



City of Blaine

City Council

September 15, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

1. Call to Order by the Mayor

2. Pledge of Allegiance

3. Roll Call

4. Awards - Presentations - Organizational Business

- 4.1.** 2025-211 Police Officer Swearing-in Ceremony
Sponsors: Brian Podany, Safety Services Manager/Police Chief

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.** 2025-212 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

- 7.2.** 2025-213 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

- 7.3.** RES 25-127 Resolution Granting Final Plat Approval to Create Four Lots and Three Outlots to be Known as Lexington Crossing Second Addition at the

Southwest Corner of Lexington Avenue and 125th Avenue NE. Blaine Lex Crossings 2025, LLC (Case File No. 25-0039/SAS)

Sponsors: Sheila Sellman, Assistant Community Development Director

- 7.4.** RES 25-167 Resolution to Accept a Donation from the Blaine Festival Committee in the amount of \$26,632 for the Aquatore Park Basketball Court and Associated Budget Amendments

Sponsors: Jerome Krieger, Sr. Recreation Manager

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

- 8.1.** RES 25-149 Conduct Public Hearing and Adopt a Resolution to Vacate the Drainage and Utility Easements on Outlot B, Lexington Crossing, According to the Recorded Plat Thereof, Anoka County, Minnesota; Vacation No. V25-03

Sponsors: Daniel Schluender, Director of Engineering

- 8.2.** ORD 25-2590 First Reading

An Ordinance Amending Sec. 2.07. Salaries of the Blaine City Charter

Sponsors: Cathy Sorensen, City Clerk

9. Development Business

- 9.1.** ORD 25-2584 Second Reading

Ordinance Approving a Rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) at 2801 101st Avenue NE. Manning Transfer (Case File No. 25-0032/SLK)

Sponsors: Sheila Sellman, Assistant Community Development Director

- 9.2.** RES 25-134 Resolution Granting a Conditional Use Permit for the Reconfiguration of the Outside Storage of Trucks and Trailers for the Existing Truck Terminal, Truck Repair Use and Two Buildings on One Parcel in the Heavy Industrial (I-2A) Zoning District at 2775 and 2801 101st Avenue NE. Manning Transfer (Case File No. 25-0032/SLK)

Sponsors: Sheila Sellman, Assistant Community Development Director

- 9.3.** ORD 25-2585 Second Reading

Ordinance Considering an Amendment to Section 34.09 of the City of Blaine Zoning Ordinance to Allow for Off-Site Directional Signage. Scooters Coffee (Case File No. 25-0035/ACK)

Sponsors: Sheila Sellman, Assistant Community Development Director

10. Administration

- 10.1.** RES 25-152 Resolution Accepting a Bid and Award a Contract to R & K Industries LLC DBA Diversified Paving in the Amount of \$242,892.00 for the 2025 Trail Improvement Project, Improvement Project No. P2501.

Sponsors: Daniel Schluender, Director of Engineering

11. Other Business

12. Adjournment



City of Blaine Staff Report

File Number: 2025-211

Agenda Date

September 15, 2025

Status

In Control

City Council

File Type

Guest Speaker

Awards - Presentations - Organizational Business - Brian Podany, Safety Services Manager/Police Chief

Agenda Item # 4.1

Police Officer Swearing-in Ceremony

Executive Summary

A ceremony will be held to welcome two new officers and their families to the Blaine Police Department

Background

When new officers successfully complete the Field Training program and advance to solo patrol, a swearing-in ceremony is performed in front of the City Council. This is a special time for new officers and their families to celebrate their accomplishments and be recognized in front of the City Mayor, City Councilmembers, City Manager, Chief Podany, fellow police staff, and the public.

The following new officers will be participating in the ceremony and take their Oath of Office:

Mikael Dahlstrom, Badge #268

Michael Marohnic, Badge #270

Strategic Plan Relationship

This ceremony correlates to the City of Blaine's Strategic Plan by being committed to hiring and promoting highly qualified staff to meet core public safety services needs.

Board/Commission Review

Financial Impact

Public Outreach/Input

Staff Recommendation

Attachment List

None

CITY OF BLAINE

SCHEDULE OF BILLS PAID

APPROVED ON 09/15/2025 FOR PAYMENTS THE WEEK OF 08/22/2025

Vendor Name	Description	Amount
ABM EQUIPMENT	Hydro Valves: Crane Truck 4505	\$ 597.60
ABM EQUIPMENT	Hydro Valves: Crane Truck 4505	\$ 838.78
AIR MECHANICAL INC	Permit B25-03007 pulled in error. Refund 80% of permit fee.	\$ 160.00
ALMS AMANDA	Senior expo supplies	\$ 114.96
AMAZON CAPITAL SERVICES	Dispatch call display for fire calls/mounts/cables	\$ 194.48
AMAZON CAPITAL SERVICES	Windshield/Seals/Valve: Gator 2340	\$ 33.92
AMAZON CAPITAL SERVICES	USB Expander for front computer - Inspections	\$ 9.99
AMAZON CAPITAL SERVICES	Credit	\$ (79.93)
AMAZON CAPITAL SERVICES	Wellness Committee Volunteer Project Supplies	\$ 139.78
AMAZON CAPITAL SERVICES	Fuel/Water Sensor: Patcher 1221	\$ 69.98
AMAZON CAPITAL SERVICES	Transmission dip stick; pw shop tools	\$ 8.99
AMAZON CAPITAL SERVICES	Envelopes, drug boats, swabs	\$ 40.99
AMAZON CAPITAL SERVICES	Seat cover for worn seat Squad 5284	\$ 74.66
AMAZON CAPITAL SERVICES	Power Strips	\$ 129.90
AMAZON CAPITAL SERVICES	CS,Plan,Bldg front counter supplies	\$ 244.33
AMAZON CAPITAL SERVICES	Envelopes, drug boats, swabs	\$ 134.32
AMAZON CAPITAL SERVICES	Dispatch call display for fire calls/mounts/cables	\$ 111.32
ANOKA COUNTY LICENSE BUREAU	Registration: Storm, Unit #4661	\$ 2,747.46
ANOKA COUNTY LICENSE BUREAU	Registration: Inspections, Ford Explorer, Unit #3437	\$ 2,747.46
ANOKA COUNTY TREASURY DEPARTMENT	Required Fee for Transfer of K9 Storm from AHDTF to City	\$ 1.00
ANOKA COUNTY TREASURY DEPARTMENT	Connect Anoka County Fiber	\$ 812.50
ANOKA HENNEPIN COMMUNITY ED	Room rental for Little School	\$ 800.00
APPLE FORD WHITE BEAR LAKE	Brake Repair: Truck 1297	\$ 2,571.65
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 58.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 52.82
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 159.90
AUTO AIR AND ACCESSORIES INC	Topper and Running board install	\$ 305.00
BARNUM COMPANIES INC	Garage Door Repair; WTP 4	\$ 345.00
BARR ENGINEERING COMPANY	Large-scale Pilot Test Work Plan WTP No. 1, I/P 23-21	\$ 1,393.50
BARR ENGINEERING COMPANY	General Engineering Services	\$ 1,117.00
BLAINE BROTHERS INC	DOT Inspection; Trailer 4636	\$ 1,037.05
BLAINE BROTHERS INC	MNDOT inspection; trailer 2419	\$ 641.60
BLAINE BROTHERS INC	Credit	\$ (13.65)
BLAINE BROTHERS INC	Rear Springs Replaced; Sewer crane truck 4505	\$ 6,741.31
BLAINE LOCK & SAFE INC	Patrol keys for staff	\$ 26.25
BLAINE LOCK & SAFE INC	Patrol keys for staff	\$ 60.00
BOLTON & MENK INC	2025 Capital; Bulk water improvements; Filling Station Drainage	\$ 857.00
BOLTON & MENK INC	Water Modeling Scenarios, I/P 24-08 (U2408) REF PO 24-5253	\$ 2,744.00
BOLTON & MENK INC	Contract: Well House 1 & 2 Modeling; Water Dept	\$ 4,845.00
BOLTON & MENK INC	Contract: Well House 1 & 2 Scanning; Water Dept	\$ 5,776.00
BOUND TREE MEDICAL LLC	Medical supplies for patrol operations	\$ 157.92
BRAUN INTERTEC CORPORATION	Construction Material Testing-25 SW Area Street Recon, I/P 25-06	\$ 9,576.50
CARR'S TREE SERVICE INC	Tree Removal; 3495 110th Lane	\$ 1,500.00
CARR'S TREE SERVICE INC	Tree Removal; 10650 Fillmore Street	\$ 3,950.00
CENTENNIAL SCHOOL DIST 12	Trip payment for Mississippi cruise 07/24/25	\$ 2,542.00
CENTERPOINT ENERGY	750 Clover Leak Pkwy NE - Gas	\$ 103.08
CENTRAL PRO SUPPLY	Irrigation Repair; Radisson Road	\$ 107.44
CENTURYLINK	Telephone Service	\$ 75.75
CINTAS CORPORATION	CH mats/rugs	\$ 199.18
COMCAST	MAYC - Cable TV	\$ 69.50
COMCAST	Public Works Internet Service	\$ 201.47

CONNEXUS ENERGY	109th & University Signal-Secondary Splice/Connect, I/P 25-10	\$ 315.00
CONNEXUS ENERGY-UTILITY PAYMENTS	July 2025 Electric	\$ 71,839.14
CORE & MAIN LP	Meter Wire for meters: water	\$ 3,957.23
CREATIVE HOMES INC	Escrow Refund - 13261 Kissel ST NE	\$ 4,500.00
CREATIVE HOMES INC	Escrow Refund - 13186 Isetta CIR NE	\$ 4,800.00
D & G TIRE RECYCLE LLC	Tire Disposal	\$ 358.00
D R HORTON INC	Escrow Refund - 3012 126th LN NE	\$ 7,400.00
D R HORTON INC	Escrow Refund - 3004 126th LN NE	\$ 7,400.00
D R HORTON INC	Escrow Refund - 3043 126th LN NE	\$ 4,900.00
D R HORTON INC	Escrow Refund - 3055 126th LN NE	\$ 4,900.00
D R HORTON INC	Escrow Refund - 3063 126th LN NE	\$ 4,900.00
DEGNAN DANIEL	Softball Umpire Fees April-Aug 2025	\$ 1,664.00
DELEGARD TOOL COMPANY	Mechanic Shop Tools: Blower Kit	\$ 849.70
EGAN COMPANY	Boiler maintenance	\$ 2,903.50
ELECTRIC PUMP INC	2023 Capital; LS 22 Wet Well Rehab	\$ 20,085.00
ELECTRIC PUMP INC	Power Outage: Lift #25	\$ 1,390.00
ENVIRONMENTAL EQUIPMENT & SERVICES	Arrow stick controller; Street Sweeper	\$ 36.63
FERGUSON WATERWORKS #2518	Couplings: Sewer Department	\$ 133.84
FERGUSON WATERWORKS #2518	Fire Hydrants/Bolts: Water Dept	\$ 5,807.88
FRIENDLY CHEVROLET INC	Radiator Cap; Patrol vehicle 5328	\$ 12.14
GIMPL TAMMY	Kennel Services For July 2025	\$ 350.00
GOPHER STATE ONE CALL INC	2025 Water & Sewer Locate Fees	\$ 1,318.95
GRAINGER	Filter Element for WTP's	\$ 780.18
HACH COMPANY	Water Testing Eq Repairs: WTP 4	\$ 1,582.00
HANSON SPORTS LLC	Summer Sport Camps	\$ 1,549.85
HARPER NICOLE	Park & Rec Refund	\$ 130.00
HOFF ALLISON	Park & Rec Refund	\$ 40.00
HOSE WATER LLC	Axe throwing mobile trailer for Oktober Fest	\$ 1,794.00
IDENTISYS INC	Maintenance and Support for ID Printing System	\$ 1,564.00
IMPACT PROVEN SOLUTIONS	July 2025 Utility Billing Invoicing	\$ 5,344.53
INSTRUMENTAL RESEARCH INC	Water Sample Testing; 2025 Blanket	\$ 1,000.00
JOB GLORIA D	Cooking program	\$ 43.94
JOB GLORIA D	Cooking class for seniors	\$ 300.00
JOHN HENRY FOSTER MINNESOTA INC	Air Filter parts: WTP's	\$ 321.60
Kanten Patricia	Home Improvement Grant Reimbursement	\$ 3,752.00
KOCH BARRY	Jury Duty - Barry Koch June 23, 2025	\$ 12.96
LAMETTRY'S COLLISION INC	Repairs to Squad 5252	\$ 3,869.04
LANDS' END BUSINESS OUTFITTERS	Records Clothing and Uniforms	\$ 56.85
LANGUAGE LINE SERVICES INC	2025 Translation and Interpretation Services for the year	\$ 567.72
LAWSON PRODUCTS INC	B/O Hazmat Kit; water division	\$ 652.08
LAWSON PRODUCTS INC	Hex Cap Screws: Sign Shop	\$ 74.19
LENNAR	Escrow Refund - 4325 130th CT NE	\$ 5,000.00
LENNAR	Escrow Refund - 4345 130th CT NE	\$ 4,800.00
LRS PORTABLES OF MINNESOTA	2025 Satellite Rental - Parks	\$ 11,123.54
LUTHER BROOKDALE CHEVROLET	Service on Patrol Vehicle 5329	\$ 425.89
MANAGED SERVICES INC	CH enmotion, tp	\$ 633.98
MANSFIELD OIL COMPANY	Fuel Delivery - August	\$ 14,641.06
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$ 241.45
MENARDS - BLAINE	Nails/Filters; PW Stock	\$ 55.42
MICKMAN BROTHERS INC	2025 Contract: All WTP landscape maintenance	\$ 1,641.67
MIDWAY FORD COMPANY	Transmission Filter and sensor; Parks Dump pickup 2342	\$ 71.39
MINNESOTA DEPARTMENT OF HEALTH	Water Exam Application Fee; Storm Sewer Employees	\$ 224.00
MINNESOTA DEPARTMENT OF HEALTH	Water Exam Application Fee; Bowens/Nimely	\$ 64.00
MINNESOTA EQUIPMENT - ISANTI	Air Filters; PW Stock	\$ 91.84
MINNESOTA EQUIPMENT - ROGERS	3 point hitch; streets tractor 1276	\$ 7,650.70
MINNESOTA POLLUTION CONTROL AGENCY	Oct 7-9, Collection System Basic training: Becker/Schelander	\$ 1,170.00
MINNESOTA POLLUTION CONTROL AGENCY	10/9/25: Waste Water Exam Fee: Schelander/Becker	\$ 110.00
MINNESOTA RURAL WATER ASSOCIATION	MRWA Water/Wastewater Certification Refresh	\$ 2,800.00

MOEN DECKS	Wrong permit pulled for B25-02275. Refund 80% of permit fee.	\$ 60.00
M-R SIGN COMPANY INC	No parking Symbol signs: Sign Shop	\$ 854.00
MUSCO SPORTS LIGHING LLC	Materials for Blaine Baseball Complex field 5 lights	\$ 189,900.00
NEOGOV	PowerDMS Accreditation Annual Program	\$ 600.00
OFFICE OF MNIT SERVICES	Telephone and Internet Services	\$ 178.14
O'REILLY AUTOMOTIVE INC	Credit	\$ (388.69)
O'REILLY AUTOMOTIVE INC	Credit	\$ (40.00)
O'REILLY AUTOMOTIVE INC	Transmission filter; spec ops vehicle 5252	\$ 18.71
O'REILLY AUTOMOTIVE INC	Belt Tensner/Air Filter: Vehicle 5246/PW Stock	\$ 52.22
O'REILLY AUTOMOTIVE INC	Belt Tensner/Air Filter: Vehicle 5246/PW Stock	\$ 40.35
O'REILLY AUTOMOTIVE INC	Air Filters; Parks Tractor 2396	\$ 52.68
O'REILLY AUTOMOTIVE INC	Brake parts; PD Spec Ops van 5125	\$ 542.86
PEPIN ALEX	PC25-0023, Pepin CUP Overpayment Refund	\$ 200.00
PERFORMANCE LAWN CARE	Lawn Mowing/Abatement - Contracted for violations	\$ 243.75
PERFORMANCE LAWN CARE	Lawn Mowing/Abatement - Contracted for violations	\$ 225.00
PERFORMANCE LAWN CARE	Lawn Mowing/Abatement - Contracted for violations	\$ 318.75
PERFORMANCE LAWN CARE	Lawn Mowing/Abatement - Contracted for violations	\$ 187.50
PERFORMANCE LAWN CARE	Lawn Mowing/Abatement - Contracted for violations	\$ 562.50
PERFORMANCE LAWN CARE	Lawn Mowing/Abatement - Contracted for violations	\$ 112.50
PERFORMANCE LAWN CARE	Lawn Mowing/Abatement - Contracted for violations	\$ 93.75
PHAM THEIN	Special Assessment Refund - 899 115th Lane, I/P 24-05 (SP86014)	\$ 470.00
PIONEER RESCUE & OUTFITTERS LLC	Water Rescue Gear	\$ 3,025.97
PRAIRIE RESTORATIONS INC	Service Integrated Plant Mgmt - Monarch Pond	\$ 1,200.00
PRESCRIPTION LANDSCAPE INC	July 2025 Add'l Median Maint: Prune off Curbs	\$ 331.10
PRESCRIPTION LANDSCAPE INC	July 2025 Add'l Median Maint: Prune off Curbs	\$ 75.00
PRESCRIPTION LANDSCAPE INC	July 2025 Add'l Median Maint: Prune off Curbs	\$ 1,277.10
PRESCRIPTION LANDSCAPE INC	July 2025 Monthly Bed Maint/Weekly Grounds - Various Medians	\$ 763.85
PRESCRIPTION LANDSCAPE INC	July 2025 Monthly Bed Maint/Weekly Grounds - Various Medians	\$ 937.00
PRESCRIPTION LANDSCAPE INC	July 2025 Monthly Bed Maint/Weekly Grounds - Various Medians	\$ 127.69
PRESCRIPTION LANDSCAPE INC	July 2025 Monthly Bed Maint/Weekly Grounds - Various Medians	\$ 932.15
PRESCRIPTION LANDSCAPE INC	July 2025 Monthly Bed Maint/Weekly Grounds - Various Medians	\$ 256.89
PRESCRIPTION LANDSCAPE INC	July 2025 Monthly Bed Maint/Weekly Grounds - Various Medians	\$ 490.98
PRESCRIPTION LANDSCAPE INC	Park Mowing; Various Parks - July 2025	\$ 110.00
PRESCRIPTION LANDSCAPE INC	Park Mowing; Various Parks - July 2025	\$ 110.00
PRESCRIPTION LANDSCAPE INC	Park Mowing; Various Parks - July 2025	\$ 110.00
PRESCRIPTION LANDSCAPE INC	Park Mowing; Various Parks - July 2025	\$ 110.00
PRESCRIPTION LANDSCAPE INC	Park Mowing; Various Parks - July 2025	\$ 110.00
PRESCRIPTION LANDSCAPE INC	Park Mowing; Various Parks - July 2025	\$ 110.00
PRO-TEC DESIGN INC	Repair of Security camera at Boathouse	\$ 335.50
PRO-TEC DESIGN INC	Treatment Plant Monitoring: Water Dept	\$ 220.00
PRO-TEC DESIGN INC	Treatment Plant Monitoring: Water Dept	\$ 199.75
PRO-TEC DESIGN INC	HID mobile credentials annual renewal	\$ 2,247.20
RAMSEY COUNTY	Traffic Signal Maintenance (7/1/24-12/23/24)	\$ 221.68
RECYCLE TECHNOLOGIES INC	PW - Recycle SCADA parts	\$ 73.35
RUM RIVER ART CENTER	art classes for seniors at MAYC	\$ 200.00
SAFETYFIRST PLAYGROUND MAINTENANCE	Playground chips; various Parks	\$ 10,111.50
SAM'S CLUB/SYNCHRONY BANK	Cake for a retirement party	\$ 40.98
SAM'S CLUB/SYNCHRONY BANK	Dinner rolls for pork chop dinner	\$ 34.47
SAM'S CLUB/SYNCHRONY BANK	Concessions Lakeside Commons Park	\$ 85.40
SAM'S CLUB/SYNCHRONY BANK	Concessions Lakeside Commons Park	\$ 245.64
SAM'S CLUB/SYNCHRONY BANK	Concessions Lakeside Commons Park	\$ 264.76
SAM'S CLUB/SYNCHRONY BANK	Concessions Lakeside Commons Park	\$ 304.84
SAM'S CLUB/SYNCHRONY BANK	Pork chop dinner food supplies	\$ 359.49
SAM'S CLUB/SYNCHRONY BANK	Food for the bike rodeo	\$ 505.67
SBM FIRE DEPARTMENT	2025 Capital Reimbursement - Engine	\$ 876,692.00
SHORT ELLIOTT HENDRICKSON INC	Design & Construction Svcs-2025 Street Rehab, I/P 25-05	\$ 5,775.89
SHORT ELLIOTT HENDRICKSON INC	Engineering Svcs, National Street Water Svc Study, I/P 25-22	\$ 26,318.42

SHORT ELLIOTT HENDRICKSON INC	Design & Construction Svcs-2025 Street Rehab, I/P 25-05	\$ 7,378.00
SHORT ELLIOTT HENDRICKSON INC	Engineering Svcs, National Street Water Svc Study, I/P 25-22	\$ 10,884.02
STANTEC CONSULTING SERVICES INC	Blaine Wetland Sanctuary Trail Development, I/P 25-08	\$ 2,925.00
STANTEC CONSULTING SERVICES INC	Wetland Delineation-BWS Trail Development, I/P 25-08	\$ 1,230.00
STEPP MANUFACTURING CO INC	Pump Assy/Strainer: Hook Truck 1235	\$ 580.80
STERN DRYWALL INC	PW Chad's office build out	\$ 3,450.00
TREVIPAY	Chainsaw Blades/Oil: Water Dept	\$ 102.56
TREVIPAY	Chainsaw/Battery: Park Department	\$ 360.05
TREVIPAY	Small tools; dig trailer and hydrants	\$ 455.84
TREVIPAY	Credit	\$ (360.05)
TWIN CITY FILTER SERVICE INC	Water Treatment Plant Belt; Water	\$ 313.89
ULINE	Tool Storage/Cabinets: Storm Water Supplies	\$ 4,958.80
ULINE	Mobile charging Cabinet: Storm Water	\$ 1,725.51
ULINE	Tool Rack /Dry Erase board/Supplies; WTP's	\$ 824.76
VERIZON WIRELESS	7/11/25-8/10/25 Telephone Service	\$ 12,931.66
WALKER JAMES	Home Improvement Grant Reimbursement	\$ 3,976.00
WARGO NATURE CENTER	Stand up paddle board class	\$ 100.00
WATER CONSERVATION SERVICES INC	Water Main Leak Detection 7/3:916-127 Ln - 7/15 3230 101 Ave	\$ 1,074.20
XCEL ENERGY	10563 Packard St NE - Siren	\$ 10.68
XCEL ENERGY	4131 Pheasant Ridge DR NE - Monument	\$ 12.34
XCEL ENERGY	9191 Lincoln St NE - Bandshell	\$ 188.43
ZIEBART OF MINNESOTA INC	Service on Water Supercab 4628	\$ 89.20
ZIEBART OF MINNESOTA INC	Rust Proofing on Water Supercab 4629	\$ 89.20
ZIEBART OF MINNESOTA INC	Undercoating; sewer crewcab 4632	\$ 89.20
		\$ 1,463,232.98

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 09/15/2025 FOR PAYMENTS THE WEEK OF 08/22/2025**

Vendor Name	Description	Amount
ELECTRIC PUMP INC	2023 Capital; LS 22 Wet Well Rehab	\$ 20,085.00
SHORT ELLIOTT HENDRICKSON INC	Engineering Svcs, National Street Water Svc Study, I/P 25-22	\$ 26,318.42

