared Access in the Town Commercial (B-5) Zoning District on the Southwest Corner of Lexington Avenue and 125th Avenue NE. HJ Development LLP (Case File No. 25-0026/SAS)
Sponsors: Sheila Sellman, Assistant Community Development Director

10. Administration

- 10.1.** RES 25-121 Resolution Authorizing Parking Restrictions on 103rd Court From Ball Road to the Cul-de-sac
Sponsors: Daniel Schluender, Director of Engineering

11. Other Business

12. Adjournment

CITY OF BLAINE

SCHEDULE OF BILLS PAID

APPROVED ON 08/04/2025 FOR PAYMENTS THE WEEK OF 07/03/2025

Vendor Name	Description	Amount
ABC SIGN & GRAPHIC INC	Magnetic signs	\$ 220.00
ALLEGRA PRINT & IMAGING	Door Hangers: Water Department	\$ 578.90
ALLEGRA PRINT & IMAGING	Windowless envelopes	\$ 579.75
ALLEGRA PRINT & IMAGING	CSO business cards	\$ 203.94
ALLEGRA PRINT & IMAGING	PD Annual Reports	\$ 1,044.94
AMAZON CAPITAL SERVICES	Finance Engagement Supplies	\$ 81.90
AMAZON CAPITAL SERVICES	External Webcam	\$ 19.90
AMAZON CAPITAL SERVICES	Gasket Maker; Mech Shop Supplies	\$ 68.52
AMAZON CAPITAL SERVICES	Mouse pad with wrist rest	\$ 16.99
AMAZON CAPITAL SERVICES	3 ring binders pockets	\$ 6.98
AMAZON CAPITAL SERVICES	PW: B/O 2" binders	\$ 147.51
AMAZON CAPITAL SERVICES	Credit	\$ (147.51)
AMAZON CAPITAL SERVICES	Sandblasting Materials; Mech Shop Supplies	\$ 122.21
AMAZON CAPITAL SERVICES	Mechanical Gas Code Book Tabs - Jason Bethke	\$ 17.95
AMAZON CAPITAL SERVICES	Steno Pads	\$ 25.19
AMAZON CAPITAL SERVICES	General Supplies - Mouse Pad	\$ 18.11
AMAZON CAPITAL SERVICES	Aviation radio to be used when operating UAS	\$ 116.88
AMAZON CAPITAL SERVICES	Workstation wall mount	\$ 129.90
ANOKA HENNEPIN COMMUNITY ED	Room rental for Little School	\$ 345.00
ARROW FENCE COMPANY	Fence Repair: Street Dept	\$ 458.85
AT&T MOBILITY	Internet Bait Trailer	\$ 66.96
ATLAS STAFFING INC	PW Office Temp: Amaretto Fellerman 6/9	\$ 1,008.00
AUTOWASH SYSTEMS INC	Car Wash Chemicals & Check 6/12/25	\$ 208.72
BARNUM COMPANIES INC	PW gate planned maintenance	\$ 690.60
BARNUM COMPANIES INC	PW broken service door	\$ 493.65
BARR ENGINEERING COMPANY	General Engineering Services	\$ 525.00
BECKER LUCAS	Reimbursement - Work boots - Seasonal	\$ 30.00
BELAIR SITEWORK SERVICES	Escrow Refund - 12581 Lexington Ave NE	\$ 2,000.00
BELAIR SITEWORK SERVICES	Escrow Refund - 4255 125th Ave NE	\$ 2,000.00
BLAINE AREA PET HOSPITAL PA	Vet services for K9 Andy	\$ 96.50
BLAINE BROTHERS INC	DOT Inspection/misc repairs; Plow 1272	\$ 1,880.09
BLAINE BROTHERS INC	Clearance Lights; Log Loader 1288	\$ 63.30
BLAINE LOCK & SAFE INC	PW new office door	\$ 307.20
BOLTON & MENK INC	Design & Construction Services for I/P 24-04	\$ 28,175.00
BOLTON & MENK INC	Design & Construction Services - 2025 SW Area, I/P 25-06	\$ 11,124.00
BOLTON & MENK INC	Lift Station 1 Force Main-Design/Construction Admin, I/P 22-05	\$ 87.50
BOLTON & MENK INC	Lift Station 13 Force Main-Phase 2 Construction Svsc, I/P 23-30	\$ 30,233.96
BOLTON & MENK INC	2025 Contract: General Water Services; Water Dept	\$ 850.00
BOLTON & MENK INC	Contract: Inspection and Compliance Assistance; Water	\$ 720.00
BOLTON & MENK INC	Contract: Well Inspections Services; Water	\$ 360.00
BOLTON & MENK INC	Contract: Tower 4 Inspection; Water Dept	\$ 3,000.00
BOLTON & MENK INC	Construction Services for Water Tower 2 Rehab, I/P U2315 (24-21)	\$ 12,513.50
BOLTON & MENK INC	Water Modeling Scenarios, I/P 24-08 (U2408) REF PO 24-5253	\$ 2,512.00
CENTENNIAL SCHOOL DIST 12	Branson Trip - Senior Recreation	\$ 19,250.00
CENTERPOINT ENERGY	June 2025 Gas Service	\$ 261.51

CENTRAL PRO SUPPLY	Weed Spraying Signs: Park Department	\$	124.00
CENTURYLINK	Baseball Complex Telephone	\$	130.59
CINTAS CORPORATION	CH mats/rugs	\$	199.18
CINTAS CORPORATION	PW: 2025 Uniform/Rug-Towel Rentals	\$	193.48
CINTAS CORPORATION	MAYC Mats/Rugs	\$	38.42
CINTAS CORPORATION	PW: 2025 Uniform/Rug-Towel Rentals	\$	422.53
CINTAS CORPORATION	PW med supply cabinets	\$	225.16
CONFITREK INC	2025-2026 Yearly Contract Renewal	\$	7,680.00
COON RAPIDS CHRYSLER DODGE JEEP RAM	BO Brake Pads; PD Stock	\$	84.75
COREMARK METALS	Aluminum Flat: Truck 5342	\$	19.23
CREATIVE HOMES INC	Escrow Refund - 4875 128th Cir NE	\$	5,000.00
CREATIVE HOMES INC	Escrow Refund - 12800 Stutz Ct NE	\$	5,000.00
CREATIVE HOMES INC	Escrow Refund - 13147 Hupp Ct NE	\$	5,000.00
CRYSTEEL TRUCK EQUIPMENT	2025 Capital: Sewer Light duty pickup #4655, build up plow/equip	\$	25,739.13
D ERVASTI SALES COMPANY LLC	Ball Field Supplies; Clay/Diamond Dry/chalk/Sure Dry	\$	9,418.00
D R HORTON INC	Escrow Refund - 4295 130th Ave NE	\$	7,300.00
D R HORTON INC	Escrow Refund - 4665 132nd Ln NE	\$	4,900.00
D R HORTON INC	Escrow Refund - 4655 132nd Ln NE	\$	4,900.00
D R HORTON INC	Escrow Refund - 4645 132nd Ln NE	\$	4,900.00
D R HORTON INC	Escrow Refund - 4635 132nd Ln NE	\$	4,900.00
D R HORTON INC	Escrow Refund - 4480 131st Ave NE	\$	4,900.00
D R HORTON INC	Escrow Refund - 4275 130th Ave NE	\$	7,300.00
D R HORTON INC	Escrow Refund - 4430 131st Ave NE	\$	4,900.00
DE PROPERTIES LLC	Full escrow refund, B24-01564, Boiler Services	\$	16,150.00
DISCHINGER PAUL	Home Improvement Grant Reimbursement	\$	1,647.00
ECM PUBLISHERS INC	Publish PH Notice for Assessments (6/6/25 & 6/13/25), I/P 24-05	\$	385.00
ECM PUBLISHERS INC	Publish Ad for Bids (6/6/25 & 6/13/25), I/P 25-05	\$	352.00
EMERGENCY AUTOMOTIVE TECHNOLOGIES INC	Emergency lighting repair - Squad 5330	\$	430.50
FACTORY MOTOR PARTS COMPANY	Batteries; PW Stock	\$	929.72
FACTORY MOTOR PARTS COMPANY	Batteries (DEL 94R/PG); PW Stock	\$	312.08
FETTIG BRANDON	Fuel for Squad 5031- Enough tin finish operation and ret to P/W	\$	10.14
FETTIG BRANDON	Fuel for Squad 5031	\$	20.19
FLAHAVE STELLA	Dog license refund	\$	10.00
FRIENDLY CHEVROLET INC	Brake Parts; PD Stock	\$	940.84
FRIENDLY CHEVROLET INC	Brake Parts; PD Stock	\$	1,716.36
FRIENDLY CHEVROLET INC	Brake Parts; PD Stock	\$	651.90
GRAINGER	Fan belts	\$	26.42
GRAINGER	V belt for HVAC	\$	15.98
HANSON SPORTS LLC	Summer Sport Camp	\$	667.20
HANSON SPORTS LLC	Summer Sports Camps	\$	1,417.80
HARPERS GROVE LLC	Full escrow refund, PC21-03 Harpers Landing	\$	10,000.00
HAWKINS INC	Water Treatment Chemicals	\$	2,119.80
HAWKINS INC	Water Treatment Chemicals	\$	5,562.00
HAWKINS INC	Water Treatment Chemicals	\$	9,172.00
HAYLE BENJAMIN	Conference and Travel Expenses	\$	291.69
HERITAGE LANDSCAPE SUPPLY GROUP INC	Fertilizer for Aquatore Park	\$	739.60
HOLIDAY COMPANIES	2025 Blanket; Car Washes - PD	\$	915.00
HOLIDAY COMPANIES	2025 Blanket; Car Washes - Fire/Comm Stds	\$	10.00
HORIZON ROOFING INC	Roof Repair; WTP 1	\$	668.84
HOSE PROS LLC	Hose and Clamp; WTP 3	\$	40.88
IDEAL SERVICE INC	Well VFD; Water Department	\$	1,040.00
INNOVATIVE OFFICE SOLUTIONS	Boards police, duty assignments	\$	421.54

INSIGHT PUBLIC SECTOR INC	Adobe Software Annual Renewal	\$	10,305.39
INSIGHT PUBLIC SECTOR INC	Microsoft Azure IaaS	\$	6,240.44
ISOM HARLAN G	Softball Umpire Fees	\$	672.00
JM ELECTRIC LLC	Wire Repair: LAC	\$	430.00
JULIAN M JOHNSON CONSTRUCTION	Aquatore Park Hydrant Relocation, I/P 25-24	\$	9,990.00
JULIAN M JOHNSON CONSTRUCTION	Aquatore Park Hydrant Relocation, I/P 25-24	\$	3,074.05
KATH FUEL OIL SERVICE COMPANY	Generator Fuel; Water/Sewer/Shop	\$	2,197.96
KATH FUEL OIL SERVICE COMPANY	Generator Fuel; Water/Sewer/Shop	\$	972.74
KATH FUEL OIL SERVICE COMPANY	Generator Fuel; City Generators/Sewer Generator	\$	1,310.64
KATH FUEL OIL SERVICE COMPANY	Generator Fuel; City Generators/Sewer Generator	\$	305.80
KATH FUEL OIL SERVICE COMPANY	Generator Fuel; Water/Sewer/Shop	\$	930.91
KATH FUEL OIL SERVICE COMPANY	Generator Fuel; City Generators/Sewer Generator	\$	1,038.96
KNOBLAUCH KYLENE	Softball Umpire Fees	\$	640.00
KNOBLAUCH KYLENE	Softball Umpire Fees	\$	482.00
KRAFT MECHANICAL LLC	PW refrigerator leak	\$	1,802.95
LARSON KAY	Park & Rec Refund	\$	25.00
LAWSON PRODUCTS INC	Mechanic shop supplies; Vents/Clamps/coupler/cut off wheel	\$	2,002.21
LAWSON PRODUCTS INC	Locating paint; Sewer/Water	\$	497.28
LAWSON PRODUCTS INC	Mechanic shop supplies; Vents/Clamps/coupler/cut off wheel	\$	240.85
LAWSON PRODUCTS INC	Mechanic shop supplies; Vents/Clamps/coupler/cut off wheel	\$	137.58
LAWSON PRODUCTS INC	Credit	\$	(2,089.74)
MACQUEEN EQUIPMENT INC	Vacuum Sensor: Vac Con 4622	\$	437.36
MACQUEEN EQUIPMENT INC	Crawler Repair/Partial Payment: Van 4607	\$	1,528.98
MACQUEEN EQUIPMENT INC	Crawler Repair: Van 4607	\$	2,764.89
MAIERS DAVE	Park & Rec Refund	\$	100.00
MANSFIELD OIL COMPANY	Fuel Delivery - June	\$	14,488.67
MANSFIELD OIL COMPANY	Fuel Delivery - June	\$	5,401.42
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$	187.03
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$	167.86
MC TOOL & SAFETY SALES	Rain Gear; Seasonal Water Employee	\$	61.41
MC TOOL & SAFETY SALES	Safety Glasses for wood cutting Helmet: Park	\$	41.37
MC TOOL & SAFETY SALES	Safety Gear; New Water Employee; Winston Nimely	\$	393.73
MENARDS - BLAINE	Treated Lumber/Bit/Lag - BBC Park Bench	\$	73.68
MENARDS - BLAINE	Super glue, bolts/nuts, drill bit	\$	38.59
MILLZ HOUSE	Olympia Park Sport Court - P2504	\$	20,000.00
MINNESOTA EQUIPMENT - HAM LAKE	Rapid Load Heads; PW stock	\$	119.96
MINNESOTA EQUIPMENT - ISANTI	Filters for PW Stock	\$	222.12
M-R SIGN COMPANY INC	Delineators; Sign Shop	\$	1,435.70
M-R SIGN COMPANY INC	Sign Blanks/Shims: PW Sign Shop	\$	320.52
MTI DISTRIBUTING INC	B/O Lawnmower blades; PW stock	\$	236.79
MTI DISTRIBUTING INC	Latch-push and Pre-filter; Mower 2411	\$	345.77
NIH HOMES LLC	Escrow Refund - 4726 115th Ave NE	\$	7,400.00
NITTI ROLLOFF SERVICES INC	Escrow Refund - 2864 Aspen Lake Dr NE	\$	1,950.00
NORTH METRO TELEVISION	Council Chambers Equipment Parts	\$	604.96
NORTHERN SANITARY SUPPLY CO INC	CH liners	\$	165.66
NORTHSIDE GROCERY & DELI LLC	Fire Suppression Grant, 1578 125th Ave NE	\$	760.00
NR PROPERTIES INC	Escrow Refund - 2170 120th Ln NE	\$	5,000.00
NUSS TRUCK & EQUIPMENT	Volvo Software update: Mechanic Shop	\$	1,400.00
NUSS TRUCK & EQUIPMENT	Woolwax Undercoat: Plow 1298	\$	1,645.00
O'BRIEN QUINN	Medallion Hunt Finder	\$	500.00
OPPORTUNITY SERVICES INC	Park Cleaning Services - May 2025	\$	635.52
O'REILLY AUTOMOTIVE INC	Credit	\$	(110.00)

O'REILLY AUTOMOTIVE INC	Hyd Filters; PW Stock	\$	15.70
O'REILLY AUTOMOTIVE INC	Cabin Air Filter; Vehicle 5283	\$	26.32
O'REILLY AUTOMOTIVE INC	Hydraulic Filters; PW Stock	\$	140.72
O'REILLY AUTOMOTIVE INC	Air Filters; PW Stock	\$	137.37
O'REILLY AUTOMOTIVE INC	Blower Motor and Resistor; Truck 4466	\$	79.91
O'REILLY AUTOMOTIVE INC	T-case seals; Truck 5293	\$	36.18
O'REILLY AUTOMOTIVE INC	Brake Kit: Vehicle 5252	\$	144.99
O'REILLY AUTOMOTIVE INC	Motor Oil: PD Stock	\$	455.40
O'REILLY AUTOMOTIVE INC	Brake Kit/Rotors/Pads: Vehicle 5252	\$	144.99
O'REILLY AUTOMOTIVE INC	Brake Kit/Rotors/Pads: Vehicle 5252	\$	44.60
O'REILLY AUTOMOTIVE INC	Axle Shaft/Nuts: Vehicle 5252	\$	96.52
O'REILLY AUTOMOTIVE INC	Brake Kit/Rotors/Pads: Vehicle 5252	\$	126.00
O'REILLY AUTOMOTIVE INC	Fuel Hose; PW Stock	\$	122.51
O'REILLY AUTOMOTIVE INC	Axle Shaft/Nuts: Vehicle 5252	\$	42.00
O'REILLY AUTOMOTIVE INC	Filters: Patcher 1221	\$	93.90
PAFFY'S PEST CONTROL INC	PW monthly pest control	\$	134.00
PAFFY'S PEST CONTROL INC	CH monthly pest control	\$	85.35
PAFFY'S PEST CONTROL INC	MAYC monthly pest control	\$	59.75
PAR CATERERS LLC	3M Open Catering, Snacks and Beverages	\$	3,033.54
PATRICK MILLER ROLL-OFF SERVICES LLC	Escrow Refund - 4896 103rd Ln NE	\$	2,000.00
PEERLESS NETWORK INC	Telephone Service	\$	925.55
PHASOR ELECTRIC COMPANY	Troubleshoot CH fountain; Parks	\$	202.00
PLEHAL BLACKTOPPING LLC	Blacktop Overlay: Olympia Park	\$	2,840.00
PRICE CUSTOM HOMES	Escrow Refund - 13103 Coral Sea St NE	\$	4,800.00
PRO-TEC DESIGN INC	CH community room public entry lock broken	\$	457.50
RADEL GWEN	Pickleball Instructor	\$	96.00
RDO EQUIPMENT COMPANY	Rear engine repair; Sweeper 1308	\$	4,965.83
READY WATT ELECTRIC	Annual Maintenance Contract for Outdoor Warning Sirens	\$	11,550.00
SABRE PLUMBING HEATING & AC	Permit B25-01187 Cancelled, 80% Refund, Incorrect Property Type	\$	60.00
SCHINDLER ELEVATOR CORPORATION	ZC1 B54 hatch limit switch	\$	1,856.09
STANTEC CONSULTING SERVICES INC	Blaine Wetland Sanctuary Trail Development, I/P 25-08	\$	5,850.00
STANTEC CONSULTING SERVICES INC	Wetland Delineation-BWS Trail Development, I/P 25-08	\$	861.00
STATE OF MINNESOTA DEED	Loan Repayment #CDAP-17-0064-H-FY18, July 2025	\$	1,568.24
SUBURBAN TIRE WHOLESALE INC	6 Tires (GoodYear Eagle Enforcer); PD Stock	\$	958.68
SYMBOLARTS, LLC	Honor Guard Badges	\$	658.00
TENICITY LLC	Youth tennis camp	\$	177.60
T-MOBILE USA INC	Timing Advance Fee	\$	50.00
TREVIPAY	Fuel Tank Hose: Truck 5141	\$	88.33
TRI-STATE BOBCAT INC	Filters; Toolcat 1326	\$	185.48
TRI-STATE BOBCAT INC	Mulcher Teeth/Weights: Storm Water	\$	3,431.00
TRI-STATE BOBCAT INC	2023 Capital; Remaining Storm Bond Proceeds: Landscape Rake	\$	9,683.52
TRI-STATE BOBCAT INC	Credit	\$	(533.72)
TRI-STATE BOBCAT INC	Transaxle Repair: Toolcat 1312	\$	7,266.85
ULINE	Facilities desk and drawer file	\$	784.77
VALDES LAWN AND SNOW REMOVAL LLC	Escrow Refund - 10101 Naples St NE	\$	2,000.00
WEILAND SOREN	Reimbursement - Work boots - Seasonal	\$	30.00
WSB & ASSOCIATES INC	Zest St Final Design & Construction Services, I/P 25-04 (T2504)	\$	17,934.50
WSB & ASSOCIATES INC	Design & Construction Svcs-2024 NW Area Street Recon, I/P 24-05	\$	5,519.75
XCEL ENERGY	May 2025 Electric	\$	20,925.27
		\$	504,188.35

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 08/04/2025 FOR PAYMENTS THE WEEK OF 07/03/2025**

Vendor Name	Description	Amount
MILLZ HOUSE	Olympia Park Sport Court - P2504	\$ 20,000.00
XCEL ENERGY	May 2025 Electric	\$ 20,925.27
CRYSTEEL TRUCK EQUIPMENT	2025 Capital: Sewer Light duty pickup #4655, build up plow/equip	\$ 25,739.13
BOLTON & MENK INC	Design & Construction Services for I/P 24-04	\$ 28,175.00
BOLTON & MENK INC	Lift Station 13 Force Main-Phase 2 Construction Svsc, I/P 23-30	\$ 30,233.96

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 08/04/2025 FOR PAYMENTS THE WEEK OF 07/11/2025**

Vendor Name	Description	Amount
ACCESS	Data Storage	\$ 143.97
ACEK9	(3) Ace Watchdog Service for K9	\$ 518.00
ALBERT LEA SEED HOUSE INC	Pond Restoration: CCP-301,318,26,316	\$ 4,147.68
ALBERT LEA SEED HOUSE INC	Pond Restoration: CCP-34,35,25,Ditch 39	\$ 4,076.66
ALBERT LEA SEED HOUSE INC	Pond Restoration: CCP-22, 153	\$ 928.22
ALLINA HEALTH SYSTEM	EMR Refresher	\$ 1,000.00
ALLINA HEALTH SYSTEM	EMR Refresher	\$ 1,000.00
ALLINA HEALTH SYSTEM	EMR Refresher	\$ 1,000.00
AMAZON CAPITAL SERVICES	Replace Keyboard for Building Inspections & File Index Tabs ForOffice	\$ 9.49
AMAZON CAPITAL SERVICES	Paddle Antennas for Squad Cradle points	\$ 610.20
AMAZON CAPITAL SERVICES	Pickleball Net Straps	\$ 88.00
AMAZON CAPITAL SERVICES	File folders	\$ 25.97
AMAZON CAPITAL SERVICES	Packing tape for residential door violations	\$ 19.56
AMAZON CAPITAL SERVICES	Night to Unite supplies	\$ 135.86
AMAZON CAPITAL SERVICES	Supplies for Playnet	\$ 48.27
AMAZON CAPITAL SERVICES	Employee Recognition Gifts	\$ 73.66
AMAZON CAPITAL SERVICES	Paper for Water Shut-offs	\$ 65.94
AMAZON CAPITAL SERVICES	Wireless Keyboards	\$ 86.97
AMAZON CAPITAL SERVICES	Blaine Festival items for the PD booth	\$ 24.98
AMAZON CAPITAL SERVICES	Monitor cables for IT	\$ 25.02
AMAZON CAPITAL SERVICES	Uniball Grip Roller Ball Pen, Stick, Micro 0.5 Mm, Blue Ink, Blu	\$ 27.74
AMAZON CAPITAL SERVICES	Night to Unite supplies	\$ 37.98
AMAZON CAPITAL SERVICES	Notepads, folders, writing pad	\$ 80.42
AMAZON CAPITAL SERVICES	Supplies for Little School	\$ 126.87
AMAZON CAPITAL SERVICES	Supplies for Little School and special events	\$ 340.01
AMERICAN PUMP COMPANY	Dewatering Rental: Water	\$ 160.00
ANOKA COUNTY LICENSE BUREAU	New Registration - PD Fleet	\$ 279.00
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 1,853.66
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 273.49
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 129.90
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 111.79
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 179.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 468.24
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 114.85
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 619.05
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 588.93
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 33.48
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 170.59
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 57.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 408.45
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 29.50
AT&T MOBILITY	Employee Cell Phone Service June 2025	\$ 707.14
AUTO AIR AND ACCESSORIES INC	AC Hose; Mower 2411	\$ 34.65
AUTOMATIC SYSTEMS COMPANY	Recorder Troubleshooting: LS8 / LS33	\$ 1,936.25
AUTOMATIC SYSTEMS COMPANY	Gas Sensor Programming: WTP 1 & 3	\$ 946.25
AVULA SWETHA	Park & Rec Refund	\$ 100.00
BARNA GUZY & STEFFEN LTD	Admin Hearing Peddler Ecoshield	\$ 200.00

BARNUM COMPANIES INC	PW North exit door out of track	\$	1,298.97
BARNUM COMPANIES INC	PW Mechanics door #2 broken	\$	628.64
BARNUM COMPANIES INC	PW NE tunnel door stuck open repair	\$	1,285.00
BARNUM COMPANIES INC	PW Door #4 broken	\$	635.60
BARNUM COMPANIES INC	PD gate planned maintenance	\$	873.40
BARR ENGINEERING COMPANY	Large-scale Pilot Test Work Plan WTP No. 1, I/P 23-21 (	\$	3,351.00
BARRY DENNIS	Home Improvement Grant Reimbursement	\$	2,971.00
BOLTON & MENK INC	2025 Capital; Bulk water improvements; Filling Station Drainage	\$	270.00
BRAD'S CATCH BASIN REPAIR LLC	Tree Planting: Restoration Program CCP-153	\$	3,740.00
BRAD'S CATCH BASIN REPAIR LLC	Tree Planting/Mulch: Restoration-RePlant: CCP-34/35/25	\$	2,940.00
BRAD'S CATCH BASIN REPAIR LLC	Tree Planting/Mulch: Restoration Program: CCP-22	\$	4,944.00
BRAD'S CATCH BASIN REPAIR LLC	Additional Tree Planting/Mulch: Restoration Program: CCP-22	\$	4,772.00
BRAUN INTERTEC CORPORATION	Construction Materials Testing (24 SW Area Recon), I/P 24-07	\$	9,261.50
BRAUN INTERTEC CORPORATION	Construction Materials Testing, LS13 Force Main-P2, I/P 23-30	\$	5,124.00
CAPITOL HILL ASSOICATES INC	Federal Lobbyist Services May 2025	\$	4,500.00
CAPITOL HILL ASSOICATES INC	Federal Lobbyist Services June 2025	\$	4,500.00
CAPITOL HILL ASSOICATES INC	Federal Lobbyist Services July 2025	\$	4,500.00
CAPSTONE HOMES INC	Escrow Refund - 13090 Coral Sea Ct NE	\$	4,800.00
CARLSON RAPE	Performance on July 24	\$	800.00
CARR'S TREE SERVICE INC	Tree Removal; 3524 129th Court	\$	3,315.00
CARR'S TREE SERVICE INC	Tree Removals: 9298 Lincoln St. & Cloverleaf/Central	\$	4,000.00
CENTRAL PRO SUPPLY	BBC Irrigation; Parks	\$	425.29
CENTURYLINK	911 Service	\$	80.52
CHET'S SHOES LLC	Boots for new Employees; Public Works	\$	844.06
CINTAS CORPORATION	MAYC Mats/Rugs	\$	52.99
CINTAS CORPORATION	CH mats/rugs	\$	199.18
CINTAS CORPORATION	MAYC Mats/Rugs	\$	38.42
CINTAS CORPORATION	PW med supply cabinets	\$	170.93
CINTAS CORPORATION	Cold storage PD first aid cabinet supplies	\$	34.40
COMPTON SANDRA	Park & Rec Refund	\$	67.58
CONNEXUS ENERGY-UTILITY PAYMENTS	951 124th LN NE - Electric	\$	12,207.50
CONNEXUS ENERGY-UTILITY PAYMENTS	10801 Town Square DR NE - Electric	\$	9,216.77
CORE & MAIN LP	Wall charger for programmer: water	\$	196.72
CRYTEEL TRUCK EQUIPMENT	2025 Capital: Sewer Light duty pickup #4656, build up plow/equip	\$	27,324.41
CYBER ADVISORS INC	Firewall and Network Assistance	\$	2,253.75
CYBER ADVISORS INC	Help Setting Up Immutable Backups	\$	870.00
D R HORTON INC	Escrow Refund - 4470 131st Ave NE	\$	4,800.00
D R HORTON INC	Escrow Refund - 4460 131st Ave NE	\$	4,800.00
D R HORTON INC	Escrow Refund - 4520 131st Ave NE	\$	4,900.00
D R HORTON INC	Escrow Refund - 4654 132nd Ln NE	\$	7,400.00
ECKBERG LAMMERS PC	2025 Prosecution Fees for June 2025	\$	23,368.52
ECM PUBLISHERS INC	Publish Ad for Bids-Rice Creek Pkwy St Repair, I/P 25-23	\$	132.00
ECM PUBLISHERS INC	Publish PHN - Assessments-Sanburnol, I/P 23-14 (6/20 & 6/27/25)	\$	308.00
ECM PUBLISHERS INC	2025 Public Hearing Notices	\$	104.50
EMERGENCY AUTOMOTIVE TECHNOLOGIES INC	Upfit for Squad 5348	\$	3,804.45
ERG-CP NAPLES SOUTH OWNER LLC	Partial escrow refund, B23-00350 Naples Industrial II	\$	148,322.00
FACTORY MOTOR PARTS COMPANY	Batteries; PW Stock	\$	446.76
FERGUSON WATERWORKS #2518	Hydrant Repair Parts: water	\$	4,689.00
FISERV	May 2025 FISERV Payment	\$	110.84
FISERV	June 2025 FISERV Payment	\$	172.64
FLOCK GROUP INC	Purchase of 93/HWY 65 Camera Following Pilot Program Completion	\$	4,250.00
FRIENDLY CHEVROLET INC	Wiper Blade; vehicle 5261	\$	26.20
GEMPLER'S INC	B/O Ivy block: Storm Water	\$	58.99
GERHARD JOSEPH	Tuition reimbursement	\$	1,270.00

GOEDTEL ERIN	Park & Rec Refund	\$	100.00
GOEDTEL ERIN	Park & Rec Refund	\$	100.00
GRAINGER	Air Filters for Dehumidifiers: Water	\$	181.44
GRAINGER	Air Filters for Dehumidifiers: Water	\$	195.92
GREAT RIVER AUTOMATION LLC	MAYC HVAC offline	\$	370.00
HANSON SPORTS LLC	Summer Sport Camps	\$	1,095.45
HENNING PROFESSIONAL SERVICES INC	Easement Acquisition Services Amendment, I/P 24-07	\$	1,341.25
HODGSON JOAN	Softball Umpire Fees	\$	128.00
I & S GROUP INC	Wetland Site 7, Annual Maintenance & Work Plan, I/P 25-41, P2411	\$	5,226.10
IMPACT PROVEN SOLUTIONS	2025 UTILITY BILLING INVOICE PRINTING	\$	4,295.81
INDELCO PLASTICS CORPORATION	Panel Rebuild Kit: WTP's	\$	590.64
INSIGHT PUBLIC SECTOR INC	Docking stations	\$	1,424.88
INSIGHT PUBLIC SECTOR INC	Network Switch	\$	2,721.62
J. R. STELZER CO	Water Tower 2 Reconditioning, I/P 24-21 (U2315)	\$	336,774.52
JM ELECTRIC LLC	Reset/Reprogram Timer: Lakeside Commons splashpad	\$	300.00
JOHNSON LITHO GRAPHICS OF EAU CLAIRE LTD	July 2025 MAYCConnect Newsletter	\$	2,086.73
JOHNSON LITHO GRAPHICS OF EAU CLAIRE LTD	July/August 2025 City Newsletter	\$	14,069.69
JP COOKE COMPANY	Updated City/State Seal: Stampers, Embosser, and digital seal	\$	254.45
KIMBER ERIC	Softball Umpire Fees	\$	128.00
KRAFT MECHANICAL LLC	PW HVAC repair	\$	2,774.35
KRIEGER JEROME	Mileage	\$	37.66
LANGUAGE LINE SERVICES INC	2025 Translation and Interpretation Services for the year	\$	554.14
LANO EQUIPMENT INC-ANOKA	Insurance Claim	\$	1,495.08
LEAGUE OF MN CITIES INSURANCE TRUST-CLAIMS	workers comp insurance claim	\$	6,743.90
MANAGED SERVICES INC	CH janitorial July 2025	\$	4,819.00
MANAGED SERVICES INC	CH enmotion, tp, soap, liners	\$	892.96
MANSFIELD OIL COMPANY	Fuel Delivery - June 2025	\$	4,237.47
MANSFIELD OIL COMPANY	Fuel Delivery - July 2025	\$	15,860.95
MARCO TECHNOLOGIES LLC	Update Emergency Phone Paging System	\$	455.00
MARSDEN CENTRAL LLC	PW July janitorial services	\$	2,550.67
MC TOOL & SAFETY SALES	PW Safety Supplies - Glasses/gloves	\$	497.75
MC TOOL & SAFETY SALES	Rainsuits; Storm water	\$	489.66
MC TOOL & SAFETY SALES	Tools for Truck 4649/Safety Supplies: Water	\$	884.82
MCCOWEN DANIEL	Escrow Refund - 11433 Ulysses St NE	\$	1,000.00
MENARDS - BLAINE	Gardening items	\$	25.93
MENARDS - BLAINE	AC Install parts: Sewer	\$	458.85
MENARDS - BLAINE	Tools/Hand Soap: Park Department	\$	99.98
MENARDS - BLAINE	AC Install parts: Sewer Lift stations	\$	428.62
MENARDS - BLAINE	Curb Stop Repair parts/weed preventor; Water/Parks	\$	413.40
MENARDS - BLAINE	Curb Stop Repair parts/weed preventor; Water/Parks	\$	74.42
MENARDS - BLAINE	AC Units: Sewer Lift stations	\$	4,619.86
MENARDS - BLAINE	AC Install parts: Sewer Lift stations	\$	684.18
MENARDS - BLAINE	AC Install parts: Sewer Lift stations	\$	241.78
MENARDS - BLAINE	Insect traps, rat glue, drill bits	\$	51.55
MENARDS - BLAINE	Spray Paint; Sign Shop	\$	44.64
METROPOLITAN COUNCIL	MCES 2025 Wastewater Services	\$	473,304.10
MINNEAPOLIS OXYGEN COMPANY	Oxygen Cylinders for Patrol Operations	\$	181.85
MINNESOTA DEPARTMENT OF TRANSPORTATION	Material, Concrete & Bituminous Testing, I/P 24-07	\$	2,479.47
MINNESOTA EQUIPMENT - HAM LAKE	Chainsaw Chain; Parks	\$	197.90
MINNESOTA MUNICIPAL UTILITIES ASSOCIATION	Quarterly contract for safety	\$	12,198.50
MINNESOTA STATE COLLEGES OF UNIVERSITIES	Defensive driving	\$	432.00
MINNESOTA VALLEY TESTING LABS #2778	Water Testing Lakeside Commons Park	\$	76.00
MINUTE MAKER SECRETARIAL	Minute Maker Secretarial	\$	296.75
MOBILE PRO SYSTEMS	Camera Trailer Repairs	\$	4,537.40

MTI DISTRIBUTING INC	Credit	\$	(889.28)
MTI DISTRIBUTING INC	Credit	\$	(1,002.10)
MTI DISTRIBUTING INC	Hyd Motor and Wheel Hub; Mower 2392	\$	2,215.85
NASVIK PETER	Escrow Refund - 4707 North Rd NE	\$	2,000.00
NORTHLAND CAPITAL EQUIPMENT FINANCE	Fitness Equipment Lease	\$	904.64
NUSS TRUCK & EQUIPMENT	Woolwax Undercoat: Plow 1306	\$	1,645.00
NUSS TRUCK & EQUIPMENT	Woolwax Undercoat: Plow 1269	\$	1,645.00
O'REILLY AUTOMOTIVE INC	Credit	\$	(144.99)
O'REILLY AUTOMOTIVE INC	Coil and Spark Plugs; Truck 5165	\$	44.74
O'REILLY AUTOMOTIVE INC	Wiper Blade and Air Filters; PW Stock	\$	239.80
PERA	Processing fee	\$	13.36
PERRY RICHARD	Park & Rec Refund	\$	25.00
PIONEER CYCLE	E-Bike Repair Part	\$	29.95
PITNEY BOWES INC	Postage Machine Meter Rental Qtly	\$	135.75
PRECISE MRM LLC	2025 PW GPS Management	\$	1,660.00
PRO-TEC DESIGN INC	PW door release button	\$	827.03
RADCO INDUSTRIES	Seat cover for worn squad seat	\$	203.95
RADCO INDUSTRIES	Replacement T-handles for topper	\$	11.30
REPUBLIC SERVICES #894	Shredding for Recycling Saturday Events	\$	983.42
SIKORA JACOB	Escrow Refund - 12555 University Ave NE	\$	2,000.00
SOMMER MICHAEL J	Prescription Safety Glasses	\$	250.00
STERICYCLE INC	June 2025 Shred	\$	144.31
STONE NATE	Escrow Refund - 12555 University Ave NE	\$	2,000.00
STRATEGIC GOVERNMENT RESOURCES	Recruitment fees for City Manager	\$	2,000.00
SYMBOLARTS, LLC	Patrol badges and patches	\$	137.50
SYMBOLARTS, LLC	Patrol badges and patches	\$	380.00
TENICITY LLC	Summer Tennis Camp	\$	177.60
THE FERGUSON GROUP LLC	2025 Federal Advocacy Services (Approved 12/18/24 by MO 23-644)	\$	5,250.00
THOMSEN SYSTEMS INC	Summer Tech Camps	\$	1,716.00
TREVIPIY	Tools for New Trucks; Sewer 4654, Storm 4660	\$	4,348.43
TREVIPIY	Tools: Park Dept	\$	68.37
TREVIPIY	Fuel Tank Hose: UTV 1267	\$	170.99
TRI-STATE BOBCAT INC	Door Assembly: Bobcat units	\$	2,101.35
TWIN CITIES FANTASY FACTORY LLC	Jump show for Bike Rodeo	\$	3,000.00
TWIN CITY FILTER SERVICE INC	HVAC filters	\$	1,371.40
ULINE	Storm Water Supplies: Hand Jack/Cart/Wrap/pickers	\$	2,852.02
USA BLUEBOOK (#657220)	Tools: New Truck 4649/Curb Stop Covers: Water	\$	1,991.90
USA BLUEBOOK (#657220)	Tools: New Truck 4649/Curb Stop Covers: Water	\$	839.66
VERCOM INC	Paul Parkway Tank-Install Temp AT&T & HAM Equip, I/P 24-21	\$	13,000.20
VERCOM INC	Paul Parkway Tank - Meter Antenna, I/P 24-21	\$	2,850.00
VOLUNTEERS OF AMERICA	Cook Supplemental Wages	\$	120.43
WITHROW MATTHEW	Jury Duty Mileage Reimb 6/16-17/25	\$	18.36
ZAYO GROUP LLC	Phone Service	\$	1,081.04
		\$	1,329,444.19

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 08/04/2025 FOR PAYMENTS THE WEEK OF 07/11/2025**

Vendor Name	Description	Amount
ECKBERG LAMMERS PC	2025 Prosecution Fees June 2025	\$ 23,368.52
CRYSTEEL TRUCK EQUIPMENT	2025 Capital: Sewer Light duty pickup #4656, build up plow/equip	\$ 27,324.41



City of Blaine

City Council Workshop

July 14, 2025 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

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

1. Call to Order

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

2. Roll Call

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

ABSENT: None.

