



City of Blaine

City Council

August 18, 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. 2025-186 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

7.2. 2025-187 Approval of Minutes
Sponsors:

7.3. RES 25-128 Resolution to Receive Petition and Order Public Hearing for Vacation of Drainage and Utility Easement, Outlot B, Lexington Crossing according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V25-03
Sponsors: Daniel Schluender, Director of Engineering

- 7.4.** RES 25-136 Resolution Adopting a Written Statement of Denial for 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

- 7.5.** RES 25-141 Resolution to Support Anoka County Submittal of a FY29-30 Minnesota Highway Freight Program (MNHFP) Funding Application for the TH65 and CSAH 116 (Bunker Lake Blvd) Improvement Project

Sponsors: Daniel Schluender, Director of Engineering

- 7.6.** RES 25-142 Resolution to Support Anoka County Submittal of FY27-28 Transportation Economic Development (TED) Program and the Transportation Economic Development Infrastructure (TEDI) Program Funding Applications for the TH65 and CSAH 116 (Bunker Lake Blvd) Improvement Project

Sponsors: Daniel Schluender, Director of Engineering

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

- 8.1.** RES 25-117 Resolution Granting a Conditional Use Permit for a Billboard up to 65 Feet in Height in a Planned Business District (PBD) Zoning District at 4202 Pheasant Ridge Drive NE. Outfront Media (Case File No. 25-0030/EES)

Sponsors: Sheila Sellman, Assistant Community Development Director

9. Development Business

10. Administration

- 10.1.** 2025-188 Motion to authorize the Director of Engineering to execute the purchase agreement with West Rondeau Lake Drive LLC, in the amount of \$130,572.99 for wetland banking credits for the Zest Street Construction project, Improvement Project No. T2504.

Sponsors: Daniel Schluender, Director of Engineering

- 10.2.** RES 25-144 Resolution Accepting a Bid and Award a Contract to New Look Contracting, Inc. in the Amount of \$286,685.00 for the Sunrise Pond Park Courts and Irrigation Project, Improvement Project No. 24-41, and Associated Budget Amendments.

Sponsors: Jerome Krieger, Sr. Recreation Manager

- 10.3.** 2025-189 2025 Park Advisory Board Mayoral Appointment

Sponsors: Cathy Sorensen, City Clerk

11. Other Business

12. Adjournment

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 08/18/2025 FOR PAYMENTS THE WEEK OF 07/18/2025**

Vendor Name	Description	Amount
ADVANCED GRAPHIX INC	Graphics for Squad 5355	\$ 4,782.75
ADVANCED GRAPHIX INC	Graphics for Squad 5356	\$ 683.25
ADVANTAGE SIGNS & GRAPHICS INC	Police Stickers for Community Engagement	\$ 2,500.00
ALEX'S LAWN AND TURF LLC	Blanket: Monthly Mowing; Tom Ryan Park	\$ 2,157.00
ALLEGRA PRINT & IMAGING	Crime Victim Cards	\$ 359.10
ALLEGRA PRINT & IMAGING	Night 2 Unite Hangers and E-Bike Flyers	\$ 724.68
ALLEGRA PRINT & IMAGING	Night 2 Unite Hangers and E-Bike Flyers	\$ 210.25
AMAZON CAPITAL SERVICES	Door Stops	\$ 35.98
AMAZON CAPITAL SERVICES	USB-C Chargers	\$ 149.95
AMAZON CAPITAL SERVICES	Markers, pens, mechanical pencils for FEMA	\$ 36.44
AMAZON CAPITAL SERVICES	PD shooting equipment items for training	\$ 59.91
AMAZON CAPITAL SERVICES	PD Quiet Room items	\$ 24.98
AMAZON CAPITAL SERVICES	File Folders	\$ 34.04
AMAZON CAPITAL SERVICES	Brake bleeder and plug kit; PW shop tools	\$ 198.12
AMAZON CAPITAL SERVICES	PD Quiet Room items	\$ 298.99
AMAZON CAPITAL SERVICES	Balancer puller and installer set; PW shop tools	\$ 136.66
AMAZON CAPITAL SERVICES	Door bell for little school	\$ 15.99
AMAZON CAPITAL SERVICES	Desk supplies for new employees, bulletin boards	\$ 347.67
AMCON CONSTRUCTION	Escrow Refund - 9460 Ulysses ST NE	\$ 1,000.00
AMCS GROUP INC	Software Subscription - Dossier Aug 2025-Nov 2025	\$ 2,688.10
AME RED-E-MIX INC	Catch basin repair; storm dept	\$ 518.00
ANOKA COUNTY	2025 County Recordings	\$ 138.00
ANOKA COUNTY TREASURY DEPARTMENT	Connect Anoka County Fiber	\$ 812.50
ASPEN MILLS INC	Police - New employee uniform shirts/pants/jacket	\$ 509.87
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 228.39
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 18.85
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 65.99
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 46.85
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 79.99
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 36.00
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 794.62
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 86.99
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 28.35
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 309.85
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 146.94
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 146.94
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 189.99
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 98.80
ASPHALT SURFACE TECHNOLOGIES CORPORATION	Patch Grit for Streets	\$ 688.16
AT&T MOBILITY	Cell phone service June 2025	\$ 1,202.29
ATLAS STAFFING INC	PW Office Temp: Amaretto Fellerman 5/19	\$ 1,008.00
BARR ENGINEERING COMPANY	WTP2 Preventative Maintenance CO 1, I/P 23-20	\$ 4,735.00
BARR ENGINEERING COMPANY	General Engineering Services	\$ 2,454.50
BEACON ATHLETICS LLC	Tarps for Home Plate Areas	\$ 1,459.98
BLAINE BROTHERS INC	Alignment; Dump truck 1332	\$ 379.97

BLAINE CUSTOM APPAREL & AWARDS	Shirts for Safety Camp	\$	1,729.00
BLAINE LOCK & SAFE INC	Curb Stop Locks: Water	\$	478.75
BRAUN INTERTEC CORPORATION	Construction Material Testing-25 SW Area Street Recon, I/P 25-06	\$	3,503.50
CBS CONSTRUCTION SERVICES	Escrow Refund - 10826 Austin ST NE	\$	1,000.00
CEMSTONE PRODUCTS CO INC	Concrete Pour: Lift 6	\$	124.83
CENTERPOINT ENERGY	June 2025 Gas Service	\$	409.80
CINTAS CORPORATION	PW: 2025 Uniform/Rug-Towel Rentals	\$	295.90
CINTAS CORPORATION	MAYC Mats/Rugs	\$	38.42
CITY OF LEXINGTON	Sewer System Usage Agreement - City of Lexington	\$	6,922.60
CLARK COPPER HEAD GASKETS INC	Relocation Assistance Payment, 10510 Nassau	\$	10,000.00
CLEMENTS THOMAS	Mileage Reimbursement	\$	18.20
COMCAST	Internet for Public Wi-Fi	\$	297.89
COMCAST	PW Cable TV	\$	20.97
COMCAST	Cable TV	\$	36.19
CONNEXUS ENERGY-UTILITY PAYMENTS	June 2025 Electric	\$	70,990.25
COREMARK METALS	Steel Rod: Paint mixer	\$	7.00
CRYSTEEL TRUCK EQUIPMENT	360 Degree Switch; Truck 4495	\$	95.00
D R HORTON INC	Escrow Refund - 4833 132nf CT NE	\$	4,900.00
D R HORTON INC	Escrow Refund - 4616 132nd LN NE	\$	4,900.00
DELEGARD TOOL COMPANY	Mechanics shop tools; Imp Wrench Kit/Fan/Socket Set/Jack	\$	1,587.91
DELEGARD TOOL COMPANY	Engine cradle & floor jacks; PW shop tools	\$	1,119.48
DELEGARD TOOL COMPANY	Mechanics shop tools; Imp Wrench Kit/Fan/Socket Set/Jack	\$	828.60
DRESEL CONTRACTING INC	2024 Southwest Area Street Reconstruction, I/P 24-07 Proj-T2407	\$	1,020,958.74
DURAND CHRISTOPHER LAWRENCE	Softball Umpire Fees May 2025	\$	710.00
ECM PUBLISHERS INC	Legal Advertisement: Forestry	\$	104.50
EDWARDS ALAN	Softball Umpire Fees June/July 2025	\$	640.00
ERICKSON DAVID	Escrow Refund - 10555 Flanders ST NE	\$	1,000.00
ERICKSON EMILY	Park & Rec Refund	\$	139.00
FACTORY MOTOR PARTS COMPANY	Batteries; PD Stock	\$	312.08
FERGUSON WATERWORKS #2518	B/O Hydrant Repair Parts: water	\$	3,626.00
FRIDLEY CITY BAND	Entertainment for Pork Chop Dinner	\$	250.00
FRIENDLY CHEVROLET INC	Blower Motor; Vehicle 5307	\$	153.80
FRIENDLY CHEVROLET INC	Washer pump; vehicle 5307	\$	21.28
FRIENDLY CHEVROLET INC	Brake Pads; PD stock	\$	1,051.56
FRIENDLY CHEVROLET INC	Brake Parts; vehicle 5299	\$	469.42
GIMPL TAMMY	Kennel Services for June 2025	\$	350.00
GOPHER STATE ONE CALL INC	2025 Water & Sewer Locate Fees	\$	1,483.65
GRAINGER	Anti Trip Cable protectors: Storm	\$	754.68
GRAINGER	Anti Trip Cable protectors: Storm	\$	1,134.40
GS DIRECT INC	Plotter Paper: PW Office	\$	107.89
HAMLET-KRIENKE KALVIN	Reimburse rental lic H25-1776 no lic needed boarder	\$	190.00
HAWKINS INC	Water Treatment Chemicals	\$	6,887.50
HIPERLINE	2025 Capital - Lining Project Lifts Force Main Discharge manhole Proj-U2402	\$	38,876.30
HIPERLINE	Manhole lining: Sewer Dept	\$	16,821.20
HOSE PROS LLC	Hose; PW general supplies	\$	247.00
HOTSY MINNESOTA	Weed Spraying Parts; BBC	\$	63.81
INGINA LLC	Summer Tech Camp	\$	959.00
INSIGHT PUBLIC SECTOR INC	Power BI Pro GCC Licenses	\$	106.32
JORGENSEN CONSTRUCTION	Escrow Refund - 12576 Lever ST NE	\$	1,000.00
KLINK CHRISTINE	additional fee for performance on July 8	\$	100.00
KNOBLAUCH KYLENE	Softball Umpire Fees July 2025	\$	608.00
KUEPERS INC	Escrow Refund - 8615 Groveland CT NE	\$	1,000.00

KUEPERS INC	Escrow Refund - 8585 Groveland CT NE	\$	1,000.00
LAKES IRRIGATION LLC	Municipal Utilities - Irrigation Water Usage - Parks	\$	56.72
LAKES IRRIGATION LLC	Municipal Utilities - Irrigation Water Usage - Parks	\$	627.62
LAMETTRY'S COLLISION INC	Repairs to Squad 5343	\$	8,613.40
LAWSON PRODUCTS INC	Mechanic shop supplies; Thread locker/Ty-Rap/Sanding Grit	\$	1,081.20
LAWSON PRODUCTS INC	Cleaner, Straps, Zip ties: Sewer Supplies	\$	939.78
LOCKRIDGE GRINDAL NAUEN PLLP	July 2025 Professional Services	\$	3,166.66
LOWE'S HOME CENTERS INC	Park Tools; Socket/Wrench Set	\$	341.43
LOWE'S HOME CENTERS INC	Tool Kits: Truck 4654	\$	393.12
LOWE'S HOME CENTERS INC	Tool Kits: Truck 4660	\$	393.12
LOWE'S HOME CENTERS INC	Hand Tools: Park Dept	\$	118.67
LRS PORTABLES OF MINNESOTA	2025 Satellite Rental - Parks	\$	10,126.32
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$	159.43
MC TOOL & SAFETY SALES	Rainsuits; B/O Storm water	\$	129.54
MC TOOL & SAFETY SALES	Safety Gear; B/O New Water Employee; Winston Nimely	\$	114.72
MENARDS - BLAINE	Green Treated Lumber: Streets	\$	742.24
MENARDS - BLAINE	Measuring Wheels/Pole Saw: Streets/Water	\$	24.78
MENARDS - BLAINE	Measuring Wheels/Pole Saw: Streets/Water	\$	93.62
MENARDS - BLAINE	Pad locks	\$	17.99
MENARDS - BLAINE	Solder kit, tube cutter, map torch kit	\$	132.02
METROPOLITAN COUNCIL	June 2025 SAC	\$	34,442.10
MIDWAY FORD COMPANY	Plug Wires & Coolant Hose; Truck 4604	\$	508.78
MINGER CONSTRUCTION CO INC	Lift Station 13 Force Main-Phase 2, I/P 23-30 (U2330)	\$	361,179.26
MINNESOTA EQUIPMENT - HAM LAKE	Handle: Mower 2396	\$	11.24
MN DEPT OF LABOR AND INDUSTRY	June 2025 State Charge	\$	3,385.48
MN METRO NORTH TOURISM	April Lodging Tax 2025	\$	14,066.91
MN METRO NORTH TOURISM	Feb Lodging Tax 2025	\$	12,958.94
MN METRO NORTH TOURISM	March Lodging Tax 2025	\$	12,921.76
MN METRO NORTH TOURISM	May Lodging Tax 2025	\$	19,320.57
MTI DISTRIBUTING INC	Bushing and Bolts; Mower 2454	\$	67.52
NORTHERN SANITARY SUPPLY CO INC	Vacuum belt	\$	27.84
NORTHERN SANITARY SUPPLY CO INC	Paper Towels/TP/mopheads; Park buildings	\$	2,034.68
NORTHERN SANITARY SUPPLY CO INC	Paper Towels/TP/mopheads; Park buildings	\$	248.64
NORTHERN SANITARY SUPPLY CO INC	Hand soap: Park Dept	\$	66.25
NORTHERN'S ONE HOUR HEATING & AIR	Job cancelled, work not started. Refund 80% of permit B25-02418	\$	60.00
NUSS TRUCK & EQUIPMENT	Key: Plow 1332	\$	106.43
OFFICE OF MNIT SERVICES	Telephone and Internet Services	\$	178.14
O'REILLY AUTOMOTIVE INC	Filter: Patcher 1221	\$	8.09
O'REILLY AUTOMOTIVE INC	Credit	\$	(8.09)
O'REILLY AUTOMOTIVE INC	Truflex Belts; toolcat 1309	\$	20.33
O'REILLY AUTOMOTIVE INC	Brake Line Fittings; PW Stock	\$	13.06
O'REILLY AUTOMOTIVE INC	WIX fuel filter; PW stock	\$	44.03
O'REILLY AUTOMOTIVE INC	Paint; PW shop supplies / seal and brass fittings; mower 2400	\$	16.74
O'REILLY AUTOMOTIVE INC	Paint; PW shop supplies / seal and brass fittings; mower 2400	\$	31.98
O'REILLY AUTOMOTIVE INC	Spark plugs & wires; PW stock	\$	390.96
O'REILLY AUTOMOTIVE INC	ABS Sensor; Truck 2329	\$	47.19
O'REILLY AUTOMOTIVE INC	Brake Parts; Truck 5303	\$	44.10
O'REILLY AUTOMOTIVE INC	Drain plug and vacuum valve; vehicle 5311	\$	9.45
O'REILLY AUTOMOTIVE INC	Drain plug and vacuum valve; vehicle 5311	\$	48.99
O'REILLY AUTOMOTIVE INC	Brake Parts; Truck 5303	\$	174.99
O'REILLY AUTOMOTIVE INC	Battery; Trailer 1271	\$	333.42
PHASOR ELECTRIC COMPANY	VFD Troubleshoot: WTP 2	\$	2,726.00