CITY OF BLAINE

SCHEDULE OF BILLS PAID

APPROVED ON 09/15/2025 FOR PAYMENTS THE WEEK OF 08/29/2025

Vendor Name	Description	Amount
ACME TOOLS	Small Tools: Water Dept	\$ 192.97
ACME TOOLS	Small Tools: Water Dept	\$ 89.97
ADAMS BRENT	Home Improvement Grant Reimbursement	\$ 2,685.00
ADVANCED GRAPHIX INC	Unit # repair decal for trailer 5359	\$ 59.50
ALL SAFE GLOBAL INC	CH - Annual extinguisher inspection	\$ 1,208.15
AMAZON CAPITAL SERVICES	File Folder for Payroll	\$ 23.51
AMAZON CAPITAL SERVICES	Customer Service - Post Its, Tape Dispensers, Red Pens	\$ 59.23
AMAZON CAPITAL SERVICES	Charging cables, battery charger, security bands for EM events	\$ 146.99
AMAZON CAPITAL SERVICES	File Folders & Tabs for Payroll	\$ 24.78
AMAZON CAPITAL SERVICES	Keyboard case for iPad - Building Inspections Department	\$ 80.89
AMAZON CAPITAL SERVICES	Canoe Paddles for Rental boat	\$ 48.16
AMAZON CAPITAL SERVICES	Utensils for the Mary Ann Young Center Kitchen	\$ 23.08
AMAZON CAPITAL SERVICES	Scotch Tape 24 rolls	\$ 29.24
AMAZON CAPITAL SERVICES	Windshield/Seals/Valve: Gator 2340	\$ 351.52
AMAZON CAPITAL SERVICES	Wellness Committee Volunteer Project Supplies	\$ 92.18
AMAZON CAPITAL SERVICES	Water for City Council Meetings	\$ 43.50
AMAZON CAPITAL SERVICES	File Folders	\$ 18.39
AMAZON CAPITAL SERVICES	Received Rubber Stamp & Ink	\$ 30.69
AMAZON CAPITAL SERVICES	Mesh Twill Caps: Storm Water	\$ 353.79
AMAZON CAPITAL SERVICES	Food for safety camp	\$ 68.87
AMAZON CAPITAL SERVICES	Replcmt Keyboard for Building Insp & File Index Tabs For Office	\$ 35.98
ANGELES ANNI JOSSELIN LIRA	Performance at Worldfest	\$ 400.00
ANOKA COUNTY LICENSE BUREAU	Tab Renewal - PD #5316 & #5296	\$ 32.50
APPLE FORD WHITE BEAR LAKE	Transmission Service; Patrol Truck 5324	\$ 6,159.21
APPLE FORD WHITE BEAR LAKE	Service on Parks Truck 2409 with Dump Body	\$ 1,801.47
ASCENTEK CORP	Disposal fees; Used Oil Filters	\$ 95.00
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 619.05
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 64.99
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 34.85
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 38.85
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 79.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 79.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 55.00
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 180.89
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 79.99
AUTOMATIC SYSTEMS COMPANY	Communication issues: Lift 17	\$ 2,125.61
AUTOMATIC SYSTEMS COMPANY	Troubleshoot WTP 2/Well 9 faulted PLC; Water	\$ 972.50
AUTOMATIC SYSTEMS COMPANY	Bad Vega: Lift 4 Sewer Dept	\$ 1,175.00
BARNUM COMPANIES INC	PW overhead doors	\$ 56,102.50
BARR ENGINEERING COMPANY	Large-scale Pilot Test Work Plan WTP No. 1, I/P 23-21 (	\$ 2,399.00
BATTERIES PLUS BULBS	Batteries for Wells/WTP/Towers; Water	\$ 379.80
BCA-CHAU RECORDS	Liquor License Background Check Fee	\$ 33.25
BLAINE LOCK & SAFE INC	Door/lock repair	\$ 318.00
BURSH ANDREW	Park & Rec Refund	\$ 110.00
CARR'S TREE SERVICE INC	Tree Removal: Aquatore Park	\$ 3,900.00
CENTENNIAL SCHOOL DIST 12	Trip to the twins game	\$ 3,180.00
CENTRAL PRO SUPPLY	Irrigation supplies; Park Stock	\$ 80.00
CENTURYLINK	Baseball Complex Telephone	\$ 129.77
CINTAS CORPORATION	PW: 2025 Uniform/Rug-Towel Rentals	\$ 176.46

CINTAS CORPORATION	MAYC Mats/Rugs	\$	38.42
CINTAS CORPORATION	PW med supply cabinets	\$	530.44
CINTAS CORPORATION	MAYC medical cabinet supplies	\$	22.26
CITY OF BLAINE	PW Petty Cash	\$	140.14
CLEMONS STEVE	Alpaca at Worldfest	\$	300.00
COMCAST	Fiber Internet Service	\$	1,360.00
COON RAPIDS CHRYSLER DODGE JEEP RAM	Service on PD Vehicle 5283	\$	4,948.65
CORE & MAIN LP	1.5" Meters for Resale	\$	3,705.84
CR MUSIC	DJ for WorldFest	\$	250.00
CRYSTEEL TRUCK EQUIPMENT	2024 Capital:2025 Volvo Dump Truck build up #4627, ProjE2455	\$	97,635.91
CRYSTEEL TRUCK EQUIPMENT	Paraglide Repair; Streets Plow Truck 1305	\$	15,767.23
D & G TIRE RECYCLE LLC	Tire Disposal	\$	1,215.00
D R HORTON INC	Escrow Refund - 12599 Edison CIR NE	\$	7,400.00
D R HORTON INC	Escrow Refund - 13065 Ghia ST NE	\$	7,400.00
D R HORTON INC	Escrow Refund - 13045 Ghia ST NE	\$	7,400.00
D R HORTON INC	Escrow Refund - 13021 Erskin ST NE	\$	7,300.00
DOUGLAS KERR UNDERGROUND LLC	2025 Southwest Area Street Reconstruction, I/P 25-06	\$	218,720.53
ECM PUBLISHERS INC	2025 Public Hearing Notices	\$	82.50
ECM PUBLISHERS INC	Publish Ad for Bids, Zest St & Lakes Pkwy, I/P 25-04 (8/1 & 8/8)	\$	407.00
ECM PUBLISHERS INC	Publish PHN-Radisson Ind Park Vacation V25-02 (8/8/25)	\$	77.00
ELECTRIC PUMP INC	New Pump; Lift 28	\$	29,350.00
EMBROIDERY & MORE TOO LLC	Uniforms - PW	\$	1,527.50
FACTORY MOTOR PARTS COMPANY	5 Batteries; PW Stock	\$	815.72
FLEXIBLE PIPE TOOLS & EQUIPMENT	Insurance Claim #CA443189	\$	3,781.00
HAMOD OMAR	Escrow Refund - 9927 Ulysses ST NE	\$	1,000.00
HARISEN DAIKO	Performance at Worldfest	\$	200.00
HAWKINS INC	Water Treatment Chemicals	\$	2,904.10
HEUTMAKER STEVE	Heutmaker - Uniform boots	\$	137.94
INTERLIGHT	Replacement lightbulb for the microfiche - Building Inspections	\$	59.79
IUOE LOCAL 49 FRINGE BENEFIT FUNDS	49ers Training Facility Fee; July 2025	\$	833.88
KILLMER ELECTRIC COMPANY INC	Generator Work: Lift 25	\$	729.15
KOSKI STUART	Home Improvement Grant Reimbursement	\$	1,445.00
KREPSKY ASHLEY	Reimbursement for coffee at safety camp	\$	108.11
LAMETTRY'S COLLISION INC	Insurance Claim CA453970	\$	2,343.75
LATTREZ MIRANDA YVONNE	Refund - Special assessment installment payments	\$	359.93
LAWSON PRODUCTS INC	Mechanics Shop supplies; Ty-Rap/Air Coupler/U Hooks	\$	1,375.48
LAWSON PRODUCTS INC	Mechanics Shop supplies; Ty-Rap/Air Coupler/U Hooks	\$	44.48
LEAGUE OF MN CITIES INSURANCE TRUST-CLAIMS	Claim #104671	\$	7,089.89
LENNAR	Escrow Refund - 4388 129th CT NE	\$	7,400.00
LENNAR	Escrow Refund - 4277 129th Ave NE	\$	7,300.00
LENNAR	Escrow Refund - 4315 130th CT NE	\$	5,000.00
LIFE SAFETY SYSTEMS INC	WTP's Fire Monitoring	\$	325.00
LIFE SAFETY SYSTEMS INC	WTP's Fire Monitoring	\$	325.00
LIFE SAFETY SYSTEMS INC	WTP's Fire Monitoring	\$	325.00
LIFE SAFETY SYSTEMS INC	WTP's Fire Monitoring	\$	325.00
LOCKRIDGE GRINDAL NAUEN PLLP	2025 State Advocacy Services (Year 2 of 3 Year Contract)	\$	3,166.00
LONG SHOT TRUCKING LLC	Hauling 2025 Spring Street Sweepings	\$	2,480.00
LUTHER BROOKDALE CHEVROLET	Service on PD Patrol vehicle 5319	\$	323.55
MAKI CURT	Escrow Refund - 650 Territorial RD NE	\$	1,000.00
MAYER THOMAS	Refund -Overage of special assessment installment payments	\$	251.14
MC TOOL & SAFETY SALES	Safety Gear; New Employee; Storm water	\$	202.30
MENARDS - BLAINE	Sewer Dept Supplies: Lamps/Torch Kit/batteries	\$	42.09
MENARDS - BLAINE	Saw/Loppers: Park Dept	\$	61.96
MENARDS - BLAINE	Items for PD firearms training	\$	99.94
MENARDS - BLAINE	Items for PD firearms training	\$	11.94
MENARDS - BLAINE	Pruning blades: Forestry Dept	\$	55.44

METRO SALES INCORPORATED	Copier Support and Maintenance	\$	736.08
MIDWAY FORD COMPANY	Seat Parts; Cargo Van 4502	\$	486.52
MIDWAY FORD COMPANY	Seat Parts; Cargo Van 4502	\$	164.11
MIDWAY FORD COMPANY	Door Cable; PW Shop Truck 5302	\$	72.47
MINGER CONSTRUCTION CO INC	Lift Station 13 Force Main-Phase 2, I/P 23-30 (U2330)	\$	430,975.67
MINNESOTA BOARD OF WATER AND SOIL RESOURCES	Wetland Credit Transaction Fee, I/P 25-04 (see PO 25-3612)	\$	2,328.87
MINNESOTA DEPARTMENT OF TRANSPORTATION	Material Testing & Inspection (7/10/25), I/P 24-07	\$	213.30
MINNESOTA RECREATION AND PARK ASSOCIATION	State Parks and Recreation Conference	\$	1,120.00
MINNESOTA STATE COLLEGES OF UNIVERSITIES	Defensive driving 54540	\$	480.00
MINUTE MAKER SECRETARIAL	Minute Maker Secretarial	\$	856.50
MINUTE MAKER SECRETARIAL	2025 Planning Commission Minutes	\$	238.13
MOREM EMALEE	Performance at Worldfest	\$	500.00
MUSKA ELECTRIC CO	Network Cabling and Switch Upgrades for City Hall Security, ProjE2505	\$	18,670.38
NR PROPERTIES INC	Escrow Refund - 717 114th LN NE	\$	4,800.00
NUSS TRUCK & EQUIPMENT	Shocks/Crankcase/Filter: Plow 1272	\$	336.60
NUSS TRUCK & EQUIPMENT	Shocks/Crankcase/Filter: Plow 1272	\$	129.21
NUSS TRUCK & EQUIPMENT	Shocks/Crankcase/Filter: Plow 1272	\$	485.20
NUSS TRUCK & EQUIPMENT	Wool wax Undercoat: Plow 1279	\$	1,645.00
NUSS TRUCK & EQUIPMENT	Wool wax Undercoat application: Dump Truck 4627	\$	1,845.00
OPTIMIZED ELECTRICAL SOLUTIONS	PW new door wiring	\$	2,498.00
O'REILLY AUTOMOTIVE INC	Credit	\$	(40.82)
O'REILLY AUTOMOTIVE INC	Air Filter: Plow 1272	\$	58.84
O'REILLY AUTOMOTIVE INC	Oil, Cabin, & Air filters; PW stock	\$	90.31
O'REILLY AUTOMOTIVE INC	Washer Fluid Pump; PD Vehicle 5283	\$	40.88
O'REILLY AUTOMOTIVE INC	Grommet; PD vehicle 5283	\$	16.30
O'REILLY AUTOMOTIVE INC	Oil Filter; Patrol Truck 5342	\$	4.41
O'REILLY AUTOMOTIVE INC	Oil & air filters; PW stock	\$	63.43
O'REILLY AUTOMOTIVE INC	Fuel Filter kit; Log Loader Truck 1288	\$	85.65
PAFFY'S PEST CONTROL INC	CH monthly pest control	\$	85.35
PAFFY'S PEST CONTROL INC	MAYC monthly pest control	\$	59.75
PITNEY BOWES INC	Postage Machine Equipment Service Agreement	\$	499.75
PRESCRIPTION LANDSCAPE INC	July 2025 Monthly Bed Maint/Weekly Grounds - Add'l Various Medians	\$	111.44
PRESCRIPTION LANDSCAPE INC	July 2025 Monthly Bed Maint/Weekly Grounds - Add'l Various Medians	\$	55.00
SAFETYFIRST PLAYGROUND MAINTENANCE	Playground Surfacing/EWF; Parks	\$	3,370.50
SAKKAL FADEL	Fire Suppression Grant - Fadel Sakkal	\$	25,000.00
SESSIONS DALLAS	Refund -Overage of special assessment installment payments	\$	241.26
SLIPSTREAM GROUP INC	MH Replacement - July 2025	\$	19,698.45
STREICH NATALIE	Face painter for WorldFest	\$	250.00
SUBURBAN TIRE WHOLESALE INC	Tires ST205/75R15 x2; Trailer 2441 for Parks	\$	205.86
TAG ASPHALT	Rice Creek Pkwy Street Repair, I/P 25-23 (U2519)	\$	28,329.60
THAKUR CHANDREYEE BASU	Performance at Worldfest	\$	500.00
THE DAVEY TREE EXPERT COMPANY	Tree Maintenance/injections: Aquatore Park	\$	9,776.00
TINTPROS FRIDLEY/SLP	Window tint; Mower 2411	\$	1,850.00
TINTPROS FRIDLEY/SLP	Window tint; Mower 2390	\$	1,850.00
TORRES GABRIELA	Coffee for MBPTA meeting hosted in Blaine - Building Inspections	\$	21.63
TREVIPAY	Adaptor for impact and replacement blade; Water division	\$	43.67
TREVIPAY	Chainsaw/Battery/saw kit: Park Department	\$	242.19
TREVIPAY	Chainsaw/Battery/saw kit: Park Department	\$	284.05
TRI-STATE BOBCAT INC	3 Filters; PW Stock	\$	160.35
TRI-STATE BOBCAT INC	Tensioner/Pully/Belt: Chipper 1238	\$	633.60
TWIN CITIES TRANSPORT & RECOVERY INC	Tow of Squad 5346	\$	125.00
USA BLUEBOOK (#657220)	Lab Testing Supplies; Water Department	\$	107.16
VIKING ELECTRIC SUPPLY LLC	Light bulbs	\$	247.50
WALSTROM JILL	Home Improvement Grant Reimbursement	\$	1,573.00
WEST RONDEAU LAKE DRIVE LLC	Purchase Wetland Credits-Butterfly Marsh Wetland Bank, I/P 25-04	\$	128,244.12
WM CORPORATE SERVICES INC	2025 Spring Street Sweepings; Storm	\$	947.00

XCEL ENERGY	July 2025 Electric	\$	35,431.01
ZAHL-PETROLEUM MAINTENANCE COMPANY	Hoist Repair; Mechanic Hoist	\$	366.25
ZIEBART OF MINNESOTA INC	Undercoating; sewer crew cab 4632	\$	89.20
ZIEBART OF MINNESOTA INC	Undercoating; Storm Truck 4634	\$	89.20
		\$	1,273,358.91

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 09/15/2025 FOR PAYMENTS THE WEEK OF 08/29/2025**

Vendor Name	Description	Amount
SAKKAL FADEL	Fire Suppression Grant - Fadel Sakkal	\$ 25,000.00
TAG ASPHALT	Rice Creek Pkwy Street Repair, I/P 25-23 (U2519)	\$ 28,329.60
ELECTRIC PUMP INC	New Pump; Lift 28	\$ 29,350.00
XCEL ENERGY	July 2025 Electric	\$ 35,431.01



City of Blaine

City Council Workshop

September 3, 2025 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

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

1. Call to Order

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

2. Roll Call

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

ABSENT: None.

Quorum Present.

ALSO PRESENT: Interim City Manager/Community Development Director Erik Thorvig; Assistant Community Development Director Sheila Sellman; 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; Senior Recreation Manager Jerome Krieger; Assistant Finance Director Kyle Stasica; Accounting Manager Haley Chapman; Public Works Supervisor - Parks - Justin Holmberg; and City Clerk Catherine Sorensen.

3. New Business

- 3.1.** 2025-191 2024 Annual Comprehensive Financial Report (ACFR) and Audit Review
Sponsors: Jason Zimmerman, Finance Director

Assistant Finance Director Stasica stated Minnesota Statutes require that cities issue an Annual Comprehensive Financial Report (ACFR) prepared in accordance with Generally Accepted Accounting Principles (GAAP) and audited in accordance with those principles by a

firm of licensed certified public accountants or the Office of the State Auditor. This report consists of management's representations concerning the finances of the city. Consequently, management assumes full responsibility for the completeness and reliability of all financial information presented in this report. The city of Blaine's financial statements have been audited by Redpath and Company, Ltd. (Redpath), a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the city for the fiscal year ended December 31, 2024, are free of material misstatement. The independent audit examined, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessed the accounting principles used; and significant estimates made by management; and evaluated the overall financial statement presentation.

Mr. Stasica explained the Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the city for its Annual Comprehensive Financial Report for the year ended December 31, 2023. This was the 42nd consecutive year that the City has achieved this prestigious award. To be awarded a Certificate of Achievement, the City published an easily readable and efficiently organized report. Staff believes this year's report will satisfy the requirements as well and will submit the finished Annual Comprehensive Financial Report to the GFOA for consideration.

Andy Hering, Redpath and Company, provided an overview of the 2024 audit process and results with the city council. He described how revenues and expenditures have to match up and discussed how the complex transactions for the 105th Avenue Redevelopment Project were reviewed. He reported the independent audit has issued an unmodified ("clean") opinion on the city of Blaine's financial statements for the year ended December 31, 2024. He discussed the number of funds that were in deficit at the end of 2023 and noted improvement has been made in this area. He commented on the city's escrow process and encouraged city staff to continue to work through the collectability of charges. He stated he was available for comments or questions.

Mr. Stasica explained multiple departments are involved in the escrow process and staff was reviewing all outstanding escrows to make sure the requirement for release has been met.

Councilmember Robertson welcomed Kyle Stasica to the Blaine finance department. She explained she was impressed by the great job Finance Director Zimmerman was doing based on the recommendations received from the audit, given his limited staff members.

Councilmember Massoglia commended the finance team on their tremendous efforts on behalf of the city. He requested further information regarding the city's unrestricted reserves. Finance Director Zimmerman provided the council with further information on the city's unrestricted reserve fund.

Councilmember Newland questioned how close the city was to reaching the statutory cap on the debt limit. Mr. Hering reported the city has a cushion of \$321 million on the debt limit.

Councilmember Newland requested further information on how staff was addressing the outstanding escrow accounts. Mr. Zimmerman reported it took staff time to review the requirements or checklists for each escrow, whether this was a landscape, tree or driveway

escrow, before funds could be released. Mr. Hering stated that in growing communities this was a very common occurrence.

Interim City Manager/Community Development Director Thorvig explained he had multiple departments working to address this matter. He stated there was a purpose for collecting the dollars and sometimes the escrow dollars have to be used to complete landscaping or other improvements. He thanked Mr. Hering for his presentation and noted the 2024 audit would be approved by the council under consent item 7.4.

3.2. 2025-192 2026-2030 Parks and Open Space Capital Improvement Plan
Sponsors: Jason Zimmerman, Finance Director

Senior Recreation Manager Krieger stated the park and open space CIP serves to establish an outline of the significant investments proposed in the city's park and recreation infrastructure. The intent is to provide a blueprint for the management, maintenance, and future enhancements of public park amenities to ensure they meet the expectations of residents and visitors. Projects are proposed based on staff assessment of facilities and infrastructure, the parks master plan, and input from the community, city council, park board, and natural resources conservation board. There are three categories and funds under which park projects can be classified:

- Neighborhood Park Improvements Fund – park and trail improvements
- Parks Development Fund – development of new parks and improvements to existing regional/community parks
- Open Space Fund – improvement and maintenance of the city's open spaces and trail system

Mr. Krieger reviewed improvements that have been made to the city's community parks in the last few years and discussed the park improvement projects that would be completed in years 2026 through 2030.

Mr. Zimmerman provided further comment on the predicted revenues for 2026 and summarized the balances within the neighborhood parks improvement fund, parks development fund and open space fund.

Mr. Thorvig explained that over the last several years, the city has had an excess of lots that were platted which brought in an abundance of park dedication funds. He stated this backlog of existing lots were being built on this year, but no new developments were brought forward, which led to the park dedication funds being depleted. He indicated staff hopes to see the park dedication fund bounce back next year when new residential developments are brought forward. He stated he was also in favor of the city council considering an adjustment to the park dedication fees.

Councilmember Larson asked how the city would fund park improvements after the city was fully built out. Mr. Thorvig reported the city would have to look at new funding sources, franchise fees or the levy.

Councilmember Robertson supported the council having a discussion on how to fund its parks in the future. She stated costs were not going to go down, but rather costs would continue to rise.

Mr. Zimmerman discussed the history of the city's wetland credit sales noting these dollars could assist the city with funding future park improvements. He commented on how city staff was working to reestablish this program, but did not anticipate any sales would occur until 2027.

Councilmember Robertson asked why no wetland credits were sold in recent years. Director of Engineering Schluender explained the city had one-tenth of an acre available for sale, noting staff would be coming forward with a presentation on what occurred with the wetland bank. He reported the city had a new consultant that would be working with staff to bring the wetland credits back online.

Councilmember Robertson supported the council having further discussion regarding the city's wetland bank in addition to the creation of the EDA wetland bank. Mr. Thorvig reported the EDA wetland bank topic will be discussed by the council in November.

Mr. Krieger provided the council with further information regarding the proposed costs for the trail segments and connections in the Blaine Wetland Sanctuary. He estimated the three neighborhood connections would cost \$4,850,000. He indicated the city has \$1 million set aside in 2025 and \$3,850,000 in 2026 for design and construction of the trails.

Mr. Schluender commented on the cost savings the city could see if a wood-decked trail were pursued instead of the Permatrack trail. He reported the wood-decked trail would not allow for emergency vehicle access.

Mr. Zimmerman discussed the health of the wetland banking funds noting the funds should improve in the next two years.

Mr. Thorvig reported this project was brought to the council now because these projects were completed in the winter months which meant the project would have to be bid in the coming months. He stated this would be an expensive project that would draw down the balance of the wetland fund.

Councilmember Larson indicated she was very excited to move forward with this project. She stated she supported the city moving forward with the Permatrack option.

Mayor Sanders asked what the life expectancy was of the concrete trail option versus the wood trail option. Mr. Krieger stated the concrete trail option was estimated to last 25 to 30 years.

Councilmember Massoglia indicated he did not support the city moving forward with this project until the council figures out what was going on with the wetland credits. He did not support the city drawing down this account to a few hundred thousand dollars until the council has more information. He stated he did not understand why the city has not been doing the maintenance on Site 7, since the city has been paying consultants and staff to oversee this project on a yearly basis. He supported the city waiting to do this project until

future wetland credits were in place.