Quorum Present.

ALSO PRESENT: Interim City Manager/Community Development Director Erik Thorvig; Assistant Community Development Director Sheila Sellman; Deputy Police Chief Joe Gerhard; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; Accountant Haley Chapman; Finance Analyst Nikki Beckers; Public Works Director Nick Fleishhacker; Deputy Public Works Director Jason Grode; City Attorney Eric Larson; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

3. New Business

- 3.1. 2025-158** State Lobbyist Update
Sponsors: Erik Thorvig, Interim City Manager/Community Development Director

Interim City Manager/Community Development Director Thorvig stated the Lockridge Grindual Nauen team will provide an update on lobbying efforts during the 2025 legislative session. They will address progress on city priorities. They will summarize the specific

lobbying work they did on behalf of the City and will request preliminary input on legislative strategy moving forward.

Ann Lenczewski, Lockridge Grindal Nauen, provided the council with an update on the lobbying efforts from the 2025 legislative session. She explained the short session was now complete and the two year budget has been set. She did not anticipate a special session would be called by the governor this fall.

Alex Hassel, Lockridge Grindal Nauen, commented on the bills her organization was advocating for on behalf of the city of Blaine. She explained another community was pursuing an open container/social district and this has been very successful. She understood this might be a very good tool for Blaine. She discussed how the challenges to reach a budget agreement overtook many of the other policy discussions, which meant a liquor bill was not passed. She indicated the transportation bill was introduced for TH65, but there was not a lot of money to go around. She described the changes that were made to the cannabis sales tax noting this would no longer be going to local governments.

Ms. Lenczewski provided further information on the tax bill and how this could benefit the 105th redevelopment district. She reported special taxing districts take years to develop, discuss and be passed. She was pleased to report legislators were open to hearing from the city council. She encouraged the city of Blaine to consider pursuing a state bonding request.

Mr. Thorvig stated at the end of this year he would be working with the council to reevaluate the city's goals in order to create a clear vision for the state lobbyists.

Councilmember Ford asked what the odds were of Blaine getting a tax bill approved in 2026. Ms. Hassel stated this was hard to speculate, but encouraged Blaine to continue to position themselves with legislators. Ms. Lenczewski noted bonding years were the time to get the votes.

Mayor Sanders stated he met with Blaine's legislative delegation last week and had a very good meeting and thanked the representatives for all of their efforts on behalf of the city of Blaine.

3.2. 2025-159 **Concept Plan for 10601 Naples Street NE**
Sponsors: Sheila Sellman, Assistant Community Development Director

Assistant Community Development Director Sellman stated United Properties has submitted a concept plan for the potential development of the Metro Gun Club property located at 1601 Naples Street. Development of the property requires significant due diligence related to zoning, wetland impacts, property condition, environmental review, etc. The proposed concept plan includes an 84,000-square-foot conceptual commercial anchor with two out parcels on the north side of the site for a total of 94,200 square feet of commercial space. The southern portion of the site shows four industrial buildings (speculative users at this point) totaling 871,500 square feet. A public road is shown that connects Pheasant Ridge Drive to Naples Street. This is a favorable connection as it allows traffic to disperse in multiple directions instead of just using Naples Street. The EDA sold

land to the State of Minnesota for the State Emergency Operations Center, and a right-of-way easement was dedicated on the south portion of that site anticipating a future roadway connection. This connection will need to be reviewed and approved by Anoka County. It was noted staff and the applicant are seeking feedback on the proposed concept plan.

Connor McCarthy, United Properties, thanked the council for their time and shared more detailed information on the proposed concept plan. He explained United Properties has been around for the past 100 years and develops all product types. He commented on recent projects that have been completed in the area. He discussed how he was working with the watershed district to address the wetlands on the site.

Mr. Thorvig explained a different developer tried to develop this site three years ago and shared comments from the previous plans.

Councilmember Robertson stated this was a unique parcel that was on a very busy corridor through the city. She commented she did not want this project to look like all concrete buildings and appreciated how United Properties was working with property owner Rick Wilder and his family. She noted she was a board member with the Rice Creek Watershed District and understood the wetlands and rare plant species were a challenge for this property. She discussed how traffic in this area would grow over the next 10 years and asked that the developer work to soften the look of these buildings. She asked what kind of commercial uses would be included with this development.

Mr. McCarthy explained he was engaging with counterparts to work on the commercial portion of the development and was looking for feedback from the council on what uses would be acceptable. He stated he still has work to do in this area and still had to have further discussions with the watershed district.

Councilmember Robertson believed the commercial portion of this project was important and wanted to honor the Wilder family through this development with more than concrete buildings.

Mayor Sanders discussed the development to the east of this property and suggested a boutique-style commercial be pursued versus one large commercial user. He stated he liked light industrial or manufacturing in Buildings 3 and 4. He requested the developer work to preserve the natural beauty of this land.

Councilmember Newland asked what the land use was for the properties surrounding this parcel. Ms. Sellman reviewed the land uses for the surrounding properties. She noted the EDA owned the land to the west of this property.

Councilmember Larson stated she was sad to see Metro Gun Club going away because she has been a member for the past several years then inquired if the entrance and exits of the new buildings would be the same and if the proposed buildings would be visible from 109th Avenue. Ms. Sellman reported the entrance/exit point would remain the same and noted the buildings would be visible from 109th Avenue.

Councilmember Larson questioned how tall the new industrial buildings would be. Mr. McCarthy estimated the buildings would be 35 or 36 feet in height.

Councilmember Massoglia asked if the EDA parcel could be developed. Mr. Thorvig indicated this parcel could be developed.

Councilmember Massoglia stated his initial thoughts on the development were that he supported the south portion of the development and recommended the north side be further discussed in context with the EDA parcel. He believed the industrial uses were a great fit and he liked the fact that Pheasant Ridge would be connected to Naples Street.

Councilmember Ford indicated he liked the concept plan as well, but encouraged the developer to consider how much gray concrete this development would have. He hoped as the plans moved forward the developer would include enhanced building designs and colors.

Ms. Sellman asked what uses the council did not want to see within this development.

Councilmember Robertson recommended the development not include a daycare, storage facility or car wash.

Mayor Sanders suggested staff look to the zoning recommendations from the Lexington and Main Street development as this was the most recent development that was completed in this area of the city.

Councilmember Massoglia questioned if the EDA property could be traded with the developer for the northeast corner of this development. He explained this would then provide the city with a larger parcel to development. Mr. McCarthy stated the value of the commercial land on the northeast corner was quite significant and the land swap would not be a possibility then thanked the council for all of their feedback.

3.3. 2025-160 Federal Lobbying Update

Sponsors: Erik Thorvig, Interim City Manager/Community Development Director

Mr. Thorvig provided a brief update regarding federal lobbying activities. As a reminder, the city issued an RFP for federal lobbying services in 2022. After reviewing proposals and conducting interviews with finalist firms, The Ferguson Group was selected as the city's federal lobbying team. At the federal level, staff continue to work closely with The Ferguson Group (TFG) on the city's FY26 earmark requests. This year, TFG staff once again assisted with the writing and preparation of the city's federal earmark requests. Senator Smith and Senator Klobuchar forwarded the city's request for a mobile command vehicle. Staff also submitted a request to Congressman Emmer's office for some trail projects but that request was not forwarded for consideration.

Mr. Thorvig explained TFG lobbyists are regularly in contact with our Congressional and Senate offices. The Ferguson Group contract is current and runs through the end of the calendar year. The current contract amount is \$53,550. TFG meets with city staff every two weeks for a federal briefing, updates on our earmark requests, and information on federal grant programs. They also send regular email updates regarding federal activity, as well as

special alerts and special reports. They send a weekly grants update and grant alerts when new grants are announced. TFG staff meet with individual departments at least once annually, to review grant and earmark opportunities, and identify legislation to monitor.

Mr. Thorvig commented the city retained the services of a second federal lobbying firm in April 2022. The original goal for hiring this firm was to take advantage of the access they had to congressional offices through former Congressman Rick Nolan and the benefits that could provide while we were seeking funding for TH65 improvements. The original contract was with Jacobson, Magnuson, Anderson & Halloran, P.C. for \$4,100 per month; in 2023 they requested an increase to \$5,000 per month. Given that the scope of services provided is not as broad as TFG, we agreed to \$4,500, which is the current amount. In 2024, our main lobbyist, Reid LeBeau, notified the city that the Jacobson Law Group's Government Relations Division had separated from the firm, and they now operate as Capitol Hill Associates. The city's agreement with Capitol Hill Associates expired March 30. He shared a report of activities and proposed scope of work for an annual contract of \$54,000.

The overall lobbying contracts are as follows:

Lockridge (state lobbyist) - \$38,000 through end of year 2026.

The Ferguson Group (federal lobbyist) - \$53,550 through 12/31/25.

Capitol Hill Associates (federal lobbyist) - Proposed \$54,000 from 6/1/25-5/31/26.

Total: \$145,550

Mr. Thorvig provided updates regarding federal activity and discussed the future of the contract with Capitol Hill Associates, stating if council wishes to continue maintaining a second federal lobbying contract, staff will place the item on the agenda for the July 21 Council meeting.

Councilmember Newland supported the city having only one federal lobbyist since the city has secured funding for TH65. He supported the city focusing on one lobbyist group.

Councilmember Robertson agreed, noting one side of her believed the city did not need to be spending another \$50,000 on lobbyists. However, she also understood it may be helpful to have more insight on what type of funding from the federal government was available going forward. She commented on how a \$50,000 investment in a lobbyist may be worth it if the city receives a \$10 million grant from the federal government.

Councilmember Massoglia asked what the return on investment was for the city for grants. Mr. Thorvig commented he had a spreadsheet with 75 grant opportunities which focused on public safety and trails. Further discussion ensued regarding the grant opportunities that were available noting the city may not always fit all the requirements for specific grants.

Councilmember Ford indicated he would like to keep both of the lobbyists in place because the current lobbyists have built great relationships on behalf of the city.

Mayor Sanders agreed, noting the strength of the Capitol Hill lobbyists was in building relationships and he understood staff enjoyed working with the Ferguson Group. In addition, he supported the city council thinking hard about what its federal priorities were for the next two or three years.

Councilmember Robertson agreed the city should broaden its scope when it comes to federal lobbying efforts.

Mayor Sanders commented it would benefit the city to consider what types of industries were on the horizon and for the city to consider how to bring these industries to Blaine.

Councilmember Newland stated he supported the city focusing on one federal lobbyist instead of two. Councilmember Larson agreed.

Councilmember Massoglia commented he supported keeping both lobbyists working on behalf of the city.

Councilmember Ford anticipated if the city were to drop one of the lobbyist groups, it may be difficult to pick them back up in the future. For this reason, he supported the city keeping both lobbyist groups in place.

Council direction to staff was to keep both lobbyist groups in place through the end of 2025 and for staff to seek proposals from both groups for 2026.

3.4. 2025-161 2026-2030 Capital Equipment Plan
Sponsors: Jason Zimmerman, Finance Director

Finance Director Zimmerman stated the capital equipment and projects fund is used to account for the city's general capital equipment and projects. Capitalized equipment and projects are defined as items over \$15,000 and with a useful life of more than one year. This includes most of the functions of the city, excluding facilities, utilities, and SBM Fire. On May 6, departments were provided instructions for submitting capital requests which were to be completed by June 6. Finance subsequently worked with departments to discuss submissions and prioritize requests. It was noted staff utilizes the processes outlined to guide request timing:

- Computers - replaced on a 4 to 5-year schedule, which is 1 to 2 years later than industry standards. As of 2023, computer replacement dollars were centralized within the information technology (IT) capital equipment budget to better track expenses.
- Software - as of 2023 first-year software implementation and annual fees were centralized within the IT capital equipment budget to better track expenses.
- Vehicles and Equipment - replaced on a varying schedule depending on the class and/or type of the vehicle or equipment. Vehicles and equipment are evaluated by staff annually. Factors taken into consideration are mileage, usage hours, idle hours, frequency of use, age, condition, reliability, and maintenance/repair costs.

Public Works Director Fleischhacker explained the city employs a vehicle and equipment department that is charged with the maintenance, service, and recommending the replacement of existing assets, including over 600 units of rolling stock. Staff reviewed the projected capital equipment revenues and expenditures for 2026 in further detail with the council. At the September 14 workshop, staff presented a preliminary 2025-2029 capital

equipment fund plan and general feedback from the council to staff was to come back with an alternative proposal that ensured the city's equipment is replaced at reasonable intervals to maintain the existing service model; develop an annual expenditure model that is generally linear and based on historical price increases; and create a model to reduce the city's reliance on equipment certificates (debt) for the 2030 budget. Finance staff, in conjunction with the city manager, developed a revised model using the 2024 capital equipment fund budget of \$3,034,467 and increasing it by 3% annually to account for inflation in creating a spending target for each year of the CIP. This structure was generally supported and utilized in creating the plan that was formally approved at the December 18, 2024, city council meeting.

Mr. Zimmerman reported the creation of the proposed 2026-2030 capital equipment fund was done using the established guidance. For the years 2026 through 2029, the spending guidelines remain the same as presented in the 2024-2029 plan. To create the 2030 spending target, the same concept was utilized by applying a 3% increase to the 2029 limit. While the plan is not linear, it does demonstrate a practical implementation of council direction and ensures that the cumulative spending of the plan at no point exceeds the established targets. The council should anticipate some level of lumpiness in spending as staff attempt to maximize the life cycle of assets and replace them at the most responsible intervals. The total planned expenditures over the five-year plan are approximately \$90,000 less than what the spending model would allow for. As a reminder, this fund does not account for equipment related to the city's utility functions, facilities, or SBM Fire. Staff provided the council with further information on the 2026-2030 capital equipment plan and asked for comments or questions.

Councilmember Robertson asked if the fleet manager position was filled internally or externally. Mr. Fleischhacker reported the position was filled internally.

Councilmember Massoglia questioned what the numbers were for the capital equipment with inflators for 2026. Mr. Zimmerman explained it was initially at \$4.3 million and it was now down around \$3 million.

Councilmember Newland inquired if the 3% number was adequate for an inflation standard. Mr. Zimmerman stated 3% was typical for an inflation standard. He commented on how heavy equipment costs were more volatile.

Councilmember Robertson asked how many squad computers were being purchased for next year. Mr. Zimmerman stated he did not have this information in front of him and would get back to the council with this number. Further discussion ensued regarding the equipment that was needed for police squads in the coming year.

Councilmember Massoglia questioned if the city could be spending less on the CSO vehicles. Deputy Police Chief Joe Gerhard reported these pickup trucks still had lighting, light bars and a computer without a cage in the back. He commented on how these vehicles served a dual purpose and were utilized by the police department on heavy snow days.

Councilmember Robertson inquired if the sidewalk plowing was completed by the city or residents. Mr. Fleischhacker explained all sidewalks were cleared by city staff at this time.

Councilmember Robertson supported the council having a larger conversation about this topic because if residents were responsible for clearing this snow, then the city could reduce overall expenses. Mr. Fleischhacker reported the council could have a conversation, but noted if a change were made, the city would then have to enforce the policy to ensure all residents were clearing their sidewalks. For those residents that had not cleared their sidewalk, public works would have to be dispatched and the resident would then be charged for the service. He explained that for those residents who are multi-modal, unclear sidewalks create a disjointed environment for them to commute or move about the city. He commented on how it was important to have sidewalks clear around schools and on all city properties. He noted staff could review and prioritize which properties should be cleared first in snow events, should the council want to have residents begin clearing sidewalks.

Councilmember Robertson supported the council reevaluating its snow clearing ordinance and explained she could support staff evaluating the GIS map for the entire city in order to prioritize which sidewalks would have to be cleared by the city and which would not.

Councilmember Massoglia agreed with Councilmember Robertson and supported the city not clearing sidewalks going forward. He stated the sidewalk sweeper was a \$250,000 expense for the city. He explained city code requires property owners to clear their sidewalk and charter allows for an assessment if not done and that he would like the city to go back to this. Mr. Thorvig reported it would take some time for staff to evaluate what was and was not within the city's service area and what the overall costs would be to make a change.

Councilmember Robertson believed this topic merited further conversation from the council given how an ordinance was in place and the city was not currently following this ordinance.

Councilmember Ford stated he supported amending the ordinance because he did not want to take away this city-sponsored service. He commented on how residents have become accustomed to this service and he did not want elderly residents to be out clearing their sidewalks as this could create safety concerns. He believed one charge of the city council was to consider the safety of its residents and clearing the sidewalks created greater safety for all. He was of the opinion \$450,000 was a small price to pay to keep residents safe and to avoid slip and fall injuries.

Councilmember Massoglia commented not all sidewalks in Blaine were currently being cleared after every snow event, which meant there was some selection that was occurring. He did not believe it was the city's responsibility to clear all residential sidewalks. He then asked if the water tanker was necessary. Mr. Fleischhacker reported the current water tanker was quite old and noted this piece of equipment was used to flood hockey rinks, assist with dust control and watering grass.

Councilmember Fleming stated she believed the sidewalk-clearing issue was a slippery slope. She explained if all sidewalks were cleared for residents because this was a safety issue, would the city then also have to mow all lawns because this was a safety concern. She was of the opinion that clearing a sidewalk was a property owner's responsibility. She reported elderly homeowners could always opt to hire someone to clear the snow from their sidewalk. She stated hockey was a huge sport in Minnesota and the outdoor rinks in

Blaine were heavily used. She indicated she supported the water tanker remaining in the capital equipment plan.

Councilmember Newland explained he supported the sidewalk sweeper remaining in the plan.

Mayor Sanders stated he would like to see data in order to better understand how the sidewalk sweeper was saving or costing the city money. Mr. Fleischhacker commented on the trail routes that were cleared by the city in the winter months for residents and reported the sidewalk sweeper was used for this work. He explained if the sidewalk sweeper were to go away, the city would still have to do the work of clearing certain sidewalks, but this work would take a great deal longer to complete.

Councilmember Robertson reiterated the city council had an ordinance in place that states residents were responsible for clearing sidewalks and she hoped there could be consistency in enforcing the ordinance.

Councilmember Larson recalled this topic being discussed last winter and understood residents have come to expect the city will clear sidewalks. She anticipated residents would notice if this service were taken away.

Mayor Sanders agreed something needed to change, whether it be the ordinance, or the manner in which sidewalks were addressed. He asked what should be done in order to assist the council with making this decision.

Councilmember Fleming indicated the city has an ordinance in place and this ordinance has not been followed. She stated the residents have come to expect a certain level of service and if the council were to take away this service, the residents would notice. She reported residents will also notice if their tax levy goes up in order to provide funding for these services.

Councilmember Ford stated one of the major operations of the city was to offer services for residents. He believed sidewalk clearing in the winter months was one of these services. He discussed how sidewalks were located within the city's easement and therefore the city should be responsible for clearing the snow.

Mr. Thorvig stated there was direction from the majority of the council to bring this topic back for further discussion at a future workshop.

Councilmember Larson stated she would like to know what Mr. Fleischhacker thinks about changing policy. Mr. Fleischhacker explained if the council were to direct staff to stop clearing sidewalks, an enforcement team would have to be created to visit properties after snow events, pictures would have to be taken, and public works would have to be dispatched to clear these sidewalks. He stated conversations would have to be held with these property owners and the properties would have to be assessed.

Mayor Sanders reiterated that he would like to know more about the costs when it comes to clearing sidewalks and the cost for not clearing sidewalks when this topic is further discussed.

Mr. Zimmerman shifted the discussion to the debt levy for capital equipment purchases.

Councilmember Massoglia stated he appreciated the proposed approach and believed prefunding capital expenses was the right approach. He commented his only concern was if all of the capital equipment purchases were necessary. Mr. Fleischhacker discussed how purchases were planned for the next five years and noted items had been slotted into the plan to ensure capital funding is not lost.

Councilmember Massoglia expressed frustration with the fact the budget was being set on a certain dollar amount instead of staff taking a critical look at the age, mileage and condition of each piece of equipment before putting it into the replacement plant. Mr. Fleischhacker reported his list included priority items that fit within the framework and he did not want to lose this funding year after year. He stated he spent weeks discussing equipment replacement with his staff members and not everything made the list. Mr. Zimmerman explained as debt falls off, these funds would be used to back fill this portion of the levy.

Councilmember Ford asked what factors were considered for the equipment replacements. Mr. Fleischhacker stated mileage wasn't the main consideration and explained software and lack of replacement parts were a major factor. He indicated his list would be replacing the worst of the worst pieces of equipment while trying to incorporate large pieces of equipment each year so as not to create a huge increase in the future.

Mr. Zimmerman discussed the public safety aid and SBM capital equipment fund and asked for comments or questions on the overall plan from the council.

Deputy Chief Gerhard reported some of the public safety aid would be used for camera trailers and to assist with funding the Anoka County SWAT team.

Councilmember Newland stated the city had \$45 million worth of equipment and by putting funding aside on a yearly basis, the council was making the replacement of these items more palatable. He stated he supported the capital equipment plan as presented by staff. In addition, he supported investing in the city's equipment because costs were only going to continue to rise over time.

Councilmember Robertson commented the statements everyone was making were all true. She discussed how the council learned two years ago that the city had \$160 million in deferred maintenance as well as \$45 to \$60 million in capital expenses. She indicated the council was now working to address these concerns, which were created years before this council was elected. She explained she would struggle to approve new purchases at this time and recommended replacements be the focus. She commented further on how it would take the council more than a few budget cycles to solve a \$200 million problem.

Councilmember Massoglia stated he did not believe the capital equipment plan was bad, but he did have concerns with the sidewalk clearing.

Councilmember Larson explained she looked forward to the council further discussing sidewalk clearing and learning more about the cost of not clearing the sidewalks.

Councilmember Ford indicated he supported the capital equipment plan and he appreciated the fact the city would be setting funding aside to assist with future purchases. He asked if it would make sense to spread the SCDA purchases over two years. Mr. Zimmerman explained staff was pursuing grants to assist with this purchase.

Councilmember Massoglia inquired if the police fund had to have a \$1 million balance. Deputy Chief Gerhard reported the police chief would like to keep this funding in place for one-time purchases or if an emergency purchase were necessary.

Councilmember Fleming stated she supported the capital equipment plan as presented.

3.5. 2025-162 2026-2030 Transportation Capital Improvement Plan
 Sponsors: Jason Zimmerman, Finance Director

Director of Engineering Schluender stated the city of Blaine has a commitment to its residents and the traveling public to maintain the over 270 miles of city streets in a condition that provides for functional, safe and efficient travel in a cost-efficient manner. Proactive pavement management is crucial for extending roadway service life and minimizing costs. As pavement deteriorates, the required maintenance treatments become more extensive and expensive. While routine activities like crack sealing and pothole patching are common and visible, periodic, more intensive pavement maintenance is also necessary to maximize a street's lifespan. Without consistent maintenance, a street may require full reconstruction in under 25 years. Numerous factors, including underlying soil conditions, initial street construction, traffic loads, and stormwater drainage, significantly influence the deterioration rate of any given pavement section.

Mr. Schluender explained by applying the right treatment to the right pavement at the right time, and using the correct materials, cities can prevent roads from degrading to a point where more costly interventions are necessary. This means implementing periodic pavement improvements, such as seal coats and bituminous overlays, when roads are at a critical point in their deterioration curve. Such proactive measures are not only more effective in preserving infrastructure, but they are also significantly less expensive for taxpayers as opposed to neglecting maintenance and being forced into expensive full reconstructions. Ultimately, prioritizing preventative treatments over reactive, corrective measures is the most fiscally responsible and effective approach to maintaining a city's roadways. The city's most recent pavement condition index, which was completed in 2022, showed the overall roadway score was 79, which is considered very good and an improvement from the 2019 report, which provided a score of 74 - demonstrating the positive impact of the city's commitment to pavement projects and funding provided to increase project size between measurement dates. As a side note, staff have requested \$125,000 within the 2026 budget to provide for an updated PCI assessment, which is recommended every 3 to 5 years.

Mr. Schluender reported the pavement condition index (PCI) was developed by the United States Army Corps of Engineers during World War II to assess a pavement's condition and assign a numerical value that represents overall condition. The PCI is a composite numerical rating between 0 and 100 that describes the pavement condition based on the type, extent

and severity of distress. A PCI of 100 represents a pavement in excellent condition, and a PCI below 10 represents a pavement that has failed or reached the end of its service life. It was noted the city maintains three separate funds to account for investments in its transportation infrastructure, focused on roadway reconstruction, rehabilitation, and repair in addition to other related infrastructure, including traffic management devices, street lighting, and drainage improvements. The MSA fund, PMP Fund, and crack sealing fund were established to account for municipal state aid, pavement management program, and crack sealing projects respectively.

Councilmember Newland thanked staff for their efforts on the map and suggested this be posted on the city's website.

Mr. Zimmerman reviewed the finances for the proposed projects, noting streets cost the city 1% of the levy each year. Staff commented on the projects proposed for 2026 and requested feedback from the council on how to proceed.

Councilmember Massoglia thanked staff for their efforts on this plan. He asked if the \$125,000 PCI expense on the 2026 levy would be carried forward or could it be eliminated all together. Mr. Schluender reported this expense would be needed every three years in order to evaluate the city's street ratings.

Councilmember Newland asked if the city could look at alternative revenue streams to assist with paying for streets, whether this be a utility or franchise fee. He explained the costs for roads were not going down and street expenditures would continue indefinitely. Mr. Thorvig reported CenterPoint Energy reached out to him a couple of weeks ago as an introductory meeting and the first thing he discussed was franchise fees. He stated he would also be having a meeting with Xcel and Connexus Energy in the next two weeks to discuss franchise fees. He explained he would be presenting the council with further information on franchise fees on August 18. He indicated staff was also evaluating what a cannabis retail shop would look like, but noted this would not occur until 2026.

Councilmember Newland stated he supported the transportation CIP as presented. The council was in agreement as well.

3.6. 2025-163 105th Redevelopment Project Discussion
Sponsors: Erik Thorvig, Interim City Manager/Community Development Director

Mr. Thorvig presented information on changes to the master plan and financial requests related to new users and parking infrastructure. He stated the developer has a \$73 million ask for a retailer (\$50 million) with the remainder (\$23 million) being used for the parking structure. He reviewed the site plan with the council that included the parking structure, hotel and retailer box. He indicated the preferred revenue source for this funding would be the implementation of a new sales tax district. He stated it may make the most sense to push hard for this in 2027. He indicated Option 1 available to the city at this time would be to pursue temporary bonds, which would be for three years and could be extended for an additional three years. He commented this six -year window would allow the city to pursue the sales tax and the tax abatement bonds could be replaced with sales tax bonds. He

discussed the potential sales tax revenue that could be generated from the 105th redevelopment district and there would be sufficient funds to cover the \$73 million bond request. He stated another alternative would be to pursue abatement bonds with the hope the sales tax would be approved in the coming years. He reported staff would continue to analyze the options available to the city, noting this would take some time. He indicated one thing the council would have to consider was expanding the TIF district in order to include lots to the north. He stated other revenue sources the council could consider include EDA land sales, the sale of wetland credits, franchise fees and a cannabis retail shop.

Councilmember Robertson thanked the development team and staff for their work then shared this was an uncomfortable topic for her because the topic was unfamiliar and the city was trying to complete a billion dollar project. She indicated the risk for this project was high but the reward was also high. She explained she wanted to keep the additional costs off the tax levy, as this was a promise to the residents, and appreciated all of the options that staff was looking into.

Councilmember Ford supported the city making revenue off of the parking. He expressed concern with how the footprint for the development has changed from mom-and-pop shops to a large retailer and stadium. He indicated he had some concerns with the fact that pillars have not been put in place for the stadium.

Mayor Sanders stated it was his expectation that vertical construction would begin in 2025. He commented on how important it was to bring forward a project that works because it was a generational project. He indicated the project has evolved over time and noted there would still be room for people to walk or bike around the district. He agreed it was important for the district to have amenities for visitors and not just shopping or a stadium. He wanted this district to be full of entertainment and restaurants as well as shopping.

Councilmember Massoglia thanked staff for all of their time and for meeting with him. He appreciated the fact this project would have more retail in place. He was confident staff could get the special taxing district in place and he wanted to see all the city's partners working to get this project across the finish line.

Councilmember Newland asked if the sales tax would just be on food, beverage and lodging. Mr. Thorvig stated the 3% tax that was proposed was for food, beverage and lodging. He indicated the new retailer that has been brought on does not support the 3% sales tax because it might drive customers to go somewhere else.

Mr. Thorvig addressed Councilmember Ford's question regarding the stadium and why pillars were not being put in place was that due to some challenges regarding this unique use, there has been another \$20 million request. He indicated the city would act as a lender and the developer would pay the mortgage through revenues from the stadium. He reported staff was analyzing the terms for this option and an amendment to the previous parameters would have to be considered by the council.

Councilmember Larson asked who would be paying for the additional police officers that would be needed. Mr. Thorvig stated this district would be placing stress on both police and public works. He explained initially the discussions had been that sales tax revenues would cover the additional costs. However, if these revenues were used for the parking structure

and retailer, the city would have to consider alternative funding sources. He indicated all overtime for special events or baseball games would have to be paid for by the NSC or the stadium.

Councilmember Ford stated he supported the project but was concerned with the fact the city was putting all of its eggs in one basket and he wanted to be able to support other ventures in the community as well.

Mayor Sanders explained there were certain projects that lend towards a public/private partnership, which this project was. He hoped this project would become a national model for public/private partnerships. He commented on the project that was moving forward at 125th and Lexington Avenue, noting this development would bring additional tax dollars into the community. He anticipated there would be robust development off of 109th and Lexington as well. He commented further on how important it was for the city to have the NSC thriving. He discussed how important it was for the council to focus on increasing the amount of commercial development in the city in order to reduce the levy pressures on residents. He indicated it would be important for the city and developer to continue to work together in order to solve the parking problems surrounding the NSC as well.

Councilmember Newland reported the request to the city was now up to \$180 million and asked when the funding for the most recent request would be required. Mr. Thorvig stated formal action on the \$73 million could be coming before the council in August. He stated staff would be looking for a commitment from the council, but the bonds would not be sold next month. He reported with regard to the stadium, the developer was hoping to break ground yet this fall and, in order to do this, the parameters resolution would have to be amended.