PRECISION LAND AND TREE CLEARING LLC	Mulch: BBC Sign bed	\$	1,800.00
PRESCRIPTION LANDSCAPE INC	June 2025 Monthly Bed Maint/Weekly Grounds - Various Medians	\$	564.00
PRESCRIPTION LANDSCAPE INC	June 2025 Monthly Bed Maint/Weekly Grounds - Various Medians	\$	992.70
PRESCRIPTION LANDSCAPE INC	Park Mowing; Various Parks - June 2025	\$	500.50
PRESCRIPTION LANDSCAPE INC	Park Mowing; Various Parks - June 2025	\$	443.85
PRESCRIPTION LANDSCAPE INC	Park Mowing; Various Parks - June 2025	\$	574.20
PRESCRIPTION LANDSCAPE INC	Park Mowing; Various Parks - June 2025	\$	482.90
PRESCRIPTION LANDSCAPE INC	Park Mowing; Various Parks - June 2025	\$	471.35
PRESCRIPTION LANDSCAPE INC	Park Mowing; Various Parks - June 2025	\$	479.60
PRESCRIPTION LANDSCAPE INC	Park Mowing; Various Parks - June 2025	\$	562.65
ROADKILL ANIMAL CONTROL	June 2025 Disposal of Dead Deer	\$	387.00
ROERS BLAINE APARTMENTS	Escrow Refund - 10717 Austin ST NE	\$	1,000.00
ROERS BLAINE APARTMENTS	Escrow Refund - 370 125th Ave NE	\$	1,000.00
RYAN TOM	Escrow Refund - 8650 West 35 W Service DR NE	\$	1,000.00
SAFE-FAST INC	Cones; Sign shop	\$	537.50
SAM'S CLUB/SYNCHRONY BANK	Ice cream for men's day and tournaments	\$	25.24
SAM'S CLUB/SYNCHRONY BANK	Concessions Lakeside Commons Park	\$	41.63
SAM'S CLUB/SYNCHRONY BANK	Ice cream for men's day and tournaments	\$	213.57
SAM'S CLUB/SYNCHRONY BANK	Concessions Lakeside Commons Park	\$	311.42
SAM'S CLUB/SYNCHRONY BANK	Concessions Lakeside Commons Park	\$	451.10
SAM'S CLUB/SYNCHRONY BANK	Candy for Blaine Festival Parade	\$	599.40
SAM'S CLUB/SYNCHRONY BANK	Annual Membership Fee	\$	200.00
SAXON FLEET SERVICES	2025 Silverado CSO Truck Proj-E2566	\$	43,713.00
SBM FIRE DEPARTMENT	July 2025 Fire Protection Services	\$	227,059.00
SNAP-ON INDUSTRIAL	DP, SHL/DP, SHL SKT SET; PW shop tools	\$	2,522.46
SUBURBAN TIRE WHOLESALE INC	Tires; PD Stock	\$	1,056.00
SYSCO MINNESOTA	Tin foil	\$	575.38
SYSCO MINNESOTA	Pork chops and beans	\$	361.90
TERRA CONSTRUCTION	Escrow Refund - 10580 Naples ST NE	\$	1,000.00
TOLL GAS & WELDING SUPPLY	Carbon Dioxide: Water Dept	\$	68.25
TREVIPIAY	Winch/Straps/Jack: Trailer/Stage	\$	244.94
TRI-STATE BOBCAT INC	Weed whip heads and string; PW stock	\$	330.00
TRI-STATE BOBCAT INC	2023 Capital; Skid Steer #4662- Storm Water	\$	77,632.22
TRI-STATE BOBCAT INC	2023 Capital; Remaining Storm Bond Proceeds: Drum Mulcher	\$	49,317.00
TURNER ROBIN	Park & Rec Refund	\$	100.00
USA BLUEBOOK (#657220)	Macro-Zyme Muck Block; Stormwater Ponds	\$	166.48
USA BLUEBOOK (#657220)	Macro-Zyme Muck Block; Stormwater Ponds	\$	536.82
USA BLUEBOOK (#657220)	Chlorine training devices: Water Training	\$	4,754.07
USA BLUEBOOK (#657220)	Tools: New Truck supply 4660	\$	2,052.64
USA BLUEBOOK (#657220)	Tools: New Truck supply 4654	\$	1,929.14
USA BLUEBOOK (#657220)	Tools: New Truck supply 4654	\$	53.92
USA BLUEBOOK (#657220)	Tools: New Truck supply 4660	\$	758.78
USA BLUEBOOK (#657220)	Tools: New Truck supply 4660	\$	53.92
USA BLUEBOOK (#657220)	Tools: New Truck supply 4654	\$	882.28
USA BLUEBOOK (#657220)	Tools: B/O New Truck supply 4660	\$	74.66
USA BLUEBOOK (#657220)	Large Dehumidifier; WTP #1	\$	7,414.96
USA BLUEBOOK (#657220)	Tools: B/O New Truck supply 4654	\$	74.66
USDA APHIS	Geese Control	\$	663.68
VERIZON WIRELESS	June 2025 Cell Phone Serve	\$	12,527.00
VERTEX UNMANNED SOLUTIONS LLC	Bldg Insp Drone #2 & Battery Kit-Comm & Res Re-Roof etc Inspects	\$	5,169.90
VIRTUAL ACADEMY	Virtual Academy Training (2 users)	\$	138.00
W S & D PERMIT SERVICE INC	B25-02214 80% Refund - Homeowner Cancelled Job	\$	80.00

WALTERS RECYCLING & REFUSE INC	Garbage and Recycling Contract	\$	503,009.20
WARGO NATURE CENTER	Stand up paddle board class	\$	100.00
WATER'S EDGE INVESTMENTS LLC	Harpers Haven (D04-20) Partial Escrow Release	\$	30,226.70
WINBERG COMPANIES LLC	Lever Street Restoration Project, I/P 17-07	\$	3,784.55
WINBERG COMPANIES LLC	Change Order No 1-Add'l Excavation & Debris Removal, I/P 17-07	\$	1,484.74
WOLFE LOREN D	Entertainment for recreation senior program	\$	150.00
WOLFE MICHELLE A	Mileage Reimbursement January-July 1, 2025	\$	537.04
XCEL ENERGY	4125 109th Ave NE - Signal	\$	67.46
		\$	2,729,126.62

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 08/18/2025 FOR PAYMENTS THE WEEK OF 07/18/2025**

Vendor Name	Description	Amount
WATER'S EDGE INVESTMENTS LLC	Harpers Haven (D04-20) Partial Escrow Release	\$ 30,226.70
METROPOLITAN COUNCIL	June 2025 SAC	\$ 34,442.10
HIPERLINE	2025 Capital - Lining Project Lifts Force Main Discharge manhole Proj-U2402	\$ 38,876.30
SAXON FLEET SERVICES	2025 Silverado CSO Truck Proj-E2566	\$ 43,713.00
TRI-STATE BOBCAT INC	2023 Capital; Remaining Storm Bond Proceeds: Drum Mulcher	\$ 49,317.00

PAYROLL CHECKS & WIRE TRANSFERS

MONTH: JULY 2025

PAYROLL CHECKS

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
07/03/25	VENDOR CHECKS	CHECK # 80012 - 80016	\$7,275.30
07/03/25	EMPLOYEES	DIRECT DEPOSITS	\$742,901.81
07/17/25	VENDOR CHECKS	CHECK # 80017 - 80027	\$14,655.03
07/17/25	EMPLOYEES	DIRECT DEPOSITS	\$718,131.29
07/31/25	VENDOR CHECKS	CHECK # 80028	\$4,922.95
07/31/25	EMPLOYEES	DIRECT DEPOSITS	\$847,631.98

WIRE TRANSFERS

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
07/03/25	STATE OF MINNESOTA	PAYROLL TAXES	\$49,306.31
07/03/25	I.R.S.	PAYROLL TAXES	\$222,502.79
07/03/25	P.E.R.A.		\$210,946.65
07/03/25	USCM & US BANK	DEFERRED COMP & H.S.A	\$65,766.77
07/17/25	STATE OF MINNESOTA	JUNE SALES TAX	\$64,938.00
07/21/25	21ST CENTURY BANK	CREDIT CARDS	\$44,391.96
07/17/25	STATE OF MINNESOTA	PAYROLL TAXES	\$49,093.22
07/17/25	I.R.S.	PAYROLL TAXES	\$223,556.32
07/17/25	P.E.R.A.		\$204,037.38
07/17/25	USCM & US BANK	DEFERRED COMP & H.S.A	\$102,667.66
07/31/25	STATE OF MINNESOTA	PAYROLL TAXES	\$60,407.43
07/31/25	I.R.S.	PAYROLL TAXES	\$260,512.64
07/31/25	P.E.R.A.		\$258,776.06
07/31/25	USCM & US BANK	DEFERRED COMP & H.S.A	\$11,695.00

TOTAL **\$4,164,116.55**



City of Blaine

City Council Workshop

July 21, 2025 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

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

1. Call to Order

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

2. Roll Call

PRESENT: Mayor Tim Sanders (arrived at 5:37PM), Councilmembers Chris Ford, Leslie Larson, Chris Massoglia, Tom Newland, and Jess Robertson.

ABSENT: Councilmember Terra Fleming.

Quorum Present.

ALSO PRESENT: Interim City Manager/Community Development Director Erik Thorvig; Assistant Community Development Director Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Engineering Dan Schluender; Community Standards Manager/Fire Marshal Andy Luedtke; City Attorney Eric Larson; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

3. New Business

- 3.1. 2025-164** Short-Term Rental Discussion
Sponsors: Andrew Luedtke, Community Standards Manager/Fire Marshal

Community Standards Manager/Fire Marshal Andy Luedtke stated the purpose of this discussion is to provide background information and a comparative overview of how other Minnesota cities are regulating short-term rentals (STRs) and is intended to support the council's discussion on whether to consider local regulations addressing STR activity in our

community. Short-term rentals are typically defined as residential properties rented for periods under 30 days. They have become increasingly popular through online platforms such as Airbnb and VRBO. While these rentals can offer flexibility for property owners and generate tourism revenue, they may also raise concerns related to housing availability, neighborhood character, and enforcement capacity. The council has discussed short-term rentals at past workshops, with the last occurring on August 1, 2022. In general, the council hasn't wanted to implement separate regulations for short-term rentals outside of requiring a rental license and the various requirements that come with a license. If a resident inquires with city staff about using their home for a short-term rental, they are informed they need to obtain a rental license. City staff do not track or process short-term rentals separately from a typical rental property.

City Attorney Larson provided the council with information regarding the litigation that occurred in Bloomington and Apple Valley due to STRs. He explained it would be important for the city to remain consistent when it comes to the oversight, regulations and enforcement of STRs.

Councilmember Robertson spoke to the benefit of having STRs in the community given the number of large scale sporting event that occur in Blaine each year. She questioned how the city could properly target the offenders and work to correct course in a consistent manner. Mr. Luedtke stated this would be a challenge, but could possibly be done through code enforcement efforts.

Safety Services Director/Police Chief Podany discussed the issues the city of Anoka came up against when trying to enforce local ordinances when it came to the city's crime free housing policy. He explained the city could not discriminate against people with mental health/disabilities for having repeat or nuisance calls. He reported the city would have to be very careful with how it manages repeat calls/offenders.

Mr. Larson stated there was an interesting overlap between law enforcement and crime free housing policies. He explained the policy should be viewed as aspirational and sufficient enough to dissuade perpetual offenders.

Councilmember Newland commented it appears that STRs are to be treated like any other rental in the city. Mr. Luedtke reported this was the case.

Councilmember Newland questioned how many rental properties were already in the city. Mr. Luedtke indicated the city had a finite number of rental properties.

Councilmember Newland asked if STRs currently required a license with the city. Mr. Luedtke stated this was the current requirement, noting the license was required annually.

Councilmember Newland inquired if licenses could be suspended or revoked after a number of complaints or instances. Interim City Manager/Community Development Director Thorvig explained licenses can be suspended, denied or not renewed after three instances.

Mayor Sanders stated he believed the problem with VRBOs was that the properties were turning over every one or two nights, which was disrupting for the neighbors. He indicated another concern was with the houses that were rented only for one night for parties. He

explained he supported the city placing a minimum night stay in place for STRs.

Councilmember Robertson asked that the city attorney provide the council with further information after this meeting on what items could and could not be regulated by the city when it comes to STRs. She stated she supported the city of Blaine putting regulations in place, but she wanted this to be done in a thoughtful manner.

Councilmember Larson indicated she did not want to do away with STRs because Blaine was becoming a tourist destination. She explained she did not want to make the limit so short that hockey teams could not rent a house for an extended weekend tournament.

Councilmember Massoglia stated he was in favor of pursuing mechanisms in order to revoke STRs in the community for those property owners that were allowing their guests to hold parties and not respecting the neighborhood. He explained he also supported putting a minimum stay in place for STRs.

Council consensus was to direct staff to research and return to council with some proposed ordinance amendments for separate regulations for short-term rentals outside of requiring a rental license, including the ability to revoke licenses and implement a minimum number of nights to stay.

3.2. 2025-166 Closed Session Pursuant to MN Statute 13D.05 Subd. (3)(d) Security Briefing
Sponsors: Jason Zimmerman, Finance Director

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

4. Other Business

Director of Engineering Schluender provided the council with an update regarding broadband installation that was occurring in the city and commented on ways to best communicate the work being done with residents. He reported staff was overwhelmed by the number of permits at this time but noted the fiber companies have been responsive. He stated the main concern has been with the restoration work.

Further discussion ensued regarding the lack of communication there has been with residents and the council regarding the broadband work.

Mr. Schluender suggested corridor signs be posted in the community for communication purposes.

Councilmember Massoglia supported the city franchising broadband services in Blaine for an alternative revenue source.

Mr. Thorvig provided the council with an update on the 3M Open.

5. Adjournment

The workshop was adjourned at 7:09PM.



City of Blaine

City Council

July 21, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order by the Mayor

The meeting was called to order at 7:12PM by Mayor Sanders followed by the Pledge of Allegiance and the Roll Call.

2. Pledge of Allegiance

3. Roll Call

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

ABSENT: Councilmember Terra Fleming.

Quorum Present.

ALSO PRESENT: Interim City Manager/Community Development Director Erik Thorvig; Assistant Community Development Director Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Engineering Dan Schluender; City Attorney Eric Larson; Communications Manager Ben Hayle; Public Works Director Nick Fleishhacker; City Forester Kris Paulseth; and City Clerk Catherine Sorensen.

4. Awards - Presentations - Organizational Business

None.

5. Communications

Councilmember Larson reported the USA Cup soccer tournament was held last week at the National Sports Center and was looking forward to the 3M Open golf tournament being held this week in Blaine.

6. Open Forum

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

Mayor Sanders opened the Open Forum at 7:14PM.

Andrew Eisenzimmer, 8873 Fraizer Street NE, explained he was the president of the Weston Woods Homeowners Association. He spoke to the council about the proposed housing development at Flowerfield Road. He shared support of the development but expressed concerns regarding the need to upgrade and widen Flowerfield Road should this development or any other development proceed. He explained he had concerns regarding pedestrian safety, vehicle speed, and traffic volume. He also shared that Weston Woods includes private streets that were only to be used by Weston Woods residents and guests. He reported outside traffic was already present and will likely increase should this development move forward.

There being no further input, Mayor Sanders closed the Open Forum at 7:19PM.

7. Approval of Consent Agenda:

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

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

Motion adopted unanimously.

- | | | |
|-------------|----------|--|
| 7.1. | 2025-167 | Schedule of Bills Paid
<i>Sponsors: Jason Zimmerman, Finance Director</i> |
| 7.2. | 2025-168 | Approval of Minutes
<i>Sponsors: Cathy Sorensen, City Clerk</i> |
| 7.3. | 2025-169 | Motion to Approve a Temporary On-Sale Intoxicating Liquor License for St. Timothy's Annual Carnival, 707 89th Avenue NE
<i>Sponsors: Cathy Sorensen, City Clerk</i> |
| 7.4. | 2025-170 | Motion to Authorize Temporary Removal of Parking Restrictions on 91 st Avenue, 92 nd Avenue, 92 nd Lane and Baltimore Street to Accommodate Lettermen Sports Tent Sales on July 28, 2025 through August 3, 2025 |

Sponsors: Daniel Schluender, Director of Engineering

- 7.5.** RES 25-118 Resolution to Approve Replacement of Police Department CSO Truck 5335 (Chevrolet Silverado 1500)

Sponsors: Brian Podany, Safety Services Manager/Police Chief

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

- 8.1.** RES 25-110 Resolution Adopting Assessment for Sanburnol Drive/85th Avenue Improvements, Improvement Project No. 23-14

Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender stated Improvement Project No. 23-14 was ordered by the city council on December 4, 2023 with Resolution 23-194. This was a joint project between the city of Spring Lake Park and Blaine. The city did concur with the city of Spring Lake Park in accepting a bid and entering into a construction contract with North Valley, Inc. by the city council on March 18, 2024 with Resolution No. 24-29 and construction was completed in the summer of 2024. The total project cost indicated in the feasibility report was \$1,171,600. The estimated cost split indicated in the feasibility report was \$446,575 for the city of Blaine and \$722,025 for the city of Spring Lake Park. The assessment roll has been prepared consistent with the feasibility report. Of the total cost, the amount to be assessed is \$82,937.05. The city's pavement management program funds will contribute \$257,109.53 and the city's municipal state aid funds will contribute \$344,243.44.

Mayor Sanders opened the public hearing at 7:22PM.

There being no public input, Mayor Sanders closed the public hearing at 7:22PM.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adopt a Resolution Adopting Assessment for Sanburnol Drive/85th Avenue Improvements, Improvement Project No. 23-14.

Councilmember Newland stated he spoke with staff regarding this street improvement project and explained the value of this improvement was exceptional. He thanked staff for working with the city of Spring Lake Park on this project.

Councilmember Robertson reported the assessment roll included mostly commercial properties.

Motion adopted unanimously.

9. Development Business

- 9.1.** RES 25-98 Resolution Granting Preliminary Plat Approval to Create Four Lots and Two Outlots to be Known as Lexington Crossing Second Addition at the Southwest Corner of Lexington Avenue and 125th Avenue NE. HJ Development LLP. (Case File No. 25-0029/SAS)
Sponsors: Sheila Sellman, Assistant Community Development Director

Assistant Community Development Director Sellman stated the proposed plat creates four lots and two outlots for future commercial development at the southwest corner of Main Street and Lexington Avenue. Staff commented further on the request and reported the planning commission recommended approval with conditions.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Granting Preliminary Plat Approval to Create Four Lots and Two Outlots to be Known as Lexington Crossing Second Addition at the Southwest Corner of Lexington Avenue and 125th Avenue NE.