Councilmember Newland inquired if the load-bearing difference on the trail was the difference between getting an ATV on the trail versus getting a squad car on the trail. Safety Services Director/Police Chief Podany stated a UTV typically weighs 2,000 pounds, plus the weight of the rider and any equipment that would be required, which would be close to 2,500 pounds. He reported he has looked into swamp riders, but they cost \$70,000+ and likely not see a lot of use. He indicated if a fire were to occur within the wetland sanctuary it would have to burn and protection would be offered near the houses.

Councilmember Fleming supported the city doing the trail segments correctly the first time. She asked how long it would take the city to resolve the wetland credit situation. Mr. Schluender commented on the wetland banking process and discussed when the remaining 25+ acres of wetland credits would be brought online. He stated the wetland sanctuary has not reacted properly to the treatments the previous consultant used. He noted a new consultant has been brought online to get the wetland sanctuary reacting properly. Mr. Thorvig reported the remaining value of the wetland credits was \$2.7 million.

Councilmember Robertson noted she was on the fence when it came to moving this project forward and supported further discussing this topic at the next workshop meeting.

After discussion regarding costs and the need to continue the wetland banking credits, council asked that this item be brought back to the council at the September 15 workshop.

3.3. 2025-193 Beach Ordinance Review

Sponsors: Brian Podany, Safety Services Manager/Police Chief

Police Chief Podany stated the Minnesota Supreme Court recently ruled that a woman exposing her breasts in public does not automatically violate state indecent exposure laws. At a previous workshop, potential ordinance or park rules changes were discussed as a result of the court case. After researching this ruling, the city attorney concluded that the court's ruling did allow for a potential ordinance restricting the activity. Discussion was held with council to ascertain support for an ordinance to address this.

Mr. Thorvig clarified staff learned that the city of Edina already had an ordinance in place to address this concern.

Councilmember Larson reported she supported the ordinance being brought forward.

Councilmember Massoglia indicated he supported an ordinance coming forward as well and thanked staff for investigating this matter further. He was pleased to learn that Blaine would not be the only city with this type of ordinance in place.

Councilmember Newland supported the city having a proactive ordinance in place. Police Chief Podany thanked the council for their support and noted he would be more comfortable having an ordinance in place for his officers.

Council consensus was to support staff bringing forward an ordinance for consideration.

4. Other Business

None.

5. Adjournment

The workshop was adjourned at 6:59PM.



City of Blaine

City Council

September 3, 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 7:03PM 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; Assistant Community Development Director Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; City Attorney Eric Larson; Senior Recreation Manager Jerome Krieger; Community Development Specialist Elizabeth Showwalter; and City Clerk Catherine Sorensen.

4. Awards - Presentations - Organizational Business

None.

5. Communications

Councilmember Larson encouraged the community to be especially aware of school buses as school started this week.

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 7:08PM.

Bruce Manthei, 4101 99th Avenue NE, spoke briefly regarding the electrical box located at the intersection of 99th/Lexington Avenue. He encouraged the council to continue to seek ways to better share information with the public.

Brent and Susan Nygard, Scooter's Coffee, shared comments regarding the upcoming sign code amendment for off-site directional signage noting they were proposing the request due to the current lack of building signage. She described the interactions she has had with MAC noting MAC fully supported her off-site directional signage request. She discussed how her sales decreased 20% when the temporary signs were removed from her property. She explained there was a need for the requested signage because the landlord was having difficulty attracting tenants to this building.

Cindy Holzinger, 12065 Duke Drive NE, thanked the city for installing the new carpet in the elevators. She shared concerns with the high recycling costs for appliances such as microwaves. She requested a remedy for the property damage from the loss of her ash trees, and expressed concerns due to the lack of shade and questioned how her property value would be impacted. She encouraged the city to pursue grants for residents to assist with the cost of tree removals. She said she opposed having fluoride in her water and expressed concern regarding the EMF/cell tower and electromagnetic frequencies.

There being no input, Mayor Sanders closed the Open Forum at 7:20PM.

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.

Councilmember Newland stated he would have to abstain from voting on Item 7.1 due to a conflict of interest.

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

7.1. 2025-194 Schedule of Bills Paid
 Sponsors: Jason Zimmerman, Finance Director

- 7.2.** 2025-195 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk
- 7.3.** 2025-196 Motion to Approve a Tobacco and Tobacco Products License for Maa Sulai LLC dba One Stop Liquors
Sponsors: Cathy Sorensen, City Clerk
- 7.4.** 2025-197 Acknowledge Receipt of the 2024 Annual Comprehensive Financial Report (ACFR)
Sponsors: Jason Zimmerman, Finance Director
- 7.5.** RES 25-153 Resolution Authorizing an Amendment to the 2025 GIS Budget
Sponsors: Daniel Schluender, Director of Engineering
- 7.6.** RES 25-157 Resolution to Approve a Contract With Electric Pump for Lift Station #9 Rehabilitation, Improvement Project No. U2508
Sponsors: Nick Fleischhacker, Public Works Director
- 7.7.** RES 25-158 Resolution to Approve Temporary Road Closure for Blaine World Fest
Sponsors: Jerome Krieger, Sr. Recreation Manager
- 7.8.** RES 25-159 Resolution to Approve Temporary Road Closure for Blaine Oktoberfest
Sponsors: Jerome Krieger, Sr. Recreation Manager
- 7.9.** 2025-198 Motion to Approve Payment to Axon Enterprise Inc. for Officer Safety Plan Equipment
Sponsors: Brian Podany, Safety Services Manager/Police Chief

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

- 8.1.** 2025-199 Motion to Approve an Off-Sale Intoxicating Liquor License for Maa Sulai LLC dba One Stop Liquors, 10731 University Avenue NE, Suite 100, Blaine, MN 55434
Sponsors: Cathy Sorensen, City Clerk

City Clerk Sorensen stated council is asked to approve an off-sale intoxicating liquor license for Maa Sulai LLC dba One Stop Liquors located at 10731 University Avenue NE, Suite 100, Blaine, MN 55434. A public hearing is required prior to the approval of an off-sale intoxicating liquor license in the city. Purvakumar Ramanlal, the applicant, is purchasing the current Star Liquors and has applied for an off-sale intoxicating liquor license for Maa Sulai LLC dba One Stop Liquors located at 10731 University Avenue NE, Suite 100. The applicant has met the licensing requirements by completing all necessary forms and paying associated fees. The Blaine Police Department is in the process of completing the background investigation and will be confirmed successful prior to any license issuance. The liquor license, if approved, would be valid until June 30, 2026 and eligible for renewal July 1, 2026. All required information will be submitted to the state's alcohol and gambling enforcement division upon approval of the licenses by the council. This license is contingent upon meeting all approvals and requirements.

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

There being no public input, Mayor Sanders closed the public hearing at 7:21PM.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to Approve an Off-Sale Intoxicating Liquor License for Maa Sulai LLC dba One Stop Liquors, 10731 University Avenue NE, Suite 100, Blaine, MN 55434, contingent upon a successful background investigation.

Motion adopted unanimously.

- 8.2.** RES 25-145 Conduct Public Hearing and adopt a Resolution to vacate the Drainage and Utility Easements on 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

Director of Engineering Schluender stated the city received a petition dated July 10, 2025 from Robert Eggerichs representing Eggy Properties, LLC, requesting the vacation of the existing drainage and utility Easement that runs through an existing building, Lot 6, Block 4, Radisson Industrial Park; according to the recorded plat thereof, Anoka County, Minnesota. The corresponding easement on Lot 7 Block 4 was vacated when that property expanded and constructed a large addition. To assist Lot 6 Block 4 with the construction of an addition, the owners of Lot 7 Block 4 sold a 30-foot strip of land to Lot 6 Block 4. Within the documentation for the expansion on Lot 6 Block 4, the vacation on Lot 7 is noted. Therefore, the addition was permitted and constructed through the existing easement. However, it does not appear that Lot 6 Block 4 was included in the vacation. Therefore, the existing drainage and utility easement runs through an existing building and is no longer needed. Engineering staff has reviewed the request and agrees with the vacation.

Mayor Sanders opened the public hearing at 7:24PM.

There being no public input, Mayor Sanders closed the public hearing at 7:24PM.

Moved by Councilmember Massoglia, seconded by Councilmember Newland, to adopt a Resolution to vacate the Drainage and Utility Easements on Lot 6, Block 4, Radisson Industrial Park, according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V25-02.

Motion adopted unanimously.

9. Development Business

- 9.1.** RES 25-132 Resolution Granting a Conditional Use Permit Amendment to Allow Three Accessory Structures on a Lot, with a Cumulative Square Footage of 1,176 Square Feet in a Residential Flex (RF) Zoning District at 1095 97th Lane NE. Von Erickson (Case File No. 25-0036/ACK)
Sponsors: Sheila Sellman, Assistant Community Development Director

Assistant Community Development Director Sellman stated the applicant is requesting a conditional use permit (CUP) amendment to allow three accessory structures, for a total of 1,176 square feet. It was noted the planning commission held a public hearing in August and recommended approval of the request.

Moved by Councilmember Robertson, seconded by Councilmember Fleming, to adopt a Resolution Granting a Conditional Use Permit Amendment to Allow Three Accessory Structures on a Lot, with a Cumulative Square Footage of 1,176 Square Feet in a Residential Flex (RF) Zoning District at 1095 97th Lane NE.

Councilmember Newland reported he understood this request was allowed per city code, but he explained he would not be supporting the request due to the number of structures that would be on this small property.

Councilmember Ford indicated he was contacted by one of the neighbors who did not support the request. He stated he understood the neighbors' concerns, but noted city ordinance does not have any restrictions on the building height. He explained the council may want to look at a code amendment that addresses building height and the number of accessory buildings that are allowed on a property.

Motion adopted 6-1 (Councilmember Newland opposed).

- 9.2.** RES 25-129 Resolution Granting a Conditional Use Permit for a Credit Union with a Drive-Thru and a Zero Lot Line Shared Access in the Town Commercial (B-5) Zoning District on the Southwest Corner of Lexington Avenue and 125th Avenue NE. HJ Development LLC (Credit Union) (Case File No. 25-0027/SAS)
Sponsors: Sheila Sellman, Assistant Community Development Director

Ms. Sellman stated the applicant is requesting a conditional use permit (CUP) for a credit

union with a drive-thru. She reported the planning commission held a public hearing in August and recommended approval of the request with conditions.

Moved by Councilmember Robertson, seconded by Councilmember Larson, to adopt a Resolution Granting a Conditional Use Permit for a Credit Union with a Drive-Thru and a Zero Lot Line Shared Access in the Town Commercial (B-5) Zoning District on the Southwest Corner of Lexington Avenue and 125th Avenue NE.

Motion adopted unanimously.

9.3. ORD 25-2584 First Reading

Ordinance Approving a Rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) at 2801 101st Avenue NE. Manning Transfer (Case File No. 25-0032/SLK)

Sponsors: Sheila Sellman, Assistant Community Development Director

Ms. Sellman stated the applicant is requesting a rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to allow a reconfiguration of the outside storage/parking of trucks/trailers on two combined lots. She reported the planning commission held a public hearing in August and no comments were received from the public.

Declared by Mayor Sanders that Ordinance No. 25-2584, "Ordinance Approving a Rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) at 2801 101st Avenue NE," be introduced and placed on file for second reading at the September 15, 2025 Council meeting.

9.4. RES 25-130 Resolution Granting a Conditional Use Permit for the Operation of a Cannabis Mezzobusiness in a Planned Business District (PBD) Zoning District at 4131 Pheasant Ridge Drive NE. Swervo Development Company (Newton RES LLC) (Case File No. 25-0033/SLK)

Sponsors: Sheila Sellman, Assistant Community Development Director

Ms. Sellman stated the applicant is proposing to operate a cannabis mezzobusiness that includes indoor cultivation, manufacturing, and retail cannabis. The business will occupy an existing office/warehouse building on the northwest corner of Lexington Avenue and Pheasant Ridge Drive. All uses in the Planned Business District (PBD) zoning district require a Conditional Use Permit (CUP). Staff reported the planning commission held a public hearing for this request in August and recommended approval with conditions.

Moved by Councilmember Fleming, seconded by Councilmember Ford, to adopt a Resolution Granting a Conditional Use Permit for the Operation of a Cannabis Mezzobusiness in a Planned Business District (PBD) Zoning District at 4131 Pheasant Ridge Drive NE.

Councilmember Massoglia recalled that cultivation was limited to the industrial zoned areas of the city and was not allowed in PBD. Ms. Sellman explained manufacturing was limited to

industrial zones and cultivation was limited to the 1,500 square feet, which is characterized as retail within the zoning ordinance.

Councilmember Robertson indicated she discussed this with Ms. Sellman and recommended a condition be added to the CUP that if five (5) odor complaints are received by the city in any given year, that an odor mitigation plan must be submitted to the city within 30 days from notice by the city, with the mitigation plan receiving approval from the city council.

Moved by Councilmember Robertson, seconded by Councilmember Larson, to add a condition for approval that if five (5) odor complaints are received by the city in any given year, that an odor mitigation plan must be submitted to the city within 30 days from notice by the city, with the mitigation plan receiving approval from the city council.

Amendment adopted unanimously.

Councilmember Massoglia asked what the plan was to connect Austin Street to Pheasant Ridge and would this business receiving an assessment. Mr. Schluender reported staff was preparing a plan to complete this segment of roadway. He explained there were some easements needed for construction and noted there would be no proposed assessments for this project.

Amended motion adopted unanimously.

9.5. ORD 25-2585 First Reading

Ordinance Considering an Amendment to Section 34.09 of the City of Blaine Zoning Ordinance to Allow for Off-Site Directional Signage. Scooters Coffee (Case File No. 25-0035/ACK)

Sponsors: Sheila Sellman, Assistant Community Development Director

Ms. Sellman stated this was the first reading considering an ordinance to allow off-site directional signage. It was noted the Planning Commission recommends denial of the ordinance amendment.

Declared by Mayor Sanders that Ordinance No. 25-2585, "Ordinance Considering an Amendment to Section 34.09 of the City of Blaine Zoning Ordinance to Allow for Off-Site Directional Signage," be introduced and placed on file for second reading at the September 15, 2025 Council meeting.

9.6. RES 25-131 Resolution Granting Preliminary Plat Approval to Create Seven Outlots to be Known as Blaine Town Center East District. Blaine Town Center East LLC (Case File No. 25-0034/SAS)

Sponsors: Sheila Sellman, Assistant Community Development Director

Ms. Sellman stated the proposed preliminary plat is for seven outlots for the "east" district of the 105th Redevelopment area. No development is proposed at this time. Upon

development, the outlots will need to be platted into lot and block legal descriptions.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Granting Preliminary Plat Approval to Create Seven Outlots to be Known as Blaine Town Center East District.

Motion adopted unanimously.

- 9.7.** RES 25-133 Resolution Granting Site Plan Approval for a Scheels Store in the "East District" of the 105th Redevelopment Area. EB Blaine Development LLC (Case File No. 25-0040/SAS)
Sponsors: Sheila Sellman, Assistant Community Development Director

Ms. Sellman stated all new buildings and additions require site plan approval through the planning commission and city council in the 105th Avenue Redevelopment District (RD). The proposed site plan approval is for a 250,000-square-foot Scheels store; the footprint is 115,000 square feet. Retail is a permitted use. The proposed retail building will be on Outlot H, which will need to be replatted into a legal Lot and Block. Site plan review is a zoning requirement; in-depth review of access and utilities will be part of the overall development review along with a building permit. Access is under review at this time with the engineering department and Anoka County. As proposed, there will be truck access off Radisson Road, sharing the current access with Kwik Trip. There is a right-in right-out onto Nassau Street, which will be turned into a development access rather than a public street, and a new round about for full access. It was noted the planning commission reviewed this item in August and recommended approval as presented with conditions.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Granting Site Plan Approval for a Scheels Store in the "East District" of the 105th Redevelopment Area.

Motion adopted unanimously.

10. Administration

- 10.1.** RES 25-155 Resolution Adopting the Proposed 2026 City Property Tax Levy and Establishing the Date for the Truth-in-Taxation Meeting
Sponsors: Jason Zimmerman, Finance Director

Finance Director Zimmerman stated Minnesota Statute 275.065 requires the city to certify to the county auditor the proposed property tax levy for taxes payable in the following year and establish the date for the truth-in-taxation meeting by September 30. In setting the proposed levy, council should consider the proposed levy can only be decreased, not increased, prior to the adoption of the final levy in December. The use of unrestricted general fund reserves was discussed. Staff reviewed the budget methodology that was followed for the 2026 budget, detailed the proposed budget and tax levy for the coming

year and recommended the council adopt a resolution adopting the proposed 2026 city property tax levy at 9.9% and establish the date for the truth-in-taxation meeting.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, to adopt a Resolution Adopting the Proposed 2026 City Property Tax Levy and Establishing the Date for the Truth-in-Taxation Meeting.

Councilmembers Massoglia and Robertson thanked staff for all of their efforts on the preliminary budget and the process that was followed this year.

Motion adopted unanimously.

- 10.2.** RES 25-160 Resolution to Authorize Replacement of the Eastside Park Playground Equipment and Associated Budget Amendments, Project P2508
Sponsors: Jerome Krieger, Sr. Recreation Manager

Senior Recreation Manager Krieger stated due to a fire at Eastside Park, the existing playground equipment must be removed and replace. As part of the 2010 Parks capital budget, the Parks and Recreation Department purchased playground equipment from Game Time and installed it at Eastside Park. On July 9, 2025, the tunnel area of the equipment was lit on fire, causing extensive damage and rendering the playground unsafe for use. This park is heavily used by the residents and four at-home day care providers that live within a couple of blocks of the park. The estimated cost to replace Eastside Park playground equipment is \$127,530, which includes playground equipment, concrete curbing, freight, installation and engineered wood fiber. He explained the park board reviewed the options for Eastside Park and recommended approval of Option 1.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution to Authorize Replacement of the Eastside Park Playground Equipment and Associated Budget Amendments, Project P2508.

Motion adopted unanimously.

- 10.3.** RES 25-146 Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2026 Quincy Street Area Street Reconstruction, Improvement Project No. 26-04
Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated council is being asked to initiate a 2026 Pavement Management Program project for the 2026 Quincy Street Area Street Reconstructions, Improvement Project No. 26-04. The five-year capital improvement plan for the pavement management program (PMP) was updated by staff and presented to Council at the July 7, 2025 workshop. The 2026 Quincy Street Area Street Reconstruction project, Improvement Project No. 26-04, consists of reconstructing the following streets:

- 105th Lane from Quincy Boulevard to east cul-de-sac
- 106th Avenue from Jefferson Street to Quincy Boulevard
- Madison Street from Territorial Road to 106th Avenue
- Madison Street from 106th Avenue to 109th Avenue

- Quincy Boulevard from Territorial Road to 109th Avenue
- Monroe Drive from Madison Street to 109th Avenue
- Madison Street from west cul-de-sac to Madison Street (south of 106th Avenue)
- Madison Street from west cul-de-sac to Madison Street (north of 106th Avenue)

Mr. Schluender explained the project consists of city streets with rural sections and no curb and gutter. The method of reconstruction will be a full reconstruction to the city standard residential street with concrete curb and gutter and will be further explained in the feasibility report. If approved, this Resolution initiates the proposed 2026 Quincy Street Area Street Reconstruction project and orders the preparation of a feasibility report.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to adopt a Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2026 Quincy Street Area Street Reconstruction, Improvement Project No. 26-04.

Councilmember Robertson shared concerns about continuing to issue bonds for street improvement projects. She stated she had nothing but respect for the engineering department but believed the council had to have a long term conversation on how to fund these projects noting there was a need to decrease the levy.

Councilmember Larson stated she supported the council having a further discussion on how to fund street improvement projects going forward. She questioned what would happen if the council were to deny this project. Mr. Schluender stated the project would not move forward and would remain a high priority project until funding was provided or the council moved the project forward. He provided the council with further information on the five-year funding program for the city's streets. It was his hope that the council could advance some of the proposed projects for 2026 because the projects that were identified were the worst in the city.

Councilmember Fleming thanked Councilmember Robertson for bringing up her point. She stated she supported the council discussing how to slow down the need for bonding, but noted infrastructure was a critical function of the city.

Councilmember Robertson commented it would be helpful for the council to have additional context surrounding the project with a long-term lens. Interim City Manager/Community Development Director Thorvig stated that new leadership brings about the opportunity to look at things differently. He agreed having a conversation regarding the long-term goals of the PMP would be a good idea. He indicated the numbers have been high over the last couple of years but were brought down for 2026 based on council direction. He explained the council has discretion on how many dollars are allocated each year for street improvement projects. He reported staff was looking at alternative revenue sources for street improvement projects, noting the council would be discussing the potential of franchise fees at the next work session meeting.

Councilmember Ford indicated these roads really need to be replaced. He commented he did not believe the city should sacrifice safety for money. He explained this would not be the last time the council considered taking out a bond for a street improvement project. He did not support wrecking a city plow truck or fire truck by keeping these poor roadways in

place.

Councilmember Newland commented as the council considers changing the trajectory of its investments in infrastructure, the council cannot go from a decline to zero. He stated the need for new roads was still there and costs were only going to rise. He explained it would be good to learn how new revenue streams could assist with covering the costs for street improvement projects. He stated he would not support doing nothing.

Councilmember Larson encouraged the council to consider what Blaine wants to be known for whether that was having low taxes or poor streets. It was her hope the city could work to find a balance between taxes and street improvement projects. She explained she wanted the city's streets to be safe and wanted people to come into the community.

Councilmember Robertson stated she understood roads could not continue to deteriorate, but she wanted the council to find a balance when it comes to funding street improvement projects.

Councilmember Fleming applauded Finance Director Zimmerman on his efforts to try and find ways to pre-fund capital going forward as well as alternative funding sources for street projects.

Councilmember Massoglia stated this was a balancing act for the city. He explained the city had reduced the amount that was being spent on streets for 2026. He noted the cost for the projects in 2026 was \$8 million and the city would be bonding for \$6 million. He was of the opinion the city was moving in the right direction. He stated he would be interested in learning more about when a mill and overlay was warranted versus a full street reconstruction. He indicated he supported the council further discussing this topic at a future workshop meeting.

Mayor Sanders agreed this would be a good conversation for the council to have, especially given how the city has grown and continues to grow. He supported the city having a holistic approach in place when it comes to streets and street replacement projects. He indicated these projects were extremely important and would have the opportunity to revitalize these neighborhoods.

Motion adopted 6-1 (Councilmember Robertson opposed).

- 10.4.** RES 25-147 Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2026 Street Rehabilitation Project, Improvement Project No. 26-05
Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated council is being asked to initiate a 2026 Pavement Management Program project for the 2026 Street Rehabilitation Project, Improvement Project No. 26-05. The five-year capital improvement plan for the pavement management program (PMP) was updated by staff and presented to council at the July 7, 2025 workshop. The 2026 Street Rehabilitation project, Improvement Project No. 26-05, consists of rehabilitating the following streets:

- South Lake Boulevard from Lakes Parkway to Lakes Parkway

Mr. Schluender reported the project consists of city streets with concrete curb and gutter. The method of rehabilitation will involve a bituminous mill and overlay with Texas Underseal and will be further explained in the feasibility report. If approved, this Resolution initiates the proposed 2026 Street Rehabilitation project and orders the preparation of a feasibility report.

Moved by Councilmember Newland, seconded by Councilmember Larson, to adopt a Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2026 Street Rehabilitation Project, Improvement Project No. 26-05.

Motion adopted 5-1-1 (Councilmember Robertson opposed and Councilmember Fleming was absent for the vote).

- 10.5. RES 25-148** Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2026 Meadowbrook Area Street Reconstruction, Improvement Project No. 26-06
Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated council is being asked to initiate a 2026 Pavement Management Program project for the 2026 Meadowbrook Area Street Reconstruction, Improvement Project No. 26-06. The five-year capital improvement plan for the pavement management program (PMP) was updated by staff and presented to council at the July 7, 2025 workshop. The 2026 Meadowbrook Area Street Reconstruction project, Improvement Project No. 26-06, consists of reconstructing the following streets:

- 125th Lane from Jefferson Street to Polk Street
- 126th Avenue from Madison Street to Polk Street
- 127th Avenue from Madison Street to Jackson Street
- Jackson Street from 130' north of 125th Avenue to 127th Avenue
- Madison Street from 125th Lane to 127th Avenue
- Able Circle from 126th Avenue to north cul-de-sac
- Tyler Circle from 126th Avenue to north cul-de-sac

Mr. Schluender explained the project consists of city streets with concrete curb and gutter. The method of reconstruction will be a full reconstruction with replacement of pavement and curb and gutter and will be further explained in the feasibility report. If approved, this Resolution initiates the proposed 2026 Meadowbrook Area Street Reconstruction and orders the preparation of a feasibility report.