Councilmember Newland inquired if the \$180 million would be the total request from the developer or would there be additional asks in the future.

Mayor Sanders reported the city asked the developer to put this project on an accelerated timeline and the requests were a one-time thing as a result. He stated while something else may arise in the future, after reviewing the finances extensively, this should be the final request. He explained the city's next step would be to bring the county and state into this project in order to assist with the financing because the city of Blaine would be bringing 1,000 jobs and a billion dollar project to the region.

Councilmember Larson stated this was a hard topic because it feels like this project was snowballing and she did not want additional financial requests. However, she also understood that this project would be coming with big risks and big rewards.

Mayor Sanders provided the council with detailed information on the meetings he had with local legislators regarding this project and said he would be meeting with the tax committee chairs this fall.

Corey Burstad, developer, commented on the number of agreements that were in place in order to move this project forward. He stated the infrastructure would take 18 months to complete. He was pleased to report he now had full control over the Invictus property and noted he was still negotiating with the Tipsy Steer restaurant. He indicated the new retailer

was extremely important to this development and was excited to be a part of this development then thanked Eric Larson and Mikaela Huot of Baker Tilly for all of their assistance on this project.

4. Other Business

None.

5. Adjournment

The workshop was adjourned at 9:57PM.



City of Blaine Staff Report

File Number: RES 25-20

Agenda Date	Status
August 4, 2025	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 7.3

Resolution Approving a Premise Permit for Lawful Gambling Activity for Centennial High School Football Boosters

Executive Summary

Council is being asked to approve a premise permit for Centennial High School Football Boosters to conduct charitable gambling at The Rusty Bumblebee, 10950 Club West Pkwy NE, Suite 160, Blaine, MN 55449

Background

Autumn Gohnan, Centennial High School Football Boosters gambling manager, has submitted an application to conduct charitable gambling at The Rusty Bumblebee. If approved, they will conduct paper pull tabs with dispensing devices, electronic pull tabs and electronic bingo at this location. A copy of the lease for lawful gambling and the premise permit application for the State Gambling Control Board are attached.

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

Ms. Gohnan has completed a background investigation and nothing was found to disqualify Centennial High School Football Boosters from obtaining this permit.

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

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

Adopt a resolution approving a new premise permit to allow Centennial High School Football Boosters to conduct charitable gambling at The Rusty Bumblebee.

Attachment List

1. Lease for The Rusty Bumble Bee
2. Premise Permit Application



City of Blaine

Signature Copy

Resolution: RES 25-20

Resolution Approving a Premise Permit for Lawful Gambling Activity for Centennial High School Football Boosters

WHEREAS, the Centennial High School Football Boosters submitted an application for a premise permit to allow charitable gambling to be conducted at The Rusty Bumblebee, 10950 Club West Pkwy NE, Suite 160, Blaine, MN 55449.

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

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

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

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

PASSED by the City Council of the City of Blaine this 4th day of August 2025.

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

Organization: Centennial Football Boosters	License/Site Number: 93215	Daytime Phone: USI-274-0111
Address: PO Box 144	City: Circle Pines	State: Zip: MN 55014
Name of Leased Premises: The Rusty Bumblebee	Street Address: 10950 Club W. Pkwy #140	
City: Blaine	State: Zip: MN 55449	Daytime Phone: 763.330.2899
Name of Legal Owner: 4 taps LLC	Business/Street Address: 11113 NASSAU Circle NE	
City: Blaine	State: Zip: MN 55449	Daytime Phone: 218.791.7827
Name of Lessor (if same as legal owner, write "SAME"): "Same"		Address:
City:	State: Zip:	Daytime Phone:

Check applicable item:

- ☒ **New or amended lease.** Effective date: _____. Submit changes at least ten days **before** the effective date of the change.
- ☐ **New owner.** Effective date: _____. Submit new lease **within** ten days after new lessor assumes ownership.

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

- | | |
|--|---|
| ☒ Pull-Tabs (paper) | ☒ Electronic Pull-Tabs |
| ☐ Pull-Tabs (paper) with dispensing device | ☒ Electronic Linked Bingo |
| ☒ Bar Bingo ☐ Bingo | Electronic games may only be conducted: |
| ☒ Tipboards | 1. at a premises licensed for the on-sale of intoxicating liquor or the on-sale of 3.2% malt beverages; or |
| ☐ Paddlewheel ☐ Paddlewheel with table | 2. at a premises where bingo is conducted as the primary business and has a seating capacity of at least 100. |

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

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

ALL GAMES, including electronic games: Monthly rent to be paid: ____%, not to exceed **10%** of gross profits for that month.

- Total rent paid from all organizations for only booth operations at the leased premises **may not exceed \$1,750**.
- The rent cap does not include BAR OPERATION rent for electronic games conducted by the lessor.

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

ELECTRONIC GAMES: Monthly rent to be paid: 10%, not to exceed **15%** of the gross profits for that month from electronic pull-tab games and electronic linked bingo games.

ALL OTHER GAMES: Monthly rent to be paid: 10%, not to exceed **20%** of gross profits from all other forms of lawful gambling.

- If any booth sales conducted by a licensed organization at the premises, rent may not exceed **10%** of gross profits for that month and is subject to booth operation **\$1,750** cap.

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

Bingo rent is limited to one of the following:

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

LEASE TERMINATION CLAUSE (must be completed)

The lease may be terminated by either party with a written 60 day notice. Other terms:

LG215 Lease for Lawful Gambling Activity

6/15 Page 2 of 2

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ACKNOWLEDGMENT OF LEASE TERMS

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

Other terms of the lease:

Signature of Lessor:

Date:

Jeremy Kroog

7/16/25

Signature of Organization Official (Lessee):

Date:

Autumn Gannon

7/16/25

Print Name and Title of Lessor:

JEREMY KROOG PARTNER

Print Name and Title of Lessee:

Autumn Gannon - Gambling Manager

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

Mail or fax lease to:

Minnesota Gambling Control Board
1711 W. County Road B, Suite 300 South
Roseville, MN 55113

Fax: 651-639-4032

LG214 Premises Permit Application**Annual Fee \$150 (NON-REFUNDABLE)****REQUIRED ATTACHMENTS TO LG214**

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

Mail the application and required attachments to:

Minnesota Gambling Control Board
1711 West County Road B, Suite 300 South
Roseville, MN 55113

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

Organization Name: Centennial Football Boosters License Number: 93215-00
 Chief Executive Officer (CEO) Greg Ehrich Daytime Phone: 651-398-7057
 Gambling Manager: Autumn Gohman Daytime Phone: 651-274-0111

GAMBLING PREMISES INFORMATION

Current name of site where gambling will be conducted: The Rusty Bumblebee

List any previous names for this location:

Street address where premises is located: 10950 Club West Pkwy. NE #140 Blaine, MN 55449
(Do not use a P.O. box number or mailing address.)

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

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

☐ Yes

☒ No

If no, attach LG215 Lease for Lawful Gambling Activity.

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

Is any other organization conducting gambling at this site?

☐ Yes

☒ No

☐ Don't know

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

Has your organization previously conducted gambling at this site?

☐ Yes

☒ No

☐ Don't know
GAMBLING BANK ACCOUNT INFORMATION; MUST BE IN MINNESOTA

Bank Name: First Resource Bank Bank Account Number: 121499
 Bank Street Address: 7449 Village Dr. City: Lino Lakes State: MN Zip Code: 55244

ALL TEMPORARY AND PERMANENT OFF-SITE STORAGE SPACES

Address (Do not use a P.O. box number): 144 74 W. Freeway Mini Storage - Freeway Dr. City: Forest Lake State: MN Zip Code: 55025

ACKNOWLEDGMENT BY LOCAL UNIT OF GOVERNMENT: APPROVAL BY RESOLUTION

CITY APPROVAL for a gambling premises located within city limits	COUNTY APPROVAL for a gambling premises located in a township
City Name: _____	County Name: _____
Date Approved by City Council: _____	Date Approved by County Board: _____
Resolution Number: _____ (If none, attach meeting minutes.)	Resolution Number: _____ (If none, attach meeting minutes.)
Signature of City Personnel: _____	Signature of County Personnel: _____
Title: _____ Date Signed: _____	Title: _____ Date Signed: _____
Local unit of government must sign.	TOWNSHIP NAME: _____
	Complete below only if required by the county. On behalf of the township, I acknowledge that the organization is applying to conduct gambling activity within the township limits. (A township has no statutory authority to approve or deny an application, per Minnesota Statutes 349.213, Subd. 2.)
	Print Township Name: _____
	Signature of Township Officer: _____
	Title: _____ Date Signed: _____

ACKNOWLEDGMENT AND OATH

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. I hereby consent that local law enforcement officers, the Board or its agents, and the commissioners of revenue or public safety and their agents may enter and inspect the premises. 2. The Board and its agents, and the commissioners of revenue and public safety and their agents, are authorized to inspect the bank records of the gambling account whenever necessary to fulfill requirements of current gambling rules and law. 3. I have read this application and all information submitted to the Board is true, accurate, and complete. 4. All required information has been fully disclosed. 5. I am the chief executive officer of the organization. | <ol style="list-style-type: none"> 6. I assume full responsibility for the fair and lawful operation of all activities to be conducted. 7. I will familiarize myself with the laws of Minnesota governing lawful gambling and rules of the Board and agree, if licensed, to abide by those laws and rules, including amendments to them. 8. Any changes in application information will be submitted to the Board no later than ten days after the change has taken effect. 9. I understand that failure to provide required information or providing false or misleading information may result in the denial or revocation of the license. 10. I understand the fee is non-refundable regardless of license approval/denial. |
|--|---|

Signature of Chief Executive Officer (designee may not sign) _____

Date _____

Data privacy notice: The information requested on this form (and any attachments) will be used by the Gambling Control Board (Board) to determine your organization's qualifications to be involved in lawful gambling activities in Minnesota. Your organization has the right to refuse to supply the information; however, if your organization refuses to supply this information, the Board may not be able to determine your organization's qualifications and, as a consequence, may refuse to issue a permit. If your organization supplies the information requested, the Board will be able to process your organization's application. Your organization's name and address will be public

information when received by the Board. All other information provided will be private data about your organization until the Board issues the permit. When the Board issues the permit, all information provided will become public. If the Board does not issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public. Private data about your organization are available to: Board members, Board staff whose work requires access to the information;

Minnesota's Department of Public Safety, Attorney General, Commissioners of Administration, Minnesota Management & Budget, and Revenue; Legislative Auditor, national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.

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

An equal opportunity employer



City of Blaine Staff Report

File Number: 2025-177

Agenda Date	Status
August 4, 2025	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: - Cathy Sorensen, City Clerk

Agenda Item # 7.4

Motion to Approve a Tobacco and Tobacco Products License for Naples Wine and Spirits

Executive Summary

Council is asked to approve a tobacco and tobacco products license for Naples Wine and Spirits.

Background

Bharat Patel, the applicant, has applied for a tobacco and tobacco products license for Naples Wine and Spirits located at 3453 Lake Drive, Suite 140. The applicant has met the licensing requirements by completing all necessary forms and paying associated fees. Blaine Police Department has conducted a background investigation on the applicant and found no reason to deny the license. If approved, the tobacco license will be effective through December 31, 2025. If approved, this will be the first location for Bharat Patel in Blaine. As a reminder, council adopted a cap on the number and type of licenses to 50 licenses in conjunction with other uses and 12 tobacco products stores only. If approved, the number of licenses would be below the adopted cap; 44 licenses in conjunction with other uses and 12 tobacco products store licenses.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

Issuance of the license, including background checks, 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 a tobacco and tobacco products license for Naples Wine and Spirits located at Lake Drive, Suite 140.

Attachment List

None



City of Blaine Staff Report

File Number: RES 25-106

Agenda Date

August 4, 2025

Status

In Control

City Council

File Type

Resolution

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

Agenda Item # 7.5

Resolution to Authorize Installation of Regulatory Signs

Executive Summary

Authorize installation of regulatory signs within recently constructed residential subdivisions.

Background

Installation of regulatory stop signs requires authorization by City Council. The regulatory signs proposed meet warrants established in the Minnesota Manual of Uniform Traffic Control Devices. Intersections are reviewed for the type of regulatory sign to install. Stop signs are installed at street intersections with main through streets.

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

N/A

Public Outreach/Input

N/A

Staff Recommendation

By motion, approve the Resolution.

Attachment List

None



City of Blaine

Signature Copy

Resolution: RES 25-106

Resolution to Authorize Installation of Regulatory Signs

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 the 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:

Map 1- Julian Meadows

- ▶ Stop sign on 126th Ave NE (westbound) at Lever Street
- ▶ Stop sign on Marmon St NE (westbound) at Lever Street

Map 2- Oakwood Ponds 6th

- ▶ Stop sign on 127th Lane NE (eastbound) at Stutz Ct NE

Map 3- Mill Pond 3rd Addition

- ▶ Stop sign on 130th Ct NE (westbound) at 130th Lane NE

Map 4- Preserves at Lexington Waters

- ▶ Stop sign on Lever St NE (northbound) at 131st Ave NE
- ▶ Stop sign on 131st Ave NE (westbound) at National Street NE
- ▶ Stop sign on Opal St NE (northbound) at 131st Ave NE
- ▶ Stop sign on 132nd Court NE (westbound) at 131st Ave NE

Map 5A- Lexington Waters

- ▶ Stop sign on 129th Ave NE (eastbound) at Ghia St NE
- ▶ Stop sign on 129th Circle (westbound) at Ghia St NE
- ▶ Stop sign on 130th Ave NE (westbound) at Erskin St NE
- ▶ Stop sign on 130th Ave NE (eastbound) at Ghia St NE
- ▶ Stop sign on 130th Ave NE (westbound) at Ghia St NE
- ▶ Stop sign on Erskin St NE (westbound) at Ghia St NE

Map 5B- Lexington Waters

- ▶ Stop sign on Ghia St NE (northbound) at 131st Ave NE

- ▶ Stop sign on Ghia Ct NE (southbound) at 131st Ave NE
- ▶ Stop sign on Hupp Ct NE (southbound) at 131st Ave NE
- ▶ Stop sign on 132nd Ave NE (eastbound) at Hupp Ct NE
- ▶ Stop sign on 132d Ave NE (westbound) at Ghia Ct NE

Map 5C- Lexington Waters

- ▶ Stop sign on Isetta Circle NE (west leg southbound) at 131st Ave NE
- ▶ Stop sign on Isetta Circle NE (east leg southbound) at 131st Ave NE
- ▶ Stop sign on 131st Ave NE (westbound) at Lever St NE
- ▶ Stop sign on Jewel St NE (southbound) at Isetta Circle NE
- ▶ Stop sign on Kissel St NE (southbound) at Isetta Circle NE

Map 6- not used

Map 7- Crispin Cove

- ▶ Stop sign on Fraizer Street NE (southbound) at 125th Ave NE
- ▶ Stop sign on Erskin Street NE (eastbound) at Fraizer St NE

Map 8- Harpers Landing - North

- ▶ Stop sign on 126th Lane NE (eastbound) at Harpers St NE

Map 9- Woods at Quail Creek - 5th Addition

- ▶ Stop sign on Alamo Ct NE (southbound) at 129th Lane NE

Map 10- Radisson Hills

- ▶ Stop sign on 120th Lane NE (eastbound) at Radisson Road NE
- ▶ Stop sign on Owatonna Ct NE (northbound) at 120th Lane NE

Map 11- Alexander Woods - 3rd Addition

- ▶ Stop sign on 112th Ave NE (westbound) at Pierce Place NE
- ▶ Stop sign on Pierce Place NE (southbound) at 111th Lane NE

Map 12-not used

Map 13- Jefferson Ridge

- ▶ Stop sign on 114th Ct NE (eastbound) at Quincy St NE

PASSED by the City Council of the City of Blaine this 4th day of August, 2025.



City of Blaine Staff Report

File Number: RES 25-119

Agenda Date	Status
August 4, 2025	
In Control	File Type
City Council	Resolution

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

Agenda Item # 7.6

Resolution to Receive Petition and Order Public Hearing for Vacation of Drainage and Utility Easement, Lot 6, Block 4, Radisson Industrial Park, according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V25-02

Executive Summary

The City received a petition dated July 10, 2025 from Robert Eggerichs representing Egg Properties, LLC, requesting the vacation of the existing drainage and utility Easement that runs through an existing building, Lot 6, Block 4, Radisson Industrial Park; according to the recorded plat thereof, Anoka County, Minnesota; see Attached Exhibit A for Description.

Background

The corresponding easement on Lot 7 Block 4 was vacated when that property expanded and constructed a large addition. To assist Lot 6 Block 4 with the construction of an addition, the owners of Lot 7 Block 4 sold a 30-ft strip of land to Lot 6 Block 4. Within the documentation for the expansion on Lot 6 Block 4, the vacation on Lot 7 is noted. Therefore, the addition was permitted and constructed through the existing easement. However, it does not appear that Lot 6 Block 4 was included in the vacation. Therefore, the existing drainage and utility easement runs through an existing building and is no longer needed. Engineering staff has reviewed the request and agrees with the vacation.

Schedule of Actions

8/4/2025	Receive Petition and Order Public Hearing
9/3/2025	Public Hearing and Adopt Vacation Resolution

Strategic Plan Relationship

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

Board/Commission Review

This item was not presented to any boards or commissions. Public input will be received by council at the Public Hearing on September 3, 2025.

Financial Impact

No Financial Impact to the city for this request.

Public Outreach/Input

Notice will be officially published for the calling of the Public Hearing on September 3, 2025.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Petition to Vacate
2. Exhibit A



City of Blaine

Signature Copy

Resolution: RES 25-119

Resolution to Receive Petition and Order Public Hearing for Vacation of Drainage and Utility Easement, Lot 6, Block 4, Radisson Industrial Park, according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V25-02

WHEREAS, the City Council has received a petition dated the 10th day of July, 2025, requesting vacation of drainage and utility easement, Lot 6, Block 4, Radisson Industrial park; according to the recorded plat thereof, Anoka County, Minnesota; as shown in Exhibit A (attached); and

WHEREAS, the Engineering Department has reviewed the petition and recommends that the City Council hold a Public Hearing on the requested vacation.

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

1. The Council will consider the petitioned vacation of easements for the property owners.
2. A Public Hearing shall be held on the proposed vacation at 7:00 PM on the 3rd day of September, 2025 and the City Clerk shall give mailed and published notice of such hearing and vacation as required by law.

PASSED by the City Council of the City of Blaine this 8th day of August, 2025.



For City Staff Use Only:

Date Received: _____
Council Presentation Date: _____
Date of Public Hearing: _____
☐ Approved ☐ Denied

Petition to Vacate

☒ Vacation of Easement

☐ Vacation of Right-of-Way

I/We, the undersigned, represent the majority of owners of real property abutting or adjacent to:

Address/legal description: 10820 MANKATO STREET NE -- WEST 10 FEET OF
LOT 6, BLOCK 4, RADISSON INDUSTRIAL PARK SEE EXHIBIT A

Description of reason for vacation: The existing drainage and utility easement runs through
an existing building and the applicant is requesting it to be vacated.

Signature of Owner: [Signature] Date: 7/10/25

The following will need to be submitted along with this form:

Application Fee:

- ☐ \$250 for first lot for single-family residential plus \$50 for each additional lot
☐ \$500 for all others

Supporting documentation for easement:

- ☒ Exhibit including Legal Description of property in pdf format (i.e. survey, drawing)
☐ Letter of Authorization (if applicable)

In consideration of vacating the street right-of-way as herein petitioned, the undersigned hereby jointly and severally waive any and all claims for any damages resulting from the vacating and discontinuing of said street right-of-way.

Name of Petitioner/Applicant: Eggy Properties, LLC- bOB

Address: 10820 Mankato Street E-mail: bob@slipstreamer.com

City: Blaine State: MN Zip: 55449

Phone: 612-916-0422 Business Phone: _____

Applicant Signature: [Signature] Date: 7/10/25

Send completed form, fee and supporting documentation to Teresa Barnes, Engineering Department 10801 Town Square Drive NE, Blaine MN 5549 or e-mail to tbarnes@blainemn.gov

SKETCH AND DESCRIPTION

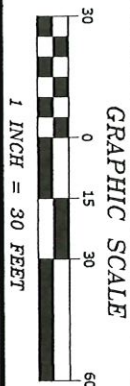
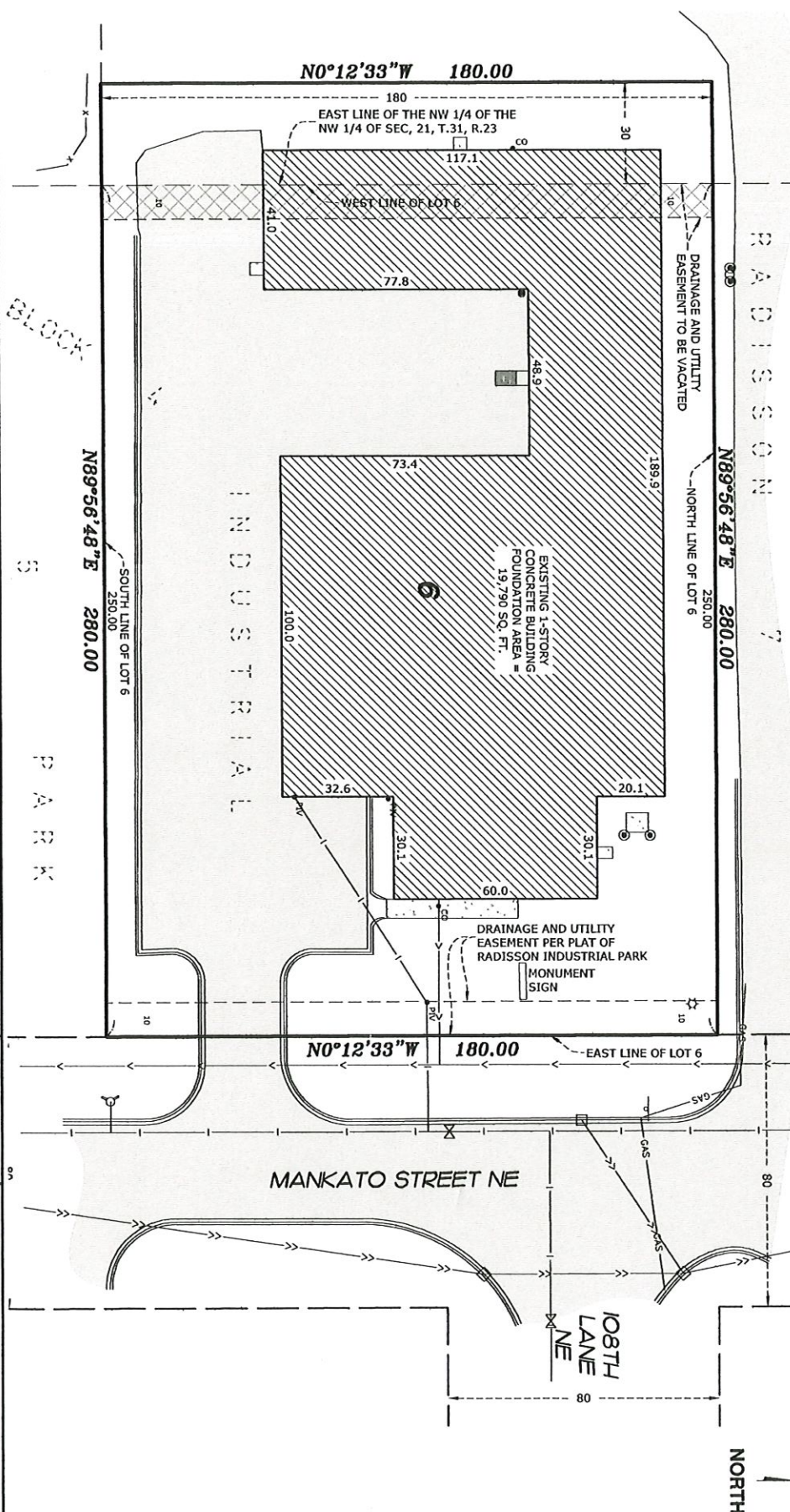
~of~ DRAINAGE AND UTILITY
EASEMENT VACATION

~for~ EGGY PROPERTIES, LLC
~of~ 10820 MANKATO STREET NE
BLAINE, MN 55449

EXHIBIT A

DESCRIPTION OF EASEMENT TO BE VACATED

The drainage and utility easement dedicated over the west 10 feet of Lot 6, Block 4, RADISSON INDUSTRIAL PARK, Anoka County, Minnesota.
[Hatched Area] DENOTES DRAINAGE AND UTILITY EASEMENT TO BE VACATED
(AREA - 1,800 SQ. FT.)



I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
By: [Signature]
Minnesota License No. 41578
Dated 10th day of JULY 2025.

BEARING DATUM: Ramsey Co.	
NO.	DATE
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SCALE: 1" = 30'
JOB NO. 25.0774ED
DATE: 7/10/25
DRAWN BY: BAB
CREW: N/A
F.E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 581-8200 Fax. (651) 581-8701
www.fegrud.com



City of Blaine Staff Report

File Number: RES 25-123

Agenda Date	Status
August 4, 2025	
In Control	File Type
City Council	Resolution

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

Agenda Item # 7.7

Resolution to Abate Assessment Installment Payments on Parcel 27-31-23-43-0055, 9318 Harpers Court NE

Executive Summary

Abate the overpayment of Special Assessment installment payments starting in 2022 through 2025. The total amount being reimbursed to the property owner is \$621.80 for overpayment.

Background

On May 17, 2021 Resolution 21-106 was adopted for the 2020 Street Reconstructions, Improvement Project No. 19-07. A special assessment of \$1,767.44 was levied to parcel number 27-31-23-43-0055, 9318 Harpers Court NE for 15 years, first year payable starting in 2022 (Fund 85586).

On June 15, 2021, the resident submitted a partial payment of \$1,500.00 against the total assessment amount of \$1,767.44, bringing the remaining balance to \$267.44.

When the special assessment was certified to Anoka County on November 15, 2021, the full amount of \$1,767.44 was incorrectly certified; not the correct amount of \$267.44.

During a recent review of assessments on Anoka County parcels, it was discovered that the incorrect assessment amount was certified, causing over-payments of installments for years 2022, 2023, 2024, and 2025. Starting in 2026, a new installment schedule has been determined and submitted to Anoka County for the remaining special assessment owing on the parcel.

It is recommended that the City abate the special assessment charges on parcel 27-31-23-43-0055 from 2022 through 2025 and reimburse the property owner \$621.80 for the installments collected at a higher amount.

INSTALLMENT YEAR	INSTALLMENT AMOUNT
2022 Installment	\$185.30
2023 Installment	\$149.00
2024 Installment	\$145.50
2025 Installment	\$142.00
TOTAL	\$621.80

Strategic Plan Relationship

NA

Board/Commission Review

NA

Financial Impact

The proposed reimbursement will be issued out of the same fund the payment was recorded in. There is no impact on the overall funding for the associated project and no material impact on previously issued financial statements.

Public Outreach/Input

NA

Staff Recommendation

By motion, approve the payment to the property owner for the over-payment of special assessment.

Attachment List

1. Anoka County Payments 27-31-23-43-0055
2. Blaine Payment History & Installment schedules 27-31-23-43-0055



City of Blaine

Signature Copy

Resolution: RES 25-123

Resolution to Abate Assessment Installment Payments on Parcel 27-31-23-43-0055, 9318 Harpers Court NE

WHEREAS, the City Council approved Resolution No. 21-106, Adopting Assessments for the 2020 Street Reconstructions, Improvement Project No. 19-07; and

WHEREAS, assessments were levied on the parcel 27-31-23-43-0055; and

WHEREAS, the special assessment amount was incorrectly certified to the property tax statement; the amount certified was \$1,747.44 when it should have been \$267.44, the installment payments were collected at a higher amount from 2022 through 2025; and

WHEREAS, it is in the best interest of the City of Blaine and the property owner to abate the 2022, 2023, 2024, and 2025 installments for Fund No. 85586, and provide reimbursement for the 2022-2025 installments.

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

1. The 2022, 2023, 2024, and 2025 installments for special assessment Fund 85586, on the parcel described as PIN 27-31-23-43-0055, in the amount of \$621.80, are hereby abated.
2. The overpaid amount, including principal and interest in the amount of \$621.80, shall be reimbursed to the property owner.

PASSED by the City Council of the City of Blaine this 4th day of August, 2025.

ANOKA COUNTY TAX STATEMENT

PARID: 27-31-23-43-0055

GRAHAM PAULA A

9318 HARPERS CT NE

Special Assessments - Current Year & History

Name	SA #	Yr Cert	Yr Begin	# Yrs	Int Rate	Cur Princ	Cur Int	Cur Instlmt	
2020 BLAINE STREET RECONSTRUCTIONS	85586	2025	2021	15	.03500	117.83	49.49	167.32	\$142.00 overage 2025
WASTE MANAGEMENT FEES	WMF000	2024	2000	100		.00	.00	24.02	
2020 BLAINE STREET RECONSTRUCTIONS	85586	2024	2021	15	.03500	117.83	53.61	171.44	\$145.50 overage 2024
WASTE MANAGEMENT FEES	WMF000	2023	2000	100		.00	.00	24.02	
2020 BLAINE STREET RECONSTRUCTIONS	85586	2023	2021	15	.03500	117.83	57.74	175.57	\$149.00 overage 2023
WASTE MANAGEMENT FEES	WMF000	2022	2000	100		.00	.00	24.02	
2020 BLAINE STREET RECONSTRUCTIONS	85586	2022	2021	15	.03500	117.83	100.50	218.33	\$185.30 overage 2022

TOTAL \$621.80

Special Assessments - Projects

Description	SA Project	Type	Start Year	End Year	Int Rate	Total Principal
2020 BLAINE STREET RECONSTRUCTIONS	85586	X - AMORT-EQUAL PRIN,DEC PMT	2021	2035	%	1,767.44

**Incorrect amount certified.
Correct amount \$267.44**

Report Name:
Assessment Payment History

City of Blaine Assessment Payment History

S/A: 85586 19-07 (2020) Street Reconstructions

Property ID: 27-31-23-43-0055

	Payment Amt	Principal Amt	Interest Amt	Add'l Int Amt	Add'l Amt	Pmt Date	Payment Type	Receipt #
	\$1,500.00	\$1,500.00	\$0.00	\$0.00	\$0.00	06/15/2021	Partial Payment	777
	\$33.03	\$17.83	\$15.20	\$0.00	\$0.00	11/23/2021	Annual Rollover	Rollover
	\$26.57	\$17.83	\$8.74	\$0.00	\$0.00	11/23/2022	Annual Rollover	Rollover
	\$25.94	\$17.83	\$8.11	\$0.00	\$0.00	11/15/2023	Annual Rollover	Rollover
	\$25.32	\$17.83	\$7.49	\$0.00	\$0.00	11/19/2024	Annual Rollover	Rollover
Total:	\$1,610.86	\$1,571.32	\$39.54	\$0.00	\$0.00			

***INCORRECT* AMOUNT ORIGINALLY CERTIFIED TO ANOKA COUNTY**

273123430055		\$ 1,767.44	Total	REMAINING
INSTALLMENT	YEAR	PRINCIPAL	Payment	BALANCE
1	2022	\$ 117.83	\$ 218.33	\$ 1,649.61
2	2023	\$ 117.83	\$ 175.57	\$ 1,531.78
3	2024	\$ 117.83	\$ 171.44	\$ 1,413.95
4	2025	\$ 117.83	\$ 167.32	\$ 1,296.12
5	2026	\$ 117.83	\$ 163.19	\$ 1,178.29
6	2027	\$ 117.83	\$ 159.07	\$ 1,060.46
7	2028	\$ 117.83	\$ 154.95	\$ 942.63
8	2029	\$ 117.83	\$ 150.82	\$ 824.80
9	2030	\$ 117.83	\$ 146.70	\$ 706.97
10	2031	\$ 117.83	\$ 142.57	\$ 589.14
11	2032	\$ 117.83	\$ 138.45	\$ 471.31
12	2033	\$ 117.83	\$ 134.33	\$ 353.48
13	2034	\$ 117.83	\$ 130.20	\$ 235.65
14	2035	\$ 117.83	\$ 126.08	\$ 117.82
15	2036	\$ 117.82	\$ 121.94	\$ 0.00
		\$ 1,767.44	\$ 2,300.96	

***CORRECT* AMOUNT TO BE STARTED IN 2026**

	273123430055	\$ 267.44	Total	REMAINING	ABATEMENT	ABATEMENT	
INSTALLMENT	YEAR	PRINCIPAL	Payment	BALANCE	YEARS	AMOUNTS	
1	2022	\$ 17.83	\$ 33.03	\$ 249.61	2022	\$ 185.30	TOTAL PAYMENT \$ 621.80
2	2023	\$ 17.83	\$ 26.57	\$ 231.78	2023	\$ 149.00	
3	2024	\$ 17.83	\$ 25.94	\$ 213.95	2024	\$ 145.50	
4	2025	\$ 17.83	\$ 25.32	\$ 196.12	2025	\$ 142.00	
5	2026	\$ 17.83	\$ 24.69	\$ 178.29	NEW INSTALLMENT SCHEDULE - START 2026		
6	2027	\$ 17.83	\$ 24.07	\$ 160.46			
7	2028	\$ 17.83	\$ 23.45	\$ 142.63			
8	2029	\$ 17.83	\$ 22.82	\$ 124.80			
9	2030	\$ 17.83	\$ 22.20	\$ 106.97			
10	2031	\$ 17.83	\$ 21.57	\$ 89.14			
11	2032	\$ 17.83	\$ 20.95	\$ 71.31			
12	2033	\$ 17.83	\$ 20.33	\$ 53.48			
13	2034	\$ 17.83	\$ 19.70	\$ 35.65			
14	2035	\$ 17.83	\$ 19.08	\$ 17.82			
15	2036	\$ 17.82	\$ 18.44	\$ 0.00			
		\$ 267.44	\$ 348.16				



City of Blaine Staff Report

File Number: RES 25-124

Agenda Date	Status
August 4, 2025	
In Control	File Type
City Council	Resolution

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

Agenda Item # 7.8

Resolution to Abate Assessment Installment Payments on Parcel 05-31-23-21-0070, 13210 Lincoln Street NE

Executive Summary

Abate the overpayment of Special Assessment installment payments starting in 2022 through 2025. The total amount being reimbursed to the property owner is \$251.14 for overpayment.