Motion adopted unanimously.

- 9.2.** ORD 25-2581 Second Reading
Approving Ordinance Amendments to Section 33.10 Home Occupations. City of Blaine (Case File No. 25-0019/ACK)
Sponsors: Sheila Sellman, Assistant Community Development Director

Ms. Sellman requested the council hold the second reading approving amendments to Section 33.10 Home Occupations. Staff further discussed the proposed changes within the ordinance and reported the planning commission recommended approval of the ordinance amendments.

Moved by Councilmember Larson, seconded by Councilmember Massoglia, to adopt the Second Reading of Ordinance No. 25-2581, Amending Section 33.10 Home Occupations.

Councilmember Massoglia recommended the Residential Estate (RE) zoning district with properties that are greater than three acres in size be added into this ordinance in the same places as Farm Residential (FR).

Councilmember Robertson asked if Residential Flex (RF) properties that were more than three acres should also be included. Ms. Sellman stated Residential Flex properties are governed by conditional use permits, which would clarify what types of home occupations were allowed within the RF zoning district.

Motion amendment moved by Councilmember Massoglia, seconded by Councilmember Robertson, adding Residential Estate (RE) properties into the ordinance that are equal to or greater than three (3) acres in size.

Amendment motion adopted unanimously.

Amended motion adopted unanimously.

9.3. ORD 25-2582 Second Reading

Approving Ordinance Amendments to Section 34.04 Prohibited Signs and Section 34.13 Administrative Permit. City of Blaine (Case File No. 25-0020/ACK)

Sponsors: Sheila Sellman, Assistant Community Development Director

Ms. Sellman requested the council hold the second reading approving ordinance amendments to Section 34.04 Prohibited Signs and Section 34.13 Administrative Permit. Staff commented further on the request and recommended approval.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adopt the Second Reading of Ordinance No. 25-2582, amending Section 34.04 Prohibited Signs and Section 34.13 Administrative Permit.

Councilmember Robertson inquired if the sign ordinance would continue to be complaint based. Ms. Sellman reported this was the case.

Councilmember Newland inquired when the ordinance would go into effect. Ms. Sellman explained the ordinance would go into effect 30 days after council approval.

Councilmember Newland requested staff share the ordinance amendment with current business owners. Ms. Sellman stated postcards would be sent to all property owners that have businesses in the city of Blaine, along with sign companies in the community. She indicated the postcard would have a QR code that business owners could scan that would direct them to the city's website for further information regarding the changes that were made to the sign code.

Councilmember Massoglia thanked staff for their time on this ordinance amendment.

Motion adopted unanimously.

10. Administration

10.1. RES 25-120 Resolution Accepting a Bid from Carr's Tree Service, Inc. for Tree Removal Services and Authorizing Execution of an Agreement

Sponsors: Nick Fleischhacker, Public Works Director, Kristofer Paulseth, City Forester

City Forester Paulseth stated bids to remove a portion of the estimated 1,200 diseased and hazard boulevard trees were received electronically until 10AM on July 8, 2025 for the 2025 tree removal contract. Bids were received on July 8, 2025, from four contractors, including Carr's Tree Service, Upper Cut Tree Service, Andover Tree Care, and Precision Landscape and Tree. The bids were checked for completeness, and it was determined that Carr's Tree

Service, Inc. was the lowest of the bidders that met all the necessary requirements. The City has worked with Carr's in the past and recommends that Carr's bid be accepted and the Mayor and Interim City Manager be authorized to enter into an agreement. The agreement amount will be set not to exceed \$150,000, which is what was allocated in the 2025 budget.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Accepting a Bid from Carr's Tree Service, Inc. for Tree Removal Services and Authorizing Execution of an Agreement.

Interim City Manager Community Development Director Thorvig explained Emerald Ash borer (EAB) has been a topic that many councilmembers have received questions about and asked Mr. Paulseth to provide the council with further information on how the city would be addressing EAB.

Mr. Paulseth reported the city had an estimated 1,200 diseased or dying ash trees on boulevards. He indicated there were more within the city's parks as well as on private property. He anticipated it would take eight to ten years to remove all the dead standing trees. He explained the city was proposing to remove 200 EAB trees in 2025.

Councilmember Robertson welcomed City Forester Paulseth and thanked him for his service to the city of Blaine. She discussed how the city was trying to balance the needs of the community and explained \$150,000 would only take down 200 trees this year. She reported the city would continue to have to set aside funds each year for the next 10 years to address the EAB concern.

Councilmember Massoglia questioned how many boulevard trees city staff would get to this year. Mr. Paulseth explained city staff would be removing three trees a day or 15 trees a week, along with their other duties.

Motion adopted unanimously.

- 10.2.** 2025-171 Motion to Accept a Quote from Dresel Contracting in the Amount of \$66,154.93 for 2025 Miscellaneous Sanitary Sewer Repairs Project, Improvement Project No's. 25-07.
Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated city staff have identified various sanitary sewer issues in need of repair. The city has requested quotes for sanitary sewer repairs in two separate locations within the city. Quotes were sent to 3 contractors to bid on the project plans and specification requirements for city improvement project numbers U2507 & U2526. Quotes were due electronically by 4:00 PM, July 8, 2025, for Project No's. 25-07 & 25-26. A total of 1 quote was received in the amount of \$66,154.93. Quotes have been checked and tabulated, and it has been determined that Dresel Contracting, Inc. of Chisago City, Minnesota is the lowest bidder. The engineering department has worked with Dresel Contracting on previous contracts and recommends that the low bid be accepted, and a contract entered into with Dresel Contracting, Inc.

Mr. Schluender explained the Location A project was budgeted for and has sufficient funds to complete this project as bid. The Location B project was not budgeted for and would need to be paid out of the sewer operating funds. Due to the higher than anticipated bid the operating funds will not be sufficient to cover this portion of the project. Staff recommends that only Location A project in the amount of \$66,154.93, be awarded at this time. City council is also asked to approve a 10% contingency to bring the total project budget to \$72,770.31. The funding source for this project is \$80,000 from the sewer CIP fund for Project U2507. There are sufficient funds budgeted to cover these costs.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, to adopt a Resolution Accepting a Quote from Dresel Contracting in the Amount of \$66,154.93 for 2025 Miscellaneous Sanitary Sewer Repairs Project, Improvement Project No's. 25-07.

Councilmember Newland asked if staff had an understanding as to why the bid came in quite a bit higher than the engineer's estimate. Mr. Schluender reported the project requires de-watering and some other risks, which drove up costs.

Motion adopted unanimously.

11. Other Business

None.

12. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adjourn the meeting at 7:50PM.

Motion adopted unanimously.



City of Blaine

City Council Workshop

August 4, 2025 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

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

1. Call to Order

The meeting was called to order by Mayor Pro Tem Robertson at 5:35PM.

2. Roll Call

PRESENT: Mayor Tim Sanders (arrived at 5:45PM), 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; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; City Attorney Eric Larson; and City Clerk Catherine Sorensen.

3. New Business

- 3.1. 2025-172** Closed Session Pursuant to MN Statute Section 13D.05, Subd. 3(b) Attorney Client Privileged Discussion Regarding Pending Litigation
Sponsors: Erik Thorvig, Interim City Manager/Community Development Director

After motion and second the council moved into a closed session pursuant to Minnesota Statute Section 13D. 05, Subd. 3(b) in order to hold an attorney-client privileged discussion regarding pending litigation.

3.2. 2025-173 Sunset Townhomes - Northwest Corner of 109th Avenue and Sunset Avenue

Sponsors: Sheila Sellman, Assistant Community Development Director

Interim City Manager/Community Development Director Thorvig stated the applicant is requesting concept plan review for a 175-unit townhome development at the northwest corner of 109th Avenue and Sunset Avenue. Since the project has more than 50 units, concept plan review is required. The subject property is 27 acres and has been vacant since the home on the property was demolished in 1992. The property has been on and off the market for many years and previous developers have struggled with how to develop the property with the constraint of the large wetland in the center of the property, endangered plants on the north side of the property, and poor soils throughout the property. Additionally, a regionally sized lift station will be required to be constructed as part of the sanitary sewer service to the property, which increases the development cost. Staff have encouraged all prospective developers to consider the high visibility of the site from both 35W and 109th in their site design as well as buffering for the neighboring rural-style residential lots that surround the property. Staff requested the council provide feedback on rezoning, townhome elevations and general layout of the proposal. Keep in mind that the property is guided for the proposed use (HDR) in the Comprehensive Plan, but feedback regarding the specific zoning (DF) to be consistent with the comprehensive plan is needed.

Councilmember Larson asked if some of the units would be three-level. She proposed the three-level units be moved further away from the existing residential units. The applicant shared more about the height of the three-level townhomes, which would be shorter than apartments by 10 feet with a smaller roof pitch and felt there was significant distance between the neighborhood to the west.

Councilmember Robertson indicated she was open to rezoning the property to development flex but recommended the developer go before the watershed district first. She supported the three-story units being moved further away from the existing residential units. She stated she appreciated the elevated design of the proposed townhome units.

Councilmember Newland commented he believed this was a great use for this site and appreciated how this development would create another unit type for the housing mix in Blaine.

Councilmember Ford indicated he supported the proposed development as well, noting he liked the three-story townhome units.

Councilmember Fleming believed this was a well-thought-out plan and agreed the exterior of the units was well done.

Council was supportive of the rezoning to DF but suggested applying to the watershed first to ensure the applicant would receive approval. Council supported this project for this site as it adds to the city's residential housing mix and suggested considering extended turn lanes for additional safety. The council recommended relocating the three-story further away from the neighborhood to the west and liked the proposed elevations as being

something different and suggested windows not face the existing residential.

3.3. 2025-174 Montean Meadows Concept for Property at 3621 131st Avenue NE
Sponsors: Sheila Sellman, Assistant Community Development Director

Mr. Thorvig stated a concept plan application has been submitted for properties located at 3621 131st Avenue NE (two parcels). The two subject properties are a total of approximately 40 acres and have an existing single-family home with accessory buildings on the smaller parcel. The larger eastern parcel is vacant with some of the land being recently farmed. The properties are zoned Farm Residential (FR) and guided for Low Density Residential (LDR) development at a density of 2.5-6 units per acre. The applicant's concept plan is for 101 single-family homes, which would be 2.54 units/acre for density. The parcels to the west, east and south are zoned FR and guided LDR and are vacant. The parcels to the north are in the City of Ham Lake. The concept proposes:

Single Family

- 80 foot - 8 lots
- 70 foot - 45 lots
- 65 foot - 48 lots
- House size - 3,000 s.f. and above
- 2 - stories

Mr. Thorvig reported the site has some wetlands. The developer has stated they will do their best to preserve significant trees. The existing tree cover on the west and north sides of the development will be preserved to provide backyard privacy. Staff provided further information regarding the concept plan and requested the council provide feedback on rezoning, single-family elevations, and general layout of the proposal.

Councilmember Massoglia stated he believed this project was very close to meeting the city council's vision for this property. He understood this was a challenging parce and indicated he would be able to support DF rezoning but would like to see 70-foot-wide lots throughout the entire development.

Councilmember Newland requested further information regarding the lift station and city-owned property/open space. Director of Engineering Schluender explained these parcels were moved from Sewer District 7 to Sewer District 6, which allows them to develop. He indicated that in bringing this development forward, a lift station would be required. He stated at this time a wood chip trail traverses through the city-owned property and connects to the development on the south and west of the property.

Councilmember Ford stated he supported the proposed development and supported the project moving forward.

Councilmember Fleming indicated she believed this development was close as well. She understood the developer was bringing forward elevated houses, but asked that the developer pursue 70-foot-wide lots.

Councilmember Larson agreed noting this property was zoned R-1 and wanted to see this project blend in better with the developments to the north.

Councilmember Ford stated his concern was not Ham Lake but rather with Blaine and recommended the lots be 70 feet wide.

Councilmember Robertson agreed Blaine was not Ham Lake then explained she liked seeing different mixes of housing in the community and stated this development provided an opportunity to bring a new housing type to Blaine.

Council appreciated the elevated project, proposed different housing types, and larger lot sizes but would like to see 70-foot lots throughout and would be open to DF and discuss the need to connect Harpers Street to 131st Avenue as well.

4. Other Business

Mr. Thorvig shared schedule updates regarding a special meeting that would be held on August 11 and noted RFP interviews for a cannabis dispensary would be held on August 25.

Mayor Sanders explained he would like to reconvene the workshop after the regular meeting to discuss the city manager recruitment process.

5. Adjournment

The workshop recessed at 6:49PM and reconvened at 8:00PM.

Mr. Larson provided an update on the city manager recruitment process. After discussion, the Mayor adjourned the workshop meeting at 9:00PM.



City of Blaine

City Council

August 4, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order by the Mayor

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

2. Pledge of Allegiance

3. Roll Call

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

ABSENT: None.

Quorum Present.

ALSO PRESENT: Interim City Manager/Community Development Director Erik Thorvig; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; City Attorney Eric Larson; and City Clerk Catherine Sorensen.

4. Awards - Presentations - Organizational Business

None.

5. Communications

Councilmember Massoglia reminded the community that Night to Unite would be held on Tuesday, August 5.

6. Open Forum

Open Forum is an opportunity for the public to share comments, concerns, or input on other items. While open forum is not intended to provide for response or discussion opportunities, if

follow-up is needed, city staff will work to contact the speaker(s) outside of the meeting to arrange for that follow-up. Each speaker will be limited to 3 minutes with a maximum of 15 minutes set aside for open forum.

Mayor Sanders opened the Open Forum at 7:01PM.

Bruce Manthei, 4101 99th Avenue NE, expressed concerns regarding sight line issues at 99th Avenue NE and Lexington Avenue NE with the newly-installed electrical box and said he felt the electrical box was a safety issue.

Michelle Kurak, 13196 El Dorado Street NE, shared comments about the pending lawsuit regarding accessory dwelling units (ADUs) and questioned why outside influence is occurring on what type of housing goes into the city of Blaine.

David Heim, 1670 132nd Avenue NE, spoke against the proposed ADU in his neighborhood. He shared concerns about emergency vehicle access should the ADU move forward and inquired how additional housing units will impact existing infrastructure. He then referred to the submitted petition which had 90 neighbors that were against the ADU proposal. He asked that the names on the petition remain private.

Rhonda Brekkestran, 1700 132nd Avenue NE, asked for clarification on who would be living in the proposed ADU and reiterated that the majority of the neighborhood does not want the ADU to move forward. She expressed concerns regarding fire hazards, decreased property values, privacy, and neighborhood concerns.

John Connelly, 1614 132nd Lane NE, stated he was concerned with why the ADU application was before the council again and was of the opinion the entire city should have been notified of this change. He recommended the city council to deny the ADU request.

Pat Heim, 1670 132nd Avenue NE, explained she was concerned with how the council changed the ordinance to allow ADUs during COVID and questioned why the ordinance amendment was not shared with the entire community. She stated she was very frustrated with how difficult it was to contact city councilmembers. She reiterated that the Pepin home was sold as a single-family home within a single-family development. She questioned why the city council had not thought through their actions and properly notified the public when it came to approving the ADU ordinance. She commented on how if this ADU were approved there would be many more requests coming to the city for approval, which would dramatically impact the neighborhoods in Blaine.

There being no further input, Mayor Sanders closed the Open Forum at 7:17PM.

7. Approval of Consent Agenda:

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

Councilmember Newland said he would be abstaining from approval of Bills Paid due to a conflict

of interest.

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

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

- 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 25-135 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

Director of Engineering Schluender stated 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. 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. It was noted staff received an objection from Mitch Fisher at 10032 Pleasure Creek Circle objecting to the assessment for this project. He asked that the council hold a public hearing for this project and then adopt a Resolution adopting the assessments for the 2024 Pleasure Creek Area Street Reconstruction Improvement Project.

Mayor Sanders opened the public hearing at 7:21PM.

There being no public input, Mayor Sanders closed the public hearing at 7:22PM.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to adopt a Resolution Adopting Assessment for 2024 Pleasure Creek Area Street Reconstructions, Improvement Project No. T2406.

Motion adopted unanimously.

- 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

City Clerk Sorensen stated 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.

Mayor Sanders opened the public hearing at 7:23PM.

There being no public input, Mayor Sanders closed the public hearing at 7:23PM.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to approve On-Sale and Sunday Intoxicating Liquor Licenses for The Wild Hare located at 10340 Baltimore Street NE, Suite 100.

Councilmember Robertson welcomed The Wild Hare to the city of Blaine.

Motion adopted unanimously.

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

Interim City Manager/Community Development Director Thorvig stated 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 view sheds; 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.

Mr. Thorvig explained 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. It was noted there was not a required waiting period to resubmit the same or similar CUP request

after a denial. Staff described how the applicant had 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 ADUs must meet specific zoning and building standards, and require CUP approval if located in an R-1, R-1A, or R-1AA zoning district. He reported the planning commission reviewed this matter at their last meeting and recommended approval.