Moved by Councilmember Massoglia, seconded by Councilmember Ford, to adopt a Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2026

Motion adopted 5-1-1 (Councilmember Robertson opposed and Councilmember Fleming was absent for the vote).

- 10.6.** 2025-200 Motion to Authorize Mayor and City Manager to Enter into a Contract with Bolton & Menk, Inc. for Professional Engineering Services for the 2026 Quincy Street Area Street Reconstruction Project, Improvement Project No. 26-04.
Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated council was requested to approve a contract from Bolton & Menk for professional services for preliminary design and preparation of a feasibility report for the 2026 Quincy Street Area Street Reconstruction Project, Improvement Project No. 26-04 in the amount of \$97,816. The engineering department has identified three separate street improvement projects for the 2026 pavement management program. For each of these projects, staff requested a letter of proposal from an engineering firm that is in the consultant pool that the city council adopted on August 2, 2021 with Motion 21-114. The 2026 Quincy Street Area Street Reconstruction Project, Improvement Project No. 26-04, includes the following streets:

- 105th Lane from Quincy Boulevard to east cul-de-sac
- 106th Avenue from Jefferson Street to Quincy Boulevard
- Madison Street from Territorial Road to 106th Avenue
- Madison Street from 106th Avenue to 109th Avenue
- Quincy Boulevard from Territorial Road to 109th Avenue
- Monroe Drive from Madison Street to 109th Avenue
- Madison Street from west cul-de-sac to Madison Street (south of 106th Avenue)
- Madison Street from west cul-de-sac to Madison Street (north of 106th Avenue)

Mr. Schluender reported Bolton & Menk has provided the requested letter of proposal for the 2026 Quincy Street Area Street Reconstruction Project, Improvement Project No. 26-04. The proposal, in the amount of \$97,816, is for preliminary design and preparation of a feasibility report for the project. Staff reviewed the proposal, compared it with previous proposals for similar projects, and determined that the fees are justified and reasonable. After completion of the feasibility report and upon ordering the improvements, a contract for final design and construction services would be negotiated with Bolton & Menk. This project will be funded through proposed project assessments, pavement management program funds, and public utility funds.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to Authorize Mayor and City Manager to Enter into a Contract with Bolton & Menk, Inc. for Professional Engineering Services for the 2026 Quincy Street Area Street Reconstruction Project, Improvement Project No. 26-04.

Councilmember Massoglia inquired about potential cost savings for consulting fees as another way to reduce bonding and levy amounts. Mr. Schluender explained the consulting

line is mislabeled as this includes all project soft costs for design, testing, consulting, assessing, and legal.

Motion adopted 6-1 (Councilmember Robertson opposed).

- 10.7.** 2025-201 Motion to Authorize Mayor and City Manager to Enter into a Contract with WSB for Professional Engineering Services for the 2026 Street Rehabilitation Project, Improvement Project No. 26-05.

Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated council was requested to approve a contract from WSB for professional services for preliminary design and preparation of a feasibility report for the 2026 Street Rehabilitation Project, Improvement Project No. 26-05 in the amount of \$48,742. The engineering department has identified three separate street improvement projects for the 2026 pavement management program. For each of these projects, staff requested a letter of proposal from an engineering firm that is in the consultant pool that the city council adopted on August 2, 2021 with Motion 21-114. The 2026 Street Rehabilitation Project, Improvement Project No. 26-05, includes the following streets:

- South Lake Boulevard from Lakes Parkway to Lakes Parkway

Mr. Schluender reported WSB has provided the requested letter of proposal for the 2026 Street Rehabilitation Project, Improvement Project No. 26-05. The proposal, in the amount of \$48,742, is for preliminary design and preparation of a feasibility report for the project. Staff reviewed the proposal, compared it with previous proposals for similar projects, and determined that the fees are justified and reasonable. After completion of the feasibility report and upon ordering the improvements, a contract for final design and construction services would be negotiated with WSB. This project will be funded through proposed project assessments, pavement management program funds, public utility funds, and municipal state aid funds.

Moved by Councilmember Newland, seconded by Councilmember Larson, to Authorize Mayor and City Manager to Enter into a Contract with WSB for Professional Engineering Services for the 2026 Street Rehabilitation Project, Improvement Project No. 26-05.

Motion adopted 6-1 (Councilmember Robertson opposed).

- 10.8.** 2025-202 Motion to Authorize Mayor and City Manager to Enter into a Contract with SEH, Inc. for Professional Engineering Services for the 2026 Meadowbrook Area Street Reconstruction Project, Improvement Project No. 26-06.

Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated council is requested to approve a contract from SEH, Inc. for professional services for preliminary design and preparation of a feasibility report for the 2026 Meadowbrook Area Street Reconstruction Project, Improvement Project No. 26-06 in the amount of \$88,875. The engineering department has identified three separate street

improvement projects for the 2026 pavement management program. For each of these projects, staff requested a letter of proposal from an engineering firm that is in the consultant pool that the city council adopted on August 2, 2021 with Motion 21-114. The 2026 Meadowbrook Area Street Reconstruction Project, Improvement Project No. 26-06, includes the following streets:

- 125th Lane from Jefferson Street to Polk Street
- 126th Avenue from Madison Street to Polk Street
- 127th Avenue from Madison Street to Jackson Street
- Jackson Street from 130' north of 125th Avenue to 127th Avenue
- Madison Street from 125th Lane to 127th Avenue
- Able Circle from 126th Avenue to north cul-de-sac
- Tyler Circle from 126th Avenue to north cul-de-sac

Mr. Schluender reported SEH, Inc. has provided the requested letter of proposal for the 2026 Meadowbrook Area Street Reconstruction Project, Improvement Project No. 26-06. The proposal, in the amount of \$88,875, is for preliminary design and preparation of a feasibility report for the project. Staff reviewed the proposal, compared it with previous proposals for similar projects, and determined that the fees are justified and reasonable. After completion of the feasibility report and upon ordering the improvements, a contract for final design and construction services would be negotiated with SEH, Inc. This project will be funded through proposed project assessments, pavement management program funds, and public utility funds.

Moved by Councilmember Massoglia, seconded by Councilmember Ford, to Authorize Mayor and City Manager to Enter into a Contract with SEH, Inc. for Professional Engineering Services for the 2026 Meadowbrook Area Street Reconstruction Project, Improvement Project No. 26-06.

Motion adopted 6-1 (Councilmember Robertson opposed).

- 10.9. RES 25-150** Resolution Accepting a Bid from Park Construction Company in the Amount of \$1,315,790.23 for the Zest Street and Lakes Parkway Construction Project, Improvement Project No. 25-04 (T2504)
Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated the city council ordered improvement and preparation of plans and specifications for the Zest Street and Lakes Parkway construction project on February 19, 2025, with Resolution 25-35. The project will reconstruct the following streets:

- Zest Street NE (from Lakes Parkway to about 870' north)
- Lakes Parkway NE (from Lexington Avenue to about 850' west)

Mr. Schluender reported bids were received electronically at 10:30 AM, August 22, 2025, for Project No. 25-04. A total of 12 bids were received, ranging from \$1,315,790.23 to \$1,744,841.93. The three low bids and engineer's estimate were reviewed with the council. It was noted bids have been checked and tabulated, and it has been determined that Park Construction Company of Minneapolis, Minnesota is the lowest bidder. The engineering

department has worked with Park Construction Company on previous contracts and recommends that the low bid be accepted, and a contract be entered into with Park Construction Company. City council is also asked to approve a 10% contingency to bring the total project budget to \$1,447,369.25. The funding sources for this project are the municipal state aid funds, public utility funds, and special assessments, and there are sufficient funds budgeted to cover these costs.

Moved by Councilmember Massoglia, seconded by Councilmember Robertson, to adopt a Resolution Accepting a Bid from Park Construction Company in the Amount of \$1,315,790.23 for the Zest Street and Lakes Parkway Construction Project, Improvement Project No. 25-04 (T2504).

Motion adopted unanimously.

10.10. ORD 25-2586 First Reading

Ordinance Adopting and Enacting a New Code for the City of Blaine, Minnesota; Providing for the Repeal of Certain Ordinances Not Included Therein; Providing a Penalty for the Violation Thereof; Providing for the Manner of Amending Such Code; and Providing When Such Code and this Ordinance Shall Become Effective

Sponsors: Cathy Sorensen, City Clerk

City Clerk Sorensen stated council is asked to hold first reading of the ordinance for the full recodification of the Blaine Code of Ordinances. Ordinance 22-2517 was adopted December 19, 2022, approving the legal review for the recodification of the Blaine City Code, which was last done in 2003. The full recodification is complete and council is asked to adopt the proposed ordinance repealing the current city code and replacing with the recodified version which has been updated to current state statute in its entirety. Once the ordinance is adopted and published the updated online city code will published.

Declared by Mayor Sanders that Ordinance No. 25-2586, "Ordinance Adopting and Enacting a New Code for the City of Blaine, Minnesota; Providing for the Repeal of Certain Ordinances Not Included Therein; Providing a Penalty for the Violation Thereof; Providing for the Manner of Amending Such Code; and Providing When Such Code and this Ordinance Shall Become Effective," be introduced and placed on file for second reading at the September 15, 2025 Council meeting.

11. Other Business

None.

12. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adjourn the meeting at 8:43PM.

Motion adopted unanimously.



City of Blaine Staff Report

File Number: RES 25-127

Agenda Date	Status
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September 15, 2025

In Control	File Type
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City Council

Resolution

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

Agenda Item # 7.3

Resolution Granting Final Plat Approval to Create Four Lots and Three Outlots to be Known as Lexington Crossing Second Addition at the Southwest Corner of Lexington Avenue and 125th Avenue NE. Blaine Lex Crossings 2025, LLC (Case File No. 25-0039/SAS)

Executive Summary

The proposed plat creates four lots and three outlots for future commercial development at the southwest corner of Main and Lexington Avenue.

Background

Planning Commission Public Hearing	07/08/25
City Council (Preliminary Plat)	07/21/25
City Council (Final Plat)	09/15/25
Action Deadline	09/26/25

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

The final plat is consistent with the approved preliminary plat, Resolution No. 25-98.

Evaluation of Request

Planning Analysis

Zoning

The subject site is zoned Town Commercial (B-5).

Land Use Designation

The land use designation is Planned Commercial (PC).

Surrounding Zoning and Land Uses

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

Existing Conditions

The site is currently two vacant lots with some trees and wetlands present.

History

A preliminary plat was approved in 2025, creating two outlots and right-of-way for the Zest Street extension. The proposed plat is subdividing Outlot B of that plat.

Plat

Four lots and two outlots are proposed. The lots are broken down as follows:

- Lot 1, Block 1: 1.7 Acres
- Lot 1, Block 2: 7.8 Acres
- Lot 1, Block 3: 2.6 Acres
- Lot 2, Block 3: 0.97 Acres
- Outlot A: 10.46 Acres
- Outlot B: 1.06 Acres
- Outlot c: ~1,100 square feet

The B-5 district does not have minimum lot size requirements.

Lot 1 Block 3 is planned for a multi-tenant commercial building with a coffee shop and drive-thru. The Conditional Use Permit (CUP) has been approved. Lot 2, Block 3, has a CUP approved for a bank with drive-thru and shared access. The remaining lots do not have development proposed at this time.

Setbacks

The B-5 setbacks will apply and will be reviewed with CUP applications and/or building permits.

Building

- Front yard: 50 feet or 1/2 of the total building height, whichever is greater
- Side yard: 15 feet or 1/2 of the total building height, whichever is greater
- Rear yard: 20 feet or 1/2 of the total building height, whichever is greater

Parking

- Front yard: 30 feet
- Side yard: 15 feet

- Rear yard: 20 feet

Landscaping

Landscaping will be reviewed with the CUP application and/or at the time of building permit.

Tree Preservation

Approximately 6.75 acres will be disturbed during construction of the development and the City's tree preservation requirement includes replacing 8 trees per acre for all disturbed portions of the development. Based on the amount of disturbed area, 54 trees are required to meet the tree replacement standards. The replacement trees will be part of the landscape plan for the developable lots and will be part of the landscape requirements.

Park Dedication

Park dedication is required for the development of 4 new lots, based on a rate of \$7,825 per acre. This results in a total park dedication fee of \$31,300, if paid in 2025. The fee must be paid prior to the issuance of a building permit and will be calculated using the per-acre rate in effect at the time payment is received by the City.

Engineering Analysis

Grading/Storm Drainage

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

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.

Utilities

The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting for upland acreage. The 2025 rate for Sanitary Sewer District 7 is \$8,760 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 13 acres of upland for a total sewer area charge of \$113,880.

The developer will be responsible for the deferred assessment of outlot B of the Lexington Crossing 1st Addition. The 2025 amount is \$46,438.14.

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

Utilities will be extended to the edge of the plat for future connection to adjacent parcels.

Utilities will be brought to the north side of 125th Avenue NE at the Zest Street alignment.

Hydrant locations must be reviewed and approved by the Fire Department.

Developer shall explore water sources for landscape irrigation systems installed throughout the development, including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred), and shall surround all wetlands. This buffer strip shall be placed in an easement.

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

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to property owners at the time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final documents, to provide those documents to the property owners, and to record these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

A traffic study shall be provided as specified with both City of Blaine and Anoka County requirements. The developer will be required to construct all mitigation measures outlined in the study and provide the necessary right of way.

The development is proposing to gain/provide access from a connection to 125th Avenue NE and Lexington Avenue NE. As these are both county roads, the developer will need to construct any improvements as outlined in the development review of Anoka County's plat review comments.

Zest Street NE shall be constructed as a collector roadway 34-feet back of curb to back of curb and will be required to meet MN state aid standards. All other local roads shall be constructed to 29-feet back of curb to back of curb, and will extend to the edge of the plat for future connection with adjacent parcels.

Zest Street will be required to be constructed with a six-foot concrete sidewalk and a 8-foot bituminous trail. All other local streets will require a six-foot concrete sidewalk to be constructed on one side. Locations are to be determined in the plan review process.

As part of the street design, the development will be required to provide streetlights installed in the manner, location and type prescribed by the City Engineer. The developer shall pay the costs of all the

street lighting installations. The City agrees to pay the cost of maintaining the portion of the lights that are installed that reflect the normal and typical lighting requirements of the City.

All landscaping will need to be contained on the platted lots and not in the street right-of-way.

Easements/Right-of-way/Permits

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

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

Outlot C will need to provide a trail easement across the lot to ensure that the trails can all be connected as needed.

All local public streets require dedication of 60-feet of right-of-way and Zest Street will require an 80-foot right-of-way with additional dedication to create proper intersection lane geometries.

Strategic Plan Relationship

Lexington Crossing has been identified as an Economic Development Strategic Priority.

Board/Commission Review

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

Financial Impact

Not applicable.

Public Outreach/Input

Notifications are not required for final plats.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Zoning and Location Map
2. Final Plat



City of Blaine

Signature Copy

Resolution: RES 25-127

Resolution Granting Final Plat Approval to Create Four Lots and Three Outlots to be Known as Lexington Crossing Second Addition at the Southwest Corner of Lexington Avenue and 125th Avenue NE. Blaine Lex Crossings 2025, LLC (Case File No. 25-0039/SAS)

WHEREAS, an application has been filed by Blaine Lex Crossings 2025, LLC as Case File No. 25-0039 for a final plat known as Lexington Crossing Second Addition; and

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

Outlot B, LEXINGTON CROSSING, Anoka County, Minnesota

WHEREAS, the Blaine City Council granted preliminary plat approval July 21, 2025, subject to the conditions as contained in Blaine City Council Resolution No. 25-98; and

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

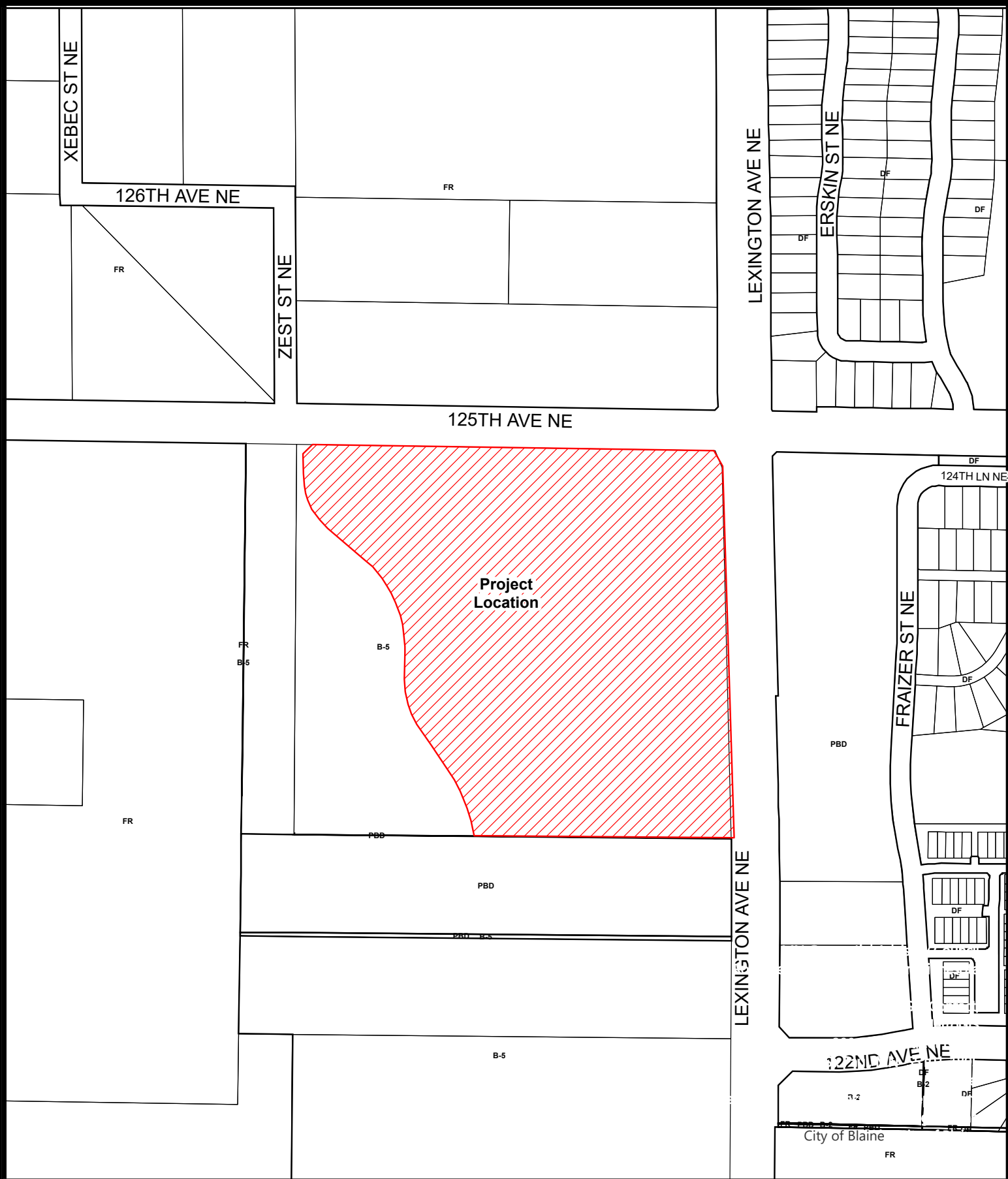
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Lexington Crossing Second Addition per Section 75-33 of the subdivision regulations is hereby granted subject to the listed conditions.

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

1. The developer is responsible for recording plat mylars with Anoka County. Proof of recording must be provided prior to issuance of building permits.
2. Park dedication is required for the development of 4 new lots, based on a rate of \$7,825 per acre (13 acres). This results in a total park dedication fee of \$101,725, if paid in 2025. The fee must be paid prior to the issuance of a building permit and will be calculated using the per-acre rate in effect at the time payment is received by the City.
3. Fifty-four replacement trees are required for the development; landscaping requirements may include replacement trees.
4. The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2025 rate for Sanitary Sewer District 7 is \$8,760 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 13 acres of upland for a total sewer area charge of \$113,880.
5. The developer is responsible for submitting a traffic study and constructing all mitigation measures outlined in the study.
6. The developer will be responsible for the deferred assessment for outlot B of Lexington Crossings 1st addition. The 2025 amount is \$46,438.14.

7. Outlot C will need to have a trail/walk easement to allow for a trail connection from plat to county trail.
8. All development signage by separate review.
9. Execution and recording of a development agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
10. Site plan approval is required as part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.

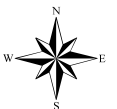
PASSED by the City Council of the City of Blaine this 15th day of September, 2025.



BlaineMN.gov

Case File No. 25-0039 Lexington Crossing Second Addition

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



LEXINGTON CROSSING SECOND ADDITION

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 11, TWP. 31, RGE. 23

KNOW ALL PERSONS BY THESE PRESENTS: That Jeffrey P. Kempf and Susan Lorraine Kempf, husband and wife, owners of the following described property:

Outlot B, LEXINGTON CROSSING, Anoka County, Minnesota

Have caused the same to be surveyed and platted as LEXINGTON CROSSING SECOND ADDITION and do hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 17 as shown on this plat.

In witness whereof said Jeffrey P. Kempf and Susan Lorraine Kempf, husband and wife, have hereunto set their hands this ____ day of _____, 20____.

Jeffrey P. Kempf

Susan Lorraine Kempf

STATE OF_____
COUNTY OF_____

This instrument was acknowledged before me on this ____ day of _____, 20____ by Jeffrey P. Kempf and Susan Lorraine Kempf, husband and wife.

(Signed)

(Printed)

Notary Public, _____

My commission expires _____

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

Dated this ____ day of _____, 20____.

Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF_____
COUNTY OF_____

This instrument was acknowledged before me on this ____ day of _____, 20____ by Thomas R. Balluff.

(Signed)

(Printed)

Notary Public, _____

My commission expires _____

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

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

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR

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

David M. Ziegmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

Property Tax Administrator

By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

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

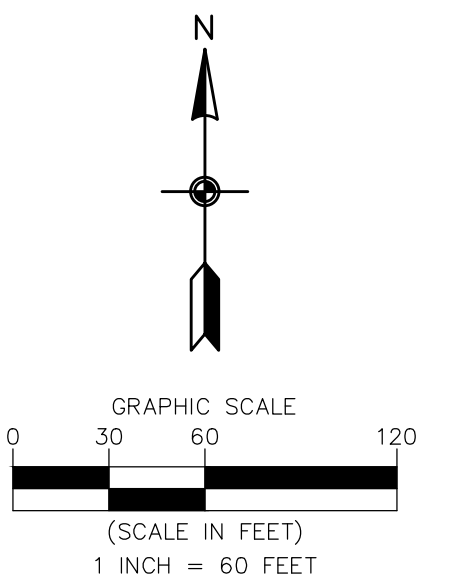
County Recorder/Registrar of Title

By: _____, Deputy

For the purposes of this plat, the South line of Outlot B, LEXINGTON CROSSING is assumed to have a bearing of North 89 degrees 26 minutes 55 seconds West.

-

being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.





City of Blaine Staff Report

File Number: RES 25-167

Agenda Date	Status
September 15, 2025	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: - Jerome Krieger, Sr. Recreation Manager

Agenda Item # 7.4

Resolution to Accept a Donation from the Blaine Festival Committee in the amount of \$26,632 for the Aquatore Park Basketball Court and Associated Budget Amendments

Executive Summary

The Blaine Festival Committee donates charitable gambling funds to various organizations and municipalities throughout the year. At their June meeting, the committee decided to contribute up to \$30,000 to repair the existing basketball court and add a sports court along with an additional hoop at Aquatore Park.