Background

On April 5, 2021, Resolution 21-051 was adopted for the 132nd Lane/Taylor Street Reconstructions, Improvement Project No. 19-18. A special assessment of \$4,354.93 was levied to parcel number 05-31-23-21-0070, 13210 Lincoln Street NE for 15 years, first year payable starting in 2022 (Fund 85582).

On April 23, 2021, the resident submitted a partial payment of \$600.00 against the total assessment amount of \$4,354.93, bringing the remaining balance to \$3,754.93.

When the special assessment was certified to Anoka County on November 15, 2021, the full amount of \$4,354.93 was incorrectly certified; not the correct amount of \$3,754.93.

During a recent review of assessments on Anoka County parcels, it was discovered that the incorrect assessment amount was certified, causing over-payments of installments for years 2022, 2023, 2024, and 2025. Starting in 2026, a new installment schedule has been determined and submitted to Anoka County for the remaining special assessment owing on the parcel.

It is recommended that the City abate the special assessment charges on parcel 05-31-23-21-0070 from 2022 through 2025 and reimburse the property owner \$251.14 for the installments collected at a higher amount.

INSTALLMENT YEAR	INSTALLMENT AMOUNT
2022 Installment	\$76.54
2023 Installment	\$59.60
2024 Installment	\$58.20
2025 Installment	\$56.80
TOTAL	\$251.14

Strategic Plan Relationship

NA

Board/Commission Review

NA

Financial Impact

The proposed reimbursement will be issued out of the same fund the payment was recorded in. There is no impact on the overall funding for the associated project and no material impact on previously issued financial statements.

Public Outreach/Input

NA

Staff Recommendation

By motion, approve the payment to the property owner for the over-payment of special assessment.

Attachment List

1. Anoka County payments 05-31-23-21-0070
2. Blaine Payment History & Installment Schedules 05-31-23-21-0070



City of Blaine

Signature Copy

Resolution: RES 25-124

Resolution to Abate Assessment Installment Payments on Parcel 05-31-23-21-0070, 13210 Lincoln Street NE

WHEREAS, the City Council approved Resolution No. 21-051, Adopting Assessments for the 132nd Lane/Taylor Street Reconstructions, Improvement Project No. 19-18; and

WHEREAS, assessments were levied on the parcel 05-31-23-21-0070; and

WHEREAS, the special assessment amount was incorrectly certified to the property tax statement; the amount certified was \$4,354.93 when it should have been \$3,754.93, the installment payments were collected at a higher amount from 2022 through 2025; and

WHEREAS, it is in the best interest of the City of Blaine and the property owner to abate the 2022, 2023, 2024, and 2025 installments for Fund No. 85582, and provide reimbursement for the 2022-2025 installments.

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

1. The 2022, 2023, 2024, and 2025 installments for special assessment Fund 85582, on the parcel described as PIN 05-31-23-21-0070, in the amount of \$251.14, are hereby abated.
2. The overpaid amount, including principal and interest in the amount of \$251.14, shall be reimbursed to the property owner.

PASSED by the City Council of the City of Blaine this 4th day of August, 2025.

ANOKA COUNTY TAX STATEMENT

PARID: 05-31-23-21-0070
DADISMAN CHRISTOPHER

13210 LINCOLN ST NE

Special Assessments - Current Year & History

Name	SA #	Yr Cert	Yr Begin	# Yrs	Int Rate	Cur Princ	Cur Int	Cur Instlmt	
2020 STREET RECONSTRUCTIONS-AREA 2-132ND	85582	2024	2021	15	.03500	290.33	121.94	412.27	\$56.80 overage 2025
WASTE MANAGEMENT FEES	WMF000	2024	2000	100		.00	.00	24.02	
2020 STREET RECONSTRUCTIONS-AREA 2-132ND	85582	2023	2021	15	.03500	290.33	132.10	422.43	\$58.20 overage 2024
WASTE MANAGEMENT FEES	WMF000	2023	2000	100		.00	.00	24.02	
2020 STREET RECONSTRUCTIONS-AREA 2-132ND	85582	2022	2021	15	.03500	290.33	142.26	432.59	\$59.60 overage 2023
WASTE MANAGEMENT FEES	WMF000	2022	2000	100		.00	.00	24.02	
2020 STREET RECONSTRUCTIONS-AREA 2-132ND	85582	2021	2021	15	.03500	290.33	265.17	555.50	\$76.54 overage 2022
									TOTAL \$251.14

Special Assessments - Projects

Description	SA Project	Type	Start Year	End Year	Int Rate	Total Principal
2020 STREET RECONSTRUCTIONS-AREA 2-132ND	85582	X - AMORT-EQUAL PRIN,DEC PMT	2021	2035	%	4,354.93

**Incorrect amount certified.
Correct amount \$3,754.93**

Report Name:
Assessment Payment History

City of Blaine Assessment Payment History

S/A: 85582 19-18 - 132nd Lane/Taylor Steet Area Reconstruction

Property ID: 05-31-23-21-0070

	<u>Payment Amt</u>	<u>Principal Amt</u>	<u>Interest Amt</u>	<u>Add'l Int Amt</u>	<u>Add'l Amt</u>	<u>Pmt Date</u>	<u>Payment Type</u>	<u>Receipt #</u>
	\$600.00	\$600.00	\$0.00	\$0.00	\$0.00	04/23/2021	Partial Payment	480
	\$478.96	\$250.33	\$228.63	\$0.00	\$0.00	11/23/2021	Annual Rollover	Rollover
	\$372.99	\$250.33	\$122.66	\$0.00	\$0.00	11/23/2022	Annual Rollover	Rollover
	\$364.23	\$250.33	\$113.90	\$0.00	\$0.00	11/15/2023	Annual Rollover	Rollover
	\$355.47	\$250.33	\$105.14	\$0.00	\$0.00	11/19/2024	Annual Rollover	Rollover
Total:	\$2,171.65	\$1,601.32	\$570.33	\$0.00	\$0.00			

INCORRECT INSTALLMENT SCHEDULE					*NEW* CORRECT INSTALLMENT SCHEDULE							
	053123210070	\$ 4,354.93	Total	REMAINING		053123210070	\$ 3,754.93	Total	REMAINING	ABATEMENT	ABATEMENT	
INSTALLMENT	YEAR	PRINCIPAL	Payment	BALANCE	INSTALLMENT	YEAR	PRINCIPAL	Payment	BALANCE	YEAR	AMOUNT	TOTAL
1	2022	\$ 290.33	\$ 555.50	\$ 4,064.60	1	2022	\$ 250.33	\$ 478.96	\$ 3,504.60	2022	\$ 76.54	\$ 251.14
2	2023	\$ 290.33	\$ 432.59	\$ 3,774.27	2	2023	\$ 250.33	\$ 372.99	\$ 3,254.27	2023	\$ 59.60	
3	2024	\$ 290.33	\$ 422.43	\$ 3,483.94	3	2024	\$ 250.33	\$ 364.23	\$ 3,003.94	2024	\$ 58.20	
4	2025	\$ 290.33	\$ 412.27	\$ 3,193.61	4	2025	\$ 250.33	\$ 355.47	\$ 2,753.61	2025	\$ 56.80	
5	2026	\$ 290.33	\$ 402.11	\$ 2,903.28	5	2026	\$ 250.33	\$ 346.71	\$ 2,503.28	NEW INSTALLMENT SCHEDULE - START 2026		
6	2027	\$ 290.33	\$ 391.94	\$ 2,612.95	6	2027	\$ 250.33	\$ 337.94	\$ 2,252.95			
7	2028	\$ 290.33	\$ 381.78	\$ 2,322.62	7	2028	\$ 250.33	\$ 329.18	\$ 2,002.62			
8	2029	\$ 290.33	\$ 371.62	\$ 2,032.29	8	2029	\$ 250.33	\$ 320.42	\$ 1,752.29			
9	2030	\$ 290.33	\$ 361.46	\$ 1,741.96	9	2030	\$ 250.33	\$ 311.66	\$ 1,501.96			
10	2031	\$ 290.33	\$ 351.30	\$ 1,451.63	10	2031	\$ 250.33	\$ 302.90	\$ 1,251.63			
11	2032	\$ 290.33	\$ 341.14	\$ 1,161.30	11	2032	\$ 250.33	\$ 294.14	\$ 1,001.30			
12	2033	\$ 290.33	\$ 330.98	\$ 870.97	12	2033	\$ 250.33	\$ 285.38	\$ 750.97			
13	2034	\$ 290.33	\$ 320.81	\$ 580.64	13	2034	\$ 250.33	\$ 276.61	\$ 500.64			
14	2035	\$ 290.33	\$ 310.65	\$ 290.31	14	2035	\$ 250.33	\$ 267.85	\$ 250.31			
15	2036	\$ 290.31	\$ 300.47	\$ 0.00	15	2036	\$ 250.31	\$ 259.07	\$ 0.00			
		\$ 4,354.93					\$ 3,754.93					



City of Blaine Staff Report

File Number: RES 25-125

Agenda Date	Status
August 4, 2025	
In Control	File Type
City Council	Resolution

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

Agenda Item # 7.9

Resolution to Abate Assessment Installment Payments on Parcel 27-31-23-44-0017, 9323 Jamestown Street NE

Executive Summary

Abate the overpayment of Special Assessment installment payments starting in 2022 through 2025. The total amount being reimbursed to the property owner is \$241.26 for overpayment.

Background

On May 17, 2021 Resolution 21-106 was adopted for the 2020 Street Reconstructions, Improvement Project No. 19-07. A special assessment of \$1,767.44 was levied to parcel number 27-31-23-44-0017, 9323 Jamestown Street NE for 15 years, first year payable starting in 2022 (Fund 85586).

When the special assessment was certified to Anoka County on November 15, 2021, the certified amount on the assessment roll was \$1,767.44. The County Certified an incorrect assessment amount of \$2,349.51.

During a recent review of assessments on Anoka County parcels, it was discovered that the incorrect assessment amount was certified, causing over-payments of installments for years 2022, 2023, 2024, and 2025. Starting in 2026, a new installment schedule has been determined and submitted to Anoka County for the remaining special assessment owing on the parcel.

It is recommended that the City abate the special assessment charges on parcel 27-31-23-44-0017 from 2022 through 2025 and reimburse the property owner \$241.26 for the installments collected at a higher amount.

INSTALLMENT YEAR	INSTALLMENT AMOUNT
---------------------	-----------------------

2022 Installment	\$71.89
2023 Installment	\$57.81
2024 Installment	\$56.46
2025 Installment	\$55.10
TOTAL	\$241.26

Strategic Plan Relationship

NA

Board/Commission Review

NA

Financial Impact

The proposed reimbursement will be issued out of the same fund the payment was recorded in. There is no impact on the overall funding for the associated project and no material impact on previously issued financial statements.

Public Outreach/Input

NA

Staff Recommendation

By motion, approve the payment to the property owner for the over-payment of special assessment.

Attachment List

1. Anoka County Payments - 27-31-23-44-0017
2. Blaine Payment History & Installment Schedules 27-31-23-44-0017



City of Blaine

Signature Copy

Resolution: RES 25-125

Resolution to Abate Assessment Installment Payments on Parcel 27-31-23-44-0017, 9323 Jamestown Street NE

WHEREAS, the City Council approved Resolution No. 21-106, Adopting Assessments for the 2020 Street Reconstructions, Improvement Project No. 19-07; and

WHEREAS, assessments were levied on the parcel 27-31-23-44-0017; and

WHEREAS, the special assessment amount was correctly certified to Anoka County as \$1,767.44, but was incorrectly submitted to the property tax statement; the amount certified was \$2,349.51 when it should have been \$1,767.44, the installment payments were collected at a higher amount from 2022 through 2025; and

WHEREAS, it is in the best interest of the City of Blaine and the property owner to abate the 2022, 2023, 2024, and 2025 installments for Fund No. 85586, and provide reimbursement for the 2022-2025 installments.

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

1. The 2022, 2023, 2024, and 2025 installments for special assessment Fund 85586, on the parcel described as PIN 27-31-23-44-0017, in the amount of \$241.26, are hereby abated.
2. The overpaid amount, including principal and interest in the amount of \$241.26, shall be reimbursed to the property owner.

PASSED by the City Council of the City of Blaine this 4th day of August, 2025.

ANOKA COUNTY TAX STATEMENT

PARID: 27-31-23-44-0017

SESSIONS, DALLAS A

9323 JAMESTOWN ST NE

Special Assessments - Current Year & History

Name	SA #	Yr Cert	Yr Begin	# Yrs	Int Rate	Cur Princ	Cur Int	Cur Instlmt	
2020 BLAINE STREET RECONSTRUCTIONS	85586	2025	2021	15	.03500	156.63	65.79	222.42	\$55.10 overage 2025
WASTE MANAGEMENT FEES	WMF000	2024	2000	100		.00	.00	24.02	
2020 BLAINE STREET RECONSTRUCTIONS	85586	2024	2021	15	.03500	156.63	71.27	227.90	\$56.46 overage 2024
WASTE MANAGEMENT FEES	WMF000	2023	2000	100		.00	.00	24.02	
2020 BLAINE STREET RECONSTRUCTIONS	85586	2023	2021	15	.03500	156.63	76.75	233.38	\$57.81 overage 2023
WASTE MANAGEMENT FEES	WMF000	2022	2000	100		.00	.00	24.02	
2020 BLAINE STREET RECONSTRUCTIONS	85586	2022	2021	15	.03500	156.63	133.59	290.22	\$71.89 overage 2022

TOTAL \$241.26

Special Assessments - Projects

Description	SA Project	Type	Start Year	End Year	Int Rate	Total Principal
2020 BLAINE STREET RECONSTRUCTIONS	85586	X - AMORT-EQUAL PRIN,DEC PMT	2021	2035	%	2,349.51

**Incorrect amount certified.
Correct amount \$1,767.44**

Report Name:
Assessment Payment History

City of Blaine Assessment Payment History

S/A: 85586 19-07 (2020) Street Reconstructions
Property ID: 27-31-23-44-0017

	<u>Payment Amt</u>	<u>Principal Amt</u>	<u>Interest Amt</u>	<u>Add'l Int Amt</u>	<u>Add'l Amt</u>	<u>Pmt Date</u>	<u>Payment Type</u>	<u>Receipt #</u>
	\$218.33	\$117.83	\$100.50	\$0.00	\$0.00	11/23/2021	Annual Rollover	Rollover
	\$175.57	\$117.83	\$57.74	\$0.00	\$0.00	11/23/2022	Annual Rollover	Rollover
	\$171.44	\$117.83	\$53.61	\$0.00	\$0.00	11/15/2023	Annual Rollover	Rollover
	\$167.32	\$117.83	\$49.49	\$0.00	\$0.00	11/19/2024	Annual Rollover	Rollover
Total:	\$732.66	\$471.32	\$261.34	\$0.00	\$0.00			

***INCORRECT* INSTALLMENT SCHEDULE**

		273123440017	\$ 2,349.51	Total	REMAINING
INSTALLMENT	YEAR	PRINCIPAL	Payment	BALANCE	
1	2022	\$ 156.63	\$ 290.22	\$ 2,192.88	
2	2023	\$ 156.63	\$ 233.38	\$ 2,036.25	
3	2024	\$ 156.63	\$ 227.90	\$ 1,879.62	
4	2025	\$ 156.63	\$ 222.42	\$ 1,722.99	
5	2026	\$ 156.63	\$ 216.93	\$ 1,566.36	
6	2027	\$ 156.63	\$ 211.45	\$ 1,409.73	
7	2028	\$ 156.63	\$ 205.97	\$ 1,253.10	
8	2029	\$ 156.63	\$ 200.49	\$ 1,096.47	
9	2030	\$ 156.63	\$ 195.01	\$ 939.84	
10	2031	\$ 156.63	\$ 189.52	\$ 783.21	
11	2032	\$ 156.63	\$ 184.04	\$ 626.58	
12	2033	\$ 156.63	\$ 178.56	\$ 469.95	
13	2034	\$ 156.63	\$ 173.08	\$ 313.32	
14	2035	\$ 156.63	\$ 167.60	\$ 156.69	
15	2036	\$ 156.69	\$ 162.17	\$ 0.00	
		\$ 2,349.51			

***NEW*CORRECT INSTALLMENT SCHEDULE**

	273123440017	\$ 1,767.44	Total	REMAINING	ABATEMENT	ABATEMENT		
INSTALLMENT	YEAR	PRINCIPAL	Payment	BALANCE	YEAR	AMOUNT		
1	2022	\$ 117.83	\$ 218.33	\$ 1,649.61	2022	\$ 71.89	\$ 241.26	TOTAL PAYMENT
2	2023	\$ 117.83	\$ 175.57	\$ 1,531.78	2023	\$ 57.81		
3	2024	\$ 117.83	\$ 171.44	\$ 1,413.95	2024	\$ 56.46		
4	2025	\$ 117.83	\$ 167.32	\$ 1,296.12	2025	\$ 55.10		
5	2026	\$ 117.83	\$ 163.19	\$ 1,178.29	NEW INSTALLMENT SCHEDULE - START 2026			
6	2027	\$ 117.83	\$ 159.07	\$ 1,060.46				
7	2028	\$ 117.83	\$ 154.95	\$ 942.63				
8	2029	\$ 117.83	\$ 150.82	\$ 824.80				
9	2030	\$ 117.83	\$ 146.70	\$ 706.97				
10	2031	\$ 117.83	\$ 142.57	\$ 589.14				
11	2032	\$ 117.83	\$ 138.45	\$ 471.31				
12	2033	\$ 117.83	\$ 134.33	\$ 353.48				
13	2034	\$ 117.83	\$ 130.20	\$ 235.65				
14	2035	\$ 117.83	\$ 126.08	\$ 117.82				
15	2036	\$ 117.82	\$ 121.94	\$ 0.00				
		\$ 1,767.44						



City of Blaine Staff Report

File Number: RES 25-122

Agenda Date	Status
August 4, 2025	
In Control	File Type
City Council	Resolution

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

Agenda Item # 7.10

Resolution for Grant Acceptance and Budget Amendment for Community Tree Planting

Executive Summary

The Public Works Department Parks Division, in coordination with the Engineering and Community Development Departments, applied for and was awarded a Community Tree Planting grant through the Metropolitan Council to remove and replace diseased, dying, and dead ash trees within the City of Blaine.

Background

The Community Tree Planting grant provides up to \$94,880 with 0% required match of city funds for the removal and replacement of diseased, dying and dead ash trees located within city right-of-way and parks. If approved, trees will be removed from priority areas as identified by the Metropolitan Council (Met Council) throughout the application process, located within the city right-of-way in neighborhoods directly adjacent to the parks where trees will be replanted. Trees will then be replaced within Mary Elizabeth, Little League, and Territorial Parks. In addition to contracting the removal and replacement of trees, staff time for seasonal staff to water the trees and for the city forester to inspect and prune the trees will also be reimbursed.

Quotes were received from local contractors during the application process in April of 2025, and these quotes were used to submit financial information to the Met Council for review and ultimate approval of the grant. Since that time, Blaine City Council has authorized staff to enter into a "Tree Removal Contract" at the 7/21 Council Meeting which will reduce the cost of tree removals as compared to the grant application. Staff are currently coordinating with Met Council to increase the amount of trees that can be removed and replaced due to the reduction in the removal cost. At a minimum, 34 trees will be removed and replaced as part of this grant, but staff are working with Met Council to increase the amount of trees which would come at no extra cost to the City.

The grant application required an education and outreach component and staff proposed and will

implement a plan including a series of videos on selecting trees to create a tree canopy more resilient to disease, caring for new trees, and opportunities for financial assistance with tree removal and planting on private property.

If executed, the grant will be active through June 30, 2027. Staff expects all work to be completed in the fall of 2025, with follow-up inspections, watering, and any warranty work occurring in 2026. Payments would be made to the city on a reimbursement basis for all expenditures incurred following full execution of the grant agreement.

Strategic Plan Relationship

This grant aligns with the City's strategic plan goal #1 - Financial Sustainability by enabling significant tree removal and replacement at no direct cost to the city (increasing non tax revenues).

Additionally, the grant aligns with the City's strategic plan goal #3 - Infrastructure Management by facilitating management of trees in the right-of-way and within city parks.

Board/Commission Review

None

Financial Impact

- The grant covers all costs associated with the removal and replacement of at least 34 trees at a cost of up to \$79,082.
- The grant covers up to \$15,798 for seasonal staff time associated with watering the trees throughout the growing season, and for the city forester to inspect and maintain the new trees.
- Reimbursement for any associated expenditures will occur between August 5, 2025, and June 30, 2027.

The staff recommended budget amendments are included in the accompanying resolution.

Public Outreach/Input

None

Staff Recommendation

Approve the resolution to accept the grant funds and authorize execution of the grant agreement.

Attachment List

1. Draft Grant Agreement



City of Blaine

Signature Copy

Resolution: RES 25-122

Resolution for Grant Acceptance and Budget Amendment for Community Tree Planting

WHEREAS, the City of Blaine has prepared a grant proposal for the purpose of removing and replacing diseased, dying and dead ash trees within the public right of way and public parks; and

WHEREAS, the City of Blaine's Community Tree Planting grant application was accepted and approved; and

WHEREAS, the Metropolitan Council selected Blaine to receive grant funding up to \$94,880; and

WHEREAS, the Metropolitan Council requires that the City of Blaine enter into an agreement that identifies the terms and conditions of the funding award; and

WHEREAS, Minn. Stat. § 465.03 requires a City to accept grants by resolution expressing the terms prescribed by the donor in full; and

WHEREAS, a resolution from the City Council authorizing the City of Blaine to accept grants is required.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Blaine, Anoka and Ramsey County, Minnesota hereby accepts a Community Tree Planting grant award of \$94,880 from the Metropolitan Council in accordance with the terms set forth herein and authorizes the Mayor and Interim City Manager to execute an agreement with the Metropolitan Council to accept said funds.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Blaine, approves the following revenue increases to the 2025 budget:

Fund/Account	Amount
General Fund - Forestry - State Grants 101.50.530.535-3320	\$94,880

BE IT FURTHER RESOLVED that the City Council of the City of Blaine, approves the following expenditure increases to the 2025 budget:

Fund/Account	Amount
General Fund - Forestry - Other Contractual 101.50.530.535-4399	\$79,082

PASSED by the City Council of the City of Blaine this 4th day of August, 2025.

COMMUNITY TREE PLANTING GRANT PROGRAM

GRANTEE: City of Blaine		GRANT NO. SG-25CT-02
GRANT PROJECT: Remove and replace 39 ash trees in priority neighborhoods within the city See Grant Project Summary attached hereto as Attachment A and Attachment B		
TOTAL GRANT AMOUNT: \$94,880 STATE FISCAL YEAR 2025: \$94,880		STATE FISCAL YEAR: 2025
APPROPRIATION: Minnesota Laws 2024, Regular Session, Chapter 116, Article 1, Section 5		
EFFECTIVE DATE: June 25, 2025		
GRANT PROJECT ACTIVITY PERIOD: May 1, 2025 to June 30, 2027		
COUNCIL AUTHORIZED REPRESENTATIVE: Erin Brueggemann, Grants Administrator (erin.brueggemann@metc.state.mn.us)		
COUNCIL ACTION: June 25, 2025		BUSINESS ITEM: 2025-150
EXPIRATION DATE: June 30, 2027		

GRANT AGREEMENT

THIS GRANT AGREEMENT (“Agreement”) is made and entered into on the Effective Date by and between the Metropolitan Council (“Council”) and the city, township, county, or Regional Park Implementing Agency identified above as the “Grantee.”

RECITALS

1. The Minnesota Legislature, by [Minnesota Laws 2024, Regular Session, Chapter 116, Article 1, Section 5](#) appropriated funds for State Fiscal Year 2025 from the State General Fund (“Appropriation”) to the Council for community tree planting grants.
2. Minn. Stat. § 473.355 authorizes the Council to make grants to eligible cities, counties, townships, and implementing agencies wholly or partly within the metropolitan area for the purpose of removing and planting shade trees on public land to provide environmental benefits; replacing trees lost to forest pests, disease, or storms; and establishing a more diverse community forest better able to withstand disease and forest pests..
3. The Grantee sought funding from the Council for its Grant Project from the appropriation. The Grant Project Summary is attached hereto as **Attachment A, Attachment B and Attachment C**.

COMMUNITY TREE PLANTING GRANT PROGRAM

4. The Council authorized the granting of a portion of the Appropriation to the Grantee for the completion of the Grant Project pursuant to the Business Item referenced on Page 1.
5. The Grantee represents that it is duly qualified and agrees to perform all services described in this Agreement to the satisfaction of the Council during the Grant Project Activity Period.

NOW THEREFORE, in reliance on the above statements and in consideration of the mutual promises and covenants contained in this Agreement, the Grantee and the Council agree as follows:

1. **Definition of Terms.**

The terms defined in this section have the meanings given them in this section unless otherwise provided or indicated by the context.

Council Action. “Council Action” means the action or decision of the governing body of the Metropolitan Council, on the meeting date identified at Page 1 of this Agreement, by which the Grantee was awarded State General Funds.

Effective Date. “Effective Date” means the date this Agreement is fully executed by both parties. Pursuant to Minn. Stat. §16B98, Subd. 7, no payments can be made to the Grantee until this Agreement is fully executed.

Eligible Costs. “Eligible Costs” means and is limited to the Use of Funds described in Attachment A.

Grant Project Activity Period. “Grant Project Activity Period” is identified on Page 1 of this Agreement.

Grant Project Summary. “Grant Project Summary” and “Grant Project Activities” refer to the summary of Council-approved activities, deliverables, locations, and budget as identified and described in **Attachment A, Attachment B and Attachment C.**

Reimbursement. “Reimbursement” means the Grantee will expend its own funds and provide to the Council acceptable documentation that the expenditure has been made before seeking payment under this agreement for the expenditure.

Site Monitoring. “Site Monitoring” means the Council’s review of the Grant Project and records pursuant to Minn. Stat. § 16B.98.

Small Disadvantaged Businesses. “Small Disadvantaged Businesses” means small Minnesota-based businesses that are certified as Disadvantaged Business Enterprises (DBEs), Targeted Group Businesses (TGBs), and/or Veteran-Owned Businesses.

2. **Survival of Terms.**

The following clauses survive the expiration or cancellation of this grant contract agreement: 11. Liability; 12. Audits; 13. Government Data Practices; 15. Governing Law, Jurisdiction, and Venue; 18.2 Publicity; and 18.3 Endorsement.

3. **Grantee’s Duties or Grant Project.**

The Grantee will perform the Grant Project listed on Page 1 during the Grant Project Activity Period identified on Page 1.

COMMUNITY TREE PLANTING GRANT PROGRAM

4. Time.

The Grantee must comply with all the time requirements described in this Agreement. In the performance of this Agreement, time is of the essence.

5. Eligible Costs.

5.1 Eligible Costs. Eligible costs are those costs directly incurred by the Grantee for Grant Project activities and budget outlined in **Attachment A** taking place during the Grant Project Activity Period that are *solely related* to and necessary for the completion of the Grant Project. This Agreement must be implemented according to Minn. Stat. § 16B.98 and must account for all expenditures.

5.2 Ineligible Costs. The Grantee shall not be reimbursed for in-eligible costs. Any cost not defined as an eligible cost or not included in the Grant Project or approved in writing by the Council is a non-eligible cost. Grant funds may not be used for costs of Project activities that occurred prior to the start of the grant project activity period.

6. Grant Amount, Payment, and Use.

6.1 Grant Amount. The Council will reimburse the Grantee for eligible costs during the Grant Project Activity Period up to the Grant Amount identified on Page 1. This amount is granted for the purpose of performing the Grant Project. In no event will the Council's obligation under this agreement exceed the total grant amount. The Council shall bear no responsibility for any cost overruns that may be incurred by the Grantee in the performance of the Grant Project. Notwithstanding anything to the contrary in this agreement, the payment of State General Fund grant proceeds shall be made by the Council within the time frames specified in this agreement only if the Council has adequate State General Funds on hand at the time that payment is due.

6.2 Reimbursement Requests and Documentation. The Council will disburse grant funds in response to payment requests submitted by the Grantee through the Council's online grant management system and reviewed and approved by the Council's Authorized Representative. Payment requests shall be made using payment request forms, the form and content of which will be determined by the Council. Payment requests and other reporting forms will be provided to the Grantee by the Council. The Council will disburse grant funds on a reimbursement or a "cost incurred" basis. Payment requests must include the specific Grant Project activities conducted or completed during the authorized time-period. Payment requests must include documentation supporting expenses including consultant/contractor invoices showing the time-period covered by the invoice; proof or verification of payment of the invoice, and other supporting documents as the Council deems appropriate. The Council will make the final determination whether the expenditures are eligible for reimbursement under this Agreement, and verify the total amount requested from the Council. The Council shall disburse grant funds for all grant-eligible expenditures within thirty-five (35) days of the receipt of satisfactory documentation from the Grantee.

COMMUNITY TREE PLANTING GRANT PROGRAM

6.3 Conditions of Payment. All services provided by the Grantee under this Agreement must be performed to the Council's satisfaction, as determined at the sole discretion of the Council's Authorized Representative and in accordance with all applicable federal, Council, and local laws, ordinances, rules, and regulations. The Council will reimburse up to 90 percent of the awarded grant funds. The remaining 10 percent may be withheld before a final payment is issued until the Grantee: (a) completes the project or grant deliverables; and (b) submits a final request for payment and the Final Report as required under Section 8.2. If the required deliverables are not submitted within the term and closeout period specified in Section 8.2, the Council shall have no obligation to disburse the withheld 10 percent. In such cases, the withheld funds shall revert to the Council's Community Tree Planting Account for redistribution through future funding cycles or as otherwise permitted by law.

6.4 Repayment of Unauthorized Use of Grant Funds. Upon a finding by the Council or the state that Grantee has made an unauthorized or undocumented use of grant funds, and upon a demand for repayment issued by the Council, the Grantee agrees to promptly repay such amounts to the Council. Additionally, if the Grantee is in breach of the requirements of this Agreement, including Minn. Stat. § 16B.98 and MMB's Guidance, the Council may, in its sole discretion, withhold future grants to the Grantee until the breach is cured.

6.5 Contracting and Bidding Requirements. Grantee is expected to follow the contracting and bidding requirements of Minn. Stat. §471.345 and §§177.41 through 177.44 (prevailing wage), if applicable. Grantee may not contract with vendors that are either suspended or debarred in Minnesota:
<https://mn.gov/admin/osp/government/suspended-debarred/index2.jsp>

6.8 Maximum Use of Other Funds. If the Grantee at any time receives funding or reimbursement from another source for amounts charged by the Grantee against this grant, such funds charged against this grant shall be immediately refunded to the Council upon discovery of the duplicate funding or reimbursement.

7. Accounting, Record-keeping, and Site Monitoring.

7.1 Accounting and Record-Keeping. The Grantee agrees to establish and maintain a separate account for the Grant Project and to maintain accurate and complete books, records, documents, and other evidence pertaining to the costs and expenses of implementing this Agreement to the extent and in such detail that will accurately reflect the total cost of the Grant Project. The Grantee shall use generally accepted accounting principles. Pursuant to Minn. Stat. § 16B.98, all records shall be retained for at least six (6) years after the issuance of the final certificate of acceptance by the Council, or such shorter period as may be specified in writing by the Council at the expiration of the Grant Project Activity Period.

7.2 Site Monitoring. Pursuant to Minn. Stat. § 16B.98, subd. 6, the Council shall monitor Grant Project activities and records.

COMMUNITY TREE PLANTING GRANT PROGRAM

8. Reporting and Grant Closeout.

8.1 Semi-Annual Reporting. Grantee must submit cash flow and semi-annual progress reports to the Council by July 31 and January 31 of each year while the grant agreement is active. In the cash flow report, the Grantee shall describe the current project spending and projected spending for the periods defined in the report template. The progress report shall include the location and description of any tree removal, site prep, tree planting and/or tree care/maintenance activities taken during the reporting period. The Grantee shall provide sufficient documentation for information the Council reasonably requests.

8.2 Final Report and Closeout. Prior to the final reimbursement, the Grantee shall submit to the Council a final project report that provides the completed project results as detailed in the deliverables in **Attachment A**. The Grantee must submit the closeout requirements in a format determined by the Council providing the total Grant Project receipts and expenditures, summarizing all Grant Project activities, and containing a certification by the Grantee's authorized financial representative (e.g.: CFO, Financial Director) that all grant funds were expended in accordance with this Agreement. The Grantee has 120 calendar days after the Expiration Date to provide documentation and information necessary to close out this Agreement and receive disbursements for eligible grant-funded Project activities as prescribed in Section 5. If the Grantee fails to provide necessary documentation and information during this 120-day closeout period, the Grantee may not be eligible to receive any unpaid grant funds and the Council may not disburse any unpaid grant funds to the Grantee. This 120-day closeout period does not extend any Grantee reporting deadlines established in this Agreement or authorize the Grantee to expend or commit any grant funds after the Expiration Date. **ALL GRANT FUNDS NOT EXPENDED BY THE GRANTEE AND REQUESTED FOR REIMBURSEMENT PRIOR TO THE END OF THE TERM SHALL REVERT TO THE COUNCIL.**

9. Changes in Grant Project and Amendments.

9.1 Changes in Grant Project Activities and Location(s). Project Activities funded by the Appropriation must be substantially consistent in scope, location, and budget with the approved project as described in **Attachments A and B**. Significant changes to the Grant Project in either scope or location shall require an amendment. Failure to inform the Council of any significant changes to the Grant Project or significant changes to grant-funded components of the Grant Project and any use of grant funds for ineligible or unauthorized purposes, will jeopardize the Grantee's eligibility for future funding.

9.2 Budget Variance. The Grantee may reallocate up to twenty percent (20%) of the Grant Amount among the grant-funded activities, provided: (a) the grant funds may be used only for Project activities for which the Council awarded the grant funds; (b) the reallocation does not significantly change the Project deliverables; and (c) the Grantee receives written permission from Council staff prior to reallocating any grant funds. Council staff may administratively approve budget reallocation requests that exceed twenty percent (20%) of the Grant Amount only if the reallocation does not significantly change

COMMUNITY TREE PLANTING GRANT PROGRAM

the Project deliverables. Notwithstanding the aggregate or net effect of any variances, the Council's obligation to provide grant funds under this Agreement shall not exceed the Grant Amount identified at Page 1 of this Agreement.