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

Councilmember Newland shared the conditions he felt were in opposition of the CUP. He discussed how the proposed use would put an excessive burden on the city park and other city services. He reiterated that the proposed use was not compatible with neighboring properties. He reported the ADU fit into the R-2 zoning and this property was within the R-1 zoning district. For these reasons, he would not be supporting the requested ADU.

Councilmember Massoglia asked what would happen if the Pepins were to sell their home. Mr. Thorvig explained CUPs run with the property, which meant if the property were sold, the new property owners would have the right to have an ADU, so long as they met all the conditions.

Substitute motion by Councilmember Massoglia, seconded by Mayor Sanders, to amend the setback to 15 feet on the west side of the property to require the ADU to be in alignment with the existing home and garage.

Substitute motion adopted 4-3 (Councilmembers Fleming, Newland, and Ford opposed).

Substitute motion by Councilmember Massoglia, seconded by Councilmember Larson, to add a condition to require the applicant to install drain tiles to divert drainage towards the street.

Councilmember Ford explained he did not believe it was necessary to require the applicant to install drain tile.

Substitute motion failed 3-4 (Councilmembers Newland, Fleming, Ford and Robertson opposed).

Councilmember Ford commented he understood the emotion behind this request and he had opinions on this matter, however, he was not letting his emotions make decisions for him but would be following the regulations within city code regarding ADUs.

Councilmember Larson stated her opinion was the same as it was the last time this item came before the city council. While she understood Councilmember Ford's sentiments, she reported the city council exercised quasi judicial authority when considering CUP applications. She explained this meant the city council's role was to act like a judge, evaluating the facts against the standards. She stated one of the criteria that was contradicting for this request was that the use was not compatible with the character of this

zoning district. In addition, she believed the ADU would have an adverse impact on the adjacent properties. She reported the ADU does not suit the R-1 zoning district and explained she would not be offering her support.

Councilmember Fleming stated she heard the pleas of the neighborhood and explained these pleas were not going unnoticed. She commented on how the applicant had met all standards within the ordinance. She reported staff has recommended approval of the request and noted she would be offering her support.

Amended motion failed 3-4 (Councilmembers Larson, Massoglia, Newland and Robertson opposed).

- 9.2.** RES 25-112 Resolution to Abate Assessment Installment Payments on Parcel 05-31-23-21-0070, 13210 Lincoln Street NE
Sponsors: Sheila Sellman, Assistant Community Development Director

Mr. Thorvig stated Snap't Cat Rescue is proposing to locate a cat rescue and adoption center on the northwest corner of 117th Avenue and Jefferson Street. 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 to 3 volunteers. The public hours are limited to 11AM to 2PM and 5PM to 8PM daily. Staff commented on the request further and reported the planning commission recommended approval with conditions.

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

Councilmembers Robertson and Larson thanked the applicants for choosing Blaine and felt this would be a very good fit for the community.

Motion adopted unanimously.

- 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)

Mr. Thorvig stated 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. Staff commented further on the proposed building elevations and noted the planning commission recommended approval of this request with conditions.

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

Motion adopted unanimously.

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

Mr. Schluender stated 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.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adopt Resolution Authorizing Parking Restrictions on 103rd Court from Ball Road to the Cul-de-sac.

Councilmember Robertson thanked city staff and the police chief for addressing this matter in a timely manner.

Motion adopted unanimously.

11. Other Business

None.

12. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adjourn the meeting at 7:57PM.

Motion adopted unanimously.



City of Blaine Staff Report

File Number: RES 25-128

Agenda Date	Status
August 18, 2025	
In Control	File Type
City Council	Resolution

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

Agenda Item # 7.3

Resolution to Receive Petition and Order Public Hearing for Vacation of Drainage and Utility Easement, Outlot B, Lexington Crossing according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V25-03

Executive Summary

The City received a petition dated July 31, 2025 from Chris Moe representing HJ Development, LLP, requesting the vacation of the all of the drainage and utility easements lying over, under, and across Outlot B, Lexington Crossing; according to the recorded plat thereof, Anoka County, Minnesota; see Attached Exhibit A for Description.

Background

The property was originally platted as Outlot B, Lexington Crossing. The existing drainage and utility easements are no longer needed and new easements will be platted in accordance to the requirements with the platting of Lexington Crossing Second Addition. Engineering staff has reviewed the request and agrees with the vacation.

Schedule of Actions

8/18/2025	Receive Petition and Order Public Hearing
9/15/2025	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 15, 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 15, 2025.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Petition to Vacate - Lexington Crossing
2. Exhibit A



City of Blaine

Signature Copy

Resolution: RES 25-128

Resolution to Receive Petition and Order Public Hearing for Vacation of Drainage and Utility Easement, Outlot B, Lexington Crossing according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V25-03

WHEREAS, the City Council has received a petition dated the 31st day of July, 2025, requesting vacation of drainage and utility easement, Outlot B, Lexington Crossing; 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 15th 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 18th day of August, 2025.



City of Blaine
10801 Town Square Drive NE
Blaine MN 55449

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: SW Corner of Lexington Avenue and 125th Avenue North

Description of reason for vacation: Replatting property

Signature of Owner:  Date: 7/31/25
Jeff Kempf (Jul 31, 2025 11:21:57 CDT)

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: Chris Moe, HJ Development, LLP

Address: 2655 Cheshire Lane North E-mail: cmoe@hjdevelopment.com

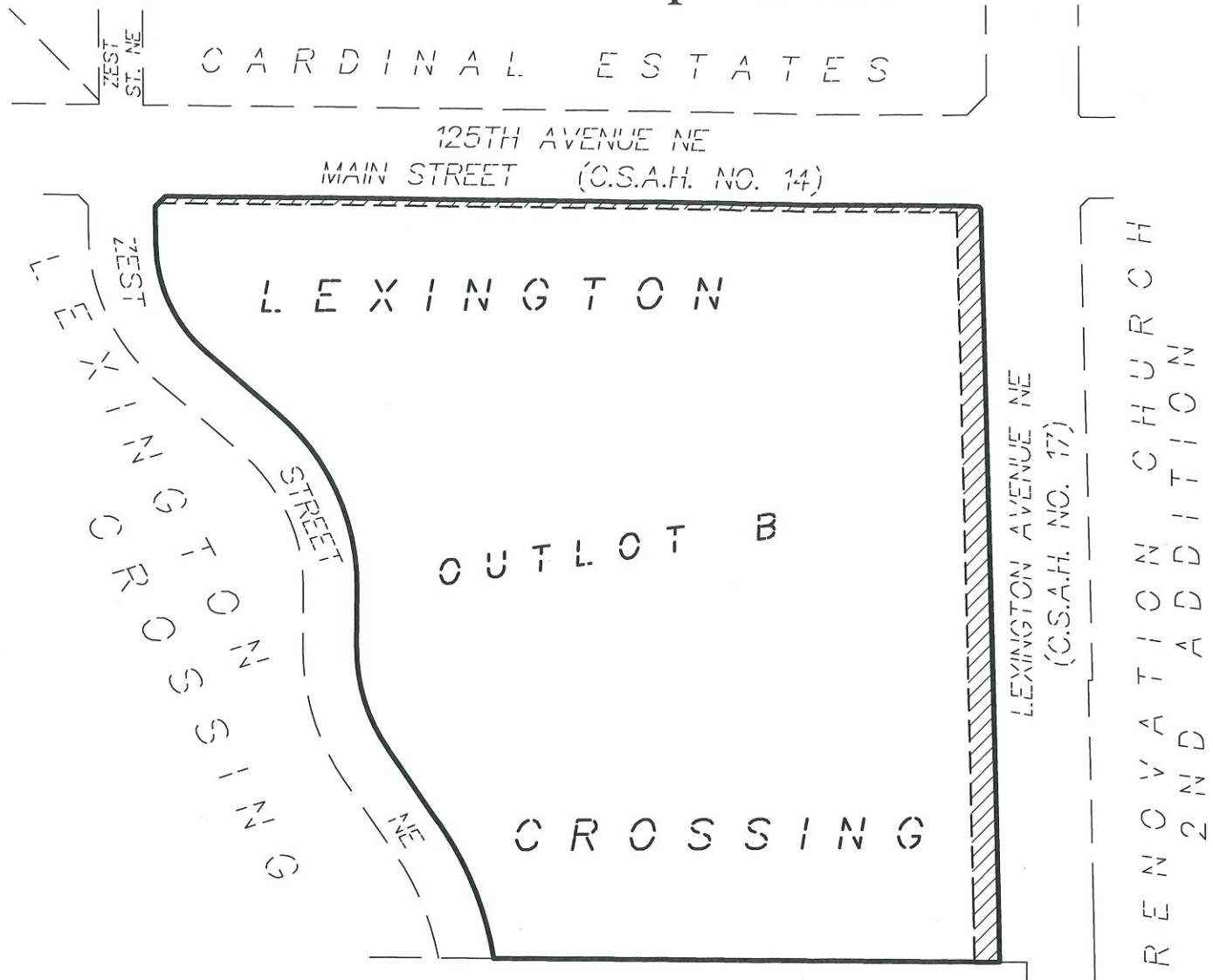
City: Plymouth State: MN Zip: 55447

Phone: 612-701-7923 Business Phone: 763-285-7236

Applicant Signature:  Date: 7/31/25
Jeff Kempf (Jul 31, 2025 11:21:57 CDT)

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

Drainage and Utility Easement Vacation Description Sketch



DRAINAGE AND UTILITY EASEMENT VACATION DESCRIPTION:

All of the drainage and utility easements lying over, under, and across Outlot B, as created and dedicated in the plat of LEXINGTON CROSSING, Anoka County, Minnesota.



**CARLSON
ENGINEERING**

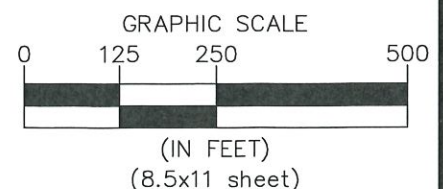
ENGINEERING
SURVEYING
PLANNING

3990 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSON-ENGINEERING.COM

2693 10733_outlot b 1st d&u vacation



Denotes Drainage
and Utility Easement
Vacation Area





City of Blaine Staff Report

File Number: RES 25-136

Agenda Date	Status
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August 18, 2025

In Control	File Type
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City Council

Resolution

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

Agenda Item # 7.4

Resolution Adopting a Written Statement of Denial for 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

At the August 4, 2025, City Council meeting, the Council denied the requested Conditional Use Permit (CUP) for a detached accessory unit. The proposed resolution is a statement of denial.

Background

The applicant requested a CUP for a detached accessory dwelling unit (ADU). The City Council considered the request on August 4, 2025, and voted not to approve the request.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

Planning Commission does not review written statements of denial.

Financial Impact

Not applicable.

Public Outreach/Input

Not applicable.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

None



City of Blaine

Signature Copy

Resolution: RES 25-136

Resolution Adopting a Written Statement of Denial for 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, Alex Pepin applied to the City of Blaine (the “City”) for Conditional Use Permit (“CUP”) for a detached accessory dwelling unit at 1684 132nd Avenue NE, Blaine MN 55449 Lot 7, Block 12, Carrara East Addition; and

WHEREAS, the Blaine Planning Commission held a public hearing on home occupation CUP application on July 8, 2025; and

WHEREAS, the Blaine City Council addressed the accessory dwelling unit CUP on August 4, 2025 and voted to deny the request; and

WHEREAS, Section 27.04(a) of the Blaine Zoning Ordinance articulates the criteria by which the Council reviews a CUP application; and

WHEREAS, the Blaine City Council determined and concluded based upon the entire record before it that the application failed to satisfy the criteria under Section 27.04 for a detached accessory dwelling unit because:

- The proposed use would be located, designed, maintained, and operated in a matter that is not compatible with adjoining properties, most particularly the immediate adjacent residential properties, and the existing or intended character of the zoning district.
- The proposed use would put an excessive burden on the city park and other city services.
- The proposed use would have an appearance that causes an adverse effect upon adjacent properties.
- The proposed use, in the opinion of the City Council, was not reasonably related to the overall needs of the City and to the existing land use.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLAINE RESOLVES AS FOLLOWS:

1. The above recitals are incorporated into this Resolution as if set forth herein;
2. The Council denied Alex Pepin’s request for a conditional use permit for a detached accessory dwelling unit for the above-described property on August 4, 2025.

PASSED by the City Council of the City of Blaine this 18th day of August 2025.



City of Blaine Staff Report

File Number: RES 25-141

Agenda Date	Status
August 18, 2025	
In Control	File Type
City Council	Resolution

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

Agenda Item # 7.5

Resolution to Support Anoka County Submittal of a FY29-30 Minnesota Highway Freight Program (MNHFP) Funding Application for the TH65 and CSAH 116 (Bunker Lake Blvd) Improvement Project

Executive Summary

Anoka County is proposing to submit an application requesting \$10 million in funds from the FY29-30 Minnesota Highway Freight Program (MNHFP) to reconstruct the TH 65 PEL Study segment #3 (TH 65 and CSAH 116 (Bunker Lake Boulevard)) intersection along with supporting segments and necessary local system improvements.

Background

The Minnesota Department of Transportation (MnDOT) announced its latest statewide competitive funding opportunity through the FY29-30 Minnesota Highway Freight Program (MNHFP) allocating \$25.6 million to fund freight projects that address the investment goals identified in the State Freight Plan.

Anoka County is proposing to submit an application requesting \$10 million in funds from the FY29-30 MNHFP to reconstruct the PEL Study segment #3 (TH 65 and CSAH 116 (Bunker Lake Boulevard)) intersection along with supporting segments and necessary local system improvements.

The City of Blaine is a partner in the TH65 and CSAH 116 (Bunker Lake Boulevard) Improvement Project as there are proposed improvements to the city's east and west frontage road network from 131st Avenue to 133rd Avenue.

Strategic Plan Relationship

Infrastructure Management is identified as a Strategic Priority.

Board/Commission Review

Not applicable.

Financial Impact

This is just a letter of support for Anoka County and there is no financial impact to the City of Blaine.

Public Outreach/Input

Not applicable.

Staff Recommendation

Adopt the attached resolution.

Attachment List

1. TH 65 Segment #3



City of Blaine

Signature Copy

Resolution: RES 25-141

Resolution to Support Anoka County Submittal of a FY29-30 Minnesota Highway Freight Program (MNHFP) Funding Application for the TH65 and CSAH 116 (Bunker Lake Blvd) Improvement Project

WHEREAS, the Minnesota Department of Transportation (MnDOT) announced its latest statewide competitive funding opportunity through the FY29-30 Minnesota Highway Freight Program (MNHFP) allocating \$25.6 million to fund freight projects that address the investment goals identified in the State Freight Plan; and,

WHEREAS, Trunk Highway 65 (TH 65) is a State Highway that provides an important north-south transportation connection in and through the city of Blaine, Ham Lake, and Anoka County; and,

WHEREAS, traffic volumes on TH 65 have been increasing and are expected to continue to increase in the future as the area continues to grow such that congestion is and will continue to negatively impact the ability of the corridor to move traffic; and,

WHEREAS, with traffic volumes, serious and fatal crashes are expected to rise if improvements are not made at TH 65 intersections and along the adjacent supporting local transportation system; and,

WHEREAS, the Minnesota Department of Transportation (MnDOT), the Cities of Ham Lake and Blaine, and Anoka County have continued to work together since 2018 to plan for mobility and safety improvements along the corridor; and,

WHEREAS, Anoka County is leading this phase two investment along the TH 65 corridor within the Cities of Ham Lake and Blaine of which proposed improvements resulted in response to a 2018-2021 study lead by MnDOT; and,

WHEREAS, Anoka County is proposing to submit an application requesting \$10 million in funds from the FY29-30 MNHFP to reconstruct the TH 65 and CSAH 116 (Bunker Lake Boulevard) intersection and supporting segments and necessary local system improvements; and,

WHEREAS, the City of Blaine is a financial partner in the TH 65 and CSAH 116 (Bunker Lake Road) Improvement Project and is committed to assisting the county in meeting the local cost share requirements associated with successful grant awards,

NOW, THEREFORE, BE IT RESOLVED that the Blaine City Council supports Anoka County's, FY29-30 MNHFP program, to reconstruct the TH 65 and CSAH 116 (Bunker Lake Road) intersection and supporting segments and necessary local system improvements.

PASSED by the City Council of the City of Blaine this 18th day of August, 2025.