Background

The Blaine Festival committee uses the basketball court for their festival each year. They do basketball skills games and contests with the kids that attend the Festival. The Festival teams up with the Blaine High School girls' basketball team to provide these activities. The Festival has mentioned in the past that they would like to contribute funding to the City for court improvements, not only for the festival but also for all the visitors to the park.

Strategic Plan Relationship

The improvements to the court help the City keep a well-maintained infrastructure.

Board/Commission Review

N/A

Financial Impact

The acceptance of this donation allows the City to avoid using funding from the Neighborhood Parks Fund for future repairs to this court. The donation will be deposited into the Neighborhood Parks Fund.

Public Outreach/Input

N/A

Staff Recommendation

Staff recommends that the Council accept the donation of \$26,632 from the Blaine Festival Committee for the Aquatore basketball court improvements.

Attachment List

1. CITY OF BLAINE; AQUATORE PARK
2. Screenshot 2025-07-31 at 8.10.13 PM



Date: 8-6-2025

Name: City of Blaine

Project: Aquatore Park 38' x 44' Outdoor Court

Project Address: 9150 Lincoln St, Blaine, MN

Approximate Installation Date: TBD

Millz House Contract

Millz House Outdoor Court Contract Includes:

Asphalt 2" Overlay-38' x 44'; Sweep asphalt clean surface, apply an asphalt emulsion tack coat to bind. Install 2" of MN/DOT spec hot asphalt material. Compact Asphalt material using vibratory and static rollers. Does not include site restoration; Includes \$300 discount	\$8560
SnapSports sport tiles; Bright Blue court with Grey lane. Includes installation and game lines painted	\$12,205
First Team Goose Neck rectangle steel backboard basketball hoop; includes digging and setting.	\$5867
TOTAL COST:	\$26,632

Due Upon Completion of Project - \$26,632.00

****Total Cost based on check payment. If you would like to pay by credit card, please add 3% to the totals**

Terms & Conditions:

Any alterations or deviations from the above specifications involving extra costs will be executed only upon written order and may become an extra charge over and above the estimated. This agreement is contingent upon strikes, accidents, shipping errors or other delays beyond our control, i.e. weather. If unknown objects

such as boulders, springs, plumbing, electrical, invisible fence, irrigation systems, or any other objects or systems that were unknown to Millz House prior to commencing this project create an additional installation or material expense, this agreement may increase for such additional expense and customer shall reimburse the costs of such expense to Millz House. All landscaping around the court after the court has been completed is at the homeowner's expense. This includes adding or leveling of the soil around the concrete pad. Sod, dirt, sand and concrete for site preparation will be hauled in by skid steer. Plywood will be placed on the yard to help prevent damage to the yard or grass. Millz House is not responsible for the cost of repairs to the yard should any damage occur. All Irrigation repairs are at the homeowner's expense.

I acknowledge that I have checked with all state departments and associations required, including, but not limited to, Homeowners Association, neighbors, City, County, State, and hardscape personnel, and have the approval to build and install this court with the agreed upon size and components. I agree to pay Millz House for all components ordered and all work that has been done, even in the event the project is halted for any reason.

I understand that the tiles may shift over time with heavy movement or dirt, debris, or any organic material getting under the tiles. I understand that it is my responsibility to clean and move the tiles back into place.

I agree to pay for any extra trip charges if the job is not ready for installation at the agreed upon time. No sprinkler, landscaping or yard repair around the concrete slab is included in this agreement.

Due to pricing consideration, this agreement can only be guaranteed for 30 days. If full payment is not received within fifteen (15) days after completion of the project, any outstanding balance shall accrue interest at the rate of eighteen percent (18%) per year. If customer changes their mind, Millz House/SnapSports MN may charge a restocking fee of up to 30% on any materials that have been ordered for the project. Millz House/SnapSports MN, its shareholders, officers, directors, agents and employees shall not be responsible or liable for any damages to utilities, pipes, plumbing, sprinklers, or any other underground items or systems installed upon the property of the customer. Millz House, its shareholders, directors, agents, and employees make no representations or warranties other than those specified in the Manufacturer's Standard Warranty.

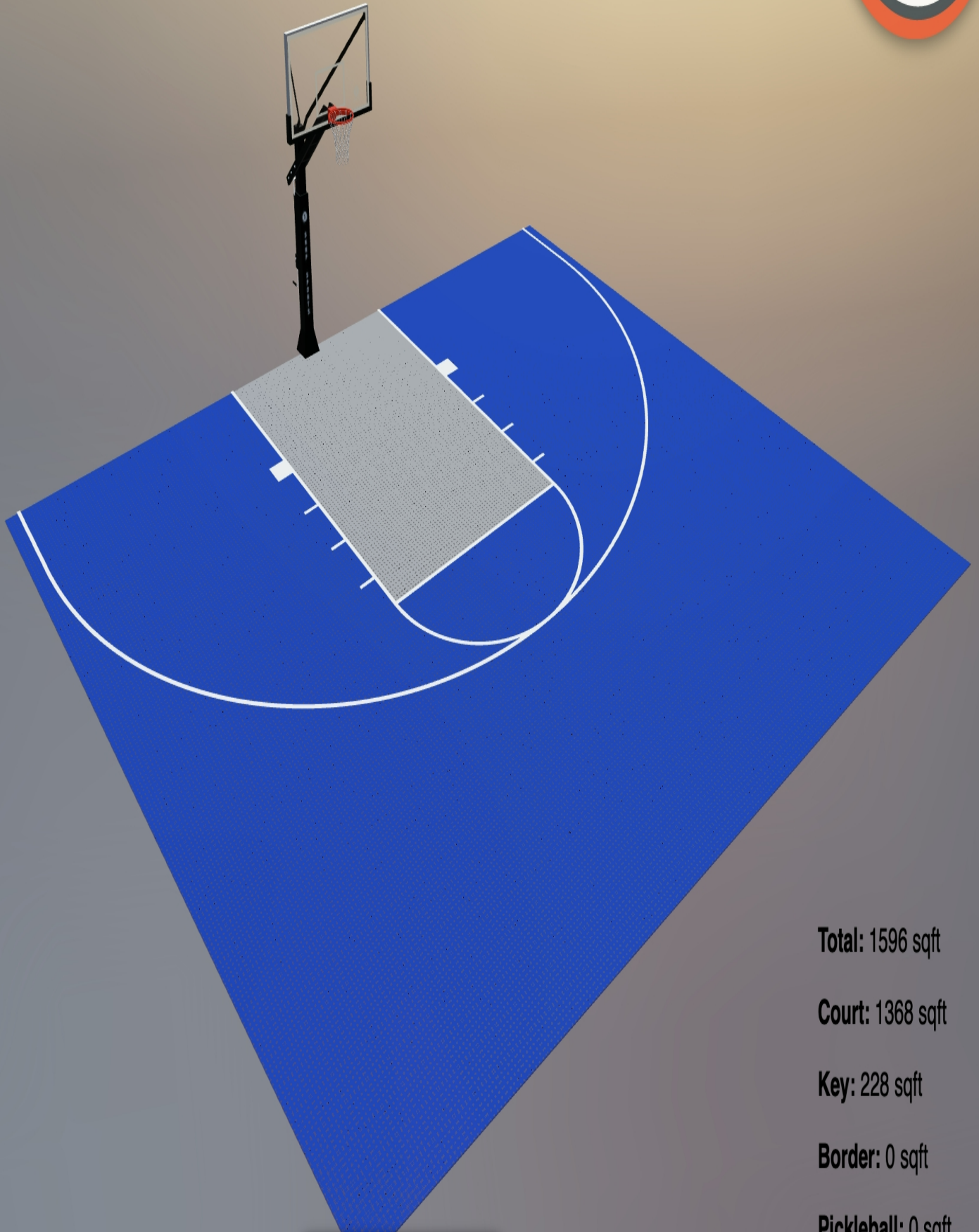
In the event of non-payment by customer, customer agrees to pay all of Millz House/SnapSports MN costs for collection, including without limitation, reasonable attorney's fees. The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

PRE-LIEN NOTICE

(a) ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO THIS PROPERTY MAY FILE A LIEN AGAINST THIS PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS (b) UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIAL FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENTS AND WHO GAVE TIMELY NOTICE.

Authorized Signature: _____ Date: _____

Millz House/SnapSports MN Signature: _____ Date: _____



[GET QUOTE](#)

Total: 1596 sqft

Court: 1368 sqft

Key: 228 sqft

Border: 0 sqft

Pickleball: 0 sqft

Volleyball: 0 sqft



City of Blaine Staff Report

File Number: RES 25-149

Agenda Date	Status
September 15, 2025	
In Control	File Type
City Council	Resolution

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

Agenda Item # 8.1

Conduct Public Hearing and Adopt a Resolution to Vacate the Drainage and Utility Easements on 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 all 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 the 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 25-149

Conduct Public Hearing and Adopt a Resolution to Vacate the Drainage and Utility Easements on 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 the vacation of all the drainage and utility easements lying over, under, and across Outlot B, Lexington Crossing; according to the recorded plat thereof, Anoka County, Minnesota; see Exhibit A (attached); and

WHEREAS, the required public hearing notices were published and mailed, and the public hearing was held on the 15th day of September, at which time all persons desiring to be heard were given an opportunity to be heard.

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

1. The vacation of the existing drainage and utility easements lying over, under, and across Outlot B, Lexington Crossing.

PASSED by the City Council of the City of Blaine this 15th day of September, 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

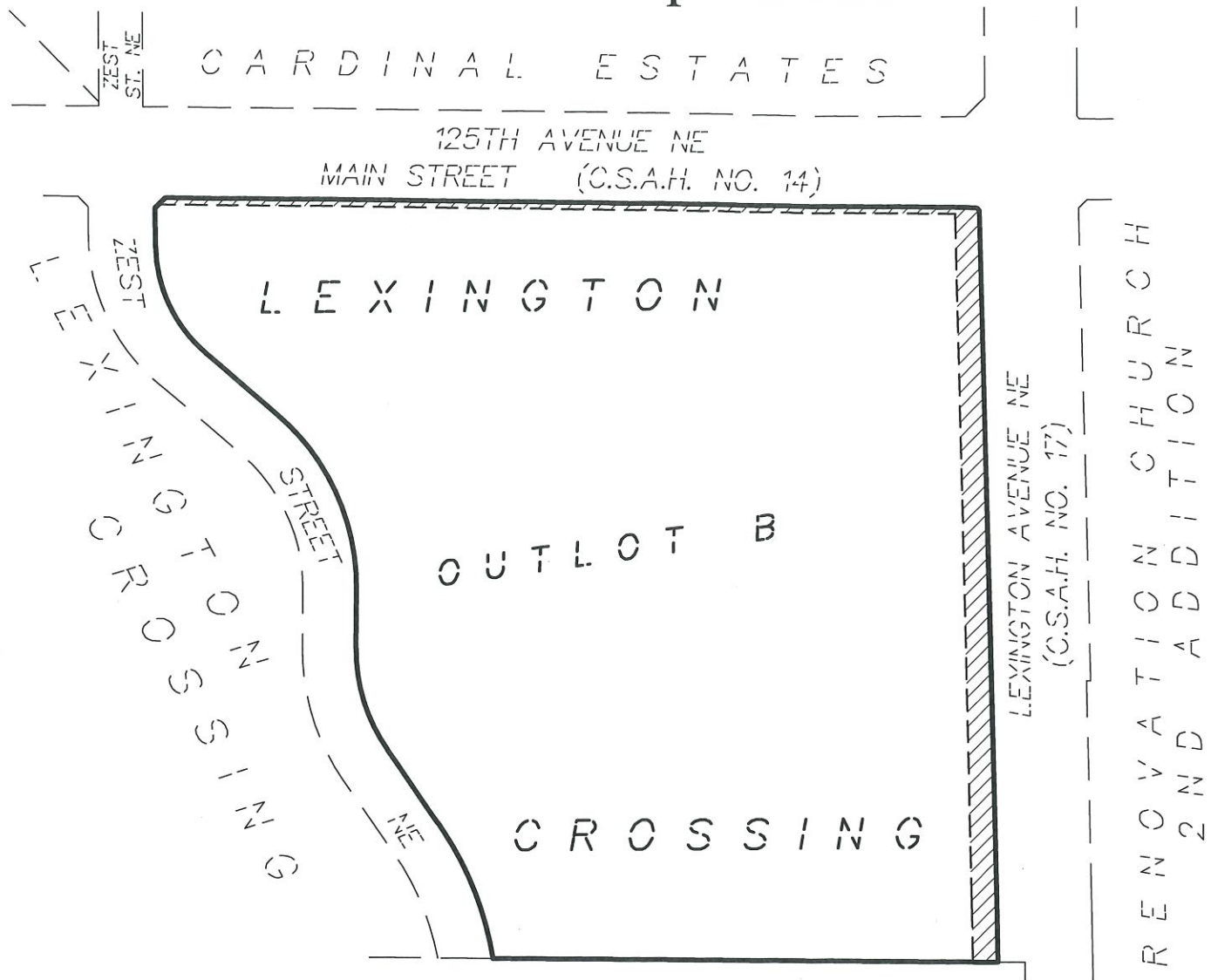
City: Plymouth **State:** MN **Zip:** 55447

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**

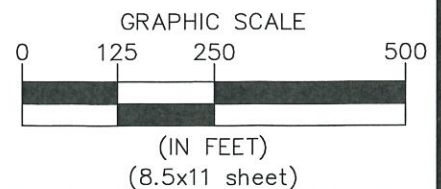
ENGINEERING
SURVEYING
PLANNING

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:

Agenda Date	Status
September 15, 2025	
In Control	File Type
City Council	Ordinance

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

Agenda Item # 8.2

First Reading

An Ordinance Amending Sec. 2.07. Salaries of the Blaine City Charter

Background

At the July 7 workshop, council reviewed the commission's work regarding City Charter Sec. 2-07. – Salaries which states that the monthly salary of each of the councilmembers and mayor shall be established by ordinance. Council had requested that the charter commission annually review surveys of council salaries from comparable/surrounding cities for recommendations on possible adjustments for consideration and any adjustments recommended would be presented to council and, if concurred with, an ordinance amendment would be processed. Pursuant to MN Statute 415.11, no change in salary shall take effect until after the next succeeding municipal election. The last increase to salaries occurred in 2025; prior to that changes last occurred in 2015. The current salary ordinance, adopted February 2024 and effective January 2025, is below:

Sec. 2-31. Salaries of mayor and councilmembers.

Salaries of mayor and councilmembers.

Pursuant to the City Charter, section 2.07, and Minn. Stat. § 415.11, as amended, the salary of the mayor shall be increased to \$1,526.25 per month; and the salary of the councilmembers shall be increased to \$1,121.80 per month, effective January 1, 2025.

The charter commission had presented a charter amendment last year that outlined a mechanism for regular review and recommendation of future salary changes that would be consistent with any cost of living salary increases afforded to city staff as outlined below:

Sec. 2.07. Salaries.

The monthly salary of each of the councilmembers and the mayor shall be established by ordinance. Review of salaries shall be conducted in June of every odd numbered year and recommendations for adjustments, if any, be based on the annual cost of living adjustments consistent with staff. The mayor and councilmembers, in addition to the above salaries, shall be paid a reasonable sum for

each day and their reasonable expenses incurred while traveling outside the city on the city's business.

With that amendment failing 6-1 last year because it did not receive a unanimous vote by the council, the commission met on May 20, 2025, to review the amendment language again, and after discussion, proposed the following amendment instead:

Sec. 2.07. Salaries.

The monthly salary of each of the councilmembers and the mayor shall be established by ordinance. The council will review salaries of mayor and councilmembers in June of every odd numbered year and any adjustments should be based on the prior two years of cost of living adjustments consistent with those provided to staff and established by the Bureau of Labor and Statistics and the US Department of Labor. The mayor and councilmembers, in addition to the above salaries, shall be paid a reasonable sum for each day and their reasonable expenses incurred while traveling outside the city on the city's business.

The intent of this revised amendment was to ensure when reviews occur and that those reviews are based on data provided by the Bureau of Labor and Statistics and the US Department of Labor. As this language was different then what was presented last year, the commission had wanted council feedback which occurred at the July 7 workshop, which staff shared with the commission during their August 12 meeting. After commission discussion around council feedback as well as suggestions outlined by Commissioner Anderson in the attached memo to better clarify the metric being used, below is the final draft of the charter amendment being presented for first reading this evening:

Sec. 2.07. Salaries.

The monthly salary of each of the councilmembers and the mayor shall be established by ordinance. A review of salaries of mayor and councilmembers will occur in June of every odd numbered year and any adjustments should be based on the prior two years of cost of living adjustments consistent with those provided to staff and established by the U.S. Bureau of Labor Statistics and found in annual data of percent changes in Consumer Price Index for All Urban Consumers (CPI-U), unadjusted 12 months ending in April of each respective year. The mayor and councilmembers, in addition to the above salaries, shall be paid a reasonable sum for each day and their reasonable expenses incurred while traveling outside the city on the city's business.

It should be noted that any proposed increase is only a proposal; any actual increase would need to be adopted by a majority vote of the council as a separate ordinance as required in Sec. 2-31.

Staff Recommendation

After holding the public hearing, council is asked to hold first reading of the proposed ordinance.

Questions for Council

- Does council support the charter amendment as proposed?

Attachment List

1. 07-07-25 Council Workshop Minutes
2. 8-12-25 Charter Commission Minutes - Draft
3. Commissioner Anderson - Memo



City of Blaine

City Council Workshop

July 7, 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 5:35PM), Councilmembers Terra Fleming, Chris Ford, Leslie Larson, Chris Massoglia, Tom Newland, and Jess Robertson.

ABSENT: None.

Quorum Present.

ALSO PRESENT: Interim City Manager/Community Development Director Erik Thorvig; Assistant Community Development Director Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Deputy Public Works Director Jason Grode; Public Works Supervisor - Water Kristian Gaasland; Director of Engineering Dan Schluender; Community Development Specialist Elizabeth Showalter; City Attorney Eric Larson; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

3. New Business

- 3.1.** 2025-145 Charter Amendment - Councilmember Salary Review
Sponsors: Cathy Sorensen, City Clerk

City Clerk Sorensen stated City Charter Sec. 2-07. – Salaries states that the monthly salary of each of the councilmembers and mayor shall be established by ordinance. Council had

directed the charter commission to annually review surveys of council salaries from comparable/surrounding cities for recommendations on possible adjustments for consideration and any adjustments recommended would be presented to council and, if concurred with, an ordinance amendment would be processed. Pursuant to MN Statute 415.11, no change in salary shall take effect until after the next succeeding municipal election. The last increase to salaries occurred in 2025; prior to that changes last occurred in 2015. The current salary ordinance, adopted February 2024 and effective January 2025, is listed below:

Sec. 2-31. Salaries of mayor and councilmembers.

Salaries of mayor and councilmembers.

Pursuant to the City Charter, section 2.07, and Minn. Stat. § 415.11, as amended, the salary of the mayor shall be increased to \$1,526.25 per month; and the salary of the councilmembers shall be increased to \$1,121.80 per month, effective January 1, 2025.

Ms. Sorensen explained the charter commission had presented a charter amendment last year that outlined a mechanism for regular review and recommendation of future salary changes that would be consistent with any cost of living salary increases afforded to city staff as outlined below:

Sec. 2.07. Salaries.

The monthly salary of each of the councilmembers and the mayor shall be established by ordinance. Review of salaries shall be conducted in June of every odd numbered year and recommendations for adjustments, if any, be based on the annual cost of living adjustments consistent with staff. The mayor and councilmembers, in addition to the above salaries, shall be paid a reasonable sum for each day and their reasonable expenses incurred while traveling outside the city on the city's business.

Ms. Sorensen reported with the amendment failing 6-1 last year because it did not receive a unanimous vote by the council, the commission met on May 20, 2025, and reviewed the amendment language again, and after discussion, is proposing the following amendment instead:

Sec. 2.07. Salaries.

The monthly salary of each of the councilmembers and the mayor shall be established by ordinance. The council will review salaries of mayor and councilmembers in June of every odd numbered year and any adjustments should be based on the prior two years of cost of living adjustments consistent with those provided to staff and established by the Bureau of Labor and Statistics and the US Department of Labor. The mayor and councilmembers, in addition to the above salaries, shall be paid a reasonable sum for each day and their reasonable expenses incurred while traveling outside the city on the city's business.

Ms. Sorensen commented that the intent of this revised amendment is to ensure when reviews occur and that those reviews are based on data provided by the Bureau of Labor and Statistics and the US Department of Labor. As this language was different to what was presented last year, the commission wanted to receive council feedback prior to the required public hearing.

Councilmember Newland asked how the language differed this year from last year. Ms. Sorensen commented the difference was in who would establish the numbers, which would now be the Bureau of Labor Statistics and the US Department of Labor.

Councilmember Newland indicated he supported the language as presented by staff.

Councilmember Robertson reported the majority of the council wanted to move forward with the previous amendment and she supported leaving this in the hands of the charter commission. In addition, she supported more regular reviews of the council pay, versus being done once every ten years. Ms. Sorensen clarified the review would be at staff's directive and not the charter commission's directive and would occur in June of every odd-numbered year.

Councilmember Fleming indicated she supported the proposed language change as it would recognize the council's efforts on behalf of the community.

Councilmember Massoglia shared his preference for last year's draft language and suggested, rather than the council review salaries, that a review occur instead, as it doesn't seem right to have the council review their own salaries.

Council provided feedback that supported the proposed language.

Ms. Sorensen noted the charter commission would be finalizing this language at their August meeting and staff would likely bring the item forward to the council in September.

3.2. 2025-146 Concept Plan for Flowerfield Road
 Sponsors: Sheila Sellman, Assistant Community Development Director

Assistant Community Development Director Sellman stated the applicant is requesting concept plan review for a 32 lot single family subdivision at the northeast corner of Lexington Avenue and Flowerfield Road. Since the project is consistent with the comprehensive plan and has fewer than 50 lots, concept plan review is not required, however, the applicant is requesting this review prior to development of the more detailed plans necessary for a formal application. Stonegate Builders is proposed to construct both product types. Stonegate is a local builder who has not previously built in Blaine and offers a wide range of home designs and materials. Staff reviewed example elevations and floor plans for a villa and a two-story homes. If a formal application is made, staff would craft conditions for consideration to be included in the required CUP to ensure that the homes built are consistent with the examples.

Mark Anther, Fenway Land Group, introduced himself and discussed the Flowerfield Road concept plan in further detail with the council. He explained the site was 30 acres in size with a great deal of wetland along with a regional sewer line. He indicated this created challenges in finding the right product mix that worked with the land. He stated he would be partnering with Stonegate Builders on this project and they have been around for many years. He commented further on the open space and trees that were located on the parcel. He reviewed examples of the products he was proposing to build within this development

and noted he was available for comments or questions.

Councilmember Newland stated he had no problems with the proposed development. He indicated his only concern was with how increased traffic would impact Flowerfield Road, because this was a narrow, rural roadway. He asked if the city had any plans to improve Flowerfield Road given the concerns that have been raised by the neighbors. Director of Engineering Schluender discussed the development that occurred along Flowerfield Road in 2014. He noted Flowerfield Road was a rural roadway section with three foot shoulders.

Councilmember Newland questioned if any improvements were planned for Flowerfield Road in the near future. Mr. Schluender discussed the complexities with upgrading and improving Flowerfield Road noting this would require filling in and purchasing wetland credits.

Councilmember Ford commented he supported the proposed development, but he agreed that the traffic along Flowerfield Road should be considered because this was a narrow roadway. He recommended a pedestrian trail be considered for safety purposes. Mr. Schluender stated staff has requested the developer look at connecting the Ghia Street cul de sac to Lexington Avenue with a trail.