9.3 Amendments. The terms of this Agreement may be changed by mutual agreement of the parties if the changes are consistent in both scope and budget with the approved Project Activities as described in **Attachments A and Attachment B**. Any changes to Project deliverables, scope, budget or locations that Council staff determine are significant changes from what is identified and described in **Attachments A and B** of this agreement will require an amendment approval by the Council's Community Development Committee. Changes shall be effective only upon execution of written amendment(s) signed by authorized representatives of the Council and the Grantee. Grant funds for the changed Project will not be disbursed prior to execution of an amendment.

9.4 Loss of Grant Funds. Any grant funds that are not expended prior to the Expiration Date identified at Page 1 of this Agreement shall revert to the Council for distribution through future application and funding cycles or as otherwise permitted by law. For the purposes of this Agreement, grant funds are "expended" prior to the Expiration Date if the Grantee pays or is obligated to pay for expenses of eligible grant-funded Project activities that occurred prior to the Expiration Date and the eligible expenses were incurred prior to the Expiration Date.

10. Assignment, Waiver, and Agreement Complete.

10.1 Assignment. The Grantee may neither assign nor transfer any rights or obligations under this Agreement without the prior consent of the Council and a fully executed Assignment Agreement.

10.2 Waiver. If the Council fails to enforce any provision of this Agreement, that failure does not waive the provision or its right to enforce it.

10.3 Agreement Complete. This Agreement contains all negotiations and agreements between the Council and the Grantee. No other understanding regarding this Agreement, whether written or oral, may be used to bind either party.

11. Liability.

The Grantee must indemnify, save, and hold the Council, its agents, and employees harmless from any claims or causes of action, including attorney's fees incurred by the Council, arising from the performance of this Agreement by the Grantee or the Grantee's agents or employees. This clause will not be construed to bar any legal remedies the Grantee may have for the Council's failure to fulfill its obligations under this Agreement.

12. Audits.

Under Minn. Stat. § 16C.05, subd. 5, the Grantee's books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination

COMMUNITY TREE PLANTING GRANT PROGRAM

by the Council and/or the State Auditor or Legislative Auditor, as appropriate, for a minimum of six (6) years from the end of this Agreement.

13. Government Data Practices.

The Grantee and Council must comply with the Minnesota Government Data Practices Act, Minn. Stat. chapter 13, as it applies to all data provided by the Council under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Grantee under this Agreement. The civil remedies of Minn. Stat. § 13.08 apply to the release of the data referred to in this clause by either the Grantee or the Council. If the Grantee receives a request to release the data referred to in this Clause, the Grantee must immediately notify the Council.

14. Workers Compensation.

The Grantee certifies that it is in compliance with [Minn. Stat. §176.181](#), Subd. 2, pertaining to workers' compensation insurance coverage. The Grantee's employees and agents will not be considered Council employees. Any claims that may arise under the Minnesota Workers' Compensation Act on behalf of these employees and any claims made by any third party as a consequence of any act or omission on the part of these employees are in no way the Council's obligation or responsibility.

15. Governing Law, Jurisdiction, and Venue.

Minnesota law, without regard to its choice-of-law provisions, governs this Agreement. Venue for all legal proceedings out of this Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

16. Termination.

The Council may cancel this Agreement at any time, with or without cause, upon 30 days' written notice to the Grantee. Upon termination, the Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.

17. Use of Small Disadvantaged Businesses.

The Council maintains a list of Small Disadvantaged Businesses that the Grantee and its contractors are encouraged to use. This list and technical assistance are available through the Council's Office of Equal Opportunity at <http://mcub.metc.state.mn.us>. The Grantee and its contractors are also encouraged to use Small Disadvantaged Businesses that are certified through other government programs. The Council expects the Grantee and Grantee's contractors to make reasonable efforts to solicit and include Small Disadvantaged Businesses in economic activities that arise from the Grantee's use of grant funds.

18. Miscellaneous.

18.1 Minnesota Conservation Corps. The Grantee shall give consideration to contracting with the Minnesota Conservation Corps for contract restoration, maintenance, and other activities.

COMMUNITY TREE PLANTING GRANT PROGRAM

18.2 Publicity. Any publicity regarding the Grant must identify the Council as the sponsoring agency and must not be released without prior written approval from the Council's Authorized Representative. For the purposes of this provision, publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Grantee individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this grant contract. All projects primarily funded by state grant appropriations must publicly credit the State of Minnesota, including on the grantee's website when practicable.

18.3 Endorsement. The Grantee must not claim that the Council endorses its products or services.

[The remainder of this page has been left intentionally blank]

COMMUNITY TREE PLANTING GRANT PROGRAM

IN WITNESS WHEREOF, the parties have caused this agreement to be executed by their duly authorized representatives on or as of the Effective Date.

CITY OF BLAINE

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

Approved as to form:

By: _____

Title: _____

Date: _____

METROPOLITAN COUNCIL

By: _____

LisaBeth Barajas, Executive
Director
Community Development Division

Date: _____

COMMUNITY TREE PLANTING GRANT PROGRAM

ATTACHMENTS

The following **ATTACHMENTS A, B, and C** (comprised of this page and the succeeding pages) contain a summary of the Project identified in the application for Community Tree Planting Grant funding submitted in response to the Council's notice of funding availability for the Fiscal Year identified at Page 1 of this Agreement. The summary reflects the proposed Project for which the Grantee was awarded grant funds by the Council Action, and may reflect changes in Project funding sources, changes in funding amounts, or minor changes in the proposed Project that occurred subsequent to application submission. The application is incorporated into this Agreement by reference and is made a part of this Agreement as follows.

ATTACHMENT A outlines the grant project deliverables, budget, and eligible expenses.

ATTACHMENT B provides an overview of the locations where tree planting and removal will take place in reference to the program priorities.

ATTACHMENT C is the Grantee's Three-Year Maintenance Plan, submitted as part of the Grantee's application for funding. In pursuit of the project's deliverables, all trees planted with grant funds are expected to be maintained as outlined in this Three-Year Maintenance Plan included as Exhibit C. For any trees that do not survive through the end of the grant period, Grantees are expected to put in a good faith effort to replace these utilizing any warranty the Grantee has or at the expense of the Grantee.

COMMUNITY TREE PLANTING GRANT PROGRAM

ATTACHMENT A

Community Tree Planting Grant Project Summary

Grant # SG-25CT-02
Funding Type: State General Fund
Grantee: City of Blaine
Project Name: Remove and replace 39 ash trees in priority neighborhoods within the city
Project Location(s) See Project Map in ATTACHMENT B
City: Blaine
County: Anoka
Council District: 10 - Peter Lindstrom

Project Description

Remove 39 dead, diseased, or otherwise hazardous ash trees located on city land in high priority areas of Blaine. 39 trees will then be planted in public parks to avoid any future utility conflicts and maximize the lifespan and success of the planting.

Deliverables

Trees Removed

39	Number of Ash trees or stumps removed
----	---------------------------------------

Trees Planted in Census Block Groups...

	... only experiencing extreme heat
31	... only experiencing high community vulnerability levels (SDI>70 th percentile)
8	... facing both issues above
	... experiencing neither of these issues
39	TOTAL TREES PLANTED (sum of categories above)

Use of Funds

\$30,332	Materials: Trees
	Materials: Planting Supplies
	Equipment
\$15,798	Internal Labor
\$48,750	External Labor
\$94,880	TOTAL AWARD AMOUNT

Grant will reimburse the above costs associated with the removal of ash and hazard trees and planting of climate-adapted tree species on public land. Any labor expenses must be directly for site preparation, planting, removing, and maintaining trees that are funded by this grant.

Tree Species eligibility: Grant funds will not fund the purchase of trees that are over-represented in your community. Any genera that comprise 10% or more of the community forest make-up will not be funded. Numbers derived from the Minnesota Department of Natural Resources 2010 Rapid Assessment will be used unless/until an updated inventory is provided. For your community this means grant funds cannot be spent on purchasing: Acer (Maple, 20.3%), Picea (Spruce, 19.9%), Fraxinus (Ash, 18.6%).

COMMUNITY TREE PLANTING GRANT PROGRAM

ATTACHMENT B

Community Tree Planting Summary of Project Location(s)

Tree removal and planting will occur in the census block groups identified below (as highlighted in bold color).

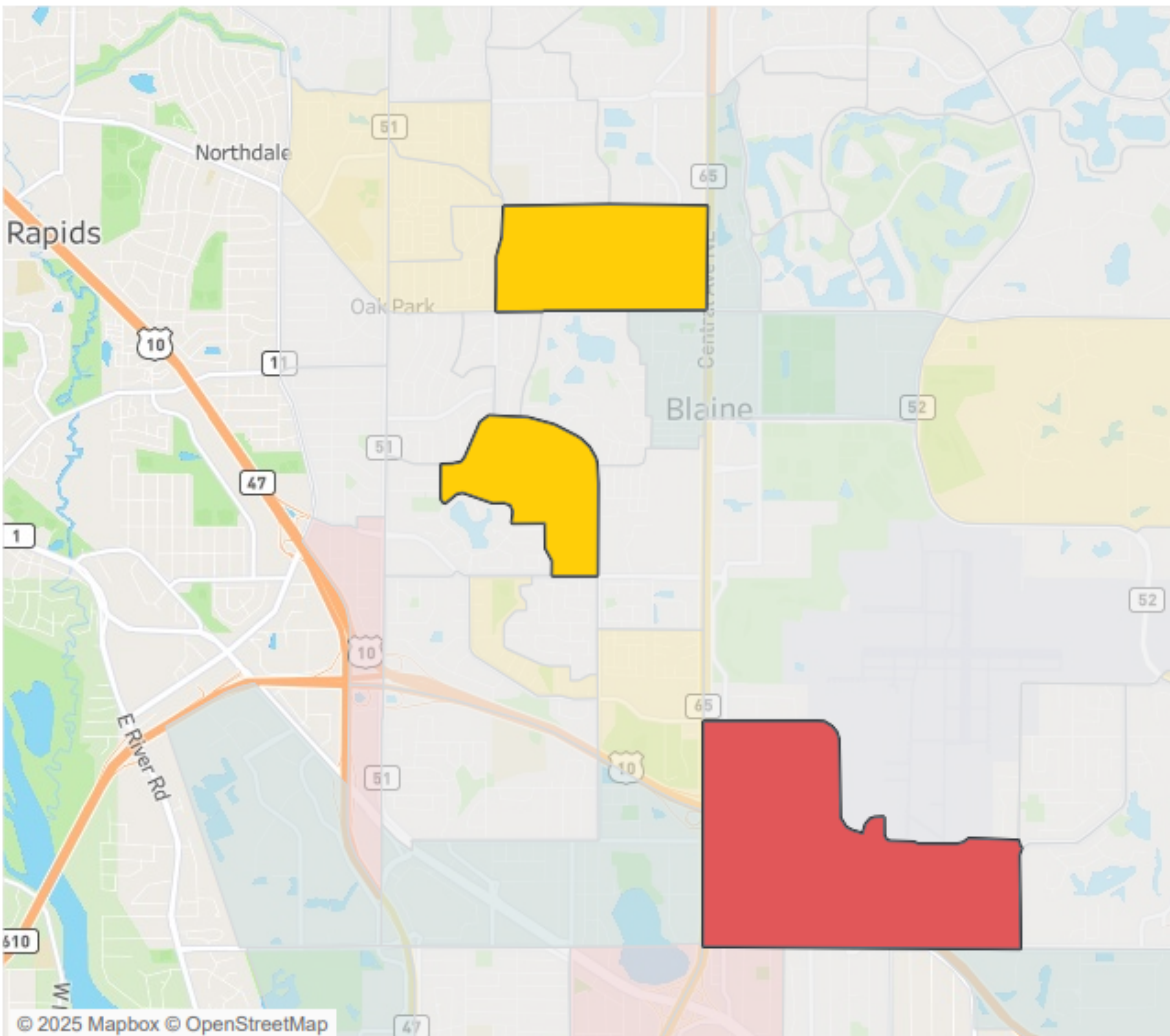
SCORING FACTORS

- Both scoring factors elevated
- Elevated Supplemental Demographic Index (SDI)
- Elevated Land Surface Temperature (LST)
- Neither scoring factor elevated

ZOOM TO CITY OR TOWNSHIP

Blaine

Use the dropdown menu above to zoom to a city or township's census block groups (some adjacent block groups may be included). Reset the map by selecting "All." Additional map controls are available in the top left corner of the map (hover to view).



COMMUNITY TREE PLANTING GRANT PROGRAM

ATTACHMENT C

2025 COMMUNITY TREE PLANTING GRANTS

3-YEAR MAINTENANCE PLAN FOR NEWLY PLANTED TREES

This grant funds maintenance throughout the eligible grant activity period, through June 30, 2027. Newly planted trees require additional care and maintenance for 3-5 years after planting to ensure they are well-established and grow into healthy mature trees. Use this form to describe your commitment to tree maintenance.

Applicant: City of Blaine

Year and Season of Planting: 2025

of Trees to be Planted: 39

Size (caliper for deciduous, height for conifers): 1"-1.5" - 7-8 foot tall trees (species dependent)

Type of Stock to be Planted (Bare root, etc.): Nursery stock

Describe how the activities below will be completed.

1. Tree Maintenance Personnel and Support

- a. Describe who is responsible for maintenance and how you plan to fund maintenance work after the grant period.*

By planting the trees within city parks, this allows us to program the trees into our parks maintenance team's workflow and budget. After the planting year maintenance as requested in the grant application, these trees will be added to our parks department asset management tasks, and will be put on the watering list until deemed self sufficient.

- b. Volunteers, homeowners, or inexperienced staff that will provide maintenance should receive basic training and literature on proper maintenance techniques. Is training needed and how will you do it?*

Everything will be done by city staff. Currently have contracted city forester but will have staff forester with a forestry degree and arborist certification on board by end of May 2025 that will provide this service.

- c. How will you inspect tree maintenance work periodically to make sure it is being done correctly?*

Seasonal work will be reviewed by the city forester first on a bi-weekly basis and then monthly or as needed. We have included 6 inspections by the forester in our year 1 staff reimbursement request.

COMMUNITY TREE PLANTING GRANT PROGRAM

2. Tree Watering Process

Describe in detail how trees will be watered, the time period and frequency of watering. Trees should be watered weekly for the first 3 to 5 years when the ground is thawed, unless it has rained 1 inch in a week.

Trees will receive water bags at time of installation. These bags will be filled twice a week during the growing season after planting. When filling the bags, the bag itself takes about 5 minutes to fill with our tank equipment that can be operated by a seasonal employee. This cost has been included for year 1 of the tree replacement establishment period. After year 1, these trees can be programmed into our parks maintenance budget and can be funded by our operations budget. The base of the tree will also be saturated during this process. After the initial planting, trees will be reviewed bi-weekly by the City Forester until confidence in establishment is reached, and then will be reviewed each month.

3. Mulching Trees

Will you mulch your trees and if so, how will you maintain mulch?

The trees will be mulched at the time of planting, which is included in the price provided by Mickman's, and will be reviewed each Spring to for the 5 year establishment period to ensure material is sufficient. If found to be lacking in material, mulch will be added out of the city stockpile at no cost to this grant as part of our standard maintenance practice on our Parks trees.

4. Staking and Tying Trees

Explain if staking is necessary due to mowing, vandalism, or wind conditions, and describe plans for inspection and removal.

At time of install, stakes/tiedowns will be provided if needed during the installation process, included in the quote provided by Mickman's. After that, when trees are reviewed by Forester as detailed in the schedule above, stakes and tie downs will be added on an as-needed basis. Our staff has experience and skills in this area, as well as on-hand materials that would be installed at no cost to this grant.

5. Checking Tree Health

The grantee will check trees every 6 – 12 months to identify and address problems. Describe inspection process and follow-up.

Forester will be on site at least every month during the initial growing season to review new trees. Once confidence is reached in establishment, this schedule will be reduced to once per season.

If replacement trees are needed they would be provided either by the initial warranty from Mickman's, or from stock from our Spring Tree Sale.

COMMUNITY TREE PLANTING GRANT PROGRAM

6. Tree Protection

Young trees in busy urban areas may be easily damaged by human activity, animals, and equipment. Describe how planted trees will be protected.

If pest/animal damage is found present on trees during the Forester's inspection, we have wrap on hand that can be installed. We do not typically see these issues in the areas of planting on other new tree installation.

7. Pruning

Newly planted trees should need little pruning, if they were properly cared for in the nursery. In the first year after planting, remove only dead or broken branches. In later years, weakly attached limbs can be removed, and corrective pruning can be done if needed. Describe your pruning maintenance cycle.

Our pruning maintenance cycle is once every year - depending on the tree type and as recommended by our city forester.

8. Tree Warranty

Tree planting should include a warranty from the nursery for replacement (due to poor condition or mortality). The grantee should be prepared to fully replace all trees that are in poor condition or die prior to the end of the project grant agreement, unless loss was due to natural disaster. Describe your tree warranty or how trees will be replaced.

We will receive a 1 year warranty with the tree planting, so any tree loss in that time would be replaced via warranty, and after that point we would replace any lost trees out of our tree sale trees. These trees are smaller than the trees we are hoping to plant with the grant funds and take a little more time and maintenance to establish.



City of Blaine Staff Report

File Number: RES 25-116

Agenda Date	Status
August 4, 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 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 (8/4/2025)
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 25-116

Resolution Adopting 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 amount's to \$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:

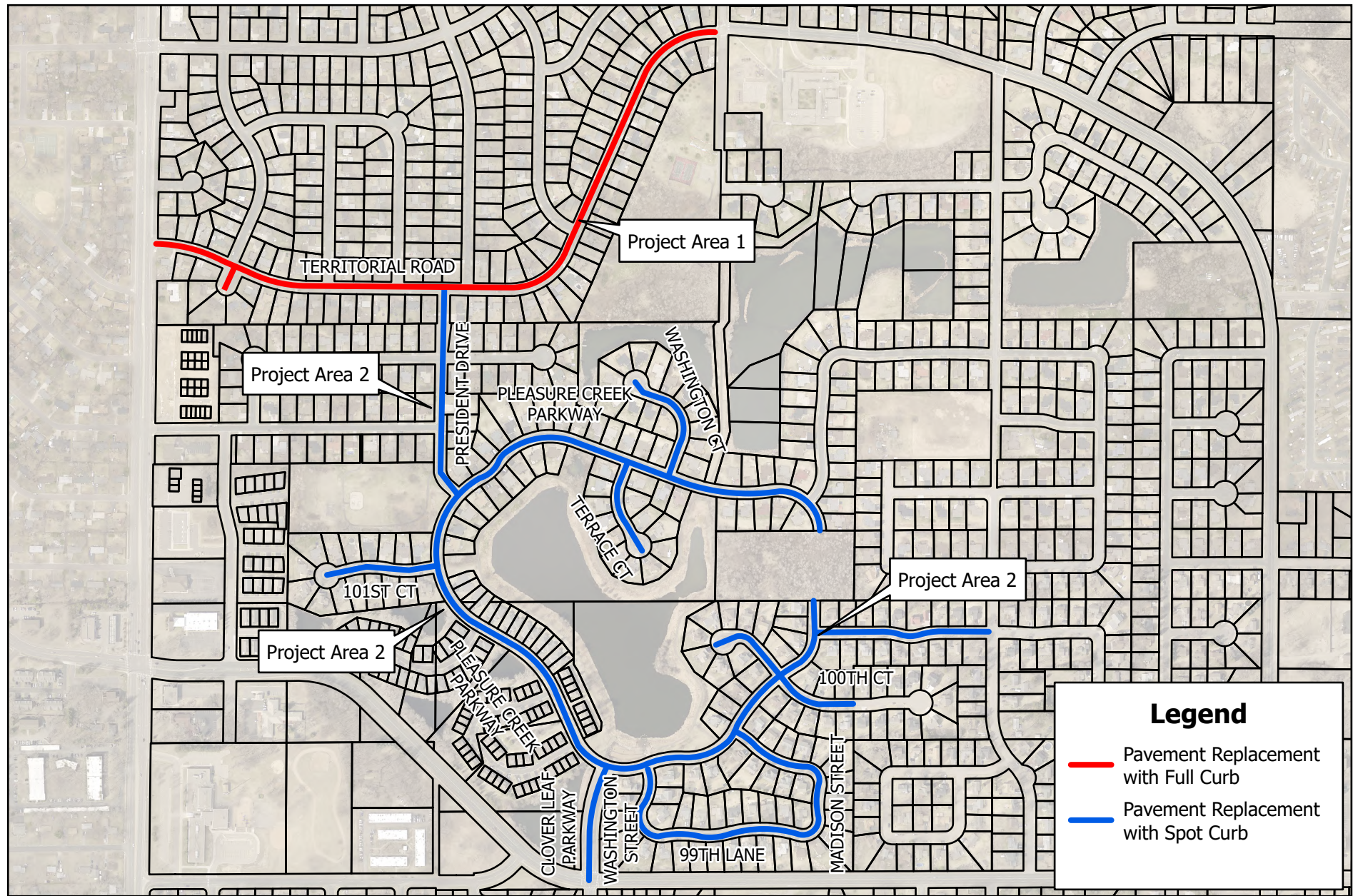
1. The proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the improvement in the amount of the assessment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

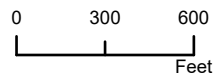
PASSED by the City Council of the City of Blaine this 4th day of August, 2025.

Path: X:\AEB\BLA\174596\6-final-dgn\51-drawings\50-GIS\gis basemaps\gis basemaps_Prod_1.aprx



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	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
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, TOOLSE	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	CASSELL, 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
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
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 DUU 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-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
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	STENSUE 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: 2025-178

Agenda Date	Status
August 4, 2025	
In Control	File Type
City Council	Motion

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

Agenda Item # 8.2

Motion to Approve On-Sale and Sunday Intoxicating Liquor Licenses for The Wild Hare located at 10340 Baltimore St NE, Suite 100

Executive Summary

Council is asked to approve the on-sale and Sunday intoxicating liquor licenses for The Wild Hare to allow the ability to serve intoxicating spirits, beer and wine.

Background

A public hearing is required prior to the approval for on-sale and Sunday intoxicating liquor application for The Wild Hare located at 10340 Baltimore St NE, Suite 100.

Dariush Moslemi, applicant, submitted the on-sale and Sunday intoxicating liquor application for The Wild Hare. The applicant has paid the required license fees, submitted forms and documents, and a background investigation was conducted by the Blaine Police Department with no concerns found.

The on-sale and Sunday liquor licenses, if approved, would be valid until June 30, 2026, and run concurrent with annual liquor license renewals. All required information will be submitted to the state's alcohol and gambling enforcement division upon approval of the licenses by the council.

Strategic Plan Relationship

This license approval relates to both financial sustainability and growth management priorities in the strategic plan by attracting new businesses to the city.

Board/Commission Review

N/A

Financial Impact

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

Public Outreach/Input

Notice of public hearing was published in *Blaine/Spring Lake Park/Columbia Heights/Fridley Life* and on the city's website as required by code. No feedback was received by the clerk's office.

Staff Recommendation

Hold a public hearing to receive input regarding the on-sale and Sunday liquor licenses, then by motion approve issuance of on-sale and Sunday intoxicating liquor licenses for The Wild Hare located at 10340 Baltimore St NE, Suite 100.

Attachment List

None



City of Blaine Staff Report

File Number: RES 25-115

Agenda Date	Status
August 4, 2025	
In Control	File Type
City Council	Resolution

Development Business - Erik Thorvig, Interim City Manager/Community Development Director

Agenda Item # 9.1

Resolution Granting a Conditional Use Permit to Allow a Detached Accessory Dwelling Unit (ADU) in a Single Family Residential (R-1) Zoning District at 1684 132nd Avenue NE. Alex Pepin (Case File No. 25-0023/ACK)

Executive Summary

CUP for a detached ADU in an R-1 zoning district.

Background

Planning Commission Public Hearing	07/08/25
City Council (Conditional Use Permit)	08/04/25
Action Deadline (60 Days)	07/26/25
Action Deadline (City Extended - 60 Days)	09/24/25

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

Planning Analysis

The May 5, 2025 Council Agenda packet contained written resident opposition, which includes the owners of the two residential lots (1670 132nd Avenue NE and 1700 132nd Avenue NE) adjacent on each side of the applicants' lot. The resident opposition noted among other things that the detached ADU was contrary to traditional R-1 zoning; the design and location of the ADU creating safety, privacy and security concerns for the neighbors; applicants' lot size was too small to accommodate the proposed ADU, access including driveway access to the ADU are increased structures and use possibly creating nuisance conditions; increased parking; and blocking and limiting viewsheds; increased noise and disturbances arising from two separate families residing on a single lot. The Conditional Use Permit (CUP) application for a detached Accessory Dwelling Unit (ADU) at this property was denied by the City Council. A moratorium on ADUs was presented via first reading to the City Council on May 19, 2025, and adopted on June 2, 2025.

The current application was submitted prior to the first reading on May 19, 2025, and therefore is not subject to the moratorium and shall be processed. There is not a required waiting period to resubmit the same or similar CUP request after a denial. The applicant has modified their application from what was originally denied by the City Council.

The applicant is requesting a CUP for a detached Accessory Dwelling Unit (ADU), commonly known as a mother-in-law suite. An ADU is a small, separate, stand-alone dwelling located on the same property as an existing house. Detached ADU's must meet specific zoning and building standards, and require CUP approval if located in an R-1, R-1A, or R-1AA zoning district.

Zoning

The property is zoned Single Family (R-1) and has a Low Density Residential (LDR) land use designation.

Surrounding Zoning and Uses

The surrounding properties are zoned R-1, and consist of single-family dwellings.

Existing Conditions

The 0.25-acre property contains a single-family dwelling and attached garage, constructed in 1977.

History

May 2021 – City Council was presented with a variety of affordable housing programs at a City Council retreat. At that time, the City Council directed staff to move forward with down payment assistance, home improvement grants, expanded home improvement loans, rental property improvement loans and allowing Accessory Dwelling Units (ADUs). Part of this discussion included peer cities that allowed ADUs at that time. Several additional cities have adopted ordinances since then that allow ADUs under similar circumstances to Blaine.

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

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

June 2025 - City Council adopted a one-year moratorium on all ADU's.

Evaluation of Request

Site Plan

The applicant intends to use the ADU as accommodation for their family members only. Per city code, the occupancy of an ADU is limited to no more than two adults (who may be related or unrelated), and the parents or children of each, residing in the same dwelling unit and maintaining a common residence. No more than 1 person is allowed per 150 square feet. The ADU shall only be used for family members. The ADU shall not be used as a rental dwelling as defined in Blaine City Code, Section 18-501: *Rental dwelling* means any structure or portion thereof which is designated or used for residential

occupancy by one or more persons who are not the owner or a member of the owner's family.

The ADU standards prohibit the total square footage of all accessory structures on an R-1 property to exceed 1,200 square feet. The applicant's existing attached garage measures 564 square feet, therefore the proposed ADU can be no more than 636 square feet. The applicant is proposing a two-bedroom, 616-square-foot ADU, which meets this requirement.

Modifications from previous plan

The applicant is proposing to construct a 6-foot privacy fence surrounding their backyard, to remove all windows on the west side of the structure and only make the ADU available to family members.

Parking

Three total off-street parking spaces are required to accommodate the ADU and main house. An additional 8-foot-wide concrete parking space is proposed on the west side of the existing driveway. This additional space must be constructed prior to issuance of a Certificate of Occupancy (C/O) for the ADU.

Setbacks

The ADU standards require a minimum 10-foot setback from the rear and sideyard property lines, as well as a 15-foot setback from the principal dwelling. All of these setbacks have been met, as shown in the submitted site plan.

Architecture

The proposed ADU will be constructed to match the house both in architecture and color, including a 4/12 roof pitch and vinyl siding. The applicant has modified their site plan to remove windows on the west side of the ADU, and this has been added as a condition of their CUP.

Tree Preservation

The applicant has stated that five trees will need to be removed to accommodate space for the construction of the ADU. The applicant will be required to plant three trees that consist of either 6-foot conifers or 2.5-inch caliper deciduous trees, in accordance with Section 33.09 of the zoning code. An escrow of \$1,200 for tree replacement or a payment of \$1,200 to the City's reforestation fund will be required at time of building permit issuance. Arborvitae trees are not an acceptable replacement species.

Engineering Analysis

Grading/Storm Drainage

A Certificate of Survey shall be provided with the building permit application. This Certificate of Survey will show the proposed grading around the ADU and will be required to maintain the overall existing drainage patterns.

As-built survey will be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Water/Sanitary Sewer Services

The proposed ADU will be required to obtain utility connections from the primary structure. Utility drawings showing the location of the proposed connections will need to be provided with the building

permit application.

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

Wetlands/Watershed/FEMA

This parcel is not within any platted wetland areas nor within the FEMA floodplain zones. A watershed review is not required.

Access/Street Design/Sidewalks/Trails

The existing primary structure has access to the public road right-of-way. No additional access will be granted. No additional street design, public sidewalk or trail will be required.

A sidewalk/hard surface is required for ingress/egress from the proposed new car parking pad to the front door of the ADU.

Easements/Right-of-way/Permits

The property owner will need to obtain any and all required permits to construct the proposed ADU.

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.
 - The proposed ADU will use the same water and sewer hookups as the existing dwelling, and will not create an additional burden on existing public facilities or utilities. Carrara East park is located behind the applicant's lot.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - The intent of the R-1 district is to allow low-density, single-family units in developing portions of the City where sanitary sewer and water services are available. The proposed ADU is consistent with the intent of the R-1 zoning district. A bump out to driveway will be added to the west side as typically seen with three car garages and will operate as such. The garage is setback further than the front of the house and further back than the house to the west.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The ADU is proposed to be constructed to match the architecture and color of the principal dwelling and meet all required setbacks. The proposed ADU will not have an adverse effect on adjacent properties. The ADU will meet all required setbacks,

including the 10-foot setback from rear and sideyard property lines, and a 15-foot setback from the principal dwelling.

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.
 - A detached ADU is somewhat equivalent of a R-2 or multi-family residential permitted zoning use under Blaine City Code (Two Family (R-2, Section 29.070), albeit limited to a single lot as an Accessory ADU subject to CUP approval in this R-1 zoning district. Detached ADUs are a conditional use in the following three zoning districts: R-1, R-1A, and R-1AA; whereas attached ADUs are permitted. [Section 33.25(c) and (b), respectively]. Minimum lot size under R-2 is 14,000 sf. A quarter acre is 10,890 SF, which is Applicants' purported lot size.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The proposed ADU is not in conflict with the comprehensive plan. The land use is designated as LDR (Low Density Residential), which allows for low intensity residential uses. An ADU is a low-impact residential use, and the proposal has included modifications to preserve the single-family residential environment.
7. The use will not cause traffic hazards or congestion.
 - The proposed ADU will not result in any additional traffic hazards or additional congestion in the area.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The proposed ADU, once constructed, will have the required utility services, adequate roads and necessary drainage facilities to service the proposed unit. Existing parking capacity is the existing two-car garage, driveway, and off-street parking. Applicants' restriction of ADU use to family members only may naturally ameliorate parking challenges. City Council may elect to impose a vehicle limit in keeping with the lot's reasonable vehicle parking capacity. See Section 29.075(j) ("It shall be required for all two family dwellings that there be a garage constructed of a minimum of four hundred (400) square feet with no dimension less than twenty (20) feet for each individual dwelling unit. Total garage space per unit shall not exceed ten (10) percent of the lot area and in no case exceed one thousand (1,000) square feet of gross area. Garages shall have a side yard setback of not less than five (5) feet."

Council should discuss if any parking limitations are necessary to add as a condition.

Attachment List:

Zoning and Location Map

Narrative

Site Plans

Building Plans

Public Comments

Unapproved Planning Commission Minutes 7/8/25

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit. The meeting minutes are attached for reference on the public hearing comments.

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. Public Comments 070825
3. Unapproved PC Minutes 070825



City of Blaine

Signature Copy

Resolution: RES 25-115

Resolution Granting a Conditional Use Permit to Allow a Detached Accessory Dwelling Unit (ADU) in a Single Family Residential (R-1) Zoning District at 1684 132nd Avenue NE. Alex Pepin (Case File No. 25-0023/ACK)

WHEREAS, an application has been filed by Alex Pepin as Conditional Use Permit Case File No. 25-0023 for an accessory dwelling unit; and

WHEREAS, said case involves the property described as follows:

Carrara East Lot 7, Block 12, CARRARA EAST

WHEREAS, the Blaine Planning Commission held a public hearing on July 8, 2025, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on August 4; and

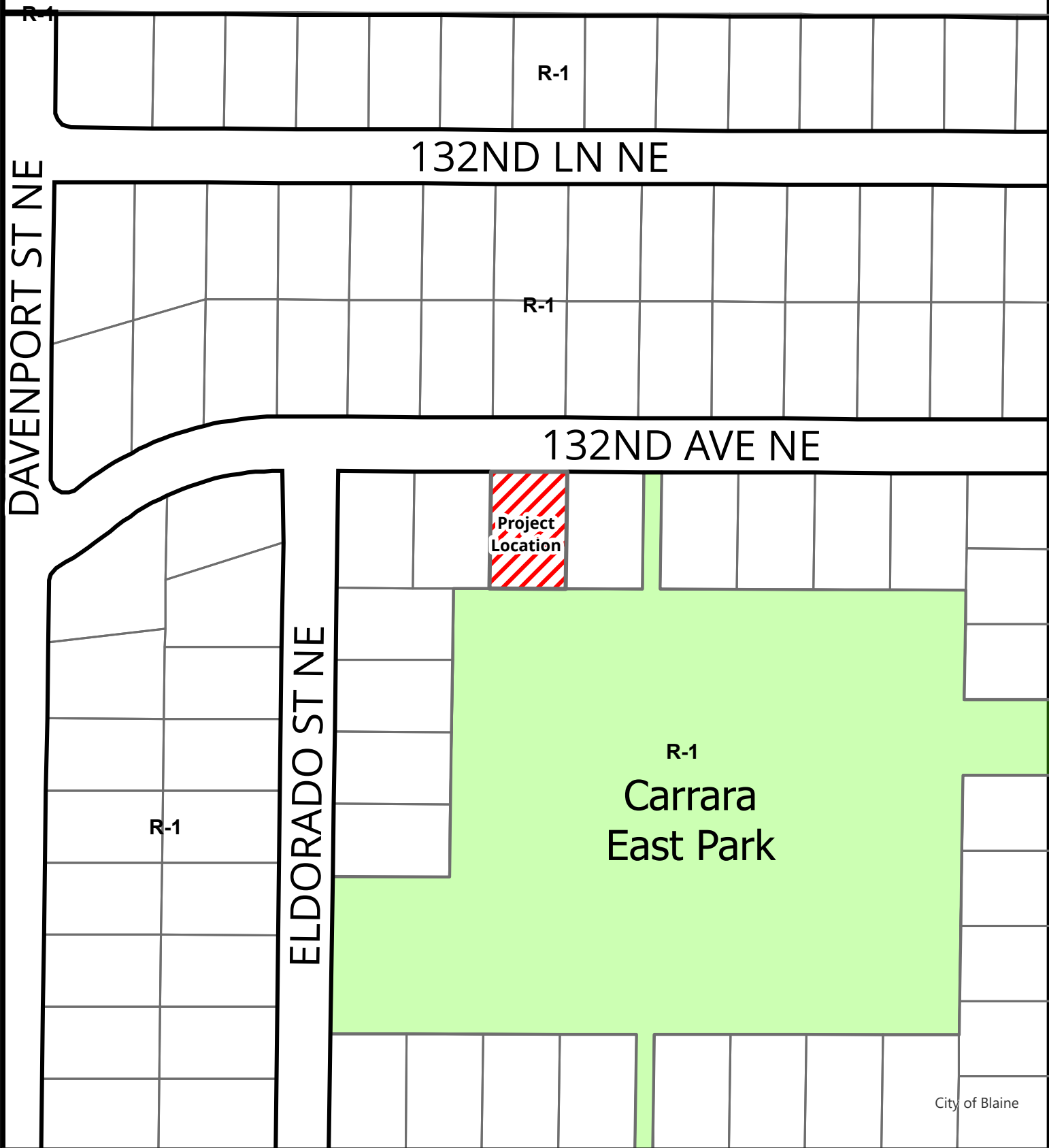
WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Sections 27.04 and 33.25 of the Zoning Ordinance to allow an accessory dwelling unit (ADU) in a Single Family Residential (R-1) zoning district with the following conditions:

1. Occupancy of the ADU is limited to up to two adult individuals and the parents and children of each, with no more than one person per 150 square feet.
2. The ADU shall only be used for family members. The ADU shall not be used as a rental dwelling as defined in Blaine City Code, Section 18-501: *Rental dwelling* means any structure or portion thereof which is designated or used for residential occupancy by one or more persons who are not the owner or a member of the owner's family.
3. Upon request, and no more than once every six months, documentation will be provided as to who is currently living in the ADU, and their relation to the applicant.
4. No home occupations involving outside customers coming to the property shall occur in the ADU.
5. The principal structure and ADU must remain on the same parcel and shall not be divided through any means, including, but not limited to, filing of a plat, a waiver of platting, or a Common Interest Community (CIC).
6. An escrow of \$1,200 for tree replacement or a \$1,200 payment into the City's reforestation fund is due at time of building permit application.
7. The additional parking space shown on the site plan must be constructed before a Certificate of Occupancy (C/O) is issued to the ADU.