City of Blaine

Signature Copy

Ordinance:

Resolution to Support Anoka County Submittal of a FY29-30 Minnesota Highway Freight Program (MNHFP) Funding Application for the TH65 and CSAH 116 (Bunker Lake Blvd) Improvement Project

WHEREAS, the Minnesota Department of Transportation (MnDOT) announced its latest statewide competitive funding opportunity through the FY29-30 Minnesota Highway Freight Program (MNHFP) allocating \$25.6 million to fund freight projects that address the investment goals identified in the State Freight Plan; and,

WHEREAS, Trunk Highway 65 (TH 65) is a State Highway that provides an important north-south transportation connection in and through the city of Blaine, Ham Lake, and Anoka County; and,

WHEREAS, traffic volumes on TH 65 have been increasing and are expected to continue to increase in the future as the area continues to grow such that congestion is and will continue to negatively impact the ability of the corridor to move traffic; and,

WHEREAS, with traffic volumes, serious and fatal crashes are expected to rise if improvements are not made at TH 65 intersections and along the adjacent supporting local transportation system; and,

WHEREAS, the Minnesota Department of Transportation (MnDOT), the Cities of Ham Lake and Blaine, and Anoka County have continued to work together since 2018 to plan for mobility and safety improvements along the corridor; and,

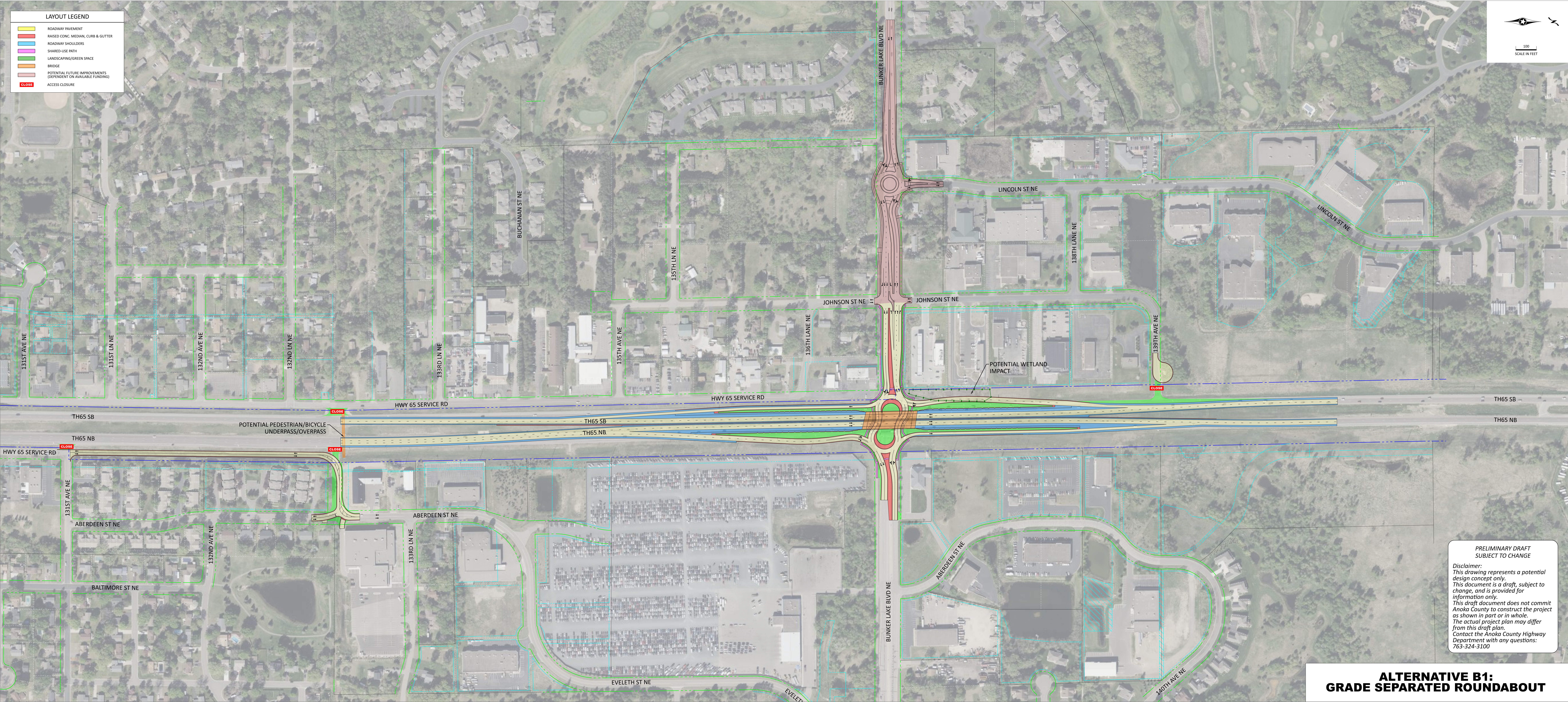
WHEREAS, Anoka County is leading this phase two investment along the TH 65 corridor within the Cities of Ham Lake and Blaine of which proposed improvements resulted in response to a 2018-2021 study lead by MnDOT; and,

WHEREAS, Anoka County is proposing to submit an application requesting \$10 million in funds from the FY29-30 MNHFP to reconstruct the TH 65 and CSAH 116 (Bunker Lake Boulevard) intersection and supporting segments and necessary local system improvements; and,

WHEREAS, the City of Blaine is a financial partner in the TH 65 and CSAH 116 (Bunker Lake Road) Improvement Project and is committed to assisting the county in meeting the local cost share requirements associated with successful grant awards,

NOW, THEREFORE, BE IT RESOLVED that the Blaine City Council supports Anoka County's, FY29-30 MNHFP program, to reconstruct the TH 65 and CSAH 116 (Bunker Lake Road) intersection and supporting segments and necessary local system improvements.

PASSED by the City Council of the City of Blaine this 18th day of August, 2025.





City of Blaine Staff Report

File Number: RES 25-142

Agenda Date	Status
August 18, 2025	
In Control	File Type
City Council	Resolution

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

Agenda Item # 7.6

Resolution to Support Anoka County Submittal of FY27-28 Transportation Economic Development (TED) Program and the Transportation Economic Development Infrastructure (TEDI) Program Funding Applications for the TH65 and CSAH 116 (Bunker Lake Blvd) Improvement Project

Executive Summary

Anoka County is proposing to submit applications for the Trunk Highway 65 and CSAH 116 (Bunker Lake Boulevard) Interchange Project requesting funding from the Transportation Economic Development (TED) Program of the Minnesota Department of Transportation and the Transportation Economic Development Infrastructure (TEDI) Program of the Minnesota Department of Employment and Economic Development.

Background

The Minnesota Department of Transportation (MnDOT) has announced its latest statewide competitive funding opportunity through the FY27-28 Transportation Economic Development (TED) program allocating \$20 million to fund transportation infrastructure projects on trunk and state highways that generate measurable economic benefits and support job creation. The Minnesota Department of Employment and Economic Opportunity (MnDEED) has also announced its Transportation Economic Development Infrastructure (TEDI) program, allocating \$1,762,000 for local governments to fund public infrastructure improvements that will enhance the transportation system, promote business growth, and accommodate economic development.

Anoka County will act as the lead applicant and legal sponsor for the Trunk Highway 65 and CSAH 116 (Bunker Lake Boulevard) Interchange Project and requests funding from the Transportation Economic Development (TED) Program of the Minnesota Department of Transportation and the Transportation Economic Development Infrastructure (TEDI) Program of the Minnesota Department of Employment and Economic Development.

The City of Blaine is a partner in the TH65 and CSAH 116 (Bunker Lake Boulevard) Improvement Project

as there are proposed improvements to the city's east and west frontage road network from 131st Avenue and 133rd Avenue.

Strategic Plan Relationship

Infrastructure Management is identified as a Strategic Priority.

Board/Commission Review

Not applicable.

Financial Impact

This is a request to support Anoka County. There is no financial impact to the City of Blaine.

Public Outreach/Input

Not applicable.

Staff Recommendation

Adopt the attached resolution.

Attachment List

1. TH 65 Segment #3



City of Blaine

Signature Copy

Resolution: RES 25-142

Resolution to Support Anoka County Submittal of FY27-28 Transportation Economic Development (TED) Program and the Transportation Economic Development Infrastructure (TEDI) Program Funding Applications for the TH65 and CSAH 116 (Bunker Lake Blvd) Improvement Project

WHEREAS, the Minnesota Department of Transportation (MnDOT) has announced its latest statewide competitive funding opportunity through the FY27-28 Transportation Economic Development (TED) program allocating \$20 million to fund transportation infrastructure projects on trunk and state highways that generate measurable economic benefits and support job creation; and,

WHEREAS, concurrently, the Minnesota Department of Employment and Economic Opportunity (MnDEED) announced its Transportation Economic Development Infrastructure (TEDI) program, allocating \$1,762,000 for local governments to fund public infrastructure improvements that will enhance the transportation system, promote business growth, and accommodate economic development; and,

WHEREAS, Trunk Highway 65 (TH 65) is a State Highway that provides an important north-south transportation connection in and through the city of Blaine, Ham Lake, and Anoka County; and,

WHEREAS, traffic volumes on TH 65 have been increasing and are expected to continue to increase in the future as the area continues to grow such that congestion is and will continue to negatively impact the ability of the corridor to move traffic; and,

WHEREAS, with traffic volumes, serious and fatal crashes are expected to rise if improvements are not made at TH 65 intersections and along the adjacent supporting local transportation system; and,

WHEREAS, the Minnesota Department of Transportation (MnDOT), the Cities of Ham Lake and Blaine, and Anoka County have continued to work together since 2018 to plan for mobility and safety improvements along the corridor; and,

WHEREAS, Anoka County is leading this phase two investment along the TH 65 corridor within the Cities of Ham Lake and Blaine of which proposed improvements resulted in response to a 2018-2021 study lead by MnDOT; and,

WHEREAS, Anoka County is funding from both programs to reconstruct the TH 65 and CSAH 116 (Bunker Lake Boulevard) intersection and support segments and necessary local system improvements; and,

WHEREAS, the proposed project aligns with TED and TEDI program goals by improving access, reducing congestion, and enabling private-sector investment and job creation; and,

WHEREAS, TED funds will be used to address critical transportation bottlenecks and enhance freight

mobility, while TEDI funds will support essential non-trunk highway infrastructure upgrades that unlock economic development opportunities; and,

WHEREAS, the City of Blaine is a financial partner in the TH 65 and CSAH 116 (Bunker Lake Boulevard) Intersection Improvement Project:

BE IT RESOLVED that the lead applicant, Anoka County, will act as the legal sponsor for the Trunk Highway 65 and CSAH 116 (Bunker Lake Boulevard) Interchange Project and requests funding from the Transportation Economic Development (TED) Program of the Minnesota Department of Transportation and the Transportation Economic Development Infrastructure (TEDI) Program of the Minnesota Department of Employment and Economic Development.

NOW, THEREFORE, BE IT RESOLVED that the Blaine City Council supports Anoka County's FY27-28 TED and TEDI programs, to reconstruct the TH 65 and CSAH 116 (Bunker Lake Boulevard) intersection and supporting segments and necessary local system improvements.



City of Blaine

Signature Copy

Ordinance:

Resolution to Support Anoka County Submittal of FY27-28 Transportation Economic Development (TED) Program and the Transportation Economic Development Infrastructure (TEDI) Program Funding Applications for the TH65 and CSAH 116 (Bunker Lake Blvd) Improvement Project

WHEREAS, the Minnesota Department of Transportation (MnDOT) has announced its latest statewide competitive funding opportunity through the FY27-28 Transportation Economic Development (TED) program allocating \$20 million to fund transportation infrastructure projects on trunk and state highways that generate measurable economic benefits and support job creation; and,

WHEREAS, concurrently, the Minnesota Department of Employment and Economic Opportunity (MnDEED) announced its Transportation Economic Development Infrastructure (TEDI) program, allocating \$1,762,000 for local governments to fund public infrastructure improvements that will enhance the transportation system, promote business growth, and accommodate economic development; and,

WHEREAS, Trunk Highway 65 (TH 65) is a State Highway that provides an important north-south transportation connection in and through the city of Blaine, Ham Lake, and Anoka County; and,

WHEREAS, traffic volumes on TH 65 have been increasing and are expected to continue to increase in the future as the area continues to grow such that congestion is and will continue to negatively impact the ability of the corridor to move traffic; and,

WHEREAS, with traffic volumes, serious and fatal crashes are expected to rise if improvements are not made at TH 65 intersections and along the adjacent supporting local transportation system; and,

WHEREAS, the Minnesota Department of Transportation (MnDOT), the Cities of Ham Lake and Blaine, and Anoka County have continued to work together since 2018 to plan for mobility and safety improvements along the corridor; and,

WHEREAS, Anoka County is leading this phase two investment along the TH 65 corridor within the Cities of Ham Lake and Blaine of which proposed improvements resulted in response to a 2018-2021 study lead by MnDOT; and,

WHEREAS, Anoka County is funding from both programs to reconstruct the TH 65 and CSAH 116 (Bunker Lake Boulevard) intersection and support segments and necessary local system improvements; and,

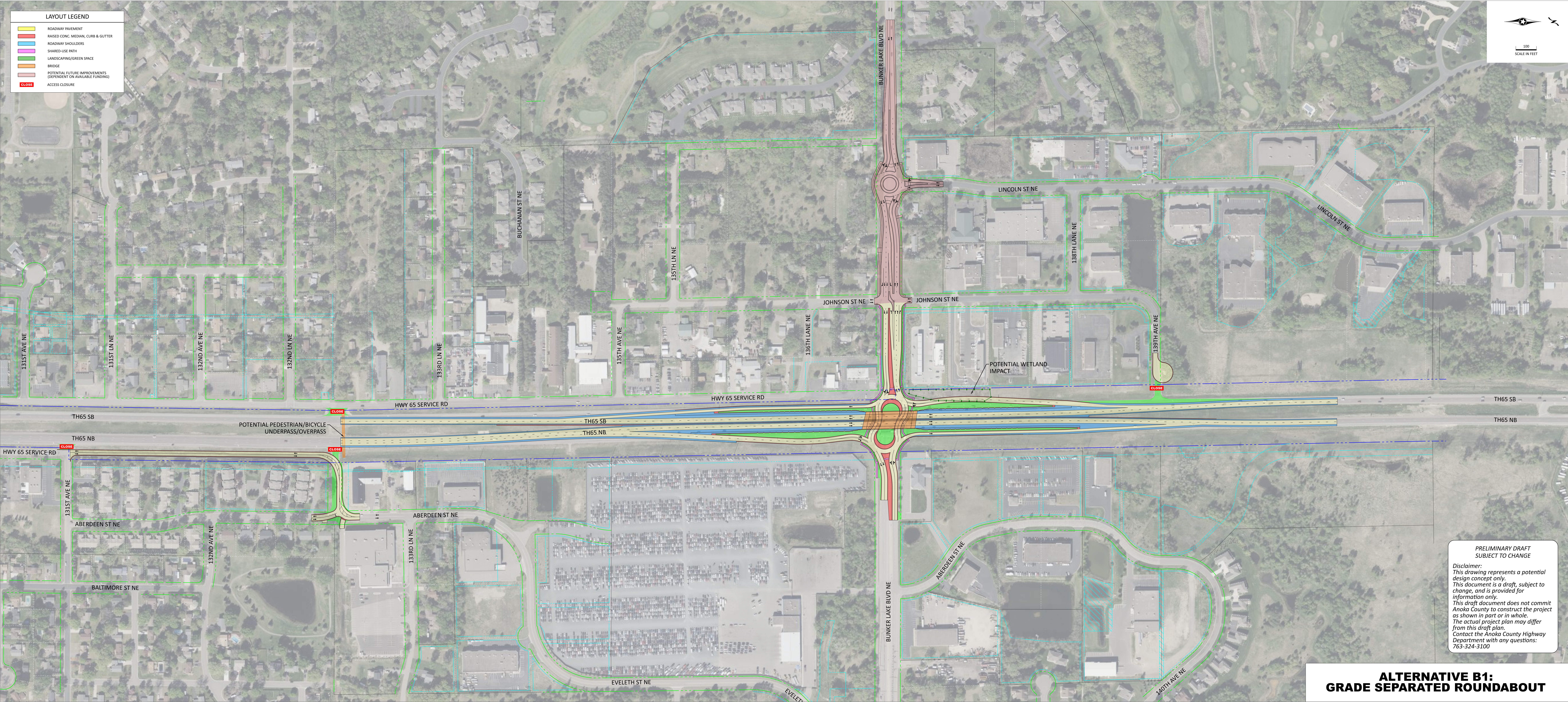
WHEREAS, the proposed project aligns with TED and TEDI program goals by improving access, reducing congestion, and enabling private-sector investment and job creation; and,

WHEREAS, TED funds will be used to address critical transportation bottlenecks and enhance freight mobility, while TEDI funds will support essential non-trunk highway infrastructure upgrades that unlock economic development opportunities; and,

WHEREAS, the City of Blaine is a financial partner in the TH 65 and CSAH 116 (Bunker Lake Boulevard) Intersection Improvement Project:

BE IT RESOLVED that the lead applicant, Anoka County, will act as the legal sponsor for the Trunk Highway 65 and CSAH 116 (Bunker Lake Boulevard) Interchange Project and requests funding from the Transportation Economic Development (TED) Program of the Minnesota Department of Transportation and the Transportation Economic Development Infrastructure (TEDI) Program of the Minnesota Department of Employment and Economic Development.

NOW, THEREFORE, BE IT RESOLVED that the Blaine City Council supports Anoka County's FY27-28 TED and TEDI programs, to reconstruct the TH 65 and CSAH 116 (Bunker Lake Boulevard) intersection and supporting segments and necessary local system improvements.