Councilmember Robertson thanked the developer for bringing this development forward for council consideration. She explained she appreciated the elevated design elements. She asked that staff address the overgrown ditch grass and shoulders along Flowerfield Road for safety purposes. She stated this was a unique pocket in Blaine because this project was close to both Circle Pines and Lexington. She asked if it was possible to do a right-in/right-out to Lexington Avenue instead of pouring traffic from this development onto Flowerfield Road. Mr. Schluender said he did not anticipate that Anoka County would approve a right-in/right-out but the developer could make that request.

Councilmember Robertson recommended the developer consider a pedestrian plan in order to keep pedestrians off Flowerfield Road for safety purposes.

Councilmember Larson agreed with Councilmember Robertson's comments. She indicated she appreciated the proposed housing mix and that these units would be Villas, which would be geared towards seniors and empty-nesters.

Councilmember Newland supported the Public Works Department visiting Flowerfield Road in order to cut back the foliage along this roadway because it was so narrow.

Councilmember Ford explained he liked this project but indicated there was no space for pedestrians to walk along this roadway. He agreed the developer would have to consider pedestrian safety within the development plans.

Further discussion ensued regarding the trail segments that were located adjacent to the proposed development.

Councilmember Fleming stated she supported the proposed development and appreciated the unique housing designs being proposed by the developer. She thanked the developer for wanting to invest in Blaine.

Councilmember Larson spoke to a number of property owners already in this area and stated she was uncertain how 30 more housing units would adversely impact traffic, especially given how the new units would be marketed towards seniors.

Councilmember Robertson stated it appears the developer has support for the development from the council and the only concerns were with pedestrian safety along Flowerfield Road and how more trails can be incorporated. She asked that staff visit Flowerfield Road and work to improve driver safety by cutting back the existing overgrown foliage.

Council stressed the need for some type of trail/pedestrian traffic plan should this go forward, as well as potential road improvements to address increased vehicle traffic as Flowerfield Road was already very narrow.

3.3. 2025-147 SBM Fire Department - Quarterly Update
 Sponsors: Daniel Retka, Fire Chief

Fire Chief Retka provided the city council with a quarterly update from the SBM Fire Department. He discussed how the staffing changes over the past two years were improving response times for the community. He reported the department had 50 overlapping calls per month and noted this number was rising. He reviewed the upcoming activities the department would be involved in, which included USA Cup and the PGA golf event. He then commented on the need for another station in the northeast corner of Blaine.

Lieutenant Jake Feffer provided a breakdown on Station 1 and commented on the total response area for this station, which included portions of Mounds View. He explained Station 1 was in a great location with great access to highways. He discussed the location of Station 3 and reviewed the response area for this station. He indicated Station 4 was built in 1974 and noted this station was in a decent location. The response zone for Station 4 was further discussed.

Fire Chief Retka commented on the administrative contract that was entered into with Centennial Fire District and discussed the benefits of this contract. He stated his goal would be to bring on Circle Pines and Centerville on a contract basis in the future. Further discussion ensued regarding how gaps would be eliminated if these cities were brought on.

Interim City Manager/Community Development Director Thorvig reported he met with the administrators from Mounds View and Spring Lake Park last week to discuss the future fire station. He indicated the first thing to understand was if this was the preferred location and what the potential costs would be for a new fire station. He commented the cost could be anywhere from \$15 to \$30 million.

Councilmember Newland questioned if Station 4 was still being used. Fire Chief Retka reported two firefighters were on call back to Fire Station 4. He indicated a staff vehicle was at Station 4 for these two individuals.

Councilmember Newland requested further information regarding how the stations were being staffed. Fire Chief Retka discussed how the fire stations were being staffed, noting only Stations 1 and 3 were being staffed overnight. He explained Station 4 did not have any room for expansion, but noted Centennial Station 1 could fill this gap along with a new station in the northeast corner of Blaine.

Councilmember Robertson thanked Fire Chief Retka for providing the council with further information on the mutual aid agreements that were in place. She appreciated the information that was shared on the department's response times, and she understood why there was a need for a fire station in the northeast corner of Blaine. She thanked Fire Chief Retka for being budget conscious.

Councilmember Ford stated he understood the city needed a fire station on the east side of Blaine, but noted he was not convinced the best place for the fire station was at the corner of 125th and Lexington. He reported fire stations were not necessarily built due to the growth in residential housing, rather he recommended the fire department consider call volumes. He indicated there would be fewer fire calls in newer housing developments than older housing developments.

Councilmember Massoglia explained he greatly appreciated SBM's approach when it came to providing fire services. He stated he was frustrated by how it appears SBM's partners were not paying their share. He asked if the contract with Centennial was calculated as if they were part of the JPA and would this be done with Circle Pines and Centerville. Fire Chief Retka described how fees were calculated for Circle Pines and Centerville, noting both of these communities were smaller than Spring Lake Park. He noted fees for these two cities would increase incrementally each year.

Councilmember Massoglia questioned what would be done with Fire Stations 2 and 4. Fire Chief Retka explained Fire Station 2 was still being used to store a command vehicle and for storage for the police department. He indicated there were discussions about selling Fire Station 2 over the next year. He indicated his recommendation would be to sell Fire Station 4 and noted the Centennial School District was interested in purchasing this property. He discussed how the sale of both of these properties would assist with reducing capital and equipment costs for the fire department.

3.4. 2025-148 City Manager Transition Topics

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

Interim City Manager/Community Development Director Thorvig discussed several key topics regarding his transition into the role of interim city manager with the city council. He explained he appreciated all of the work City Manager Wolfe has done over the past month in order to get him up to speed. He commented on how busy the city was at this time and noted nothing would be put on the back burner, except major policy decisions. He reported the budget would be moving forward in full force along with the well interference project. He asked how the council wanted to move forward with emails from the public.

Councilmember Robertson stated each email response differed on a case-by-case basis.

Councilmember Larson indicated she liked responding to emails and noted she reached out to staff when she needed assistance.

Mayor Sanders stated he responded in a similar manner noting he liked to acknowledge residents that emailed him, but also reached out to staff for assistance.

Councilmember Newland explained he does not always have the answers for the emails he receives and he simply forwards them onto the city manager for a response.

Mr. Thorvig said he would be holding one-on-one meetings with councilmembers sometime in August.

4. Other Business

Councilmember Massoglia explained he would like start seeing credit card statements and employee reimbursements provided to council on a quarterly basis for transparency purposes and noted he would be making a motion to that effect at the council meeting.

5. Adjournment

The workshop was adjourned at 6:58PM.



Signed by

Tim Sanders, Mayor

Signed by

Catherine M. Sorensen, City Clerk

City Clerk Sorensen recapped the discussion held at the July council workshop regarding the proposed amendment regarding council salaries. She noted that some council preferred the original amendment presented by the commission but there still seemed to be general consensus with the updated language. She said council did suggest one change to include "A review of salaries..." instead of "Council will review salaries...".

Commissioner Anderson outlined a memo he had drafted for council regarding additional changes to the amendment that he felt better clarified the metric used for cost of living adjustments, which the commission discussed at length.

Motion by Commissioner Goracke, seconded by Commissioner Hartmann, to recommend the proposed charter amendment as presented:

Sec. 2.07. Salaries.

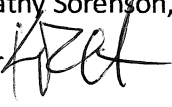
The monthly salary of each of the councilmembers and the mayor shall be established by ordinance. A review of salaries of mayor and councilmembers will occur in June of every odd numbered year and any adjustments should be based on the prior two years of cost of living adjustments consistent with those provided to staff and established by the U.S. Bureau of Labor Statistics and found in annual data of percent changes in Consumer Price Index for All Urban Consumers (CPI-U), unadjusted 12 months ending in April of each respective year. The mayor and councilmembers, in addition to the above salaries, shall be paid a reasonable sum for each day and their reasonable expenses incurred while traveling outside the city on the city's business.

The motion was adopted unanimously.

Ms. Sorensen said she would bring forward the proposed amendment to a public hearing as outlined in statute and inform the commission as to those meeting dates.

DATE: June 7, 2025

TO: Honorable Mayor and City Council Members and Cathy Sorenson, City Clerk

FROM: Kenneth R. Anderson, Charter Commission member 

RE: Revised proposed Charter Amendment for City Council Work Session.

The language proposed by the Charter Commission for City Council consideration and input is provided below as prepared by the City Clerk. I am offering a suggestion for revision to clarify the source for data referenced to establish cost-of-living adjustments. I did not have an opportunity to comment to the City Clerk and other Charter Commission members prior to this language being forwarded for your consideration; therefore, I am doing so now. Specifically, the U.S. Department of Labor, U. S. Bureau of Labor Statistics prepares Consumer Price Index (CPI) data that is often used for purposes of negotiating and setting salaries in collective bargaining agreements. The Charter Commission agreed to use this metric in the proposed language below. Because the language covers a period extending over two years, annual cost-of-living data should be compounded to reflect actual increased costs to the consumer, i.e., in this case, elected official costs of living. Additionally, the reference data should be more specific to avoid confusion as there are many different indices for economic measure.

The appropriate measure I intended and discussed in our Charter Commission discussions is the CPI for All Urban Consumers (CPI-U). The CPI-U "measures the change in prices paid for consumers for goods and services" and essentially covers "over 90% of the total U.S. population" living in metropolitan areas, but excludes people living in rural, nonmetropolitan areas (see attached section titled Technical Note for detail). Furthermore, unadjusted data is preferred as it reflects the change in prices that consumers actually pay for goods and services.

For reference and illustration purposes, attached are the data that the U.S. Bureau of Labor Statistics published on January 15, 2025 for calendar year 2024 CPI-U data, and secondly, information published January 11, 2024 for calendar year 2023 CPI-U data. You will see highlighted in yellow, the percent change in CPI for 2024 was 2.9% and 3.4% for 2023. For example only, using these percent change numbers, the process for calculating changes in the Mayor and Council salaries would be to apply the existing, annual salary figures for both positions by 3.4% to arrive at a total annual salary figure. Using that new figure, you would then multiply that total amount by the second year 2.9% increase to reach a compounded, total salary figure that would be applied to an upcoming odd-year salary increase when due.

SUGGESTED LANGUAGE REVISION AND CLARIFICATION

Based upon the above discussion, I would propose the language be revised and change as follows to clarify the source of CPI changes:

Where the language reads "... established by the Bureau of Labor and Statistics and the US Department of Labor." I would revise to "... established by the U.S. Bureau of Labor Statistics and found in annual data of Percent changes in CPI for All Urban Consumers (CPI-U), Un-adjusted 12-mos. ended December of each respective year."



Economic News Release

Consumer Price Index News Release

Transmission of material in this release is embargoed until
8:30 a.m. (ET) Wednesday, January 15, 2025 USDL-25-0021

Technical information: (202) 691-7000 * cpi_info@bls.gov * www.bls.gov/cpi
 Media contact: (202) 691-5902 * PressOffice@bls.gov

CONSUMER PRICE INDEX - DECEMBER 2024

The Consumer Price Index for All Urban Consumers (CPI-U) increased 0.4 percent on a seasonally adjusted basis in December, after rising 0.3 percent in November, the U.S. Bureau of Labor Statistics reported today. Over the last 12 months, the all items index increased 2.9 percent before seasonal adjustment.

The index for energy rose 2.6 percent in December, accounting for over forty percent of the monthly all items increase. The gasoline index increased 4.4 percent over the month. The index for food also increased in December, rising 0.3 percent as both the index for food at home and the index for food away from home increased 0.3 percent each.

The index for all items less food and energy rose 0.2 percent in December, after increasing 0.3 percent in each of the previous 4 months. Indexes that increased in December include shelter, airline fares, used cars and trucks, new vehicles, motor vehicle insurance, and medical care. The indexes for personal care, communication, and alcoholic beverages were among the few major indexes that decreased over the month.

The all items index rose 2.9 percent for the 12 months ending December, after rising 2.7 percent over the 12 months ending November. The all items less food and energy index rose 3.2 percent over the last 12 months. The energy index decreased 0.5 percent for the 12 months ending December. The food index increased 2.5 percent over the last year.

Table A. Percent changes in CPI for All Urban Consumers (CPI-U): U.S. city average

	Seasonally adjusted changes from preceding month							Un-adjusted 12-mos. ended Dec. 2024
	Jun. 2024	Jul. 2024	Aug. 2024	Sep. 2024	Oct. 2024	Nov. 2024	Dec. 2024	
All items	-0.1	0.2	0.2	0.2	0.2	0.3	0.4	2.9
Food	0.2	0.2	0.1	0.4	0.2	0.4	0.3	2.5
Food at home	0.1	0.1	0.0	0.4	0.1	0.5	0.3	1.8
Food away from home ⁽¹⁾	0.4	0.2	0.3	0.3	0.2	0.3	0.3	3.6
Energy	-2.0	0.0	-0.8	-1.9	0.0	0.2	2.6	-0.5
Energy commodities	-3.7	0.1	-0.6	-4.0	-1.0	0.5	4.3	-3.9
Gasoline (all types)	-3.8	0.0	-0.6	-4.1	-0.9	0.6	4.4	-3.4
Fuel oil	-2.4	0.9	-1.9	-6.0	-4.6	0.6	4.4	-13.1
Energy services	-0.1	-0.1	-0.9	0.7	1.0	-0.1	0.8	3.3
Electricity	-0.7	0.1	-0.7	0.7	1.2	-0.4	0.3	2.8
Utility (piped) gas service	2.4	-0.7	-1.9	0.7	0.3	1.0	2.4	4.9
All items less food and energy	0.1	0.2	0.3	0.3	0.3	0.3	0.2	3.2
Commodities less food and energy commodities	-0.1	-0.3	-0.2	0.2	0.0	0.3	0.1	-0.5
New vehicles	-0.2	-0.2	0.0	0.2	0.0	0.6	0.5	-0.4
Used cars and trucks	-1.5	-2.3	-1.0	0.3	2.7	2.0	1.2	-3.3
Apparel	0.1	-0.4	0.3	1.1	-1.5	0.2	0.1	1.2
Medical care commodities ⁽¹⁾	0.2	0.2	-0.2	-0.7	-0.2	-0.1	0.0	0.5
Services less energy services	0.1	0.3	0.4	0.4	0.3	0.3	0.3	4.4
Shelter	0.2	0.4	0.5	0.2	0.4	0.3	0.3	4.6
Transportation services	-0.5	0.4	0.9	1.4	0.4	0.0	0.5	7.3
Medical care services	0.2	-0.3	-0.1	0.7	0.4	0.4	0.2	3.4
Footnotes								
⁽¹⁾ Not seasonally adjusted.								

Food

The index for food increased 0.3 percent in December, after rising 0.4 percent in November. The food at home index also rose 0.3 percent over the month. Four of the six major grocery store food group indexes increased in

December. The index for cereals and bakery products rose 1.2 percent over the month, after falling 1.1 percent in November. The meats, poultry, fish, and eggs index increased 0.6 percent in December, as the eggs index rose 3.2 percent. The index for other food at home rose 0.3 percent over the month and the index for dairy and related products increased 0.2 percent.

The nonalcoholic beverages index fell 0.4 percent in December, after rising 1.5 percent the previous month. The index for fruits and vegetables declined 0.1 percent over the month, after rising 0.2 percent in November.

The food away from home index rose 0.3 percent in December, as it did in November. The index for limited service meals rose 0.4 percent over the month and the index for full service meals rose 0.2 percent.

The index for food at home rose 1.8 percent over the last 12 months. The meats, poultry, fish, and eggs index rose 4.2 percent over the last 12 months and the nonalcoholic beverages index increased 2.3 percent. Over the same period, the index for other food at home rose 0.8 percent and the index for fruits and vegetables increased 1.0 percent. The dairy and related products index increased 1.3 percent over the year and the cereals and bakery products index rose 0.8 percent over the same period.

The food away from home index rose 3.6 percent over the last year. The index for limited service meals increased 3.7 percent over the last 12 months and the index for full service meals rose 3.6 percent over the same period.

Energy

The energy index increased 2.6 percent in December, after rising 0.2 percent in November. The gasoline index increased 4.4 percent over the month. (Before seasonal adjustment, gasoline prices decreased 1.1 percent in December.) The natural gas index rose 2.4 percent over the month and the index for electricity rose 0.3 percent in December.

The energy index decreased 0.5 percent over the past 12 months. The gasoline index fell 3.4 percent over this 12-month span and the fuel oil index fell 13.1 percent over that period. In contrast, the index for electricity increased 2.8 percent over the last 12 months and the index for natural gas rose 4.9 percent.

All items less food and energy

The index for all items less food and energy rose 0.2 percent in December, after rising 0.3 percent in each of the 4 preceding months. The shelter index increased 0.3 percent in December, as it did in November. The index for owners' equivalent rent also rose 0.3 percent over the month, as did the index for rent. The lodging away from home index fell 1.0 percent in December, after rising 3.2 percent in November.

The medical care index increased 0.1 percent over the month, after rising 0.3 percent in October and November. The index for physicians' services increased 0.1 percent in December and the index for hospital services rose 0.2 percent over the month. The prescription drugs index was unchanged in December.

The airline fares index rose 3.9 percent in December, after rising 0.4 percent in the previous month. The index for used cars and trucks rose 1.2 percent over the month and the index for new vehicles increased 0.5 percent. Other indexes that increased in December include motor vehicle insurance, recreation, apparel, and education. In contrast, the index for personal care fell 0.2 percent in December after rising 0.4 percent in November. The indexes for communication and alcoholic beverages also declined over the month. The household furnishings and operations index was unchanged in December.

The index for all items less food and energy rose 3.2 percent over the past 12 months. The shelter index increased 4.6 percent over the last year, the smallest 12-month increase since January 2022. Other indexes with notable increases over the last year include motor vehicle insurance (+11.3 percent), medical care (+2.8 percent), education (+4.0 percent), and recreation (+1.1 percent).

Not seasonally adjusted CPI measures

The Consumer Price Index for All Urban Consumers (CPI-U) increased 2.9 percent over the last 12 months to an index level of 315.605 (1982-84=100). For the month, the index was unchanged prior to seasonal adjustment.

The Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) increased 2.8 percent over the last 12 months to an index level of 309.067 (1982-84=100). For the month, the index was unchanged prior to seasonal adjustment.

The Chained Consumer Price Index for All Urban Consumers (C-CPI-U) increased 2.7 percent over the last 12 months. For the month, the index was unchanged on a not seasonally adjusted basis. Please note that the indexes for the past 10 to 12 months are subject to revision.

The Consumer Price Index for January 2025 is scheduled to be released on Wednesday, February 12, 2025, at 8:30 a.m. (ET).

Consumer Price Index End of Year Supplemental Files and Revised Seasonal Adjustment Factors to be Available on February 12, 2025

Each year with the release of CPI data for January, relative importance weights are updated and seasonal adjustment factors are recalculated to reflect price movements from the just-completed calendar year. This routine annual recalculation may result in revisions to seasonally adjusted indexes for the previous 5 years.

Revised seasonal adjustment factors and additional end of year files will be released on February 12, 2025, at 8:30 AM eastern time, in conjunction with the release of CPI data for January 2025. The following files will be available on the CPI supplemental files page, www.bls.gov/web/cpi.suppl.toc.htm:

- * Consumer Price Index Seasonal Adjustment Factors (XLSX)
- * Consumer Price Index Relative Importance (XLSX)
- * Consumer Price Index Revised Seasonally Adjusted Indexes and Factors (XLSX)
- * CPI-U Median Price Change and Median Price Change Standard Errors (XLSX)
- * CPI-U Response Rates (XLSX)
- * Consumer Price Index Components for Seasonal Aggregation to All items (XLSX)
- * Consumer Price Index Series Subject to Intervention Analysis Seasonal Adjustment (XLSX)
- * CPI-U Historical Cost Weights (XLSX)

* CPI-W Historical Cost Weights (XLSX)

With the release of these files, the seasonal factors and selected end of year materials will be available in the API and FTP files. These files will be available for all U.S. city average CPI-U data and a subset of U.S. city average CPI-W data.

In preparation for the upcoming end of year supplemental files and revised seasonal adjustment factors, last year's end of year supplemental files and revised seasonal adjustment factors are now available on the CPI supplemental files page.

BLS will also post last year's seasonal factors and other end of year materials in the API and FTP files in mid- to late-November.

For additional information, contact the CPI Information and Analysis section at cpi_info@bls.gov or (202) 691-7000.

Consumer Price Index Publication Changes to be Implemented on February 12, 2025

With the publication of January 2025 data in February 2025, several indexes and average price series will be discontinued, and one index title will change.

The following CPI indexes will continue to be published at the national level, but will be discontinued for all metropolitan areas, census divisions, and regional size classes:

- * Electricity
- * Utility (piped) gas (often referred to as natural gas)
- * Energy services
- * Fuels and utilities
- * Household energy

The following CPI average price series will continue to be published at the national level, but will be discontinued for all metropolitan areas, census divisions, and regional size classes:

- * Electricity per KWH
- * Utility (piped) gas per therm

The following CPI index will have a title change:

- * Pet food will be changed to pet food and treats

Technical Note

Brief Explanation of the CPI

The Consumer Price Index (CPI) measures the change in prices paid by consumers for goods and services. The CPI reflects spending patterns for each of two population groups: all urban consumers and urban wage earners and clerical workers. The all urban consumer group represents over 90 percent of the total U.S. population. It is based on the expenditures of almost all residents of urban or metropolitan areas, including professionals, the self-employed, the poor, the unemployed, and retired people, as well as urban wage earners and clerical workers. Not included in the CPI are the spending patterns of people living in rural nonmetropolitan areas, farming families, people in the Armed Forces, and those in institutions, such as prisons and mental hospitals. Consumer inflation for all urban consumers is measured by two indexes, namely, the Consumer Price Index for All Urban Consumers (CPI-U) and the Chained Consumer Price Index for All Urban Consumers (C-CPI-U). The Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) is based on the expenditures of households included in the CPI-U definition that meet two requirements: more than one-half of the household's income must come from clerical or wage occupations, and at least one of the household's earners must have been employed for at least 37 weeks during the previous 12 months. The CPI-W population represents approximately 30 percent of the total U.S. population and is a subset of the CPI-U population.

The CPIs are based on prices of food, clothing, shelter, fuels, transportation, doctors' and dentists' services, drugs, and other goods and services that people buy for day-to-day living. Prices are collected each month in 75 urban areas across the country from about 6,000 housing units and approximately 22,000 retail establishments (department stores, supermarkets, hospitals, filling stations, and other types of stores and service establishments). All taxes directly associated with the purchase and use of items are included in the index. Prices of fuels and a few other items are obtained every month in all 75 locations. Prices of most other commodities and services are collected every month in the three largest geographic areas and every other month in other areas. Prices of most goods and services are obtained by personal visit, telephone call, web, or app collection by the Bureau's trained representatives.

In calculating the index, price changes for the various items in each location are aggregated using weights, which represent their importance in the spending of the appropriate population group. Local data are then combined to obtain a U.S. city average. For the CPI-U and CPI-W, separate indexes are also published by size of city, by region of the country, for cross-classifications of regions and population-size classes, and for 23 selected local areas. Area indexes do not measure differences in the level of prices among cities; they only measure the average change in prices for each area since the base period. For the C-CPI-U, data are issued only at the national level. The CPI-U and CPI-W are considered final when released, but the C-CPI-U is issued in preliminary form and subject to three subsequent quarterly revisions.

The index measures price change from a designed reference date. For most of the CPI-U and the CPI-W, the reference base is 1982-84 equals 100. The reference base for the C-CPI-U is December 1999 equals 100. An increase of 7 percent from the reference base, for example, is shown as 107.000. Alternatively, that relationship can also be expressed as the price of a base period market basket of goods and services rising from \$100 to \$107.