8. A Certificate of Survey shall be provided with the building permit application. This Certificate of Survey will show the proposed grading around the ADU and will be required to maintain the overall existing drainage patterns.
9. An as-built survey is required to verify structure elevations, custom grading requirements, and final lot grading elevations.
10. A sidewalk/hard surface is required for ingress/egress from the proposed new car parking pad to the front door of the ADU.
11. The proposed ADU is required to obtain utility connections from the primary structure. Utility drawings showing the location of the proposed connections will need to be provided with the building permit application.
12. Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
13. A 6-foot privacy fence shall be constructed along the entirety of the rear yard, and no windows are permitted on the west side of the ADU. These requirements will need to be met prior to issuance of the C/O.

PASSED by the City Council of the City of Blaine this 4th day of August, 2025.



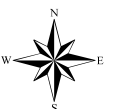
City of Blaine



BlaineMN.gov

Case File No. 25-0023
Alex Pepin

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



Accessory Dwelling Unit (ADU) Proposal 1684 132nd Ave NE, Blaine Amended to Family Only

An ADU is proposed in the backyard of the property located at 1684 132nd Ave NE in Blaine MN (PID 05-31-23-11-0055). The ADU will be 616 square feet and 2 bedrooms. The ADU's sewer and water will be connected to the existing home's sewer and water.

2 Maple trees and 1-2 pine trees will need to be cut down in order to make room for the ADU. The maple trees are shown below and 3 of the pine trees (located on the property line, planted by the former owner) are also shown below. To mitigate the loss of the trees we will either pay into the city's reforestation fund or plant 3-4 new 6' tall Conifer trees or 2.5" Deciduous trees as a visual screen along the property line as shown on the site plan. The approximate location of the ADU is shown in the attached picture as well, indicated by stakes with pink ribbon. It should be noted the footprint shown below is 24' x 28' so the actual footprint will be slightly smaller.

The ADU is proposed to be used only for our family (children, parents, siblings) and will not be rented out to people outside of our family.

In our previous application it was noted by the City Council that the 'intent' of the ordinance was to offer affordable housing options for families and this is what we are proposing to do. In addition concerns were expressed over the fact it is in a single family area, again we are proposing that the ADU only be used for our family to help address this concern.

We have aging parents, one of which is in the early stages of Alzheimer's disease and is progressing, and children that will be getting out on their own in the next 5-10 years so we are desiring to build this ADU as soon as possible in order to be ready for the time when it is needed, especially with respect to our aging parents as a delay then could be very problematic.

The home will be built in similar architecture and look as the existing house to ensure minimal aesthetic impacts to the area with the same color siding and roof as the principle dwelling as much as practical. A roof pitch of 4:12 was chosen to ensure snow/rain runoff but also not be very steep and keep the height of the structure as low as possible to ensure minimal impacts to neighbors. There was concern over the height of the roof, and although we are able to build it to a height of the principle structure in code we are trying to respect our neighbors wishes and build it in manner that will minimize any potential impact.

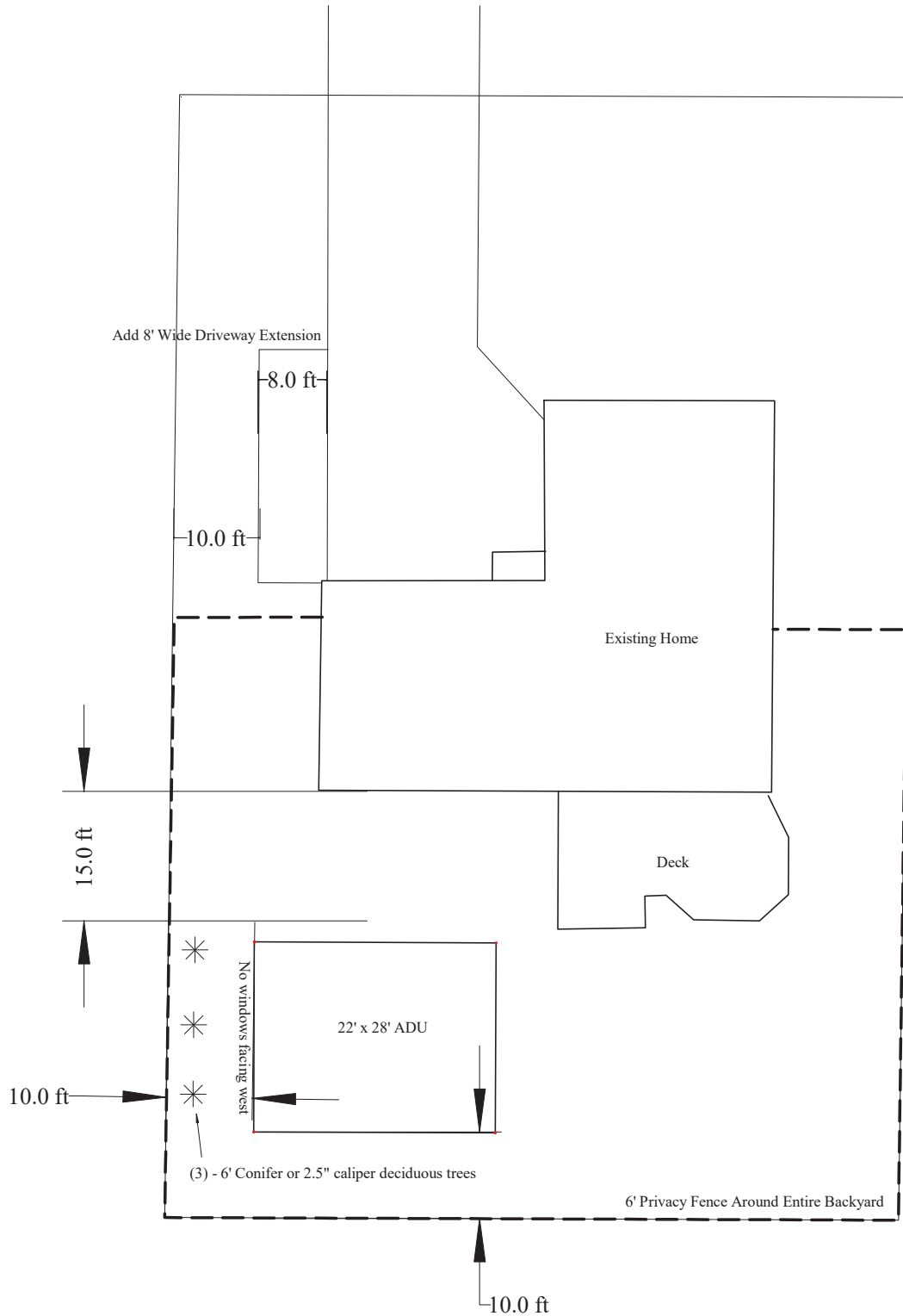
We are also proposing a 6' privacy fence around our backyard as this was also a concern that was brought up by neighbors in our previous application. In addition to the privacy fence we are proposing that no windows be facing the western side of the ADU so as to again help address privacy concerns with the neighbor closest to the ADU.

This ADU will serve as a means to keep our family together and care for each other as we progress through life stages that require additional support.





May have to cut this tree down too, but hopefully not



1684 132nd Ave NE
Blaine, MN 55449

Accessory Dwelling Unit Site Plan

Design By: Alex Pepin
Date: 5/15/2025
Revision: 1

50.0 ft



REVISIONS	BY
XXXXX	XX

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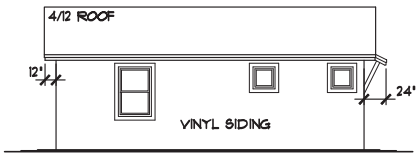


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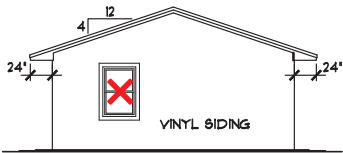
DRAWN J.V.
CHECKED XX
DATE 02/26/2025
SCALE AS NOTED
CADD FILE # 250233
SHEET 1 OF 3

NOTE!!!
PROVIDE STANDARD
ENERGY HEEL • ALL
ROOF TRUSSES (TYP.)



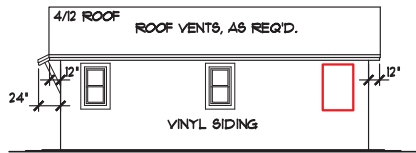
LEFT ELEVATION 1/8"=1'-0"

This window will be relocated to the Right Elevation (N)

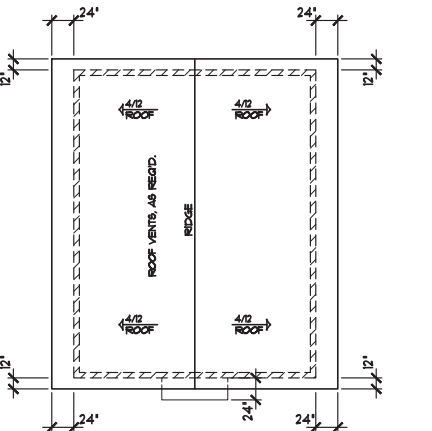


REAR ELEVATION 1/8"=1'-0"

NOTE!!!
PROVIDE STANDARD
ENERGY HEEL • ALL
ROOF TRUSSES (TYP.)



RIGHT ELEVATION 1/8"=1'-0"



BIRDS EYE ROOF PLAN 1/8"=1'-0"

NOTE!!!
PROVIDE STANDARD
ENERGY HEEL • ALL
ROOF TRUSSES (TYP.)



FRONT ELEVATION 1/4"=1'-0"
616 SQ. FT. MAIN LEVEL

NOTE!!!
EXTERIOR DOORS & GARAGE
DOORS ARE REPRESENTATION
ONLY. VERIFY EXACT STYLE OF
DOORS W/ BUILDER

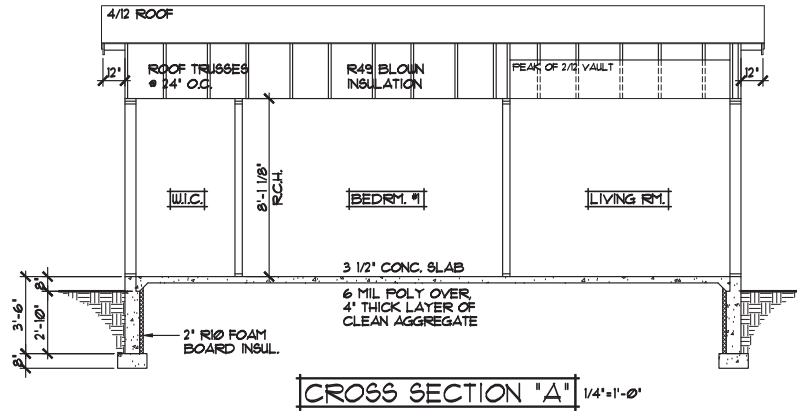
LEVEL HEIGHT INFORMATION TABLE		
LEVEL	R.C.H.	TOP OF WINDOW R.O.
MAIN LEVEL	8'-1 1/8"	6'-10 1/2"

- GENERIC WINDOWS SPEC'D.
- MAINTENANCE FREE SOFFITS & FASCIA
- VINYL SIDING/CORNER TRIM (TYP.)
- 4" WINDOW/DOOR TRIM (TYP.)

THE:
PEPIN HOUSE

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NOTE III
PROVIDE STANDARD
ENERGY HEEL @ ALL
ROOF TRUSSES (TYP.)



- ROOF CONSTRUCTION:**
- PREMANUFACTURED ROOF TRUSSES - ENGINEERED BY SUPPLIER - SPACES VARY - SEE PLAN
 - R49 BLOWN FIBERGLASS INSULATION
 - 1/150 ROOF VENT AT SOFFITS, 1/150 VENT AT RIDGE
 - AIR CHUTE AT EACH TRUSS SPACE
 - 15/32" ROOF SHEATHING
 - 15" ROOFING FELT
 - ICE & WATER MEMBRANE APPLIED 24" PAST EXTERIOR WALL
 - ASPHALT SHINGLES,

- SOFFIT / FASCIA:**
- 2x6 SUB-FASCIA
 - MAINTENANCE FREE FASCIA COVER
 - MAINTENANCE FREE VENTED SOFFIT

- WALL CONSTRUCTION:**
- HOUSE WRAP
 - 7/16" OSB SHEATHING
 - 2x6 STUDS @ 16" O.C.
 - WINDOWS PER SPEC'S
 - R-20 F.G. BATT INSULATION
 - 4 MIL POLY VAPOR BARRIER
 - 1/2" GYPSUM BOARD

- SILL CONSTRUCTION:**
- 2x6 SILL PLATE & SEALER
 - 1/2" ANCHOR BOLTS @ 12" O.C.

- FOUNDATION CONSTRUCTION:**
- POURED CONCRETE WALL FOUNDATION (WALL THICKNESS VARIES, SEE FOUNDATION PLAN FOR SIZES)
 - 2" (R10) RIGID FOAM BOARD INSULATION @ INTERIOR SIDE OF FOUNDATION

- SLAB CONSTRUCTION:**
- 3 1/2" POURED CONCRETE FLOOR
 - 6 MIL POLY VAPOR BARRIER UNDER SLAB
 - UNIFORM LAYER OF 3/4" CLEAN AGGREGATE 4" THICK (MINIMUM)
 - SAND FILL AS REQUIRED

NOTE III
BEAMS/POSTS TO BE VERIFIED
BY AND MAY BE CHANGED BY
LUMBERYARD/SUPPLIER.

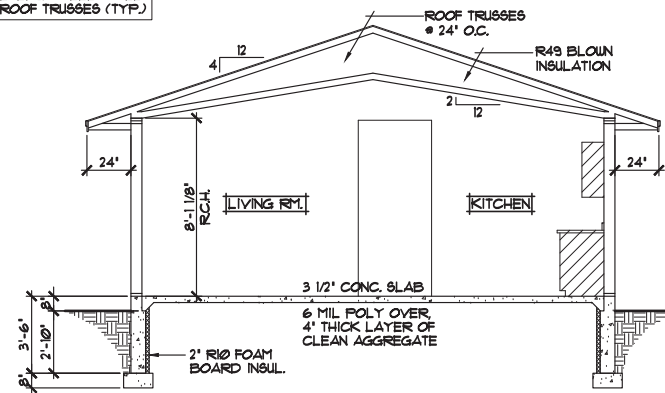
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NOTE III
PROVIDE STANDARD
ENERGY HEEL @ ALL
ROOF TRUSSES (TYP.)



CROSS SECTION "B" 1/4' = 1'-0'

24" DIA. SPACE
FOR FUTURE FAN
(PROVIDE OUTLET
& LIGHT)

3" PVC PIPE OR EQUAL
WITH 'RADON REDUCTION
SYSTEM' LABELED @ EACH
LEVEL & ACCESSIBLE ATTIC
SPACE (TYP.)

NOTE III
VERIFY PATH OF PIPE
USE THE LEAST AMOUNT
OF ELBOWS AS POSSIBLE

1" FITTING

6 MIL POLY (12" LAP)
UNDER SLAB

1/2" ROCK 4" DEEP (MIN)

NOTE III
POLYURETHANE CAULK
@ ALL FOUNDATION OPENINGS

ALTERNATE METHOD FOR PASSIVE
RADON MITIGATION SYSTEM

From: [Teri Charest](#)
To: [Planning](#); [Chris Massoglia](#)
Subject: Fwd: ADU permit discussion on Monday
Date: Monday, June 30, 2025 8:12:41 PM

Case 25-0023 Peppin

Hello, we are writing with regard to the revised proposal to construct an accessory dwelling unit at 1684 132nd Ave. NE in Blaine. We live at 1714 132nd Ave NE. While we appreciated the good intent of helping people in the community, we initially opposed the application for the reasons articulated below -- concern about the ripple effect of allowing dwellings that draw on the resources supplying the neighborhood. One ADU may not have an impact, but does it set a precedent for others to do the same, and what pressure does that put on city utilities (water, gas, electric, etc.)?

I'm also surprised that the benevolence of the initial gesture is now gone, and it is merely a dwelling for family. When we had to take in a parent, we made room within our home. What happens if the current homeowner moves? How do you control what happens in the ADU? Also, what has transpired that the city is now open, after having voted it down and tabling the discussion of this ordinance at the prior meeting? What other options has Mr. Peppin considered, such as moving to a location that has or will allow additional dwellings on his property?

We would be open to answering any questions you have about our concerns, but at this time, we will continue to take the position that the city should not allow this additional unit.

Teri Charest

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

From: Teri Charest <bucklake1@gmail.com>
Date: Fri, May 2, 2025 at 7:44 PM
Subject: ADU permit discussion on Monday
To: <cmassoglia@blainemn.gov>

Hi, Chris. We are in your constituency and understand the request to put an ADU on a residential property on Carrera East Park is coming up for discussion on Monday. We are moving our son home from college on Monday, and will not be able to attend, however we would like to express our **opposition to this proposal**.

We appreciate the generous and thoughtful idea our neighbors have to help those less fortunate in our community. That said, we are concerned about the ripple effect of having such a dwelling on the property, particularly the pressure it would put on city utilities (water, gas, electric, etc.) if it sets precedent for other residents to construct similar units on their property. Likewise, we have concerns about transient people coming and going from the area, if the dwelling is not for permanent residence.

Please let us know if you have any questions or wish to discuss this issue further.

Thank you,

Teri and Dave Charest
1714 132dn Ave NE
Blaine, MN 55449
612-518-9086

From: [Rhonda Brekkestran](#)
To: [Tim Sanders](#); [Chris Massoglia](#); [Chris Ford](#); [Tom Newland](#); [Jess Robertson](#); [Leslie Larson](#); [Terra Fleming](#); [Planning](#)
Subject: CASE #25-0023 Alex Pepin ADU
Date: Tuesday, July 1, 2025 3:48:46 PM

I have a couple of questions regarding the revised application for an ADU for Mr Alex Pepin.

1. Why is Mr Pepin being allowed an exception to the moratorium in place on ADUs since he's the reason for the controversy?

It's just common sense that nothing is approved until the review is completed. That way all ADUs will be governed under the same rules. If part of the city's goal for doing this review is to quell the controversy surrounding Mr Pepin's ADU plans, why then would you allow Mr Pepin to proceed before the review is completed?

Mr Pepin stated in his original application that he planned to house "family" in his ADU in about 10-15 years. It wouldn't seem that waiting a couple of months would be a hardship.

2. How and who is going to enforce that it is "family" living in the ADU? In the City of Blaine, who qualifies as "family"?

Why would the city want to become involved with the potential mess this could cause? Bottom line for me is that building a "she shed" type of dwelling in a backyard is not unreasonable, but to put a whole house in a back yard in a R-1 zone is extremely unreasonable.

I look forward to the end of this whole ADU issue and hopefully things can settle down a bit. I also look forward to the day when I no longer fear going to my mailbox to find another letter from the city regarding my neighbor wanting to build another house in his backyard. PLEASE, CITY OF BLAINE, MAKE IT STOP.

Thank you for letting me share my questions and comments.

Rhonda Brekkestran
1700 132nd Avenue NE
Blaine, MN

From: [DAVID HIME Owner](#)
To: [Planning](#)
Subject: CASE 25-0023
Date: Sunday, July 6, 2025 8:11:31 PM

We sent this e-mail to the members of the city council. We are now also sending it to you. The case in question was submitted since the first case was denied by the city council in the May 5, 2025 meeting.

Our main concern with this case is that these lots (zoned R1) are not big enough to have two houses on the same lot. The signs that we have placed on our yards is not something to be mean or vindictive. The wording on the sign does nothing more than point out that the lot size does not lend itself to an ADU in the back yard. This development was designed for low density housing and this would open the door to negating that.

Mr. Pepin is stating he wants to support a family member who is displaying signs of dementia. Someone with dementia CANNOT be left alone. There can be no access to stoves as they will forget to turn them off and will cause a fire. A person with dementia needs to be in a memory care facility to ensure their safety.

If this goes forward, we would like a wooden privacy fence installed around the entire back yard up to the front of the garage. We would also like a drain field put in as the downspouts on west side of his house both drain into our yard and in the past we have had a pond develop in our back yard, and with an additional roof line, more water would flow in our direction.

With this being something where the family will be the sole occupant of the ADU, what happens to the building once there is no longer a family member to occupy it? Do we have an empty building perched in the back yard in perpetuity?

Pat and Dave Hime
1670 132nd Ave NE
Blaine, MN 55449
davepath@q.com

From: [Rhonda Brekkestran](#)
To: [Planning](#)
Subject: CASE #25-0023 PEPIN
Date: Sunday, July 6, 2025 12:42:40 PM

I have previously submitted my comments and concerns about this ADU in the previous application and none of those have changed. There are a couple more concerns and comments I would like to add.

When I look out my dining room window, it is clear that any windows on the east side of Mr Pepin's new structure would be looking directly at my windows. A 6 ft privacy fence will be of no use for this issue because I will be able to see right over it and at the structure. I am requesting that 1) no windows be put on the east side of this structure OR 2) have the Pepins plant a section of mature Arborvitae on their property blocking any view of this structure, preventing anyone looking right into my windows. This would be in addition to the privacy fence.

Also, it looks like the 3 pine trees scheduled to be removed are on park/city property. I oppose any trees being removed from the park property. These trees are there for everyone's benefit and they provide shade not only to my backyard, but also to the park. I have attached a couple of photos showing these trees. We had our lot surveyed last year when we installed our fence and know that the stake is beyond our fence as was required by the City.

Finally, how is the City of Blaine going to ensure that the occupants of this structure are going to be a "family member" since there is no specific definition of who qualifies as a "family member" available?

I am holding out hope that the City will enforce the R-1 Zoning for the sake of all my neighbors and potentially the entire City of Blaine.

Thank you.

Rhonda Brekkestran
1700 132nd Avenue NE
Blaine, MN







City of Blaine

Planning Commission

July 8, 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, July 8, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Geiselhart and Howard.

Staff Present: Shawn Kaye, Planner
Alex Koberoski, Zoning Technician
Sheila Sellman, Assistant Community Development Director
Teresa Barnes, Project Engineer

4. Public Hearing

- 4.1.** 2025-326 Case File No. 25-0023 // Alex Pepin // 1684 132nd Avenue NE
The applicant is requesting a conditional use permit to allow a detached Accessory Dwelling Unit (ADU) in a Single Family Residential (R-1) zoning district.
Sponsors: Alex Koberoski, Zoning Technician

The report to the planning commission was presented by Alex Koberoski, Zoning Technician.

The public hearing for Case File 25-0023 was opened at 7:08PM.

Michelle Kurak, 13196 Eldorado St NE, addressed the planning commission, noting the city failed to inform the public constituents in a timely manner regarding a major change

concerning single family homes R-1 to R-2. She reported the proposed change would pack additional residential units into Blaine. She commented on how the ADU zoning law was changed in 2021 and was implemented in 2022. She indicated Blaine property owners were not informed of this drastic change. She questioned why Blaine residents were not informed in a timely manner, as now a major housing project would impact property values, safety concerns, watershed and population density. She stated Blaine was growing in population and the best way forward would be to reinstate the R-1 zoning district, with the language that was in place prior to 2021. She questioned why the city changed what has worked for decades. She discussed how ADU's or mother-in-law suites could be rented out to individuals or families that are not related to the property owner. She inquired if the city had changed the definition of an ADU since March 27, 2025.

Dave Heim, 1670 132nd Avenue NE, commented his main concern was that the R-1 lots in his neighborhood were not big enough to support two houses. He noted the signs he has placed in his yard were not done to be mean or vindictive, but rather pointed out the lot size does not lend itself to an ADU in the rear yard. He reported his development was designed for low density housing and the proposed ADU would negate this. He understood the applicant would like to house a displaced family member that has dementia. He stated an individual with dementia cannot be left alone and cannot have access to a stove as this would become a life safety issue. He noted a person with dementia needs to be in a memory care facility to ensure their safety. He believed if this ADU goes forward, a wooden privacy fence would have to be installed all the way around the entire back yard and up to the front of the garage. In addition, drain tile would have to be installed because the downspouts run into his yard, which was causing ponding in his rear yard. He questioned what would happen to the ADU when there was no longer a family member living in the unit.

John Connelly, 1614 132nd Lane NE, stated there was a pending litigation regarding the requested ADU. He understood Mr. Pepin was suing the city of Blaine for denying his ADU request. He questioned if a quarter acre R-1 lot was large enough for two homes. He feared a precedent would be set if this ADU were approved. He reported he has lived in his home for the past 40+ years and he did not support this request moving forward.

Pam Graves, 1729 132nd Avenue NE, explained she was sad this was happening in her neighborhood. She believed an ADU should be for a family member and not being used as a rental property.

Pat Heim, neighbor of the applicant, commented people may not realize that this approval would impact the entire city of Blaine. She questioned why the ADU ordinance did not come before the residents for a vote. She explained her neighborhood had 90 signatures against the ADU. She requested the city use common sense when it comes to the ADU request. She indicated she did not believe a quarter acre lot was large enough for two homes. She expressed concern with the tree loss that would occur on Mr. Pepin's lot in order to accommodate the proposed ADU.

Darlene Brown, 1629 132nd Lane NE, stated this meeting was the only forum for the neighbors to voice their concern. She indicated Mr. Pepin has other options. She indicated Mr. Pepin could sell his home and move elsewhere where an ADU would be more suitable. She discussed how the entire neighborhood would have to suffer if this ADU were

approved.

Dan Johnson, neighbor of the applicant, explained he purchased his home because it was a single-family dwelling and noted the ADU vastly change this. He stated the neighborhoods in Blaine would look very different if ADU's were now allowed in all rear yards.

Dan Carpenter, 13184 Eldorado Street NE, explained he agreed with Mr. Johnson and questioned how Blaine would look in five to ten years if the majority of R-1 lots had ADU's. He stated residential neighborhoods would change forever. He feared that developers would swoop in and buy up homes in order to add ADU's for investment purposes. He stated it was becoming harder and harder for young families to find single-family homes. He encouraged the city to rethink their position on ADU's.

Steve Guider, 13124 Eldorado Street NE, noted he has been a resident of Blaine since 1977. He indicated he missed the first planning commission meeting when this request was discussed. He stated he understood the applicant was requesting the ADU as a calling from God and that rent would be charged. He explained after the matter was reviewed by the city council, the scope of the ADU has shifted to a mother-in-law suite. He reported a church in Coon Rapids has offered up land and the building to this family to provide this unit. He stated he would like clarity on how the ADU would be used. He indicated he has had a family member suffer from dementia and noted an ADU was not safe because these individuals could not live alone. He stated it was also his understanding the Pepin family had enough living space within the home, which may be a better option for someone suffering from dementia. He asked that the applicant provide clarity on how the ADU will be used in the years to come and could the ADU be used as a rental.

The public hearing was closed at 7:25PM.

Alex Pepin, 1684 132nd Avenue NE, explained this application was a result of the first application being denied. He reported the hang-up seemed to be on the intent because ADU's were to be for family only. He indicated he was now requesting an ADU for family. He stated he filed suit against the city yesterday appealing the previous application where he would be allowed to rent to families that were facing hardship, which was separate from this application. He commented he did not want to have a family member in an unsafe situation, but rather he was trying to care for people in need. He did not believe the concern regarding developers would come to fruition because the property owner had to occupy one of the structures.

Chair Goracke asked if the applicant would be willing to install drain tile.

Mr. Pepin explained he was an environmental engineer with a masters in civil engineering. He commented he did not want water ponding on his property or the neighbors, and noted he could change the location of the downspout. He was of the opinion drain tile was not needed when the water could be redirected. He thanked staff for all of their assistance with this request over the past several months.

Chair Goracke questioned what type of zoning change occurred in 2021.

Assistant Community Development Director Sellman explained a rezoning did not occur in

2021, rather an ordinance amendment was approved to allow for ADU's in specific zoning districts. She reported ordinance amendments hold public hearings and the public hearings are advertised in the paper and online. She stated the ordinance amendment requires two hearings at the city council level prior to receiving approval.

Commissioner Swanson inquired if an ADU has been considered in Blaine on this size of property.

Assistant Community Development Director Sellman reported this was the first application for an ADU.

Commissioner Swanson asked if staff had seen the signatures against this request that were discussed by the neighbors.

Assistant Community Development Director Sellman stated she saw a petition with X's on it, but she did not see anything with signatures on it.

Commissioner Olson questioned if a 600 square foot detached garage would be allowed on this lot.

Assistant Community Development Director Sellman reported the applicant would be allowed to have up to 1200 square feet of total attached and detached garage space.

Chair Goracke inquired how the city would go about enforcing or ensuring only family occupied the ADU.

Zoning Technician Koberoski reported Condition 3 addressed this concern and if a complaint was received by the city, documentation will need to be provided for who was living in the ADU.

Commissioner Halpern asked if the applicant had considered building off the back of the home, versus requesting an ADU.

Mr. Pepin stated this was something that was explored with staff. He reported there would be considerable additional costs because he would have to alter his roof line and his deck would have to be removed. He indicated this would not be a financially feasible option for him.

Commissioner Halpern commented the concept of the ADU in higher density developments has created challenges and this was a valid concern. He explained the comments made about what this could lead to were valid as well and he appreciated the fact the council put a moratorium in place to further study this topic.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0023 based on the following conditions:

Case 25-0023:

1. Occupancy of the ADU is limited to up to two adult individuals and the parents and children of each, with no more than one person per 150 square feet.
2. The ADU shall only be used for family members. The ADU shall not be used as a rental dwelling as defined in Blaine City Code, Section 18-501: *Rental dwelling* means any structure or portion thereof which is designated or used for residential occupancy by one or more persons who are not the owner or a member of the owner's family.
3. Upon request, and no more than once every six months, documentation will be provided as to who is currently living in the ADU, and their relation to the applicant.
4. No home occupations involving outside customers coming to the property shall occur in the ADU.
5. The principal structure and ADU must remain on the same parcel and shall not be divided through any means, including, but not limited to, filing of a plat, a waiver of platting, or a Common Interest Community (CIC).
6. An escrow of \$1,200 for tree replacement or a \$1,200 payment into the City's reforestation fund is due at time of building permit application.
7. The additional parking space shown on the site plan must be constructed before a Certificate of Occupancy (C/O) is issued to the ADU.
8. A Certificate of Survey shall be provided with the building permit application. This Certificate of Survey will show the proposed grading around the ADU and will be required to maintain the overall existing drainage patterns.
9. An as-built survey is required to verify structure elevations, custom grading requirements, and final lot grading elevations.
10. A sidewalk/hard surface is required for ingress/egress from the proposed new car parking pad to the front door of the ADU.
11. The proposed ADU is required to obtain utility connections from the primary structure. Utility drawings showing the location of the proposed connections will need to be provided with the building permit application.
12. Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
13. A 6-foot privacy fence shall be constructed along the entirety of the rear yard, and no windows are permitted on the west side of the ADU. These requirements will need to be met prior to issuance of the C/O.

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

Chair Goracke noted this would be on the agenda of the August 4, 2025 city council meeting.



City of Blaine Staff Report

File Number: RES 25-112

Agenda Date	Status
-------------	--------

August 4, 2025

In Control	File Type
------------	-----------

City Council

Resolution

Development Business - Erik Thorvig, Interim City Manager/Community Development Director

Agenda Item # 9.2

Resolution Granting a Conditional Use Permit for a Domestic Animal Indoor Kennel (Cat Adoption Center) in the Community Commercial (B-2) Zoning District at 11708 Jefferson Street NE. SNAP't Cat Rescue (Case File No. 25-0028/SLK)

Executive Summary

Snap't Cat Rescue is proposing to locate a cat rescue and adoption center on the northwest corner of 117th Avenue and Jefferson Street.

Background

Planning Commission Public Hearing	07/08/25
City Council (Conditional Use Permit)	08/04/25
Action Deadline	08/15/25

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

Evaluation of Request

Planning Analysis

Zoning

Community Commercial (B-2).