City of Blaine

Staff Report

File Number: RES 25-117

Agenda Date	Status
August 18, 2025	
In Control	File Type
City Council	Resolution

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

Agenda Item # 8.1

Resolution Granting a Conditional Use Permit for a Billboard up to 65 Feet in Height in a Planned Business District (PBD) Zoning District at 4202 Pheasant Ridge Drive NE. Outfront Media (Case File No. 25-0030/EES)

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) for a 65-foot tall billboard to allow the billboard (proposed for the existing Walgreens site) to be seen over the Lexington Avenue bridge. Staff recommends approval of the CUP.

Background

City Council (Conditional Use Permit)	08/18/25
Action Deadline	09/22/25

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

Evaluation of Request

Planning Analysis

Zoning

The property is zoned PBD (Planned Business District).

Surrounding Zoning and Uses

The property is west of Taco Bell and Arby's, both zoned PBD. The Pheasant Ridge Business Park (zoned PBD) is located across Lexington Avenue, and the Village of Blaine shopping center, zoned Development Flex (DF), is located on the north side of Pheasant Ridge Drive.

Comprehensive Land Use

The property is guided Planned Industrial/Planned Commercial (PI/PC).

Existing Conditions

The property is occupied by a Walgreens store.

History

The subject property was platted in 2003 and a CUP was approved under case file 03-04 for Walgreens.

In 2023, Outfront Media applied for a CUP for a billboard up to 65 feet in height to be seen over a bridge on 35W, and a variance to increase that height to 75 feet (PC23-0006). The City Council denied the variance request and approved the CUP request. The applicant did not construct the billboard and the CUP approval expired. At this time, the applicant is prepared to move forward with construction and is requesting CUP approval again for the 65-foot-tall billboard.

Code Requirement

Billboards up to 50 feet are allowed without city council approval on properties with commercial and industrial zoning designations adjacent to 35W and Highway 10, subject to design requirements. A CUP is required for billboards up to 65 feet in height so they can be seen over MnDOT sound walls or bridges.

Site Plan

A 75-foot-tall dynamic display billboard is proposed on the southeast corner of the property. The following standards apply to billboard locations:

- (1) The minimum lineal distance between billboards on the same side of the highway shall be five hundred fifty (550) feet. There are no billboards within 550 feet of the subject property in either direction on the west side of the freeway. The applicant has provided a map showing the locations of the nearest billboards.
- (2) The minimum setback from any property line shall be twenty (20) feet. The proposed billboard is located 20 feet from the east and south property lines, approximately 200 feet from the western property line and approximately 300 feet from the northern property line.
- (3) The minimum setback at any intersection shall be one hundred (100) feet. The proposed billboard is over 400 feet from the nearest intersection.
- (4) No billboard or structure shall be located within one hundred (100) feet of a residential district. The nearest residential district is 1,600 feet away.

Landscaping and Tree Preservation

The site meets landscaping requirements. If any removal of required landscaping is proposed for the construction of the billboard, replacement of the trees/shrubs will be required as a condition of the building permit.

Engineering Analysis

Grading/Storm Drainage

The installation of the support for the proposed billboard will not require any major site grading or any storm drainage requirements.

Wetlands/Watershed

The installation of the support for the proposed billboard will not impact any wetland or watershed area.

Access/Street Design

The installation of the support for the proposed billboard will not require any additional access or any street design.

Easements/Right-of-Way/Permits

The installation of the support for the proposed billboard will not affect any existing easements and is not located within any right-of-way. The installation of the billboard may require a permit for encroachment into the easements along I-35W.

Conditional Use Permit

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

Section 27.04 Criteria for granting conditional use permits:

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - o The increase in height of the billboard (65 feet) would not create an excessive burden on parks, schools, or other facilities and utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - o A 65-foot-tall billboard, including masonry on the support structure, is compatible with adjoining properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o The billboard is proposed to meet the design requirements for billboards, including the concealment of sign supports with stone.
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 A 65 -foot-tall billboard is generally consistent with the purpose of the zoning district and zoning code.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The additional height of the billboard (65 feet) is consistent with the comprehensive plan.
7. The use will not cause traffic hazards or congestion.
 - o The proposed billboard will not result in any traffic hazards or congestion.
8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.

- The proposed billboard will have adequate utilities, access roads, drainage and necessary facilities.

Attachment List

Zoning and Location Map
Site Plan
Renderings
Billboard Map

Strategic Plan Relationship

Not applicable.

Board/Commission Review

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

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments



City of Blaine

Signature Copy

Resolution: RES 25-117

Resolution Granting a Conditional Use Permit for a Billboard up to 65 Feet in Height in a Planned Business District (PBD) Zoning District at 4202 Pheasant Ridge Drive NE. Outfront Media (Case File No. 25-0030/EES)

WHEREAS, an application has been filed by Outfront Media as Conditional Use Permit Case File No. 25 0030 for a 65-foot tall billboard; and

WHEREAS, said case involves the property described as follows:

Lot 1, Block 1, PHEASANT RIDGE VILLAGE 2ND ADDITION

WHEREAS, the Blaine City Council held a public hearing on August 18, 2025, and recommended approval regarding said Conditional Use Permit; and

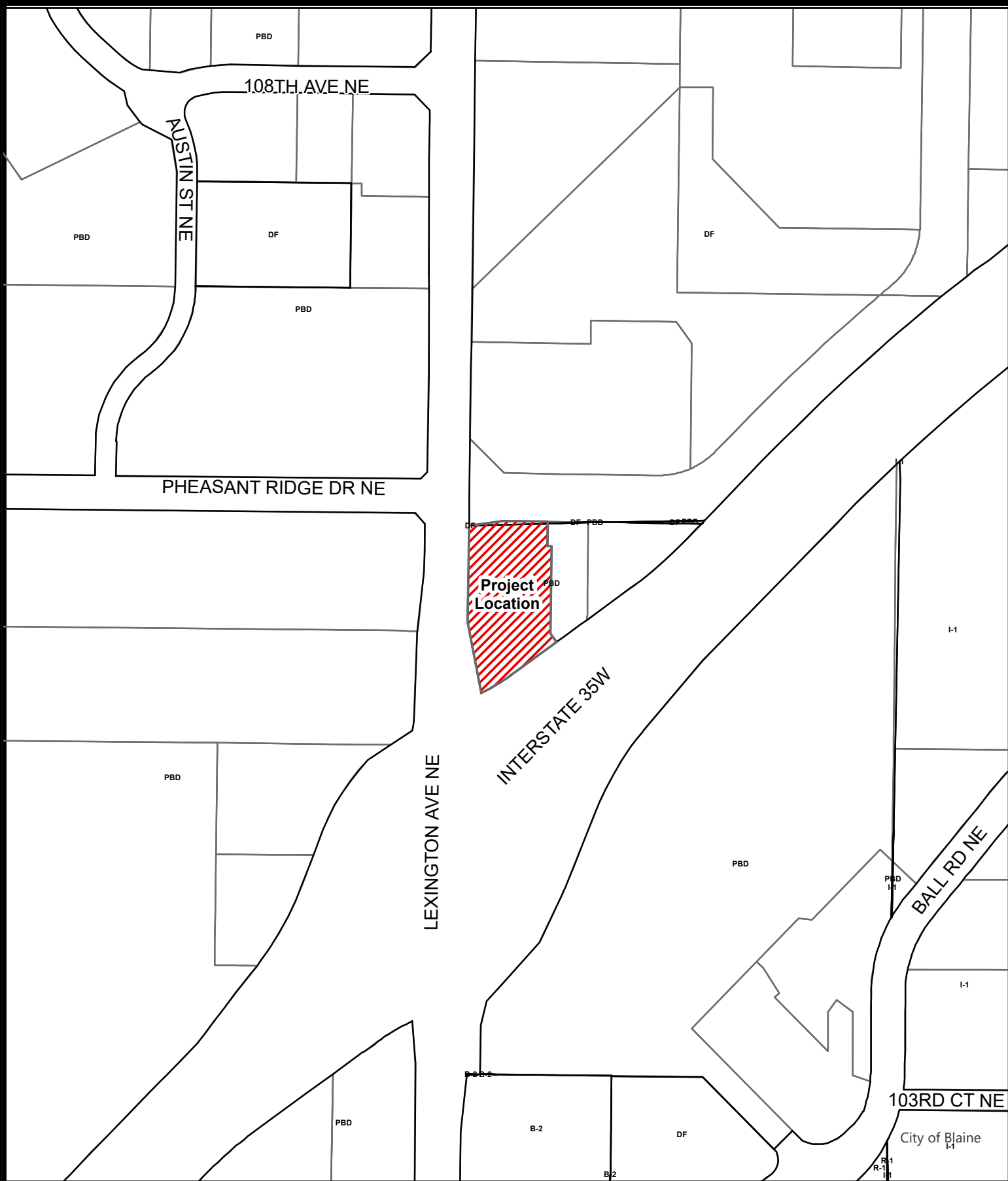
WHEREAS, the Blaine City Council has reviewed said case on August 18; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 34.08 (c)(2), 27.06 and 27.04 of the zoning ordinance to allow for a billboard up to 65 feet in height in a Planned Business District (PBD) zoning district with the following conditions:

1. The installation of the support for the proposed billboard will not alter existing drainage patterns.
2. Conformance with the standards under 34.08 of the zoning code shall be demonstrated prior to issuance of a permit for the billboard.

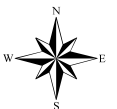
PASSED by the City Council of the City of Blaine this 18th day of August 2025.



BlaineMN.gov

Case File No. 25-0030 Outfront Media

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

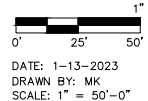




m:\02-client_pursuits\land development\outfront\blaine\20230110_outfront_billboard_exhibit_billboard-mk.dwg

Billboard Exhibit
Blaine, Minnesota

Concept 1



DATE: 1-13-2023
DRAWN BY: MK
SCALE: 1" = 50'-0"

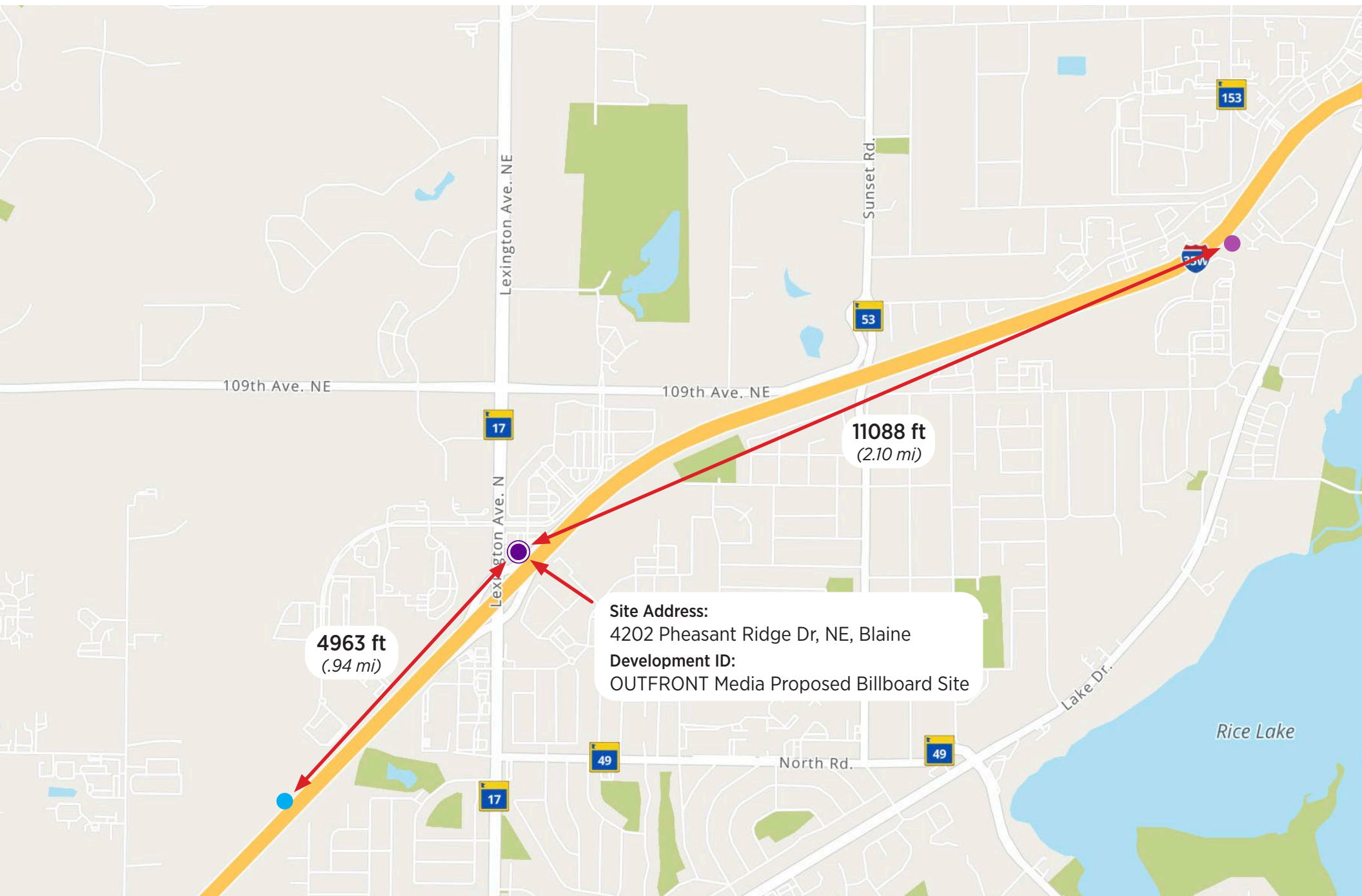






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Site Address:
4202 Pheasant Ridge Dr, NE, Blaine
Development ID:
OUTFRONT Media Proposed Billboard Site



City of Blaine

Staff Report

File Number: 2025-188

Agenda Date	Status
August 18, 2025	
In Control	File Type
City Council	Motion

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 10.1

Motion to authorize the Director of Engineering to execute the purchase agreement with West Rondeau Lake Drive LLC, in the amount of \$130,572.99 for wetland banking credits for the Zest Street Construction project, Improvement Project No. T2504.

Executive Summary

Council is requested to approve the purchase agreement with West Rondeau Lake Drive LLC in the amount of \$130,572.99 for 1.0152 acres of wetland from the Butterfly Marsh Wetland Bank, Bank #1762.

Background

The 2025 Zest Street Construction Project involves constructing a new portion of Zest Street NE and Lakes Parkway NE west of Lexington Avenue. As part of the Wetland Conservation Act (WCA) permitting process, impacts to existing wetlands must be avoided, minimized, and then replaced. It has been determined that 1.0152 acres need to be mitigated/replaced. Mitigation of wetlands is a process that requires providing land that can sustain a newly created wetland, constructing the wetland, and then maintaining and monitoring the wetland for a minimum of 5 years until it receives all appropriate agency approvals (BWSR and Army Corps). As this is a long and expensive process, it is the preference to purchase appropriate wetland bank credits for the wetland impacts.

Wetland banking is a way to offset the ecological loss of a development project by mitigating wetland losses through the creation, preservation and restoration of wetlands elsewhere. The goal is to protect and restore the ecological functions of the landscape, reduce the impact of development, and account for inevitable wetland losses resulting from development.

Strategic Plan Relationship

The project aligns with the City's strategic initiatives for Growth Management and providing a well maintained infrastructure by providing high-quality street surfaces.

Board/Commission Review

Not applicable.

Financial Impact

The cost of the wetland credits will be \$130,572.99. The current rate for the required type of wetland from this wetland bank is \$126,324/acre plus fees.

The project will be funded by a combination of assessments, Public Utility Funds and Municipal State Aid System funds. The 2024 Capital Improvement Plan (CIP) included a total of \$225,000 in project funding for consulting and the 2025 project budget approved within the 2025-2029 CIP is \$2,837,500 for consulting, construction, and contingencies for a total project budget of \$3,062,500 as listed in the table below. To date, \$410,394.33 has been encumbered on the project. It is anticipated that this cost will be within the approved project budget.

Funding Sources	2024 Budget	2025 Budget	Total
MSA Construction	\$225,000	\$1,800,000	\$2,025,000
Special Assessments	-	\$937,000	\$937,000
Water Utility Funds	-	\$60,000	\$60,000
Sewer Utility Funds	-	\$40,000	\$40,000
Total	\$225,000	\$2,837,500	\$3,062,500

Public Outreach/Input

Not applicable.

Staff Recommendation

By motion, authorize the Director of Engineering to execute the purchase agreement with West Rondeau Lake Drive LLC, in the amount of \$130,572.99 for wetland banking credits for the Zest Street Construction project, Improvement Project No. T2504.

Attachment List

1. Butterfly Marsh Purchase Agreement^City of Blaine Updated 8-8-25
2. Location Exh_Purchase Agreement^City of Blaine Updated 8-8-25

**Butterfly Marsh Wetland Bank
West Rondeau Lake Drive LLC
Bank #1762**

**PURCHASE AGREEMENT
FOR
WETLAND BANKING CREDITS**

THIS AGREEMENT is made this 22 day of May, 2025 between
West Rondeau Lake Drive LLC (Seller) and City of Blaine (Buyer).

1. Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the wetland banking credits
(Credits) listed below:

Credits to be Sold												
Credit Subgroup		Credit Type SWC or AGC		Wetland Type/Plant Community Type			Cost per Credit		Credit Amounts			
A		SWC		Fresh (Wet) Meadow			\$126,324		1.0152			
Per Credit Withdrawal Fee by BSA*						Enter the Withdrawal Fee for the BSA of the account:	Total Cost:	\$128,244.12	Total Credits :	1.0152		
	SWC	AGC		SWC	AGC							
BSA 1	\$520	\$270	BSA 6	\$1,083	\$586		Withdrawal Fee x total credits = fee					
BSA 2	\$371	\$191	BSA 7	\$1,992	\$1,060		\$1,992	Withdrawal Fee:		\$2,022.28		
BSA 3	\$725	\$389	BSA 8	\$2,577	\$1,348		Easement Stewardship Fee:		Easement Stewardship fee x total credits = fee			
BSA 4	\$1,412	\$724	BSA 9	\$2,628	\$1,332		\$302	Stewardship Fee:		\$306.59		
BSA 5	\$685	\$367	BSA 10	\$3,099	\$1,580				Total Fees:		\$2,328.87	
									Grand Total:		\$130,572.99	

*AGC is for Ag bank credits and SWC is for standard bank credits.

2. Seller represents and warrants as follows:
- The Credits are deposited in an account in the Minnesota Wetland Bank administered by the Minnesota Board of Water and Soil Resources (BWSR) pursuant to Minn. Rules Chapter 8420.0700-.0760.
 - Seller owns the Credits and has the right to sell the Credits to Buyer.

3. Buyer will pay Seller a total of \$128,244.12 for the Credits, as follows:
- a) \$ 0 as earnest money, to be paid when this Agreement is signed; and
 - b) The balance of \$ 128,244.12 to be paid on the Closing Date listed below.
4. ☒ Buyer, ☐ Seller agrees to pay to a withdrawal fee of \$2,022.28 to the State of Minnesota based on the per credit fee of \$1,992 for Bank Service Area 7 and a stewardship fee of \$306.59 based on the per credit fee of \$ 302. At the Closing Date, ☒ Buyer, ☐ Seller will execute a check made out for this amount, payable to the Board of Water and Soil Resources.
5. The closing of the purchase and sale shall occur on or before 8/30/25 (Closing Date). The Closing Date and location may be changed by written consent of both parties. Upon payment of the balance of the purchase price, Seller will sign a fully executed Transaction Form to Withdraw Credits provided by BWSR, provide a copy of the Transaction Form to Withdraw Credits to the Buyer and forward the same to the BWSR along with the check for the withdrawal fee and stewardship fee.
6. Buyer has applied or will apply to Rice Creek Watershed District (Local Government Unit (LGU) or other regulatory authority) for approval of a replacement plan utilizing the Credits as the means of replacing impacted wetlands. If the LGU/DNR/USACE has not approved the Buyer's application for a replacement plan utilizing the Credits by the Closing Date, and no postponement of the Closing Date has been agreed to by Buyer and Seller in writing, then either Buyer or Seller may cancel this Agreement by giving written notice to the other. In this case, Seller shall return Buyer's earnest money, and neither Buyer nor Seller shall have any further obligations under this Agreement. If the LGU has approved the replacement plan and the Seller is ready to proceed with the sale on the Closing Date, but Buyer fails to proceed, then the Seller may retain the earnest money as liquidated damages.

(Signature of Seller) (Date)

(Signature of Buyer) (Date)

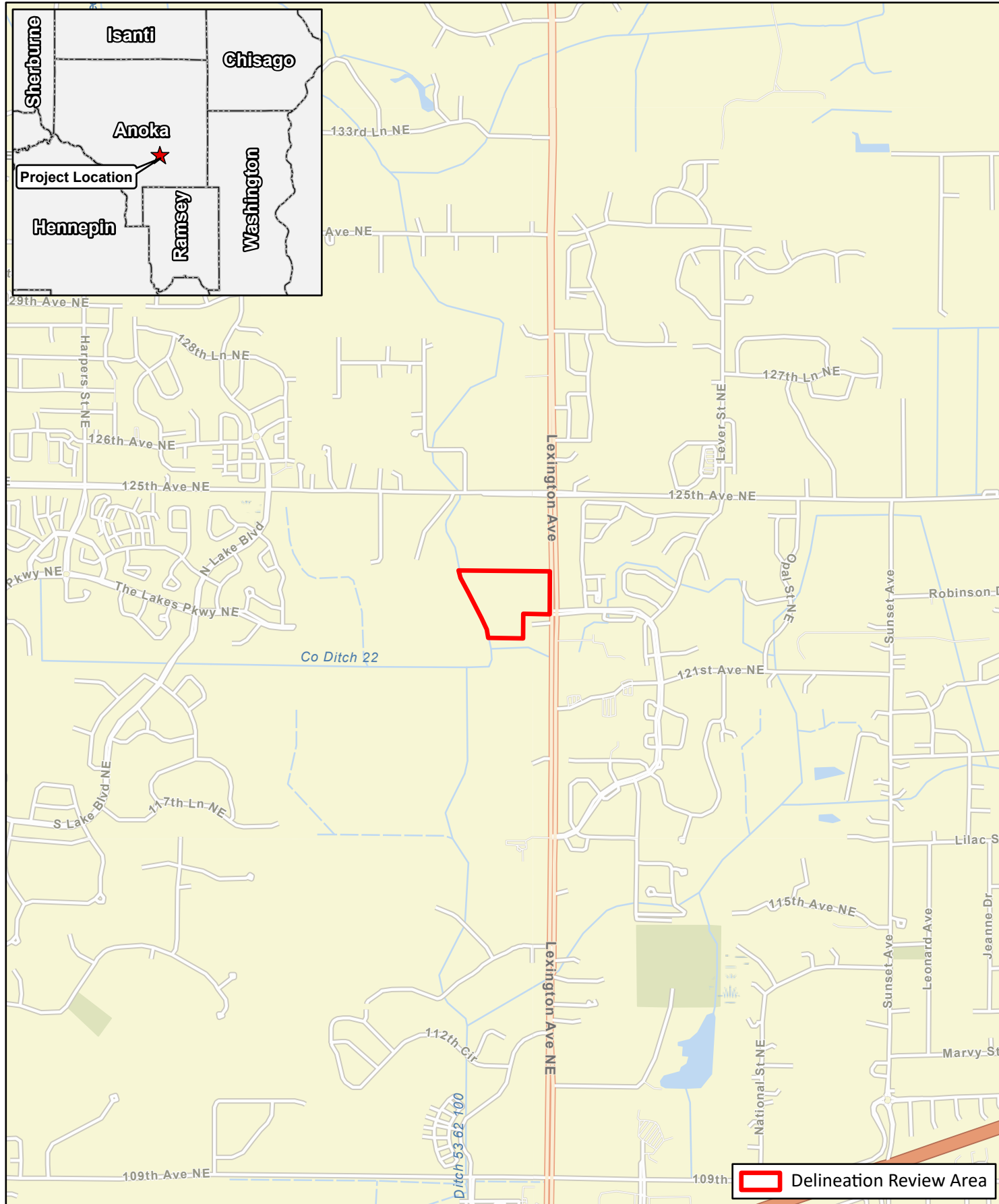


Figure 1 - Project Location

Zest Street Extension
City of Blaine, MN

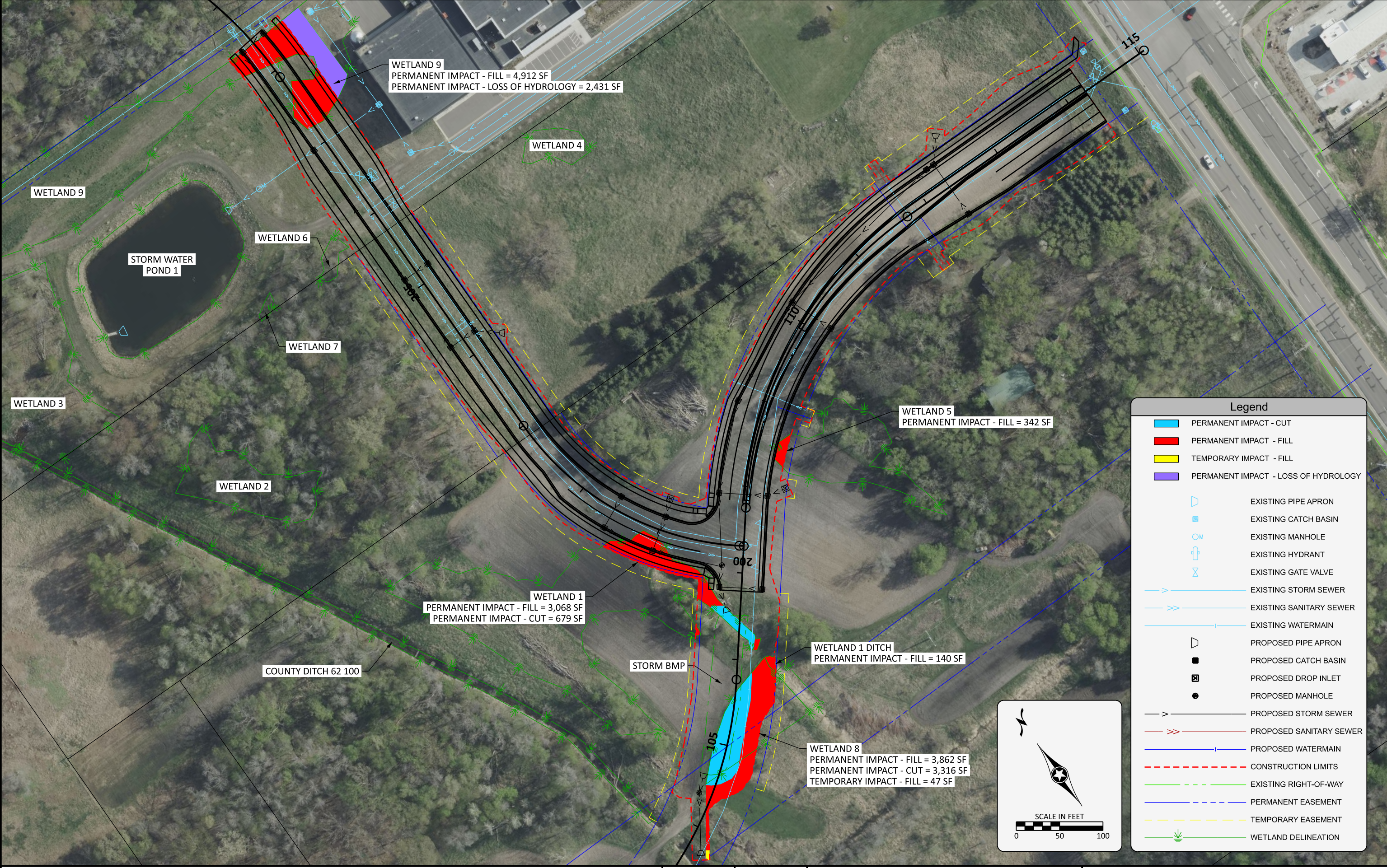


0 2,000
Feet
1 inch = 2,000 feet





DATE: 6/23/2025 TIME: 1:28:24 PM
FILENAME: Projects\Minnesota\026198-000\05_Discipline\Roadway\04_Layouts\Wetland_Impacts\026198-000_Wetland_Impacts_Exhibit.dgn



Legend

PERMANENT IMPACT - CUT

PERMANENT IMPACT - FILL

TEMPORARY IMPACT - FILL

PERMANENT IMPACT - LOSS OF HYDROLOGY

EXISTING PIPE APRON

EXISTING CATCH BASIN

EXISTING MANHOLE

EXISTING HYDRANT

EXISTING GATE VALVE

EXISTING STORM SEWER

EXISTING SANITARY SEWER

EXISTING WATERMAIN

PROPOSED PIPE APRON

PROPOSED CATCH BASIN

PROPOSED DROP INLET

PROPOSED MANHOLE

PROPOSED STORM SEWER

PROPOSED SANITARY SEWER

PROPOSED WATERMAIN

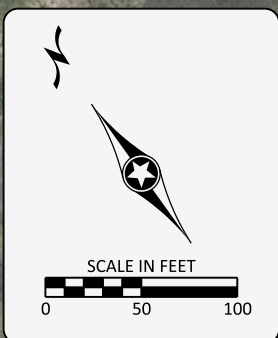
CONSTRUCTION LIMITS

EXISTING RIGHT-OF-WAY

PERMANENT EASEMENT

TEMPORARY EASEMENT

WETLAND DELINEATION





City of Blaine Staff Report

File Number: RES 25-144

Agenda Date	Status
August 18, 2025	
In Control	File Type
City Council	Resolution

Administration - Jerome Krieger, Sr. Recreation Manager

Agenda Item # 10.2

Resolution Accepting a Bid and Award a Contract to New Look Contracting, Inc. in the Amount of \$286,685.00 for the Sunrise Pond Park Courts and Irrigation Project, Improvement Project No. 24-41, and Associated Budget Amendments.

Executive Summary

Accept a Bid for the Sunrise Pond Park Courts and Irrigation Project at Sunrise Pond Park, Improvement Project No. 24-41 and award a contract in the amount of \$286,685.00 to New Look Contracting, Inc. as well as make the necessary budget amendments associated with the project.

Background

Bids were received electronically at 2:00PM, July 24, 2025, for Project No. 24-41. A total of 5 bids were received, ranging from \$286,685.00 to \$447,047.00. The 3 lowest bidders and engineer's estimate are as follows:

Engineer's Estimate	\$276,641.75
New Look Contracting, Inc.	\$286,685.00
Sunram Construction, Inc.	\$298,396.00
Pember Companies, Inc.	\$311,349.40

Bids have been checked and tabulated, and it has been determined that New Look Contracting, Inc. of Rogers, Minnesota is the lowest bidder. The Parks Department has worked with New Look Contracting, Inc. on previous contracts. Staff recommends that the low bid be accepted, and a contract entered into with New Look Contracting, Inc.

City Council is also asked to approve a 10% contingency to bring the total project budget to \$315,353.50.

The funding source for this project is the Parks CIP Funds. The budget requires amendment to have sufficient funds to cover these costs.

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of Infrastructure Management.

Board/Commission Review

Financial Impact

Funding was approved over several budgets, with \$125,000 in 2022, \$850,000 in 2023, and \$175,000 in 2024, bringing the total funding to \$1,150,000. The project is included within the Park Development Fund, which was established for the development and improvement of city parks with funding provided by park dedication fees, which have statutory and city code spending restrictions.

The playground and parking lot were completed in 2024, with expenditures of \$825,891.61 incurred to date.

The lowest bid received for the construction of basketball courts, pickleball courts, and site irrigation, came in at \$286,685. With a ten percent contingency of \$30,364.63, the total construction estimate is \$317,049.63. In addition, Connexus has provided a quote for \$16,961.25 to install streetlights around the playground for safety and security. With these revised estimates, the anticipated total project cost will be \$1,159,902.49, leaving a shortage of \$9,902.49. Staff recommend the use of fund balance to facilitate the additional costs.

Public Outreach/Input

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Bid Tab 24-41 7-24-2025
2. Pages from Sunrise Pond Courts PLANS_addm #1 (7-17-25)



City of Blaine

Signature Copy

Resolution: RES 25-144

Resolution Accepting a Bid and Award a Contract to New Look Contracting, Inc. in the Amount of \$286,685.00 for the Sunrise Pond Park Courts and Irrigation Project, Improvement Project No. 24-41, and Associated Budget Amendments.

WHEREAS, council previously approved a total project budget of \$1,150,000, for all associated park improvements; and

WHEREAS, the bids received for the Sunrise Pond Park Courts and Irrigation Project, Improvement Project 24-41 will exceed the current approved budget; and

WHEREAS, the quote received from Connexus for the lighting system improvements at Sunrise Pond Park will exceed the current approved budget; and

WHEREAS, pursuant to advertisement for bids for Improvement Project No. 24-41, said bids were received on July 24, 2025, electronically opened and tabulated according to law, and the following 3 bids were received complying with the advertisement:

New Look Contracting, Inc.	\$286,685.00
Sunram Construction, Inc.	\$298,396.00
Pember Companies, Inc.	\$311,349.40

AND WHEREAS, New Look Contracting, Inc. of Rogers, Minnesota is the lowest responsible bidder.

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

1. The Mayor and City Manager are hereby authorized and directed to enter into a contract with New Look Contracting, Inc. for the designated improvements in the amount of \$286,685.00.
2. A 10% contingency is hereby approved to bring the total project budget to \$315,353.50 and the Parks Senior Manager is hereby authorized to sign all change orders up to the authorized project budget amount.
3. The City Clerk is hereby authorized and directed to return forthwith to all bidders the bid bonds submitted with their bids, except the three lowest bidders. When a contract is duly executed, the bid bond of the remaining unsuccessful bidder will be returned. The bid bond of the successful bidder will be retained until the performance and payment bonds have been executed and approved, after which the bid bond will be returned.