Sampling Error in the CPI

The CPI is a statistical estimate that is subject to sampling error because it is based upon a sample of retail prices and not the complete universe of all prices. BLS calculates and publishes estimates of the 1-month, 2-month, 6-month, and 12-month percent change standard errors annually for the CPI-U. These standard error estimates can be used to construct confidence intervals for hypothesis testing. For example, the estimated standard error of the 1-month percent change is 0.03 percent for the U.S. all items CPI. This means that if we repeatedly sample from the universe of all retail prices using the same methodology, and estimate a percentage change for each sample, then 95 percent of these estimates will be within 0.06 percent of the 1-month percentage change based on all retail prices. For example, for a 1-month change of 0.2 percent in the all items CPI-U, we are 95 percent confident that the actual percent change based on all retail prices would fall between 0.14 and 0.26 percent. For the latest data, including information on how to use the estimates of standard error, see www.bls.gov/cpi/tables/variance-estimates/home.htm.

Calculating Index Changes

Movements of the indexes from 1 month to another are usually expressed as percent changes rather than changes in index points, because index point changes are affected by the level of the index in relation to its base period, while percent changes are not. The following table shows an example of using index values to calculate percent changes:

	Item A	Item B	Item C
Year I	112.500	225.000	110.000
Year II	121.500	243.000	128.000
Change in index points	9.000	18.000	18.000
Percent change	$9.0/112.500 \times 100 = 8.0$	$18.0/225.000 \times 100 = 8.0$	$18.0/110.000 \times 100 = 16.4$

Use of Seasonally Adjusted and Unadjusted Data

The Consumer Price Index (CPI) program produces both unadjusted and seasonally adjusted data. Seasonally adjusted data are computed using seasonal factors derived by the X-13ARIMA-SEATS seasonal adjustment method. These factors are updated each February, and the new factors are used to revise the previous 5 years of seasonally adjusted data. The factors are available at www.bls.gov/cpi/tables/seasonal-adjustment/seasonal-factors-2024.xlsx. For more information on data revision scheduling, please see the Factsheet on Seasonal Adjustment at www.bls.gov/cpi/seasonal-adjustment/questions-and-answers.htm and the Timeline of Seasonal Adjustment Methodological Changes at www.bls.gov/cpi/seasonal-adjustment/timeline-seasonal-adjustment-methodology-changes.htm.

How to Use Seasonally Adjusted and Unadjusted Data

For analyzing short-term price trends in the economy, seasonally adjusted changes are usually preferred since they eliminate the effect of changes that normally occur at the same time and in about the same magnitude every year—such as price movements resulting from weather events, production cycles, model changeovers, holidays, and sales. This allows data users to focus on changes that are not typical for the time of year.

The unadjusted data are of primary interest to consumers concerned about the prices they actually pay. Unadjusted data are also used extensively for escalation purposes. Many collective bargaining contract agreements and pension plans, for example, tie compensation changes to the Consumer Price Index before adjustment for seasonal variation. BLS advises against the use of seasonally adjusted data in escalation agreements because seasonally adjusted series are revised annually for five years.

Intervention Analysis

The Bureau of Labor Statistics uses intervention analysis seasonal adjustment (IASA) for some CPI series. Sometimes extreme values or sharp movements can distort the underlying seasonal pattern of price change. Intervention analysis seasonal adjustment is a process by which the distortions caused by such unusual events are estimated and removed from the data prior to calculation of seasonal factors. The resulting seasonal factors, which more accurately represent the seasonal pattern, are then applied to the unadjusted data.

For example, this procedure was used for the motor fuel series to offset the effects of the 2009 return to normal pricing after the worldwide economic downturn in 2008. Retaining this outlier data during seasonal factor calculation would distort the computation of the seasonal portion of the time series data for motor fuel, so it was estimated and removed from the data prior to seasonal adjustment. Following that, seasonal factors were calculated based on this "prior adjusted" data. These seasonal factors represent a clearer picture of the seasonal pattern in the data. The last step is for motor fuel seasonal factors to be applied to the unadjusted data.

For the seasonal factors introduced for January 2024, BLS adjusted 46 series using intervention analysis seasonal adjustment, including selected food and beverage items, motor fuels and vehicles.

Revision of Seasonally Adjusted Indexes

Seasonally adjusted data, including the U.S. city average all items index levels, are subject to revision for up to 5 years after their original release. Every year, economists in the CPI calculate new seasonal factors for seasonally adjusted series and apply them to the last 5 years of data. Seasonally adjusted indexes beyond the last 5 years of data are considered to be final and not subject to revision. For January 2024, revised seasonal factors and seasonally adjusted indexes for 2019 to 2023 were calculated and published. For series which are directly adjusted using the Census X-13ARIMA-SEATS seasonal adjustment software, the seasonal factors for 2023 will be applied to data for 2024 to produce the seasonally adjusted 2024 indexes. Series which are indirectly seasonally adjusted by summing seasonally adjusted component series have seasonal factors which are derived and are therefore not available in advance.

Determining Seasonal Status

Each year the seasonal status of every series is reevaluated based upon certain statistical criteria.



Economic News Release

Consumer Price Index News Release

Transmission of material in this release is embargoed until
8:30 a.m. (ET) Thursday, January 11, 2024 USDL-24-0019

Technical information: (202) 691-7000 * cpi_info@bls.gov * www.bls.gov/cpi
Media contact: (202) 691-5902 * PressOffice@bls.gov

CONSUMER PRICE INDEX - DECEMBER 2023

The Consumer Price Index for All Urban Consumers (CPI-U) increased 0.3 percent in December on a seasonally adjusted basis, after rising 0.1 percent in November, the U.S. Bureau of Labor Statistics reported today. Over the last 12 months, the all items index increased 3.4 percent before seasonal adjustment.

The index for shelter continued to rise in December, contributing over half of the monthly all items increase. The energy index rose 0.4 percent over the month as increases in the electricity index and the gasoline index more than offset a decrease in the natural gas index. The food index increased 0.2 percent in December, as it did in November. The index for food at home increased 0.1 percent over the month and the index for food away from home rose 0.3 percent.

The index for all items less food and energy rose 0.3 percent in December, the same monthly increase as in November. Indexes which increased in December include shelter, motor vehicle insurance, and medical care. The index for household furnishings and operations and the index for personal care were among those that decreased over the month.

The all items index rose 3.4 percent for the 12 months ending December, a larger increase than the 3.1-percent increase for the 12 months ending November. The all items less food and energy index rose 3.9 percent over the last 12 months, after rising 4.0 percent over the 12 months ending November. The energy index decreased 2.0 percent for the 12 months ending December, while the food index increased 2.7 percent over the last year.

Table A. Percent changes in CPI for All Urban Consumers (CPI-U): U.S. city average

	Seasonally adjusted changes from preceding month							Un-adjusted 12-mos. ended Dec. 2023
	Jun. 2023	Jul. 2023	Aug. 2023	Sep. 2023	Oct. 2023	Nov. 2023	Dec. 2023	
All items	0.2	0.2	0.6	0.4	0.0	0.1	0.3	3.4
Food	0.1	0.2	0.2	0.2	0.3	0.2	0.2	2.7
Food at home	0.0	0.3	0.2	0.1	0.3	0.1	0.1	1.3
Food away from home(1)	0.4	0.2	0.3	0.4	0.4	0.4	0.3	5.2
Energy	0.6	0.1	5.6	1.5	-2.5	-2.3	0.4	-2.0
Energy commodities	0.8	0.3	10.5	2.3	-4.9	-5.8	-0.1	-2.9
Gasoline (all types)	1.0	0.2	10.6	2.1	-5.0	-6.0	0.2	-1.9
Fuel oil(1)	-0.4	3.0	9.1	8.5	-0.8	-2.7	-5.5	-14.7
Energy services	0.4	-0.1	0.2	0.6	0.5	1.7	0.9	-1.1
Electricity	0.9	-0.7	0.2	1.3	0.3	1.4	1.3	3.3
Utility (piped) gas service	-1.7	2.0	0.1	-1.9	1.2	2.8	-0.4	-13.8
All items less food and energy	0.2	0.2	0.3	0.3	0.2	0.3	0.3	3.9
Commodities less food and energy commodities	-0.1	-0.3	-0.1	-0.4	-0.1	-0.3	0.0	0.2
New vehicles	0.0	-0.1	0.3	0.3	-0.1	-0.1	0.3	1.0
Used cars and trucks	-0.5	-1.3	-1.2	-2.5	-0.8	1.6	0.5	-1.3
Apparel	0.3	0.0	0.2	-0.8	0.1	-1.3	0.1	1.0
Medical care commodities(1)	0.2	0.5	0.6	-0.3	0.4	0.5	-0.1	4.7
Services less energy services	0.3	0.4	0.4	0.6	0.3	0.5	0.4	5.3
Shelter	0.4	0.4	0.3	0.6	0.3	0.4	0.5	6.2
Transportation services	0.1	0.3	2.0	0.7	0.8	1.1	0.1	9.7
Medical care services	0.0	-0.4	0.1	0.3	0.3	0.6	0.7	-0.5

Footnotes

(1) Not seasonally adjusted.



City of Blaine

Staff Report

File Number: ORD 25-2584

Agenda Date	Status
September 15, 2025	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, Assistant Community Development Director

Agenda Item # 9.1

Second Reading

Ordinance Approving a Rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) at 2801 101st Avenue NE. Manning Transfer (Case File No. 25-0032/SLK)

Executive Summary

The applicant is requesting a rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to allow a reconfiguration of the outside storage/parking of trucks/trailers on two combined lots.

Background

Planning Commission (Public Hearing)	08/12/25
City Council (1st Reading)	09/03/25
City Council (2nd Reading)	09/15/25
Action Deadline (60 Days)	09/13/25
Action Deadline (City Extended - 60 Days)	11/12/25

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

Rezoning

Section 27.03 Criteria for granting zoning/comprehensive plan amendments:

The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City. Although there are no explicit findings that must be made in conjunction with rezoning, appropriate considerations include:

- Whether the proposed District is consistent with the Comprehensive Plan.
- How the proposed district differs from the existing district.

- How the proposed district meets the goals and policies of the City.

The purpose of this district is to allow heavy industrial uses ranging from small to large-scale industry and related services, including outdoor uses, storage and trucking-oriented businesses. This district may be located adjacent to commercial and industrial districts and shall have access to collector or arterial roads without passing through residential districts.

The proposed rezoning to Heavy Industrial (I-2A) is consistent with the previous property to the west, which has recently been combined with the parcel that is requesting to be rezoned to be one parcel instead of two separate parcels. The rezoning would provide a single zoning district (I-2A) on a property that has two different zoning districts (Heavy Industrial (I-2) and I-2A). The applicant is requesting a rezoning from I-2 to I-2A to allow for the reconfiguration of truck parking on the site. The I-2 district does not allow the outside parking of trucks, but the I-2A district does with a Conditional Use Permit (CUP).

This request involves a high level of discretion on the part of the City, since both the existing and proposed zoning districts are consistent with the comprehensive plan.

In 1998, the I-2A zoning district was created. At the time when the I-2A zoning district was established, properties deemed to be appropriate locations for trucking uses were rezoned to I-2A.

When the I-2A ordinance adoption occurred in 1998, the following language was deleted from the conditional use permit section of the I-2 zoning district and added to the conditional use permit section of the I-2A zoning district:

- Truck or transportation terminal or outside parking of trucks or semitrailers exceeding the number of docks and/or bay doors.

In short, the outcome of that ordinance change prohibits any use involving the outside parking of trucks and trailers beyond the number of docks and/or bay doors in the I-2 district. Therefore, the eastern portion of the site that is currently zoned I-2 would not be able to store trucks outside.

The parcel requesting the rezoning has been storing trucks on site as a legal non-conforming use as the trucks were being stored prior to the I-2 zoning district not permitting the trucks to be stored outside.

Evaluation of Request

The applicant is requesting to rezone from I-2 to I-2A, and a Conditional Use Permit (CUP) for the reconfiguration of the outside storage/parking of trucks/trailers, and for two buildings on one lot.

The applicant would like to reconfigure their existing truck parking on site for their truck terminal/service facility after purchasing and combining the eastern parcel with the western parcel. The truck parking in the rear is permitted under the current CUP for the western portion of the parcel, and the truck parking on the eastern portion of the parcel is a legal non-conforming use. An approved trucking terminal use has been on the site since 1989, therefore, a minimum building size of 50,000 square feet would not be required. The CUP approval would allow legal conforming parking of trucks in

the rear yard.

Setbacks

The applicant is proposing to hard surface all parking areas, driveways, and storage areas on site. The site will meet all required parking setbacks.

Landscaping

This is an existing site and no additional landscaping is being proposed.

Planning Analysis

Current Zoning

The subject property is zoned I-2. The purpose of this district is to allow heavy industrial uses ranging from small to large-scale industry and related services, including outdoor uses and storage. This district may be located adjacent to commercial and industrial districts and shall have access to collector or arterial roads without passing through residential districts.

Proposed Zoning

The subject property is proposed to be zoned I-2A. The purpose of this district is to allow heavy industrial uses ranging from small to large-scale industry and related services, including outdoor uses, storage and trucking-oriented businesses. This district may be located adjacent to commercial and industrial districts and shall have access to collector or arterial roads without passing through residential districts.

Land Use Designation

The land use is HI (Heavy Industrial), a small to large-scale industry with a need for outdoor uses and related services. Development in these areas should be free of hazardous or objectionable outputs (noise, odor, dust, smoke, glare, pollutants, etc.); accessible to major highways; and have full municipal services. The truck terminal use with the outside storage of trucks meets these requirements.

Existing Conditions

The parcel has two existing buildings, hard surfaced and class V truck parking in the rear, and wetlands on the north side of the site.

History

1989 - Approval to operate a truck terminal and truck repair and to allow a 10-foot-high screen fence.

1995 - Approval to allow the expansion of a truck terminal and service facility.

1995 - Approval for a 9-foot variance to the side yard setback for an existing driveway.

2003 - Approval for the expansion of a truck terminal and service facility.

2008 - Approval to allow for a 4,422 square-foot building addition to the truck terminal/repair facility.

Engineering Analysis

Grading/Storm Drainage

Minor grading will occur for the construction of the proposed use. Existing drainage patterns will be required to be maintained.

The applicant has provided the scope of the proposed project to Rice Creek Watershed District (RCWD) and has received notification that a watershed permit is not required. However, compliance with the

Erosion and Sediment Control policies will be required.

Utilities

The proposed parking reconfiguration will not require any utilities. No new connections will be permitted.

Wetlands/Watershed/FEMA

There are documented wetlands on the property. Alteration of these wetlands will not be permitted.

A Rice Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

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

Easements/Right-of-way/Permits

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

Attachment List:

Zoning and Location Map

Site Plan

Grading Plan

Narrative

Resolution 89-90 (CUP)

Resolution 95-104 (CUP)

Resolution 95-238 (Variance)

Resolution 03-162 (CUP)

Resolution 08-105 (CUP)

Public Comments

Unapproved Planning Commission Minutes 8/12/25

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning.

No one attended the public hearing. The meeting minutes are attached for reference.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

Staff Recommendation

By motion, approve the ordinance.

Attachment List

1. Attachments
2. Public Comments
3. Unapproved PC Minutes



City of Blaine

Signature Copy

Ordinance: ORD 25-2584

Second Reading

Ordinance Approving a Rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) at 2801 101st Avenue NE. Manning Transfer (Case File No. 25-0032/SLK)

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

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

2801 101st Avenue NE

(PID: 22-31-23-33-0004 - PER DOC. NO. 498545.001)

That part of the Southwest Quarter of the Southwest Quarter, Section 22, Township 31, Range 23, Anoka County, Minnesota, described as follows: Commencing at a point on the South line of said Southwest Quarter of Southwest Quarter, 1268 feet East of the Southwest corner of said Southwest Quarter of Southwest Quarter, as measured along the said South line; thence Northeasterly 252 feet, more or less, to a point on the East line of said Southwest Quarter of Southwest Quarter 240 feet North of the Southeast corner of said Southwest Quarter of Southwest Quarter, as measured along said East line; thence North on said East line 520 feet; thence Southwesterly 782 feet, more or less, to a point on the South line of said Southwest Quarter of Southwest Quarter 1,161 feet East of the Southwest corner of said Southwest Quarter of the Southwest Quarter, as measured along said South line; thence East on said South line 107 feet, more or less, to the point of beginning.

Section 2. The above described property is hereby rezoned from:

~~Heavy Industrial (I-2)~~

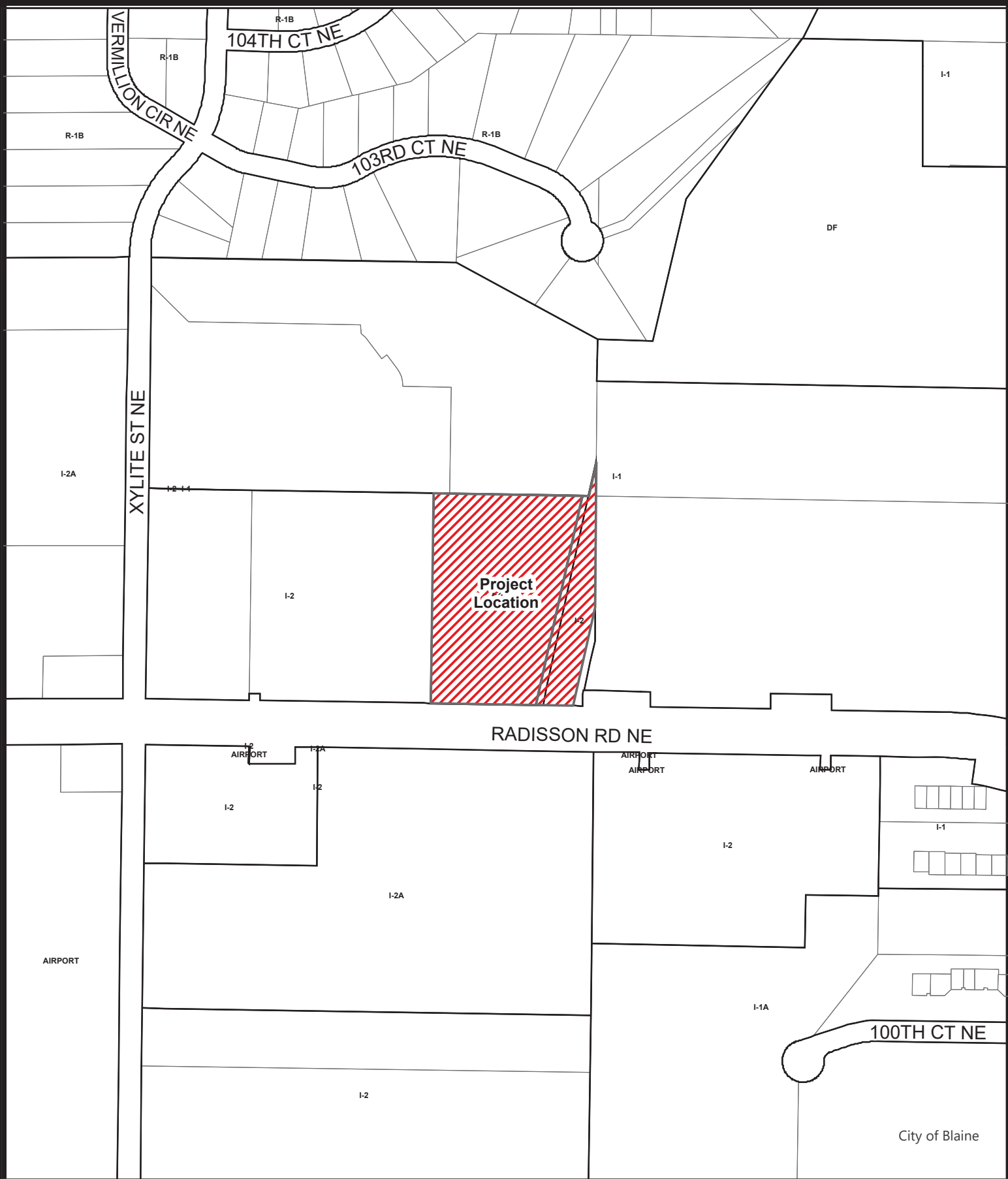
to

Heavy Industrial (I-2A)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 3rd day of September, 2025.

PASSED by the City Council of the City of Blaine this 15th day of September, 2025.

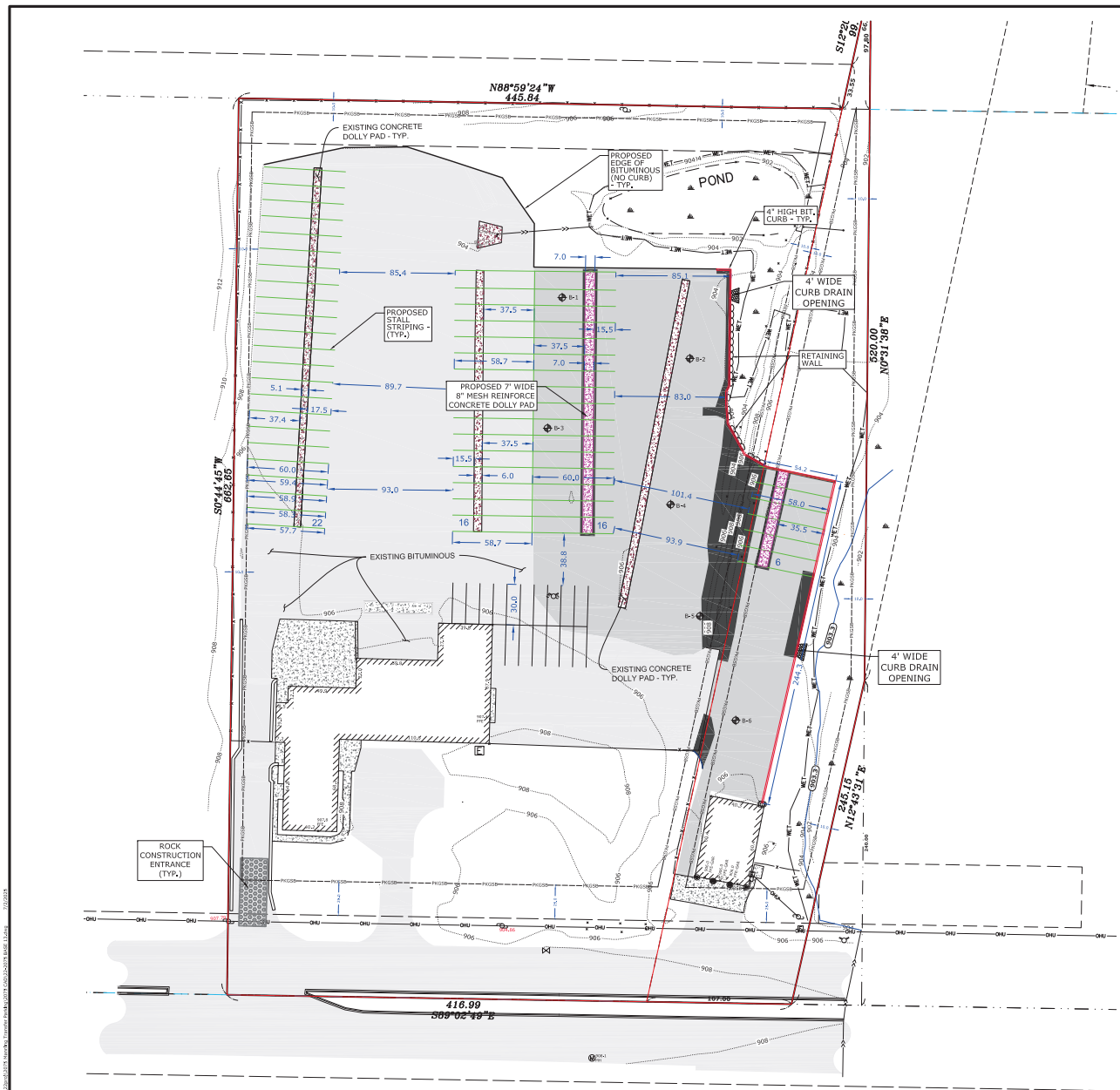


BlaineMN.gov

Case File No. 25-0032 Manning Transfer

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





LEGAL DESCRIPTION

PARCEL A (PID: 22-31-23-33-0003 - PER DOC. NO. 1970636.001)

The South Half of the Southwest Quarter of the Southwest Quarter of Section 22, Township 31, Range 23, except the West 851 feet thereof, as measured along the South line thereof, and except that part thereof lying Easterly of the Westerly right-of-way line of Old Twin City and Lake Superior Railroad right-of-way, according to the United States Government Survey thereof and situate in Anoka County, Minnesota

PARCEL B (PID: 22-31-23-33-0004 - PER DOC. NO. 498545.001)

That part of the Southwest Quarter of the Southwest Quarter, Section 22, Township 31, Range 23, Anoka County, Minnesota, described as follows: Commencing at a point on the South line of said Southwest Quarter of Southwest Quarter, 1268 feet East of the Southwest corner of said Southwest Quarter of Southwest Quarter, as measured along the said South line; thence Northeasterly 25.2 feet, more or less, to a point on the East line of said Southwest Quarter of Southwest Quarter 240 feet North of the Southeast corner of said Southwest Quarter of Southwest Quarter, as measured along said East line; thence North on said East line 520 feet; thence Southwesterly 782 feet, more or less, to a point on the South line of said Southwest Quarter of Southwest Quarter 1,161 feet East of the Southwest corner of said Southwest Quarter of the Southwest Quarter, as measured along said South line; thence East on said South line 107 feet, more or less, to the point of beginning.