Surrounding Zoning and Uses

All surrounding properties are zoned Single Family (R-1) and have single-family homes.

Existing Conditions

The property is occupied by a multi-tenant commercial building.

History

This tenant space does not have any current approvals for planning applications.

Site Plan

The rescue center would offer cat fosters a home base to come and pick up supplies for current cats they are fostering, or to bring in cats to the adoption center. The public would be able to play with, pet, and adopt cats. The rescue has no employees at this time and is all volunteer-based. Currently, there are about 15 volunteers with 2 volunteering at a time. The rescue center would offer low-cost clinics at the building every other month, offering vaccinations, microchips, and setting up transportation to a Spay/Neuter Clinic if needed. The space could fit up to 50 cats if needed, but likely to be 30 on a more regular basis.

The building, parking lot, and landscaping were updated in 2006. The existing multi-tenant building is approximately 8,000 s.f. and has five tenant spaces. The applicant proposes to occupy an approximately 1,150 s.f. tenant space.

The hours of operation are 10AM to 8PM daily, with 2-3 volunteers. The public hours are limited to 11AM to 2PM and 5PM to 8PM daily.

Parking

A total of 35 parking stalls are required for the uses located in this building. The site has 42 parking stalls on site, therefore adequate parking is provided on the site.

Tree Preservation

No trees will be removed on site.

Engineering Analysis

Grading/Storm Drainage

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

Utilities

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

Wetlands/Watershed/FEMA

There are no wetlands or FEMA flood plain on the existing site. A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The development will utilize the existing access points to the existing parking area. No new access point will be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

The developer will need to obtain any and all required permits to 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.
 - The indoor kennel for cats does not create an excessive burden.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
 - The B-2 district is intended to provide retailing and services of both a convenience and durable nature to shoppers, such as apparel, furniture, food, banking and financial services for a trade area of nearby residential neighborhoods. The use meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - There are no changes proposed to the outside uses of the site. The proposed use of an indoor animal kennel will not have an adverse effect on the adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The use meets the purpose of the B-2 district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The comprehensive plan designation is Neighborhood Commercial (NC), which is for neighborhood-based goods and services and includes uses such as a small grocery or convenience store, coffee shop/deli, day care center, and personal or health services. The site and architectural design should be of a scale and design compatible with the surrounding uses. Sites are scattered throughout the city for convenient access to reduce stress on the city’s transportation network and provide convenience for residents. The use is not in conflict with the comprehensive plan.
7. The use will not cause traffic hazards or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed use.

Attachment List:

Zoning and Location Map

Site Plan

Floor Plan (2)

Parking Analysis
Narrative
Letter of Support
Unapproved Planning Commission Minutes 7/8/25

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 070825



City of Blaine

Signature Copy

Resolution: RES 25-112

Resolution Granting a Conditional Use Permit for a Domestic Animal Indoor Kennel (Cat Adoption Center) in the Community Commercial (B-2) Zoning District at 11708 Jefferson Street NE. SNAP't Cat Rescue (Case File No. 25-0028/SLK)

WHEREAS, an application has been filed by Jefferson St Partners LLC as Conditional Use Permit Case File No. 25-0028 for Snap't Cat Rescue; and

WHEREAS, said case involves the property described as follows:

Outlot 6 DONNAYS OAK PARK 14TH

WHEREAS, the Blaine Planning Commission held a public hearing on July 8, 2025, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on August 4, 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 (w) of the Zoning Ordinance to allow a domestic animal indoor kennel in the Community Commercial (B-2) zoning district with the following conditions:

1. All cats remain inside at all times.
2. A Certificate of Occupancy is required prior to occupying the space.
3. The interior tenant finish work to be completed with a building permit meeting all Building and Fire Code requirements.

PASSED by the City Council of the City of Blaine this 4th day of August, 2025.

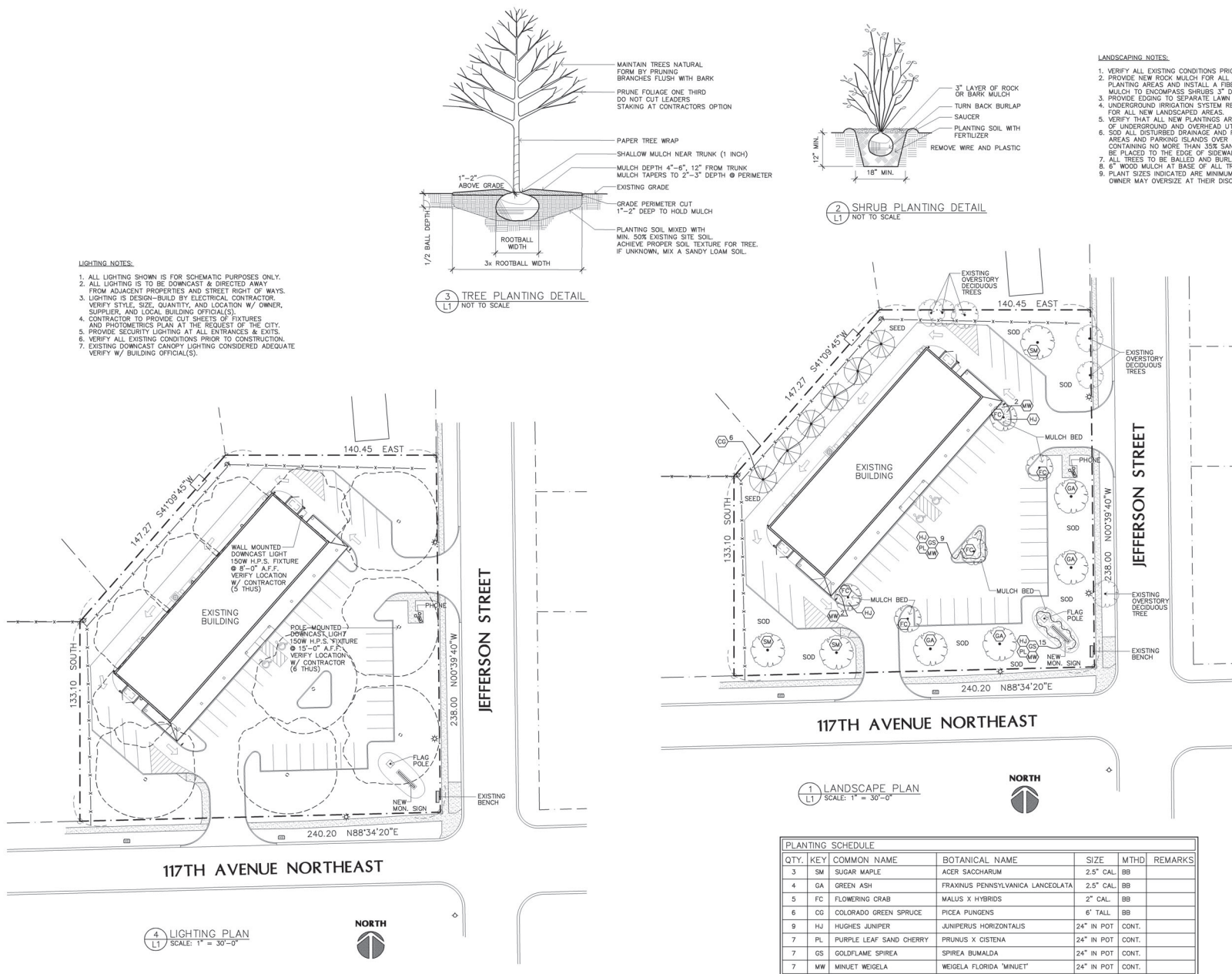


BlaineMN.gov

Case File No. 25-0028 SNAP't Cat Rescue

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





Proposed Renovation For
SORENSEN PROPERTIES
11700 Jefferson St. N.E. Blaine, Minnesota 55434

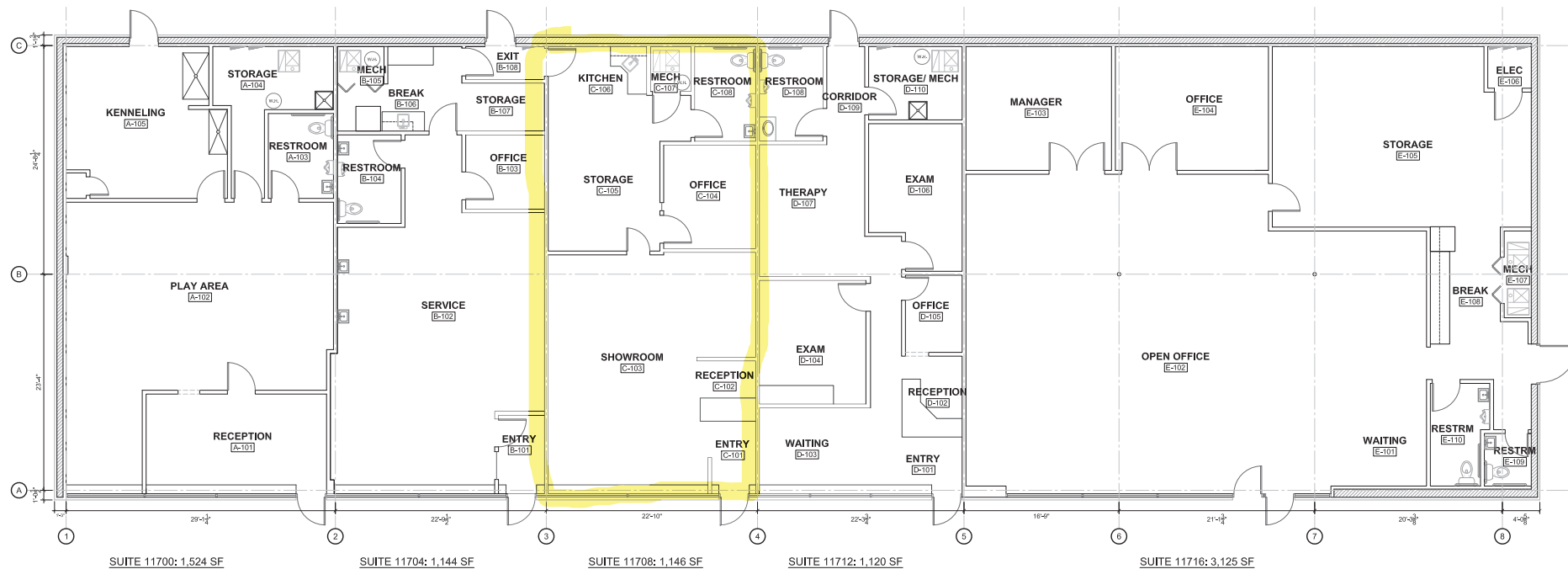
Drawn By: KMB
Checked By:
Revisions
01/13/06 CITY SUBMITTAL
04/06/06 ISSUED

LANDSCAPE &
LIGHTING PLANS

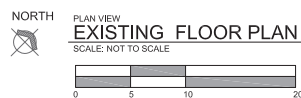
Sheet Number

L1

Project No. 051122-3



NOTE: ALL DIMENSIONS PROVIDED ARE APPROXIMATE ONLY AND SHALL NOT BE USED TO BUILD OFF OF.



JEFFERSON ST. PARTNERS, LLC

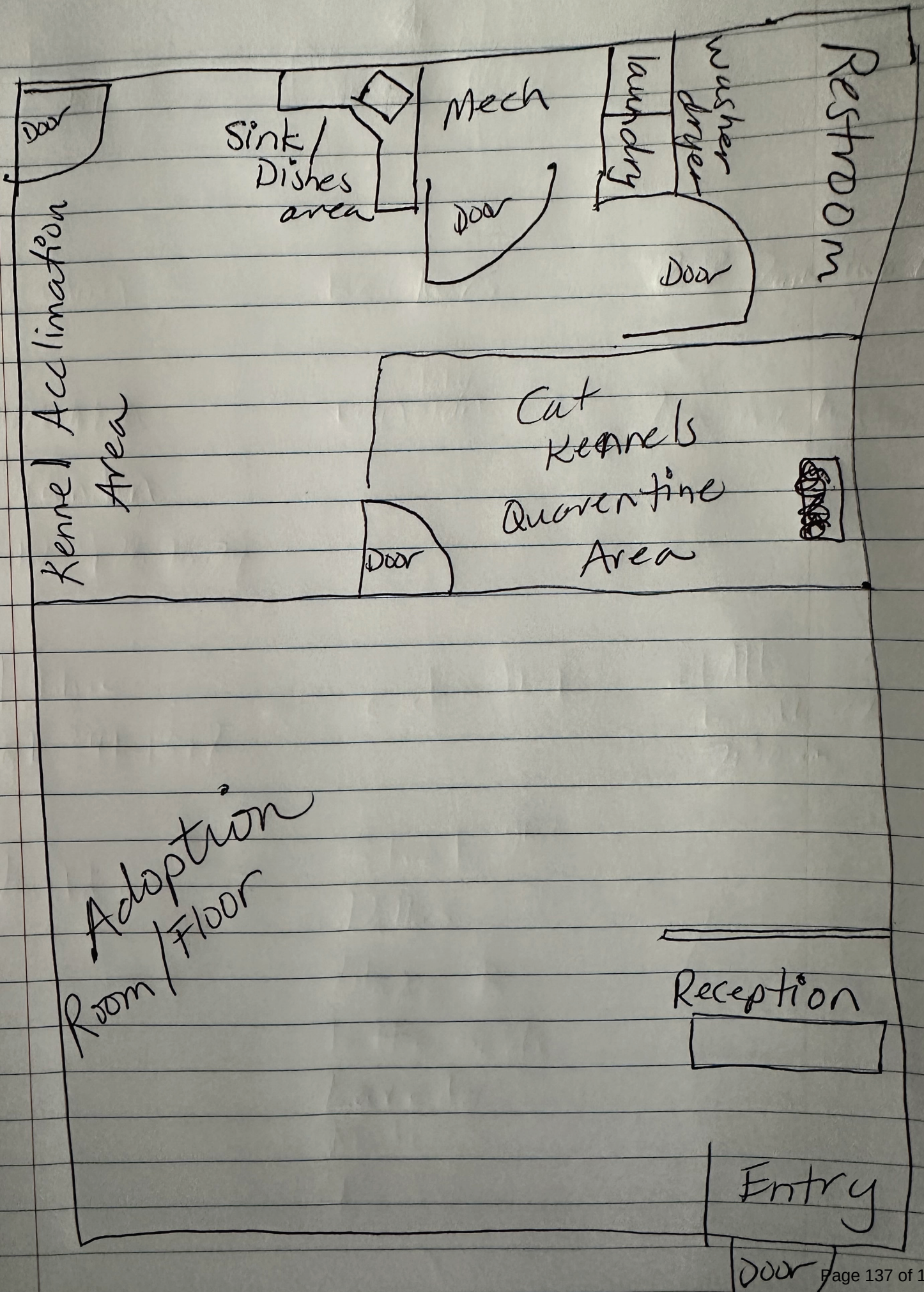
11700 JEFFERSON ST NE
BLAINE, MN 55434

DATE: 3/5/25

DRAWN BY: GV

SCALE: AS NOTED

A1.0



JEFFERSON ST PARTNERS LLC

Address: 11700 Jefferson St NE, Blaine

Suite	Name	Use	Approx. SF	Approx. SF Removing Restrooms & Furnance	Parking Need	Ratio
11700	Tenant 1 - Groomer	Personal Service	1524	1194	6	200 sf
11704	Tenant 2 - Barber	Personal Service	1144	768	4	200 sf
11708	Tenant 3 - SNAP't - Sonya	Retail/Personal	1146	966	5	200 sf
11712	Tenant 4 - Chiropractor	Personal Service	1120	910	6	150 sf
11716	Tenant 5 - TBD	Retail/Personal	3125	2795	14	200 sf
		TOTAL SF	8059	6633	35	

Current Total Parking Stalls 42



From: Sonja Larson Founder of SNAP't

SNAP't (Spay/Neuter Action Plan and Transport) was founded in July 2023, and became a federally recognized tax exempt non-profit in December of 2023. We planned to be a small rescue doing BIG things, but we had no idea what was in our future, and the impact this would make for the community.

March of 2024 we quickly became well known when we decided to help with an abandoned hoarding situation in Coon Rapids. There were 81 alive cats, and 22 dead ones. We are foster based, so although we knew we had to help these cats get out of this situation, we didn't have the space for them. We moved quickly to get them out, in only 3 days, and contained them in a 3 car heated garage. We knew it would be safest for them to keep them in kennels, which were all obtained with help with other non-profits working together. More on this: [Hoarding Case on Kare 11](#)
Follow up: [Follow up Kare 11](#)

We were checked on frequently, since there was an investigation into this awful situation and charges were filed against the homeowner. We provided all information to the Coon Rapids Police, at the vet clinics we were accessing, so they could see how neglected these cats were when we took them in, and raised them to health. [Charges Filed](#)

We were not just "lucky" in our endeavor, we were doing the right thing. Helping these disadvantaged cats, with no immediate funds (community outreach raised 30K for them) We got them all to health and adopted them all out, with patience, love and socialization. It received nationwide news

coverage, and reached people like former Viking players, Tommy Kramer who adopted a cat from this situation. We were asked by Bruce, of Rescue Me to be in the Blaine Parade and Festival in 2024, and we will be back this year. We were asked to do Paws on Grand last year and will be back again this year.

We have done a few smaller hoarding situations since this, but we believe that with education within the community, and offering transportation to low cost spay/neuter clinics, and vaccine/microchipping clinics we have so much to offer the community. We want to help local cats and cats in Minnesota. This is important to us, as many larger rescues transport in animals from other states. For those that have ever owned and loved a cat, you know that the cat gives you just as much back as you give them. They lower blood pressure, improve heart health, and overall help with anxiety and mood. We offer volunteer opportunities, and are partnered with Petsmart Charities in Blaine where we adopt out cats and kittens with Blaine and Richfield Petsmart.

Many people adopted or took in stray cats during COVID, and then either released them outdoors when they started having behavioral issues (from not being de-sexed) or they wanted to re-home them when there was “not enough time for them” when they went back to work. This snowballed on an already happening cat crisis, that is now just seemingly neverending.

We believe that working together with other rescues, keeping it local and being an anchor in the community we can do so much GOOD, in the heart of Blaine. Our next logical step is a homebase of a building.

snaptcats.org

A little about me... I moved to Blaine in second grade, and attended Roosevelt Jr High and graduated from Blaine High School. While at Roosevelt in 7th grade, I met my future husband, Kevin Larson. We have been married 29 years! We purchased our own house in Blaine where we have lived for all this time, and raised our 3 children, whom graduated from

Blaine High School. I work currently as a Special Education Teacher, and my husband Kevin worked at Comcast for 25 years, giving up his career and the security of a Full Time job with benefits to help run the cat rescue.

Dr. Tess Hudson, DVM
Southview Animal Hospital
2000 Robert Street S
West Saint Paul, MN 55118

It is my pleasure to provide a letter of recommendation for SNAP'T (Spay, Neuter, Action, Plan & Transportation) Rescue, a cat rescue in Minneapolis-St. Paul area. I have had the pleasure of working with them for a little under a year as an associate veterinarian, and I've been lucky enough to observe (and be a part of) their impact on such a vulnerable population.

I've gotten to know SNAP'T through my hospital, where we work with a good number of their medical cases. Sonja (CEO/Founder) has always been easy to work with. She advocates for the patients, asks important questions and truly considers all options for the animals in her care. Funding is not an easy thing with rescue, but she uses a really unique/passionate voice on social media to help with this, where she's built a lovely community to champion these cats.

Right now, SNAP'T operates on a foster-based system, which has its limitations. I truly believe that the ability to have a home-base building would allow them to continue to grow and help their community through easier access for adoption, vaccination clinics, and other volunteer opportunities. From what I've observed, this rescue would not take this new space for granted, and they would treat it with respect. This is the next logical step in any rescue's path forward, so I'd be honored to provide a recommendation to help a great one advance their mission and grow.

Best,
Dr. Tess Hudson, DVM
Associate Veterinarian
Southview Animal Hospital



City of Blaine

Planning Commission

July 8, 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, July 8, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Geiselhart and Howard.

Staff Present: Shawn Kaye, Planner
Alex Koberoski, Zoning Technician
Sheila Sellman, Assistant Community Development Director
Teresa Barnes, Project Engineer

4. Public Hearing

- 4.2.** 2025-330 Case File No. 25-0028 // SNAP't Cat Rescue // 11708 Jefferson Street NE
The applicant is requesting a conditional use permit for a domestic animal indoor kennel (cat adoption center) in the Community Commercial (B-2) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0028 was opened at 7:39PM. As no one wished to appear, the public hearing was closed at 7:39PM.

Chair Goracke stated he was very inspired by this concept and commended this organization for pursuing a location in Blaine.

Commissioner Halpern requested further information on how the facility would be staffed 24/7.

Sonja Larson, the applicant, explained she would like to live, work and grow SNAP't Cat Rescue in Blaine. She reported her business was foster-based with adoptions occurring at Pet Smart and other local events. She indicated the facility would be used as a home base for volunteers in need of foster supplies.

Motion by Commissioner Halpern to recommend approval of Planning Case 25-0028 based on the following conditions:

Case 25-0028:

- 1. All cats remain inside at all times.**
- 2. A Certificate of Occupancy is required prior to occupying the space.**
- 3. The interior tenant finish work to be completed with a building permit meeting all Building and Fire Code requirements.**

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

Chair Goracke noted this would be on the agenda of the August 4, 2025 city council meeting.



City of Blaine

Staff Report

File Number: RES 25-114

Agenda Date	Status
August 4, 2025	
In Control	File Type
City Council	Resolution

Development Business - Erik Thorvig, Interim City Manager/Community Development Director

Agenda Item # 9.3

Resolution Granting a Conditional Use Permit for a Coffee Shop with a Drive-Thru and a Zero Lot Line and Shared Access in the Town Commercial (B-5) Zoning District on the Southwest Corner of Lexington Avenue and 125th Avenue NE. HJ Development LLP (Case File No. 25-0026/SAS)

Executive Summary

A Starbucks coffee shop with a drive-thru and shared parking/access is being proposed at the corner of 125th and Lexington Avenue. In the B-5 zoning district a Conditional Use Permit (CUP) is required for a coffee shop, zero line and shared access.

Background

Planning Commission Public Hearing	07/08/25
City Council (Conditional Use Permit)	08/04/25
Action Deadline	08/23/25

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

Evaluation of Request

Planning Analysis

Zoning

The subject property is zoned B-5, Town Commercial.

Surrounding Zoning and Uses

The property to the west is zoned Farm Residential (FR) with Planned Industrial/Planned Commercial (PI/PC) and Low-Density Residential (LDR) land use designations. The property to the north (across 125th Avenue) is zoned FR with a Medium Density Residential/Community Commercial (MDR/CC) land use. Across Lexington Avenue to the east, properties are zoned Planned Business District (PBD) with a

land use designation of Planned Commercial (PC). Property to the south is zoned PBD with a PC land use designation.

Existing Conditions

The site is currently two vacant lots with some trees and wetlands present. The site is part of a preliminary plat and will be platted into a 2.6 acre lot proposed as Lot 1, Block 3 Lexington Crossings.

Site Plan

The proposed building is a multi-tenant commercial building with a coffee shop and drive-thru on the east end. Access will be shared with the lot to the west with a zero lot line. In the B-5 district, a CUP is required for a coffee shop, shared access and zero lot line.

Setbacks

Building setbacks are met.

- Front yard: 50 feet
- Side yard: 15 feet
- Rear yard: 20 feet

Parking setbacks are met.

- Front yard: 30 feet
- Side yard: 15 feet - zero lot line on west side
- Rear yard: 20

Parking

Based on the users identified on the site plan, 96 parking stalls are required, and 102 are proposed. The breakdown is as follows:

- Restaurant: 17 stalls
- Nail Salon: 18 stalls
- Clinic: 40 stalls
- Coffee Shop: 21 stalls

Architecture

In the B-5 district, at least 50% of all exterior wall finishes on any building shall be comprised of a combination of at least three building materials with all materials present on each elevation. All buildings to incorporate a four-sided design. The proposed building materials are EIFS, Fiber Cement Board and Architectural Metal, all of which are acceptable materials. However, the rear elevation only shows two building materials, EIF and Cement Board, and the B-5 district requires at least 50% of all wall finishes have a combination of three materials.

Landscaping

The landscape plan meets requirements.

Engineering Analysis

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the Rice Creek Watershed District (RCWD) and city-approved grading, drainage, erosion protection and sediment control plans prepared by the developer's engineer. The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

Utilities

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

Wetlands/Watershed/FEMA

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

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access to the proposed road – 123rd Lane NE – which is being constructed with the overall commercial subdivision development. No access will be granted to Lexington Avenue NE.

No additional street design, sidewalk or trail will be required for Lot 1 Block 3.

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:

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 CUP is for a coffee shop with a drive-thru and a zero lot line with shared parking. These uses do not create an excessive burden on parks, schools, streets or other public facilities.

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 purpose of this district is to allow limited commercial uses that are appropriate for highly visible properties serving local or regional trade areas with elevated architectural and site design. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on collector or arterial roads. The proposed use is located adjacent to Lexington Avenue and meets the intended character of the zoning district and is compatible with the adjoining properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o The coffee shop is proposed to be in a new multi-tenant retail space. The water treatment facility is to the south, Lexington Avenue to the east, and the north is vacant land planned for a future grocery store. The appearance 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 The purpose of this district is to allow limited commercial uses that are appropriate for highly visible properties serving local or regional trade areas with elevated architectural and site design. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on collector or arterial roads. The proposed use meets the intended character of the zoning district and is compatible with the adjoining properties.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The site is guided PC. Planned Commercial is intended to accommodate commercial, retail and office uses in a planned, cohesive style of development. Planned Commercial areas are in areas with good visibility and access from major roadways and are sufficiently sized to accommodate a larger-scale planned design and concept. The proposed uses are part of a planned cohesive development and are not in conflict with the Comprehensive Plan.
7. The use will not cause traffic hazards or congestion.
 - o It has not yet been determined if the development will create any congestion or traffic hazards. The developer needs to submit a traffic study for the entire development and all mitigation measures will need to be constructed to ensure there are no traffic hazards or congestion attributed to the development.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - o The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List:

Zoning and Location Map

Narrative

Site Plan

Landscape Plan

Exterior Building Elevations

Unapproved Planning Commission Minutes 7/8/25

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 070825



City of Blaine

Signature Copy

Resolution: RES 25-114

Resolution Granting a Conditional Use Permit for a Coffee Shop with a Drive-Thru and a Zero Lot Line and Shared Access in the Town Commercial (B-5) Zoning District on the Southwest Corner of Lexington Avenue and 125th Avenue NE. HJ Development LLP (Case File No. 25-0026/SAS)

WHEREAS, an application has been filed by HJ Development LLP, as Conditional Use Permit Case File No. 25-0026 for a coffee shop with a drive-thru with a zero lot line and shared access, for Lexington Crossing Second Addition; and

WHEREAS, said case involves the property described as follows:

Outlot B, Lexington Crossing, Anoka County, Minnesota

WHEREAS, the Blaine Planning Commission held a public hearing on July 8, 2025, and recommended approval regarding said Conditional Use Permit; and

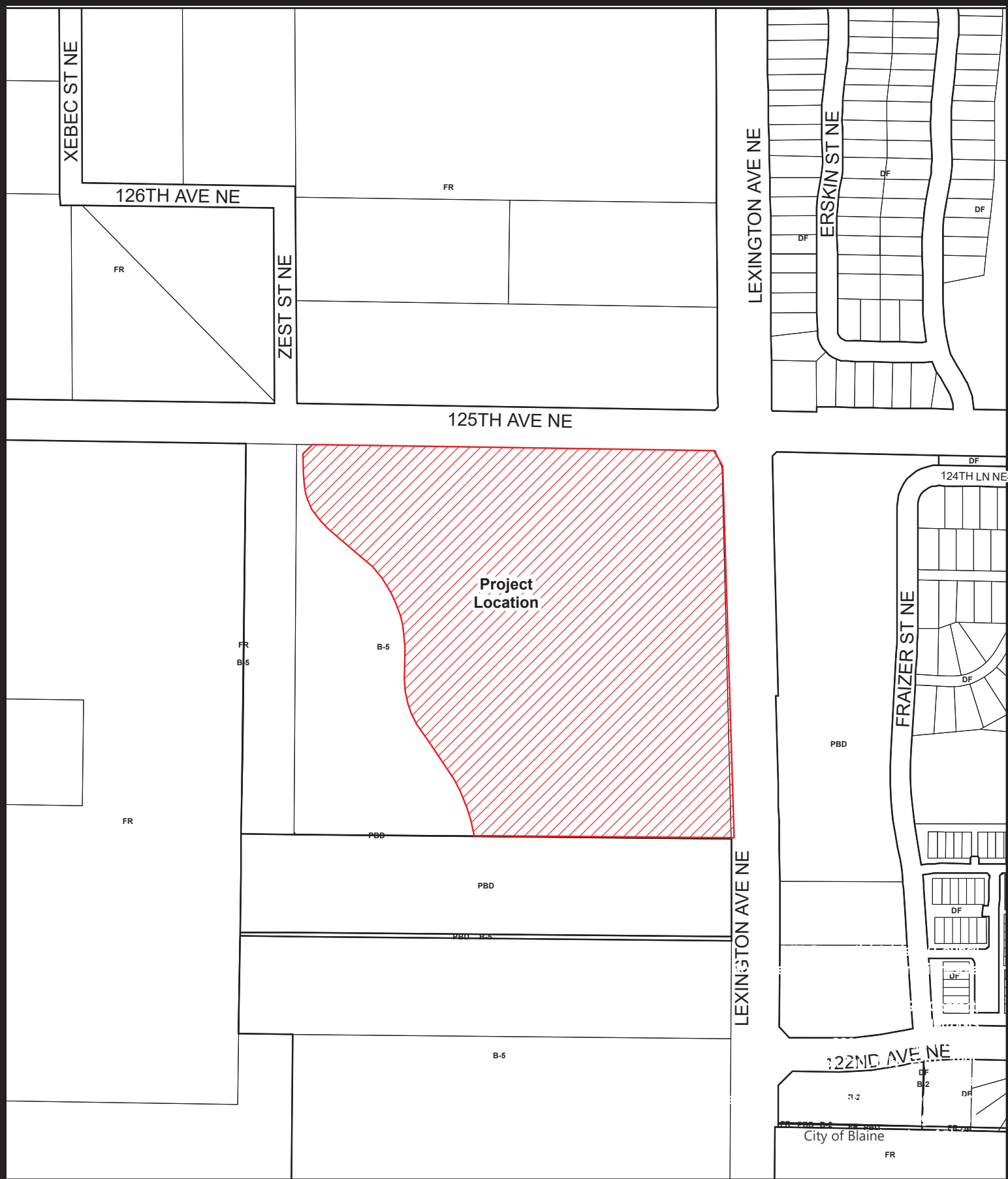
WHEREAS, the Blaine City Council has reviewed said case on August 4, 2025; and

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 30.80 of the Zoning Ordinance to allow a coffee shop with a drive-thru and a zero lot line with shared access in the Town Commercial (B-5) zoning district with the following conditions:

1. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.
2. All signage requires a separate permit meeting the requirements of the zoning ordinance.
3. A copy of the shared access/parking agreement with the adjacent site must be submitted to the Planning Department prior to any work being allowed on site.
4. Rear elevation to be modified to include a third approved material.
5. Developer to submit a comprehensive traffic study of the entire Lexington Crossings development.

PASSED by the City Council of the City of Blaine this 4th day of August, 2025.



BlaineMN.gov

Case File No. 25-0026 Lexington Crossing Second Addition

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





June 6, 2025

Ms. Sheila Sellman
Assistant Community Development Director
City of Blaine Community Development Department
10801 Town Square Drive NE
Blaine, MN 55449

RE: Lexington Crossings City Submittal Narrative
SWC of 125th Ave NE and Lexington Ave NE

Ms. Sellman and Members of the City Council/Planning Commission:

HJ Development, LLP (HJ) is pleased to present this application in connection with our proposed commercial development in the southwest corner of 125th Ave NE and Lexington Ave NE. HJ's proposed project would encompass approximately 27 total acres of which approximately 13 acres would be buildable platted lots and the balance roads, greenspace, and ponding.

The proposed anchor for the project is a Jerry's Foods Grocery and Liquor store which will sit on an +- 7.89-acre lot.

South of their site 2 additional lots are planned. One of approximately +-2.46 acres is planned to have a +- 14,000 sf multi-tenant building that will be split into four tenant spaces. The endcap along Lexington Avenue is a Starbucks with drive thru service and a small outdoor seating area. A CUP application for a coffee shop with drive thru is being submitted to the city in connection with our overall submittal. Other tenants planned for the building include a salon and spa, pediatric clinic, and restaurant with an outdoor dining patio.

Immediately west of the 14,000 sf multi-tenant building a freestanding Wings Financial Credit Union with drive thru teller service is planned on a +- 1.08-acre lot. A CUP application for a free-standing financial institution with drive up service is being submitted to the city in connection with our overall submittal.

The last commercial lot sits along 125 Ave NE in the NW corner of the site and will be +- 1.72 acres. Potential uses for that site would be commercial but are yet to be determined. Additional restaurant uses, high end childcare facilities, and medical related users have all expressed interest in the property.

HJ will hire a contractor to mass grade the entire site including the portion of the site west of Zest that will be owned by the City of Blaine. HJ will also install the trunk utilities and roads that will service the project. Once completed the roads and main utility lines will be turned over to the city. The city has agreed to share in costs to construct the above mentioned infrastructure and a cost sharing agreement between HJ and the city will memorialize the terms of such cost sharing.

HJ is looking to commence mass grading activities on site this fall with vertical construction for the various buildings starting late spring/early summer of 2026. Businesses will open in late 2026 to early 2027.