BE IT FURTHER RESOLVED the City Council of the City of Blaine hereby authorizes the following expenditure increase(s) to the 2025 budget for project PRK220200,

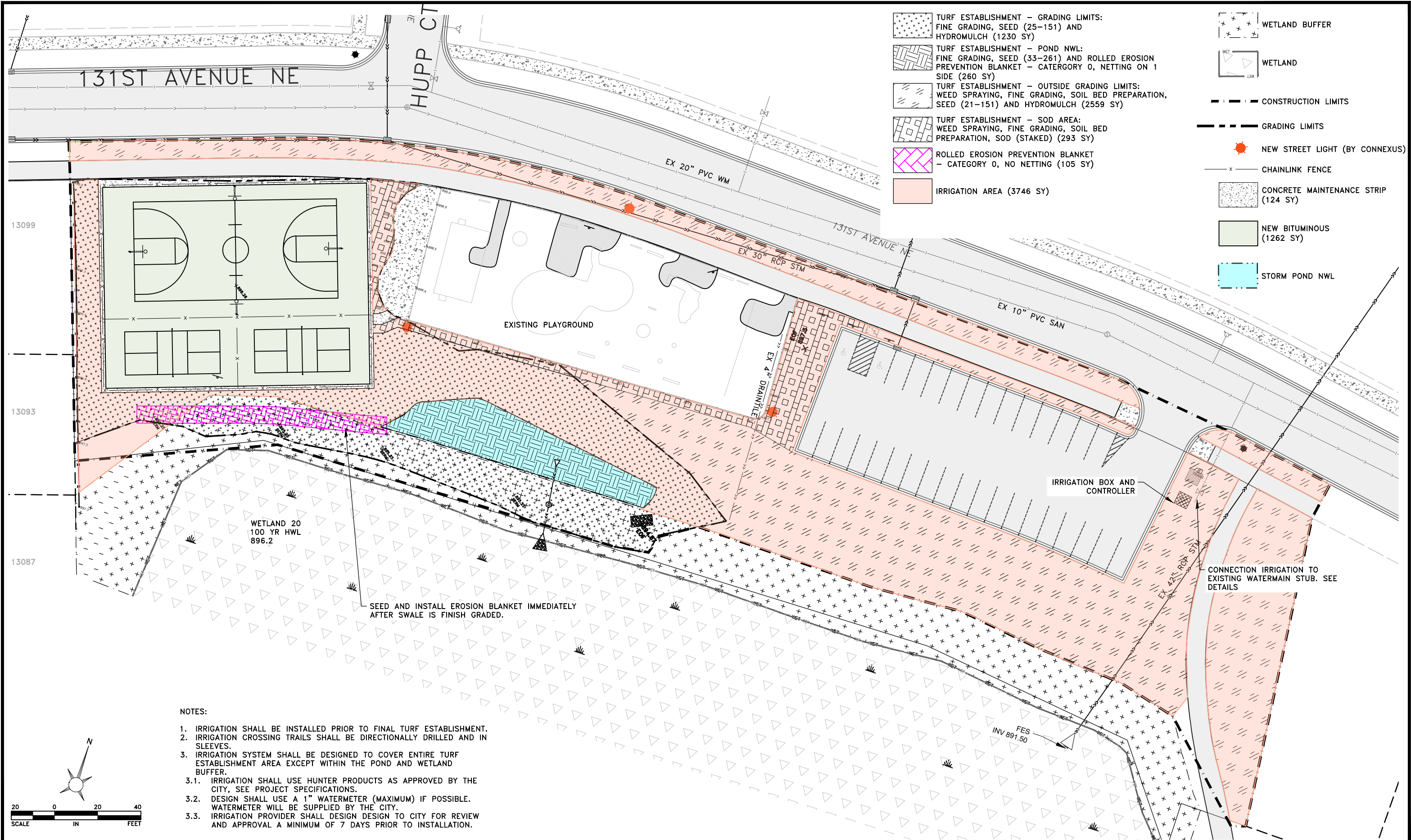
Fund/Account	Project Number	Project Description
Parks Development Fund - Contract Costs 404.60.600.602.6049-4590	PRK220200	Sunrise Pond Park

PASSED by the City Council of the City of Blaine this 18th day of August 2025.

Sunrise Pond Park Courts Project (#9769820)
City of Blaine, Improvement Project No. 24-41 (PRK220200)
Solicitor: Blaine MN, City of - Engineering Department
07/24/2025 02:00 PM CDT

Line Item	Item Code	Item Description	UofM	Quantity	New Look Contracting, Inc.		Sunram Construction, Inc.		Pember Companies, Inc.		Dresel Contracting Inc.		Urban Companies	
					Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	2021.501	MOBILIZATION	LS	1	\$26,000.00	\$26,000.00	\$14,200.45	\$14,200.45	\$35,630.00	\$35,630.00	\$57,300.00	\$57,300.00	\$26,000.00	\$26,000.00
2	2011.601	CONSTRUCTION SURVEYING	LS	1	\$5,600.00	\$5,600.00	\$6,500.00	\$6,500.00	\$5,000.00	\$5,000.00	\$5,952.00	\$5,952.00	\$20,000.00	\$20,000.00
3	2104.504	REMOVE SEDIMENT CONTROL LOG	LF	535	\$2.00	\$1,070.00	\$1.00	\$535.00	\$1.85	\$989.75	\$6.73	\$3,600.55	\$5.00	\$2,675.00
4	2104.504	REMOVE SILT FENCE	LF	1025	\$1.25	\$1,281.25	\$3.00	\$3,075.00	\$1.45	\$1,486.25	\$4.21	\$4,315.25	\$5.00	\$5,125.00
5	2106.501	SITE GRADING	LS	1	\$14,500.00	\$14,500.00	\$16,400.00	\$16,400.00	\$25,000.00	\$25,000.00	\$57,600.00	\$57,600.00	\$75,000.00	\$75,000.00
6	2106.507	HAUL AND DISPOSE OF EXCESS MATERIAL (LV)	CY	533	\$35.50	\$18,921.50	\$32.00	\$17,056.00	\$19.15	\$10,206.95	\$44.98	\$23,974.34	\$32.00	\$17,056.00
7	2211.509	AGGREGATE BASE CLASS 5 (P)	TON	447	\$26.00	\$11,622.00	\$36.75	\$16,427.25	\$30.45	\$13,611.15	\$51.82	\$23,163.54	\$45.00	\$20,115.00
8	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B)	TON	116	\$174.50	\$20,242.00	\$166.00	\$19,256.00	\$143.20	\$16,611.20	\$173.81	\$20,161.96	\$156.00	\$18,096.00
9	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,B)	TON	116	\$135.75	\$15,747.00	\$145.75	\$16,907.00	\$177.25	\$20,561.00	\$152.67	\$17,709.72	\$121.00	\$14,036.00
10	2503.503	12" RC PIPE APRON	EACH	2	\$2,000.00	\$4,000.00	\$1,825.00	\$3,650.00	\$1,400.00	\$2,800.00	\$1,796.82	\$3,593.64	\$1,500.00	\$3,000.00
11	2503.503	12" RC PIPE SEWER DESIGN 3006	LF	26	\$115.00	\$2,990.00	\$143.00	\$3,718.00	\$83.15	\$2,161.90	\$150.49	\$3,912.74	\$150.00	\$3,900.00
12	2506.502	CONST DRAINAGE STRUCTURE - SPECIAL	EACH	1	\$10,000.00	\$10,000.00	\$7,775.00	\$7,775.00	\$6,035.00	\$6,035.00	\$13,672.32	\$13,672.32	\$10,000.00	\$10,000.00
13	2511.507	RANDOM RIPRAP CLASS III	CY	8.5	\$165.00	\$1,402.50	\$180.00	\$1,530.00	\$197.00	\$1,674.50	\$188.82	\$1,604.97	\$200.00	\$1,700.00
14	2531.504	5" THICK CONCRETE MAINTENANCE STRIP-REINFORCED	SY	128	\$169.50	\$21,696.00	\$158.00	\$20,224.00	\$110.00	\$14,080.00	\$166.50	\$21,312.00	\$50.00	\$6,400.00
15	2573.501	STABILIZED CONSTRUCTION EXIT	LS	1	\$2,700.00	\$2,700.00	\$800.00	\$800.00	\$1,300.00	\$1,300.00	\$2,586.00	\$2,586.00	\$3,000.00	\$3,000.00
16	2573.502	STORM DRAIN INLET PROTECTION	EA	2	\$200.00	\$400.00	\$150.00	\$300.00	\$130.00	\$260.00	\$240.00	\$480.00	\$400.00	\$800.00
17	2573.502	SILT FENCE, TYPE MS	LF	535	\$2.75	\$1,471.25	\$2.50	\$1,337.50	\$4.25	\$2,273.75	\$4.80	\$2,568.00	\$5.00	\$2,675.00
18	2573.503	SEDIMENT CONTROL LOG TYPE MULCH	LF	770	\$4.00	\$3,080.00	\$4.00	\$3,080.00	\$4.25	\$3,272.50	\$4.80	\$3,696.00	\$7.00	\$5,390.00
	BASE BID - SCHEDULE A - SITE WORK TOTAL:				\$162,723.50		\$152,771.20		\$162,953.95		\$267,203.03		\$234,968.00	
19	2540.602	PICKLEBALL NET AND POST SYSTEM	EA	2	\$4,575.00	\$9,150.00	\$4,265.00	\$8,530.00	\$3,445.00	\$6,890.00	\$1,795.20	\$3,590.40	\$4,025.00	\$8,050.00
20	2540.602	BASKETBALL POST AND HOOP SYSTEM - 10' TALL	EA	2	\$5,590.00	\$11,180.00	\$5,200.00	\$10,400.00	\$7,160.00	\$14,320.00	\$3,658.80	\$7,317.60	\$8,000.00	\$16,000.00
21	2540.602	BASKETBALL POST AND HOOP SYSTEM - 7'-10' TALL ADJUSTABLE	EA	2	\$5,590.00	\$11,180.00	\$5,200.00	\$10,400.00	\$6,900.00	\$13,800.00	\$3,570.00	\$7,140.00	\$8,000.00	\$16,000.00
22	2557.502	10' HIGH CHAIN-LINK PERIMETER FENCE - 10' WIDE GATE	EA	1	\$1,345.00	\$1,345.00	\$1,250.00	\$1,250.00	\$1,260.00	\$1,260.00	\$3,720.00	\$3,720.00	\$3,400.00	\$3,400.00
23	2557.502	10' HIGH CHAIN-LINK PERIMETER FENCE - 7' WIDE GATE	EA	1	\$960.00	\$960.00	\$900.00	\$900.00	\$900.00	\$900.00	\$2,676.00	\$2,676.00	\$3,000.00	\$3,000.00
24	2557.502	10' HIGH CHAIN-LINK PERIMETER FENCE - 4' WIDE GATE	EA	1	\$735.00	\$735.00	\$680.00	\$680.00	\$690.00	\$690.00	\$1,848.00	\$1,848.00	\$2,050.00	\$2,050.00
25	2557.502	8' HIGH CHAIN-LINK PERIMETER FENCE - 10' WIDE GATE	EA	1	\$675.00	\$675.00	\$630.00	\$630.00	\$636.50	\$636.50	\$1,560.00	\$1,560.00	\$1,900.00	\$1,900.00
26	2557.503	4' HIGH CHAIN-LINK DIVIDER FENCE	LF	28	\$39.50	\$1,106.00	\$36.75	\$1,029.00	\$37.15	\$1,040.20	\$68.16	\$1,908.48	\$95.00	\$2,660.00
27	2557.503	8' HIGH CHAIN-LINK PERIMETER FENCE	LF	190	\$63.50	\$12,065.00	\$59.00	\$11,210.00	\$59.40	\$11,286.00	\$70.08	\$13,315.20	\$72.00	\$13,680.00
28	2557.503	10' HIGH CHAIN-LINK PERIMETER FENCE	LF	372	\$88.00	\$32,736.00	\$81.65	\$30,373.80	\$82.50	\$30,690.00	\$78.84	\$29,328.48	\$90.00	\$33,480.00
29	2582.603	PERMANENT PAVEMENT MARKINGS (ACRYLIC)	LS	1	\$1,400.00	\$1,400.00	\$1,500.00	\$1,500.00	\$1,325.00	\$1,325.00	\$1,500.00	\$1,500.00	\$4,000.00	\$4,000.00
30	2582.604	ACRYLIC COLOR COURT SURFACING	SY	1262	\$9.50	\$11,989.00	\$9.00	\$11,358.00	\$9.00	\$11,358.00	\$10.16	\$12,821.92	\$15.00	\$18,930.00
	BASE BID - SCHEDULE B - COURTS TOTAL:				\$94,521.00		\$88,260.80		\$94,195.70		\$86,726.08		\$123,150.00	
31	2502.601	IRRIGATION SYSTEM	LS	1	\$22,000.00	\$22,000.00	\$45,000.00	\$45,000.00	\$29,200.00	\$29,200.00	\$33,000.00	\$33,000.00	\$70,000.00	\$70,000.00
32	2575.501	TURF ESTABLISHMENT - GRADING LIMITS	ACRE	0.25	\$2,000.00	\$500.00	\$7,500.00	\$1,875.00	\$21,200.00	\$5,300.00	\$24,000.00	\$6,000.00	\$15,000.00	\$3,750.00
33	2575.501	TURF ESTABLISHMENT - POND NWL	ACRE	0.05	\$2,000.00	\$100.00	\$35,000.00	\$1,750.00	\$106,000.00	\$5,300.00	\$120,000.00	\$6,000.00	\$20,000.00	\$1,000.00
34	2575.501	TURF ESTABLISHMENT - OUTSIDE GRADING LIMITS	ACRE	0.53	\$2,000.00	\$1,060.00	\$7,500.00	\$3,975.00	\$16,000.00	\$8,480.00	\$18,000.00	\$9,540.00	\$15,000.00	\$7,950.00
35	2575.501	TURF ESTABLISHMENT - SOD	SY	293	\$17.00	\$4,981.00	\$15.00	\$4,395.00	\$18.00	\$5,274.00	\$20.40	\$5,977.20	\$20.00	\$5,860.00
36	2575.604	ROLLED EROSION PREVENTION CATEGORY 10	SY	123	\$6.50	\$799.50	\$3.00	\$369.00	\$5.25	\$645.75	\$12.00	\$1,476.00	\$3.00	\$369.00
	BASE BID - SCHEDULE C - TURF ESTABLISHMENT & IRRIGATION TOTAL:				\$29,440.50		\$57,364.00		\$54,199.75		\$61,993.20		\$88,929.00	
BASE BID TOTAL:					\$286,685.00		\$298,396.00		\$311,349.40		\$415,922.31		\$447,047.00	

Jul 17, 2025 - 10:19am
H:\Team\GIS\Eng\Public Projects\2024 Project List\24-41 Sunrise Pond Park_Courts (PRK220200)\AUTOCAD\Sunrise Courts Base.dwg



ENGINEERING DEPARTMENT

10801 Town Square Drive, Blaine, Minnesota 55449

Phone (763) 785-6172

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.

Date 6/25/25 Reg. No. 45850

DATE
7/17/25

REVISION
ADDM #1: ADD SOD AROUND
PLAYGROUND

PROJECT NO.

DESIGN BY: BML

CHECKED BY:

AS BUILT BY:

DRAWN BY: BML

APPROVED BY:

TURF RESTORATION AND IRRIGATION

CITY PROJ. NO. 24-41
SUNRISE POND PARK - COURTS AND IRRIGATION

SHEET NO. 11 OF 11 SHEETS



City of Blaine Staff Report

File Number: 2025-189

Agenda Date	Status
August 18, 2025	
In Control	File Type
City Council	Motion

Administration -

Agenda Item # 10.3

2025 Park Advisory Board Mayoral Appointment

Executive Summary

Council is asked to make an appointment to the current Park Advisory Board vacancy.

Background

A vacancy was created on the Park Advisory Board when Commissioner Kris Paulseth accepted the position to serve as the City Forester. This term expires March 31, 2028. After advertising the vacancy, council reviewed applications from Zachary Arco, Julie Fearing, Alexander Moe, and Paul Perez, and staff is recommending that council consider an appointment at this time. Should the council wish to proceed, the mayor should announce the proposed appointment, after which the full council should confirm by motion, second, and vote.

Strategic Plan Relationship

As advisory bodies, board and commission members relate to all facets of the city's strategic plan as their work is an integral part to decision-making by the city council.

Board/Commission Review

N/A

Financial Impact

Financial impacts include a small stipend for meeting attendance by members and staff time as liaisons supporting each board or commission.

Public Outreach/Input

Advertisement for board/commission positions was published in the official newspaper and city newsletter and posted on the city's website and all social media channels.

Staff Recommendation

Mayor to announce the appointment to the Park Advisory Board for the current vacancy that expires March 31, 2028, after which council should confirm. The city extends its thanks to all applicants for their interest in serving the City of Blaine.

Attachment List

None