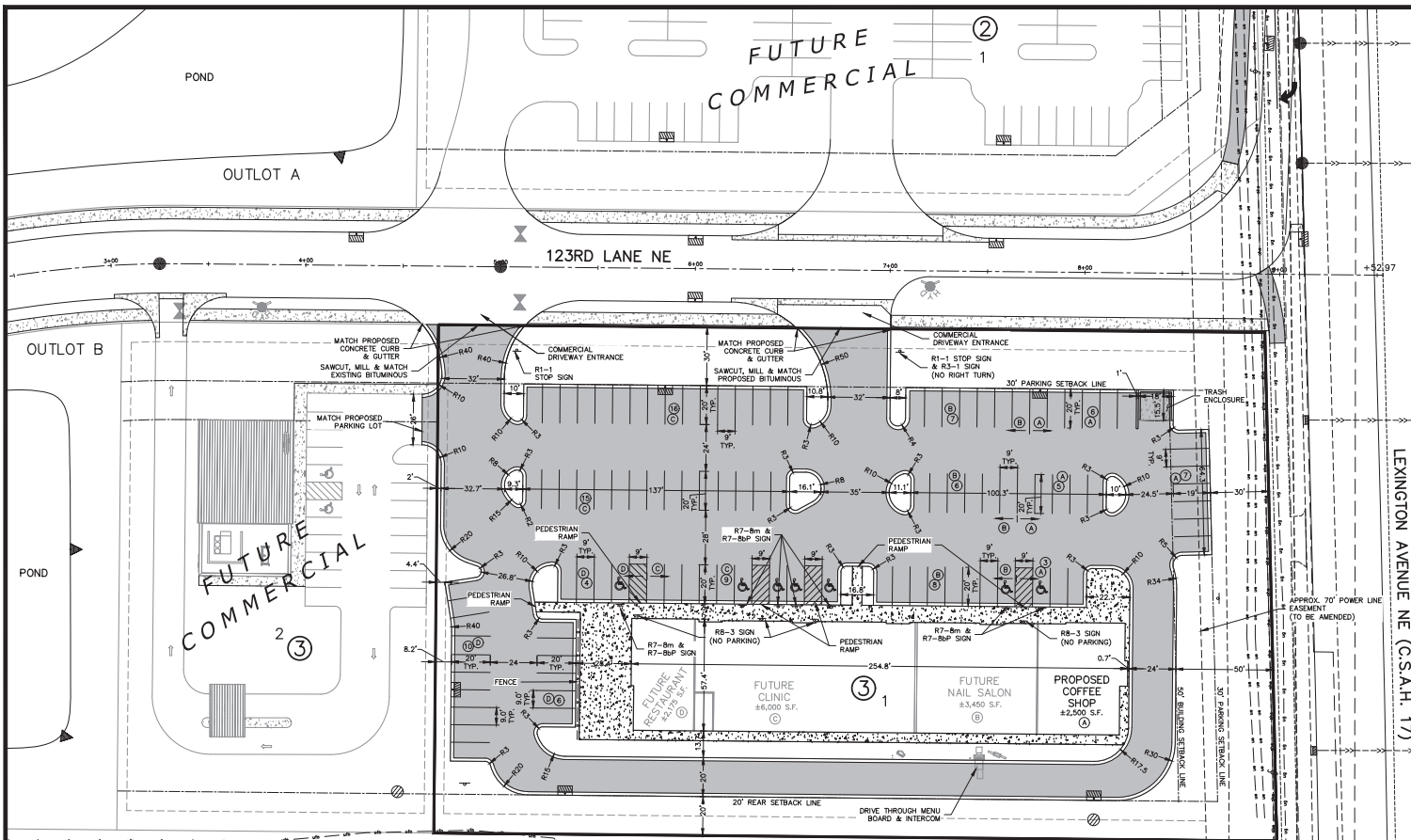
On behalf of our development team, we are excited to bring a high-quality commercial development to the City of Blaine. If you have any questions, please do not hesitate to contact me at 763-285-7236 or cmoe@hjdevelopment.com

Respectfully,

A handwritten signature in dark ink, appearing to read 'Chris Moe', with a long horizontal flourish extending to the right.

Chris Moe
Principal
HJ Development, LLP

Enclosures



SITE PLAN LEGEND

EXISTING	PROPOSED
LIGHT POLE	
MISCELLANEOUS SIGN	
EXISTING SPOT ELEVATION	
EXISTING TREE	
TELEVISION BOX	
ELECTRIC BOX	
GAS METER	
ELECTRIC METER	
TELEPHONE BOX	
UTILITY POLE	
SOIL BORING/TEST HOLE	
SANITARY MANHOLE	
FIRE HYDRANT	
GATE VALVE	
SERVICE	
CLEANOUT	
CATCH BASIN	
STORM MANHOLE	
FLARED END SECTION	
WATERMAIN	
SANITARY SEWER	
STORM SEWER	
PROPERTY LINE	
SETBACK LINE	
CURB	
WETLAND	
UNDERGROUND TELEPHONE	
UNDERGROUND ELECTRIC	
UNDERGROUND GAS	
UNDERGROUND FIBEROPTIC	
FENCE	
OVERHEAD ELECTRIC	
RETAINING WALL	
CONCRETE SURFACE	
BITUMINOUS SURFACE	

PARKING ANALYSIS

REQUIRED PARKING	
• PARKING REQUIRED (COFFEE SHOP)	
④ SEATING AREA	= 1,700 S.F.
STALLS PER S.F. REQUIRED	= 1/100 STALLS/S.F.
KITCHEN AREA	= 8,800 S.F.
STALLS PER S.F. REQUIRED	= 1/200 STALLS/S.F.
TOTAL STALLS	= 21 STALLS
• PARKING REQUIRED (NAIL SPA)	
⑤ AREA	= 83,450 S.F.
STALLS PER S.F. REQUIRED	= 1/200 STALLS/S.F.
TOTAL STALLS	= 18 STALLS
• PARKING REQUIRED (CLINIC)	
③ AREA	= 86,000 S.F.
STALLS PER S.F. REQUIRED	= 1/150 STALLS/S.F.
TOTAL STALLS	= 40 STALLS
• PARKING REQUIRED (RESTAURANT)	
⑥ SEATING AREA	= 1,175 S.F.
STALLS PER S.F. REQUIRED	= 1/100 STALLS/S.F.
KITCHEN AREA	= 8,000 S.F.
STALLS PER S.F. REQUIRED	= 1/200 STALLS/S.F.
TOTAL STALLS	= 17 STALLS
TOTAL REQUIRED	= 96 STALLS
• TEN PERCENT OF PATIENT AND VISITOR PARKING MUST BE ACCESSIBLE. AT LEAST ONE OF EVERY SIX ACCESSIBLE PARKING SPACES MUST BE VAN ACCESSIBLE.	
PROVIDED PARKING	
• PARKING PROVIDED (COFFEE SHOP)	
④ STANDARD STALLS	= 20 STALLS
HANDICAP STALLS	= 1 STALL
TOTAL	= 21 STALLS
• PARKING PROVIDED (NAIL SPA)	
⑤ STANDARD STALLS	= 20 STALLS
HANDICAP STALLS	= 1 STALL
TOTAL	= 21 STALLS
• PARKING PROVIDED (CLINIC)	
③ STANDARD STALLS	= 36 STALLS
HANDICAP STALLS	= 4 STALLS
TOTAL	= 40 STALLS
• PARKING PROVIDED (RESTAURANT)	
⑥ STANDARD STALLS	= 19 STALLS
HANDICAP STALLS	= 1 STALL
TOTAL	= 20 STALLS
TOTAL PROVIDED	= 102 STALLS

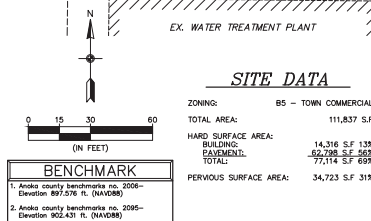
SITE PLAN NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- TYPICAL PARKING STALLS ARE 9'x20' UNLESS OTHERWISE NOTED.
- TYPICAL DRIVE LANES ARE 24' UNLESS OTHERWISE NOTED.
- ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS AND BE INSTALLED WITH CAST IRON TRUNCATED CONES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
- UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:
 - CONTROL JOINT MAX. SPACING: WALKS-8' O.C. ALL OTHERS-10' O.C.
 - SAW CUT CONTROL JOINTS MINIMUM 1" CONCRETE THICKNESS.
 - EXPANSION JOINTS MAX. SPACING: WALKS-24' O.C. ALL OTHERS-40' O.C.
- AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.
- DOWEL ALL EXPANSION JOINTS: 24" O.C. MAX.

SIGN SCHEDULE			
SIGN	SIGN NO.	SIZE	QUANTITY
	R1-1 (WHITE ON RED)	30" x 30"	2
	R3-1 (BLACK & RED ON WHITE)	24" x 24"	1
	R7-8m (WHITE ON BLUE)	12" x 18"	7
	R7-B&P (WHITE ON BLUE)	12" x 6"	7
	R8-3 (BLACK & RED ON WHITE)	12" x 12"	4



The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of G/ASCE 38-02, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."



SETBACK REQUIREMENTS

	BUILDING	PARKING
FROM STREETS	50'	30'
REAR YARD	20'	20'
SIDE YARD	15'	15'
* VARIES FOR INTERNAL LOT LINES		



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Print Name: Jason D. Bittel, P.E.
Signature: Jason Bittel
Date: 6/18/25 License #: 57811

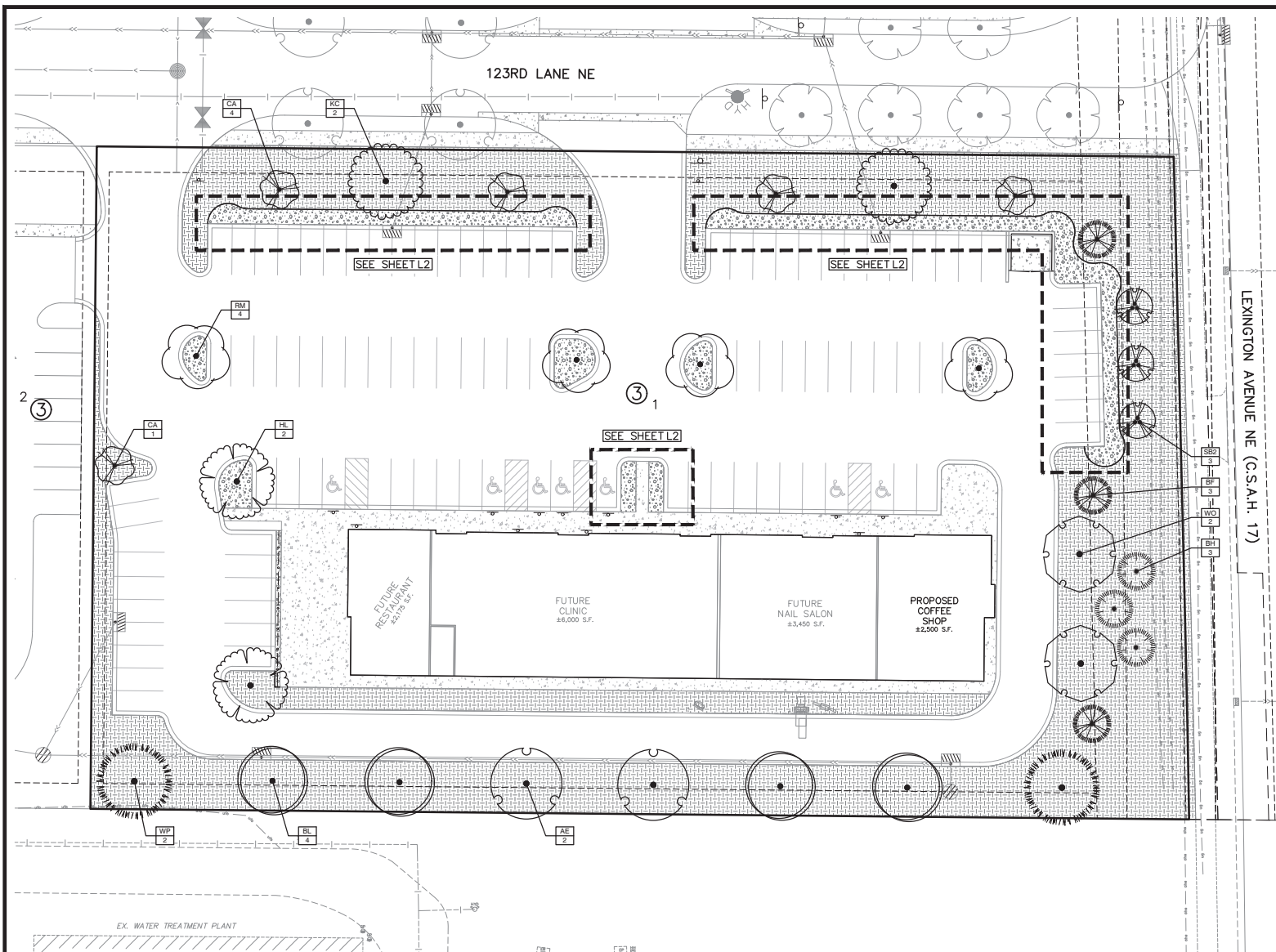
Drawn: GDS
Designed: ADE
Date: 6/18/25

HJ DEVELOPMENT
2655 Cheshire Lane N
Plymouth, MN, 55447

LEXINGTON CROSSING SECOND ADDITION
BLOCK 3, LOT 1
Blaine, Minnesota

SITE PLAN

1 of 1



CITY OF BLAINE LANDSCAPE REQUIREMENTS

- ONE (1) OVERSTORY DECIDUOUS SHADE TREE FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF TOTAL BUILDING FLOOR AREA OR ONE (1) TREE FOR EVERY ONE HUNDRED (100) FEET OF SITE PERIMETER, WHICHEVER IS GREATER.
REQUIRED = 14 OVERSTORY TREES (14,316 SF BUILDING / 2000 = 8, OR 1,380 LF SITE PERIMETER / 100 = 14)
PROVIDED = 16 OVERSTORY TREES
- ONE (1) CONIFEROUS TREE FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF BUILDING OR ONE (1) CONIFEROUS TREE FOR EVERY TWO HUNDRED (200) FEET OF SITE PERIMETER, WHICHEVER IS GREATER.
REQUIRED = 8 CONIFEROUS TREES (14,316 SF BUILDING / 2000 = 8, OR 1,380 LF SITE PERIMETER / 200 = 7)
PROVIDED = 8 CONIFEROUS TREES
- ONE (1) UNDERSTORY SHRUB FOR EVERY THREE HUNDRED (300) SQUARE FEET OF BUILDING OR ONE (1) SHRUB FOR EVERY THIRTY (30) FEET OF SITE PERIMETER, WHICHEVER IS GREATER.
REQUIRED = 48 UNDERSTORY SHRUBS (14,316 SF BUILDING / 300 = 48, OR 1,380 LF SITE PERIMETER / 30 = 46)
PROVIDED = 100 UNDERSTORY SHRUBS
- ONE (1) ORNAMENTAL TREE FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF BUILDING OR ONE (1) ORNAMENTAL TREE FOR EVERY TWO HUNDRED (200) FEET OF SITE PERIMETER, WHICHEVER IS GREATER.
REQUIRED = 8 ORNAMENTAL TREES (14,316 SF BUILDING / 2000 = 8, OR 1,380 LF SITE PERIMETER / 200 = 7)
PROVIDED = 8 ORNAMENTAL TREES
- UNDERGROUND IRRIGATION SHALL BE REQUIRED FOR ALL LANDSCAPE AREAS, SUCH IRRIGATION SHALL EXTEND TO INCLUDE PUBLIC BOULEVARDS AND INTO LANDSCAPED PARKING ISLANDS, EXCEPT NATURAL AREAS TO BE PRESERVED.

LANDSCAPE PLAN NOTES

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

1 OVERALL LANDSCAPE PLAN



REVISIONS
DATE
BY
REASON

DESIGNED BY
DATE
CHECKED BY
DATE
APPROVED BY
DATE

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

Print Name: Ryan J. Rutledge, R.L.A.
Signature: [Signature]
Date: 6/18/25 License #: 56346

Drawn: R.L.R.
Designed: R.L.R.
Date: 6/18/25

HJ DEVELOPMENT
2655 Cheshire Lane N
Plymouth, MN, 55447

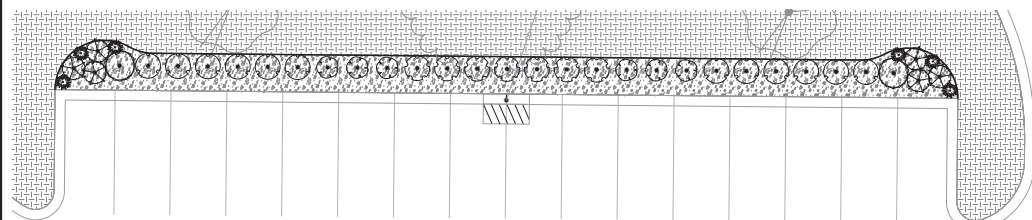
LEXINGTON CROSSING SECOND ADDITION
BLOCK 3, LOT 1
Blaine, Minnesota

LANDSCAPE PLAN

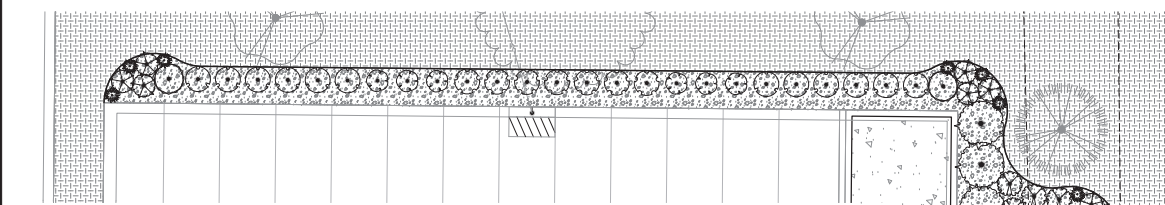
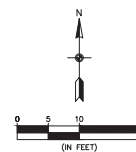
L1
of 2

CALL BEFORE YOU DIG
811
Know what's below.
Call before you dig.

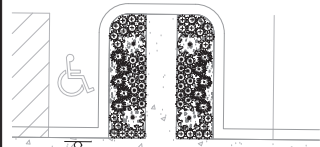
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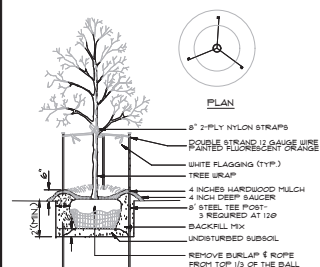
1 LANDSCAPE PLAN ENLARGEMENT



2 LANDSCAPE PLAN ENLARGEMENT

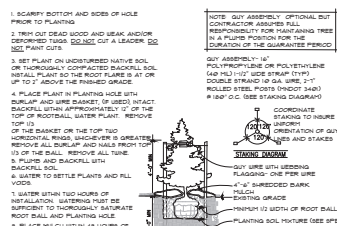


3 LANDSCAPE PLAN ENLARGEMENT



NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL



NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

B CONIFEROUS TREE PLANTING DETAIL



NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

C SHRUB & CONTAINER PLANTING DETAIL

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	4	Acer rubrum 'Northwood'	Northwood Red Maple	2.5' Cal.	B&B
	HL	2	Gleditsia triacanthos inermis 'Harve'	Northern Acclaim Thornless Honey Locust	2.5' Cal.	B&B
	KC	2	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	2.5' Cal.	B&B
	WO	2	Quercus bicolor	Swamp White Oak	2.5' Cal.	B&B
	BL	4	Tilia americana 'Boulevard'	Boulevard Linden	2.5' Cal.	B&B
	AE	2	Ulmus americana 'Princeton'	American Elm	2.5' Cal.	B&B
CONIFEROUS TREES						
	BF	3	Abies balsamea	Balsam Fir	6' Ht.	B&B
	BH	3	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B
	WP	2	Pinus strobus	White Pine	6' Ht.	B&B
ORNAMENTAL TREES						
	SBZ	3	Amelanchier x grandiflora 'Autumn Brilliance' Clump Form, 2' Cal Equivalent	Autumn Brilliance Serviceberry	8' Ht.	B&B
	CA	5	Melus x 'Prairifire' Red Flowers	Prairifire Crabapple	2' Cal.	B&B
SHRUBS						
	BCB	18	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	#5 Cont.	
	SSC	12	Clethra alnifolia 'Hummingbird'	Summersweet	#5 Cont.	
	RTD	32	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood	#5 Cont.	
	DBH	6	Diervilla lonicera	Dwarf Bush Honeysuckle	#5 Cont.	
	CWH	3	Hamamelis virginiana	Common Witch Hazel	#5 Cont.	
	NBS	1	Physocarpus opulifolius 'Seward' TM	Summer Wine Seward Ninebark	#5 Cont.	
	VBC	6	Viburnum trilobum 'Bailey Compact' Red Fall Color	Bailey's Compact American Cranberry Bush	#5 Cont.	
EVERGREEN SHRUBS						
	JSG	18	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5 Cont.	
	YEW	4	Taxus x media 'Tauntonii'	Tauntun Yew	#5 Cont.	
GRASSES						
	KFG	36	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 Cont.	
PERENNIALS						
	DLB	30	Hemerocallis x 'Baja' Red Flowers	Baja Daylily	#1 Cont.	
	DLS	22	Hemerocallis x 'Stella De Oro' Yellow / Gold Flowers	Stella De Oro Daylily	#1 Cont.	
GROUND COVERS						
	ROCK	3,885 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
	SOD	31,766 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	



CARLSON ENGINEERING
 1500 PHILADELPHIA AVENUE
 SUITE 200
 ST. LOUIS, MO 63103
 TEL: 314.433.8800
 FAX: 314.433.8801
 WWW.CARLSON-ENGINEERING.COM

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

Print Name: Don J. Rutten, RLA
 Signature: [Signature]
 Date: 6/18/25 License #: 55346

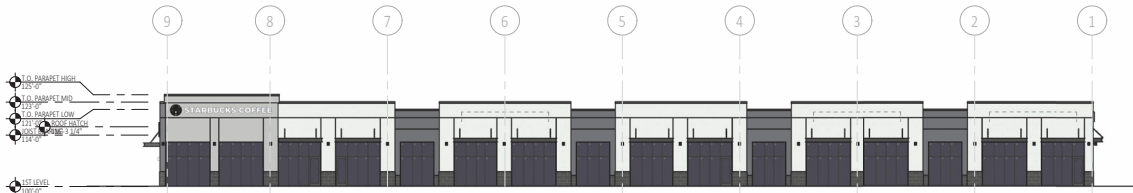
Drawn: RLR
 Designed: RLR
 Date: 6/18/25

HJ DEVELOPMENT
 2655 Cheshire Lane N
 Plymouth, MN, 55447

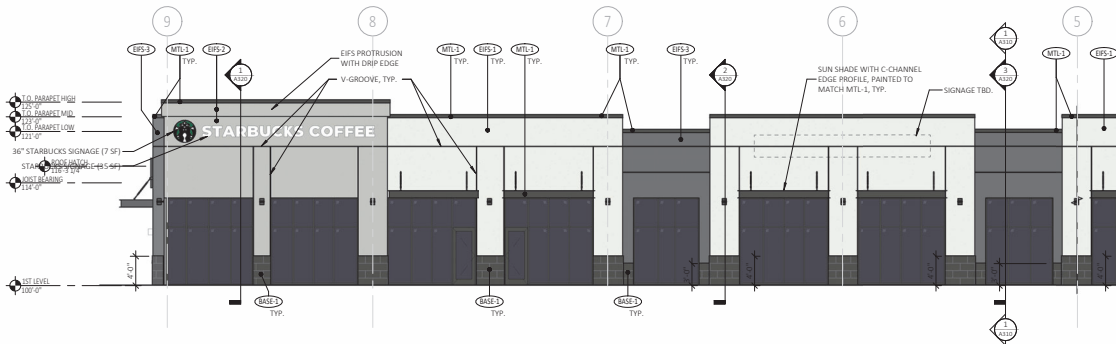
LEXINGTON CROSSING SECOND ADDITION
BLOCK 3, LOT 1
 Blaine, Minnesota

LANDSCAPE PLAN

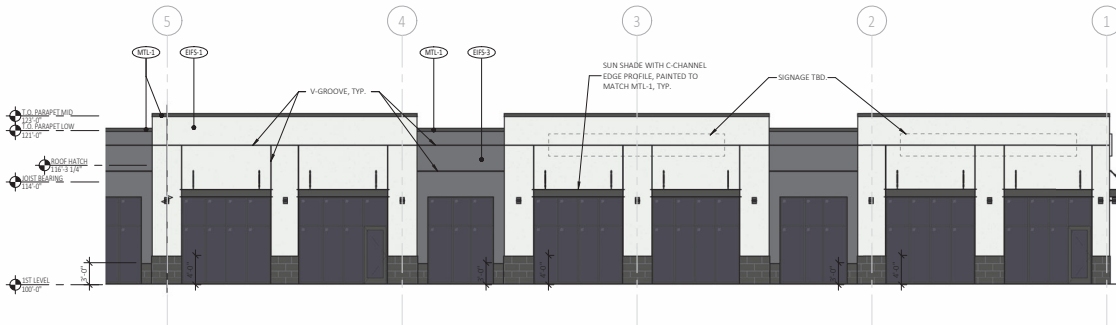
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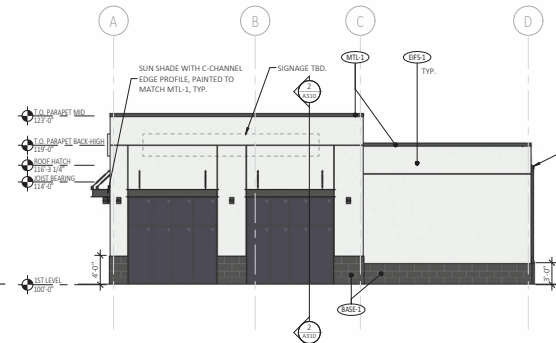
1 NORTH ELEVATION
A300 1/16" = 1'-0"



2 NORTH ELEVATION 01
A300 1/8" = 1'-0"



3 NORTH ELEVATION 02
A300 1/8" = 1'-0"



4 WEST ELEVATION
A300 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- (EPS-1)** STO-THERM C (GPS)
COLOR: LIGHT NEUTRAL (COLOR 16287)
PATTERN: FINE
- (EPS-2)** STO-THERM C (GPS)
COLOR: MEDIUM GRAY (COLOR 16284)
PATTERN: FINE
- (EPS-3)** STO-THERM C (GPS)
COLOR: DARK GRAY (COLOR 16280)
PATTERN: FINE
- (MTL-1)** PREFINISHED METAL
COLOR: TC1 SLATE GRAY (OR EQUAL - SEND SAMPLE TO ARCHITECT FOR APPROVAL)
- (P-1)** COLOR TO MATCH MTL-1 (SEND SAMPLE TO ARCHITECT FOR APPROVAL)
- (BASE-1)** EQUATONE TECTIVA FIBER CEMENT BOARD
COLOR: TERS



1000 Twelve Oaks Center Drive
Suite 200, Wayzata, MN 55391
T: 952-426-7400
F: 952-426-7440

MohagenHansen.com

**NOT FOR
CONSTRUCTION**

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

LEXINGTON CROSSINGS

NEW RETAIL
125TH AVE NE &
LEXINGTON AVE N
BLAINE, MN 55449

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 25181
DRAWN BY: J. VALET
CHECKED BY: B. BAILEY
DATE: 08/04/2025
COMPUTER DIRECTORY:
Lexington Crossings\25181_LexingtonCrossings_Sheet_Master_Jvalet.rvt

**EXTERIOR
BUILDING
ELEVATIONS**

A300





City of Blaine

Planning Commission

July 8, 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, July 8, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Geiselhart and Howard.

Staff Present: Shawn Kaye, Planner
Alex Koberoski, Zoning Technician
Sheila Sellman, Assistant Community Development Director
Teresa Barnes, Project Engineer

4. Public Hearing

- 4.4.** 2025-328 Case File No. 25-0026 // HJ Development LLP // Southwest Corner of Lexington Avenue and 125th Avenue NE
The applicant is requesting a conditional use permit for a coffee shop with a drive-thru and a zero lot line and shared access in the Town Commercial (B-5) zoning district.
Sponsors: Sheila Sellman, Assistant Community Development Director

The report to the planning commission was presented by Sheila Sellman, Assistant Community Development Director. The public hearing for Case File 25-0026 was opened at 7:49PM. As no one wished to appear, the public hearing was closed at 7:49PM.

Commissioner Gorzycki asked what the other tenants would be for this multi-tenant building.

Assistant Community Development Director Sellman reported the site plan proposed a clinic, salon, small restaurant and Jerry's Food on a parcel to the north.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 25-0026 based on the following conditions:

Case 25-0026:

- 1. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.**
- 2. All signage requires a separate permit meeting the requirements of the zoning ordinance.**
- 3. A copy of the shared access/parking agreement with the adjacent site must be submitted to the Planning Department prior to any work being allowed on site.**
- 4. Rear elevation be modified to include a third approved material.**

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

Chair Goracke noted this would be on the agenda of the August 4, 2025 city council meeting.



City of Blaine Staff Report

File Number: RES 25-121

Agenda Date	Status
August 4, 2025	
In Control	File Type
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 10.1

Resolution Authorizing Parking Restrictions on 103rd Court From Ball Road to the Cul-de-sac

Executive Summary

Authorize no parking restrictions on 103rd Court from Ball Road to cul-de-sac year-round.

Background

Staff have been working with a business owner on 103rd Court, who is asking for assistance in deterring semi-tracker/trailer parking on the street. The Police Department has been called to this location several times to try and work with the owners of the semis and have had limited success in deterring them from parking on this cul-de-sac. The business owners are trying to deter overnight parking over multiple days of semi-tracker/trailer parking as they are private haulers and are not related to or servicing the businesses that are located and operating on 103rd Court. Staff have reviewed options with the business owner and determined that placing "No Parking" signage will deter the activity and allow the police to issue citations if necessary.

Installation of regulatory stop and no parking signs requires authorization by the City Council. The regulatory signs proposed meet warrants established in the Minnesota Manual of Uniform Traffic Control Devices and/or Minnesota State Statutes. The proposed Council action will prohibit parking on both sides of 103rd court from Ball Road to the cul-de-sac.

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high quality city streets.

Board/Commission Review

N/A

Financial Impact

Signs would be installed by the City of Blaine Public Works Department and there is sufficient budget allocated for signs in the yearly operating budget to cover these costs.

Public Outreach/Input

Staff Recommendation

Staff recommends Council discuss the submitted petition and by motion either approve or deny the resolution.

Attachment List

1. 103rd Ct No Parking



City of Blaine

Signature Copy

Resolution: RES 25-121

Resolution Authorizing Parking Restrictions on 103rd Court From Ball Road to the Cul-de-sac

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

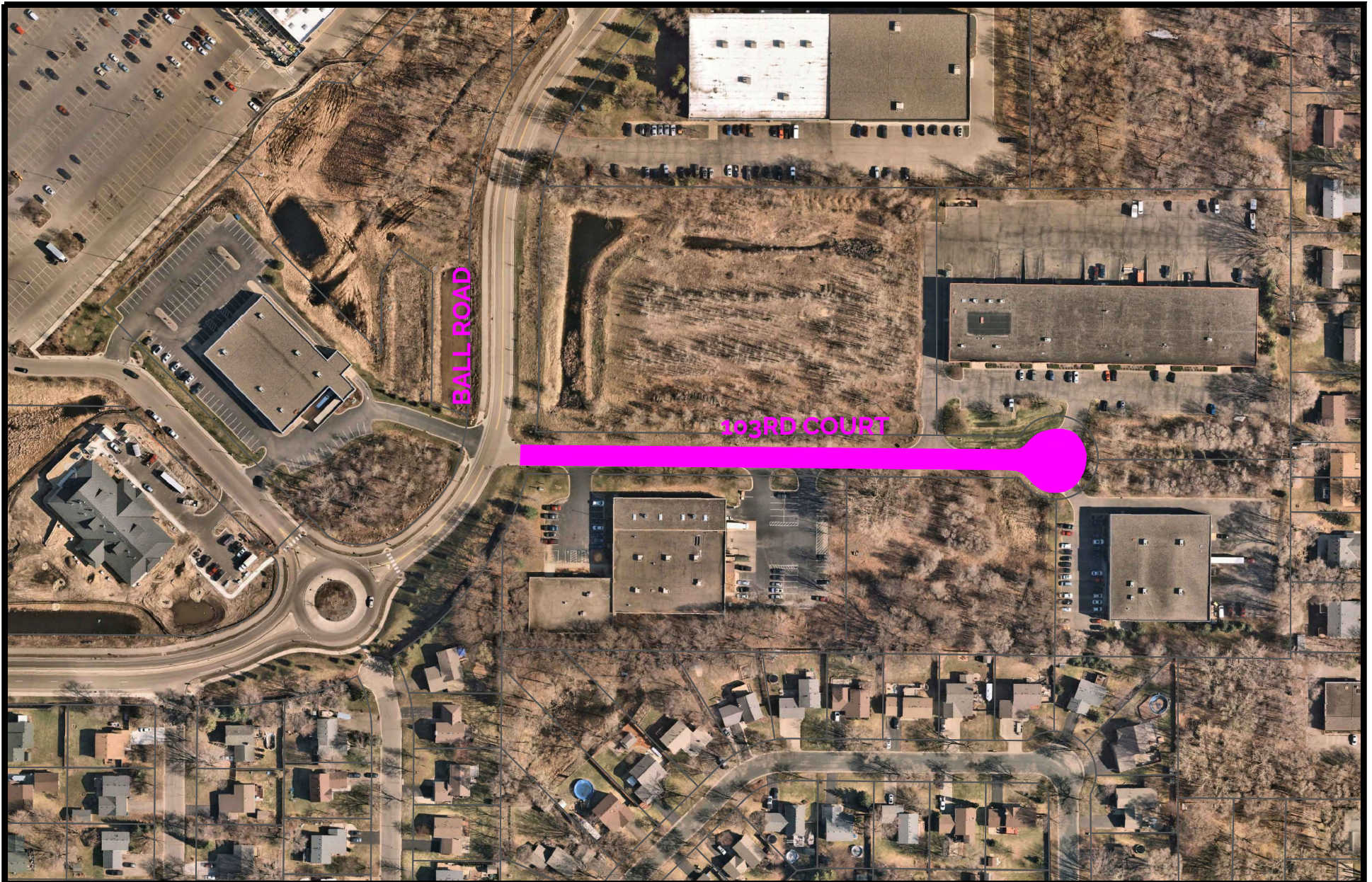
WHEREAS, City Ordinance requires a Council Resolution specifying the placement of regulatory signs; and

WHEREAS, the regulatory signs are considered to meet warrants for traffic control established in the Minnesota Manual of 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:

- o No Parking restrictions on either side of 103rd Court from Ball Road to cul-de-sac.

PASSED by the City Council of the City of Blaine this 8th day of August, 2025.



**103RD COURT NO PARKING RESTRICTIONS
NO PARKING BOTH SIDES OF ROAD**

City of Blaine Engineering Department / 10801 Town Square Dr NE/ Blaine, MN 55449/ 763-785-6172