Subject to reservations of the State of Minnesota in trust for taxing districts concerned of all minerals and mineral rights therein as provided by law.

LEGEND

- PROPOSED BITUMINOUS (PAVING ON EXISTING GRAVEL)
- PROPOSED BITUMINOUS (NEW OR RECONSTRUCTED)
- PROPOSED CONCRETE SURFACE

GENERAL SITE INFORMATION :

- COMBINED PARCEL AREA = 6.99 ACRES
- EXISTING IMPERVIOUS AREA = 4.77 ACRES
- PROPOSED IMPERVIOUS AREA = 4.37 ACRES

PARKING (TRAILER STALLS ONLY):

60 EXTERIOR SURFACE PARKING STALLS (MIN. 56 FEET) TO BE STRIPED AND/OR RE-STRIPED

I-2 SETBACKS:

- FRONT / CORNER SIDE YARD = TWENTY-FIVE (25) FEET
- SIDE = TEN (10) FEET
- REAR = TEN (10) FEET

DRAWN BY:	DESIGN BY:
M.G.A.	M.G.A.
CHECKED BY:	PROJECT NO.:
M.G.A.	22-0075
ORIGINAL DATE:	
JUNE 23, 2025	

DATE	REVISION DESCRIPTION

I hereby certify that this plan 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.

CASEY M. ABUGHAZEN
DATE: 07.02.2025
LIC. NO. 3699

MANNING TRANSFER PARKING LOT PAVING
BLAINE, MINNESOTA
CIVIL SITE PLAN

PREPARED FOR:
MANNING TRANSFER, INC.

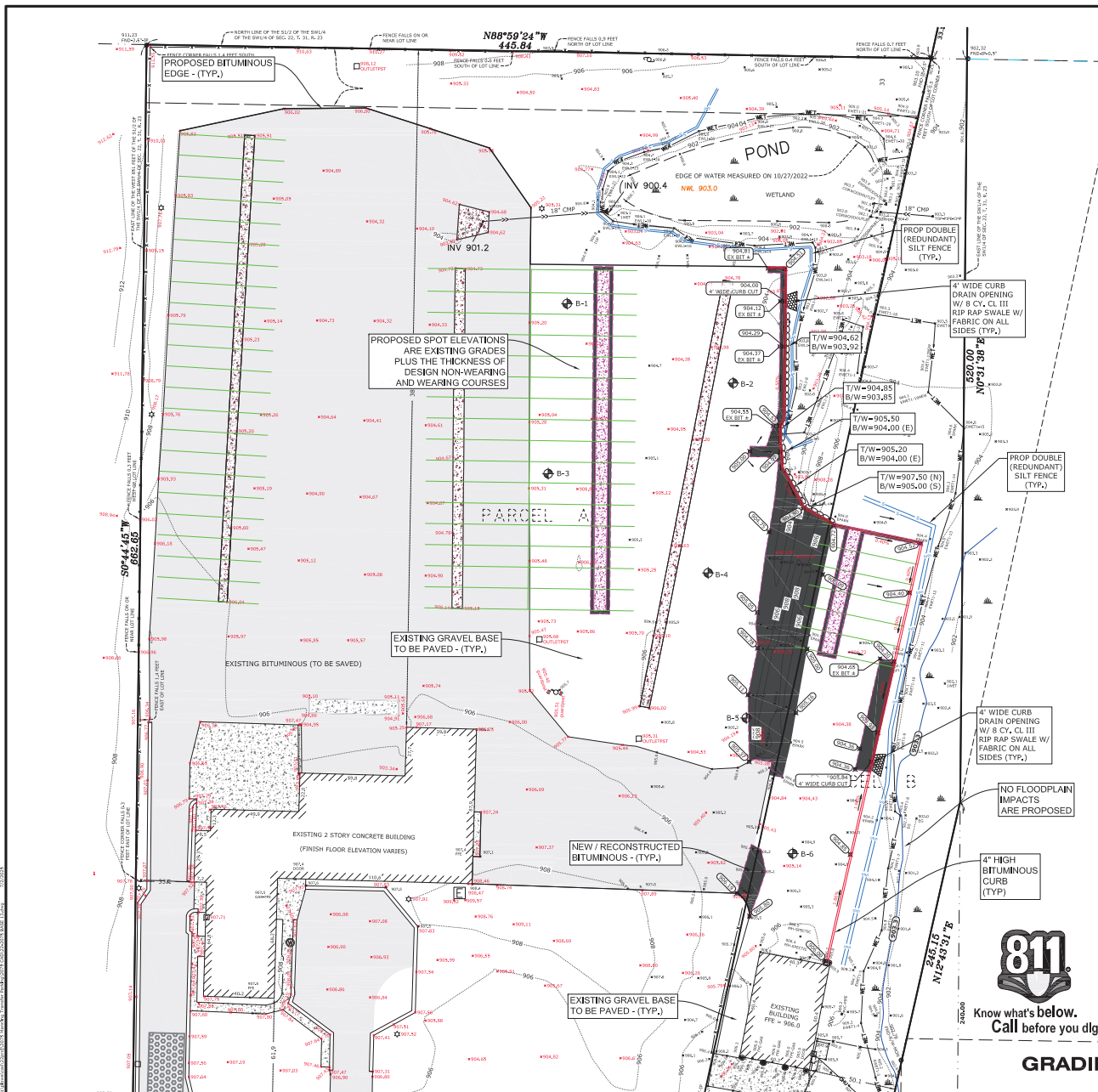
PLOWE ENGINEERING, INC.
8776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-4210
FAX: (651) 361-8701



C1



**CIVIL SITE PLAN
MANNING TRANSFER PARKING**



SITE SEQUENCING

- PRIOR TO ANY GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ROCK CONSTRUCTION ENTRANCE (LOCATIONS TO BE DETERMINED - COORDINATE WITH OWNER) AND PERIMETER SILT FENCE AS SHOWN ON PLAN. (CONTACT CITY TO INSPECT EROSION CONTROL MEASURES PRIOR TO GRADING OPERATIONS, IF NECESSARY.) ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
 - THE CONTRACTOR SHALL PROVIDE ALL SOD, SEED, MULCH AND FERTILIZER WHICH SHALL CONFORM WITH THE FOLLOWING MNDOT SPECIFICATIONS AS MODIFIED BELOW.
- | ITEM | MNDOT SPECIFICATION/NOTES |
|-----------------------------------|----------------------------------|
| SOD | 3878 |
| SEED ** | 3875 |
| 1 FOR TURF ESTABLISHMENT | |
| COMMERCIAL TURF | MNDOT MIX 25-131 (220 LBS/ACRE) |
| RESIDENTIAL TURF | MNDOT MIX 25-131 (120 LBS/ACRE) |
| TEMPORARY FALL COVER | MNDOT MIX 21-112 (100 LBS/ACRE) |
| SPRING/SUMMER SOIL-BUILDING COVER | MNDOT MIX 21-111 (100 LBS/ACRE) |
| 1-2 YEARS COVER | MNDOT MIX 21-113 (110 LBS/ACRE) |
| 2-4 YEARS COVER | MNDOT MIX 22-111 (30.5 LBS/ACRE) |
| | MNDOT MIX 22-112 (40 LBS/ACRE) |
| MULCH | 3882 (TYPE 1 - DISC ANCHORED) |
| FERTILIZER | 3881 |
| WOOD FIBER BLANKET | 3885 (CATEGORY 2) |
- HOW A MINIMUM OF ONCE PER 2 WEEKS
 - ** SEEDS AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.
 - ALL EXPOSED SOILS MUST HAVE TEMPORARY EROSION CONTROL PROTECTION OR PERMANENT COVER WITHIN FOURTEEN (14) DAYS.
 - THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO ALL ADJACENT PROPERTY LINES AND MAKE SURE THE EROSION CONTROL PRACTICES IMPACT IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
 - THE CONTRACTOR SHALL MAINTAIN SILT FENCE INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT THROUGH COMPLETION OF BUILDING CONSTRUCTION. SILT FENCE TO BE REMOVED ONLY AFTER COMPLETION OF BUILDING CONSTRUCTION AND UPON ESTABLISHMENT OF VEGETATION.
 - THE CONTRACTOR SHALL PROVIDE WOOD FIBER BLANKET FOR ALL AREAS OF CONCENTRATED FLOW AND FOR ALL SLOPES 3:1 OR GREATER.
 - PROTECT ALL STORM WATER MANAGEMENT FACILITIES FROM CONSTRUCTION RUN-OFF. CONTRACTOR TO INSTALL AND CONSTRUCT SAID FACILITIES ONCE SITE HAS BEEN STABILIZED.
 - IF ANY SLOPES APPEAR TO BE FAILING, THE CONTRACTOR SHALL PROVIDE ADDITIONAL SILT FENCE, BIODOLLS AND EROSION CONTROL BLANKET AS NEEDED.
 - THE CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
 - THE CONTRACTOR SHALL SOD ALL DISTURBED DRAINAGE AREAS, INCLUDING SWALES & OVERFLOWS.
 - UPON GRADING COMPLETION THE CONTRACTOR SHALL PROVIDE NATIVE TOPSOIL WITH SOD OR SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN 48 HOURS OF FINAL GRADING.
 - EXCESS SOIL SHOULD BE TREATED LIKE OTHER EXPOSED SOIL AND STABILIZED WITHIN 72 HOURS. ANY SOIL STOCKPILES ARE TO HAVE SILT FENCE PLACED ON DOWNSTREAM SIDES.
 - IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BECOME SOILED OR LITTERED, THE CONTRACTOR SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY SWEEPING NOT LATER THAN THE END OF THE WORKING DAY IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN OBSERVED.

OTHER POLLUTION CONTROL MEASURES

- CONSTRUCTION WASTE MATERIALS - ALL WASTE MATERIALS GENERATED AS A RESULT OF SITE CONSTRUCTION SHALL BE COLLECTED AND REMOVED ACCORDING TO ALL LOCAL AND/OR STATE WASTE MANAGEMENT REGULATIONS BY A LICENSED SOLID WASTE MANAGEMENT COMPANY. THE CONTRACTOR WILL ENSURE THAT ALL SITE PERSONNEL ARE INSTRUCTED IN THESE PRACTICES.
- HAZARDOUS WASTES - ALL HAZARDOUS WASTE MATERIALS SHALL BE STORED PROPERLY TO PREVENT SPILLS AND VANDALISM. WHEN NECESSARY, HAZARDOUS WASTES WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL AND/OR STATE REGULATION OR BY THE MANUFACTURER.
- SANITARY WASTE - ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS BY A LOCAL LICENSED WATER MANAGEMENT COMPANY, AS REQUIRED BY LOCAL REGULATION.
- OFFSITE VEHICLE TRACKING - A ROCK CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BECOME SOILED OR LITTERED, THE CONTRACTOR SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY SWEEPING NOT LATER THAN THE END OF THE WORKING DAY IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN OBSERVED. DUMP TRUCKS HAULING LOOSE MATERIALS (SAND, TOPSOIL, ETC.) TO AND/OR FROM THE SITE SHALL BE COVERED WITH A TARPULIN.
- VEHICLE CLEANING - NO ENGINE DEGREASING IS ALLOWED ON-SITE. EXTERNAL WASHING OF VEHICLES TO BE CONFINED TO A DEFINED AREA ("BONE YARD") ON-SITE. CONTRACTOR TO PROVIDE DESIGNATED TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. WASHOUT AREA IS TO BE A MINIMUM OF 50' FROM DITCHES, PONDS, OR OTHER STORMWATER FEATURES. ALL LIQUID AND SOLID WASTE GENERATED BY WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER (E.G. COMPACTED CLAY LINER, IMPERMEABLE GEO-MEMBRANE) AND DISPOSED OF PROPERLY.
- SPILL PREVENTION AND CONTROL - ALL VEHICLES WILL BE CHECKED FOR LEAKING OIL AND FLUIDS. VEHICLES LEAKING FLUIDS WILL NOT BE ALLOWED ON-SITE. SPILL KITS WILL BE STORED ON-SITE AND ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AND DISPOSED. SPENT ABSORBENT MATERIALS AND RAGS WILL BE HAULED OFF-SITE IMMEDIATELY AFTER THE SPILL IS CLEANED UP AND PROPERTY DISPOSED OF. SPILL PREVENTION AND CONTROL MEASURES SHALL BE IMPLEMENTED ONCE CONSTRUCTION BEGINS.
- SOIL STOCKPILES - INSTALL SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AROUND ALL TEMPORARY SOIL STOCKPILES. LOCATE SOIL OR DIRT STOCKPILES SUCH THAT DOWNSLOPE DRAINAGE LENGTH IS NO LESS THAN 8' (2X FEET) FROM THE TOE OF THE PILE TO A SURFACE WATER, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER. IF RETAINING FOR MORE THAN 7 DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TAPPS, OR OTHER MEANS. DURING STREET REPAIRS, COVER STREET REPAIRS, COVER CONSTRUCTION SOIL OR DIRT STOCKPILES LOCATED CLOSER THAN 8' (2X FEET) TO A ROADWAY OR DRAINAGE CHANNEL WITH TAPPS, AND PROTECT STORM SEWER INLETS WITH SILT SOCKS OR STAKED SILT FENCE.
- PROVIDE WIMCO (OR APPROVED EQUAL) FOR INLET PROTECTION AT ALL EXISTING STORM SEWER INLETS THAT WILL RECEIVE RUN-OFF DURING CONSTRUCTION. INLET PROTECTION TO BE IN-PLACE UNTIL AT LEAST 70% OF SITE VEGETATION HAS BEEN ESTABLISHED.
- CONTRACTOR TO PROVIDE DESIGNATED CONCRETE TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. KEEP WASHOUT AREAS AS FAR AS PRACTICAL FROM STORM DRAIN, DITCHES AND PONDS. DO NOT ALLOW RUN-OFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE. AFTER WASTE CONCRETE IS SET, BREAK-UP AND DISPOSE OF PROPERLY.
- THE CONTRACTOR MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO Dewatering (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGES) TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. THE CONTRACTOR MAY DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASINS TO SURFACE WATERS IF THE BASIN WATER HAS BEEN VISUALLY COTED TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS (SEE MINN. 8.7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH AN APPROPRIATE BMP, SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM PROPERTIES.



GRADING, DRAINAGE, AND EROSION CONTROL PLAN MANNING TRANSFER PARKING

DRAWN BY: M.Q.A. DESIGN BY: M.Q.A.
CHECKED BY: M.Q.A. PROJ. NO. 22-0075
ORIGINAL DATE: JUNE 23, 2025

DATE	REVISION DESCRIPTION

1. I hereby certify that this plan 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.

PLANNING & ENGINEERING
BLAINE, MINNESOTA
CASEY M. AUGUSTIN, P.E.
DATE: 07.02.2025
LIC. NO. 80399

MANNING TRANSFER PARKING LOT PAVING
BLAINE, MINNESOTA
GRADING, DRAINAGE AND EROSION CONTROL PLAN

PREPARED FOR:
MANNING TRANSFER, INC.

PLOW ENGINEERING, INC.
8776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-4210
FAX: (651) 361-8701

NORTH

1" = 30 FEET

C2

To: City of Blaine Planning Department
From: Dario Klasic (Owner of Lot 2801 & 2775)

Date – 7/9/25

Subject: Request for Zoning Amendment (Rezone 2801 101st Ave NE to I-2A) and Conditional Use Permit (CUP) for Truck/Trailer Storage and Multiple Buildings on Combined Lot

Dear City of Blaine Planning Department,

This narrative accompanies my application for a zoning amendment and a Conditional Use Permit (CUP) concerning the properties located at **2775 101st Avenue NE, Blaine, MN 55449** and **2801 101st Avenue NE, Blaine, MN 55449**.

I recently acquired both of these adjacent parcels. The property at 2775 101st Avenue NE is currently zoned as **I-2A (Industrial)**, which aligns with our existing operations. The adjacent property, 2801 101st Avenue NE, is presently zoned as **I-2 (Industrial)**.

My primary request is to **rezone the property at 2801 101st Avenue NE from its current I-2 designation to I-2A**, thereby making its zoning consistent with the contiguous parcel at 2775 101st Avenue NE. Following this rezoning, it is our intention to **formally combine these two lots** into a single, unified parcel.

The purpose of these actions is to facilitate the expansion of our existing business, **Manning Transfer**, which currently operates from the 2775 101st Avenue NE site. To effectively grow and manage our trucking operations, we require the additional space that the combined parcel will provide.

In conjunction with the rezoning and lot combination, we are also requesting a **Conditional Use Permit (CUP)**. This CUP is specifically sought to allow for the **storage of trucks and trailers** on the combined property, which is essential for our trucking company's logistical needs. Furthermore, the CUP will also address the allowance for **multiple buildings on the single, combined lot**, providing the necessary flexibility for our operational infrastructure.

We believe that the proposed rezoning to I-2A and the requested CUP for truck/trailer storage and multiple buildings are consistent with the industrial character of the area and will enable Manning Transfer to continue contributing positively to the local economy. We are committed to ensuring that our operations are conducted in a manner that is compliant with all city ordinances and respectful of the surrounding community.

We are prepared to provide any additional information or attend any necessary meetings to discuss this application further. Thank you for your time and consideration of this request.

Sincerely,

Dario Klasic
612-214-2069

 7/9/25

CITY OF BLAINE

RESOLUTION NO. 89-90

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT
PER SECTIONS 33.09(h) 31.14(i) 31.14(n) OF THE ZONING CODE
TO MICHAEL J. MANNING/MANNING TRANSFER
2775 - 101ST AVENUE

WHEREAS, an application has been filed by Michael J. Manning/Manning Transfer as Conditional Use Permit Case 88-113; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on May 9, 1989; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be granted and

WHEREAS, the Blaine City Council has reviewed said case on June 1, 1989, August 3, 1989 and August 17, 1989.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby granted per Sections 33.09(h) 31.14(i) 31.14(n) of the Zoning Code to Michael J. Manning/Manning Transfer at 2775 - 101st Avenue to operate a truck terminal and truck repair and to allow a 10 foot high screen fence with the following conditions:

1. All site improvements be completed according to the phased schedule outlined below:

Phase I - Completed by November 1, 1989

- Perform general maintenance on property
- Limit area for truck use and define those limits
- Complete sloping and tiering areas as approved by City
- Install five (5) overstory trees as approved by City
- Remove all trailers from east property line

Phase II - Completed by July 1, 1990

- Install sod and remaining required landscaping (41 shrubs, 6 ornamental trees, 4 conifers and 6 overstory trees) along 101st as approved by City
- Install lawn sprinkling system for future use

Phase III - Completed by November 1, 1990

- Install B612 concrete curb and gutter and bituminous surface on car parking areas (east of building) and truck entrance (west of building)

Phase IV - Completed by July 1, 1991

- Fence east property line

Phase V - Completed by November 1, 1992

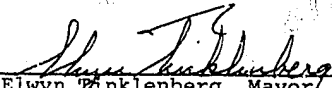
- Pave entire truck area north of building

RESOLUTION NO. 89-90

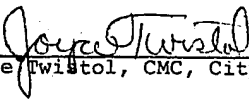
Page 2

2. No outside storage will be permitted except for trucks and trailers parked within the area designated for such use and shown on approved site plan.
3. This Conditional Use Permit shall immediately become null and void if any improvement is not completed according to the phased schedule outlined under Condition #1 of this resolution.

PASSED by the City Council of the City of Blaine this 17th day of August, 1989.


Elwyn Pinklenberg, Mayor

ATTEST:


Joyce Twistol, CMC, City Clerk

CITY OF BLAINE

RESOLUTION NO. 95-104

**A RESOLUTION GRANTING A CONDITIONAL USE PERMIT
PER SECTION 31.14(i)(n) OF THE ZONING CODE
MANNING TRANSFER
2775 101ST AVENUE NE**

WHEREAS, an application has been filed by Manning Transfer as Conditional Use Permit Case 95-29; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on June 13, 1995; and

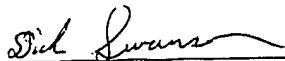
WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be granted; and

WHEREAS, the Blaine City Council has reviewed said case on July 6, 1995.

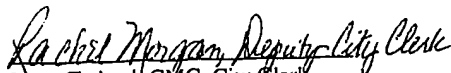
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby granted per Section 31.14(i)(n) of the Zoning Code to Manning Transfer for expansion of truck terminal and service facility at 2775 101st Avenue NE with the following conditions:

1. The applicant submit an engineered site and drainage plan as part of the site and building approval process for the building addition.
2. The building addition meet all building and fire code requirements including fire sprinkling of the original building.
3. The applicant resolve possible encroachment problem with adjacent truck terminal to the east of site.
4. All site improvements be completed by July 1, 1996, except for the rear storage yard hard-surfacing which will be completed by September 1, 1998.
5. All improvements to be covered by a financial guarantee including the rear yard hard-surfacing.
6. This Conditional Use Permit Amendment replaces Resolution No. 89-90.

PASSED by the City Council of the City of Blaine this 6th day of July, 1995.


Dick Swanson, Acting Mayor Pro Tem

ATTEST:


Joyce Twistoll, CMC, City Clerk

Council Action 95-219

CITY OF BLAINE

RESOLUTION NO. 95-238

**A RESOLUTION GRANTING A VARIANCE OF
SECTION 31.15(j)(2) OF THE ZONING CODE OF THE CITY OF BLAINE
TO MANNING TRANSFER
AT 2775 101st AVENUE N.E.**

WHEREAS, an application has been filed by Manning Transfer as variance case No. 95-81; and

WHEREAS, a public hearing has been held before the Blaine Planning Commission on November 14, 1995; and

WHEREAS, the Blaine Planning Commission recommends approval of said variance case; and

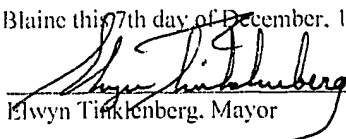
WHEREAS, the City Council of the City of Blaine has reviewed said variance case on December 7, 1995.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a 9 foot variance to Section 31.15(j)(2) of the Zoning Code is hereby granted to Manning Transfer at 2775 101st Avenue N.E.

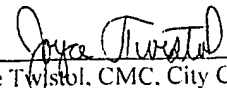
BE IT FURTHER RESOLVED that this variance is granted based on the following rationale:

1. The driveway exists and is necessary for truck access into the site and therefore the variance recognizes and legitimizes an existing condition.
2. Meeting the setback requirement would reduce the driving lane approximately 19 feet which is below the required minimum width.
3. The variance would not materially impact the adjacent property.

PASSED by the City Council of the City of Blaine this 7th day of December, 1995.


Elwyn Tinklenberg, Mayor

ATTEST:


Joyce Twiss, CMC, City Clerk
Council Action: 95-454

CITY OF BLAINE

RESOLUTION NO. 03-162

**GRANTING A CONDITIONAL USE PERMIT AMENDMENT
PER SECTION 31.1984 (i) OF THE ZONING ORDINANCE
OF THE CITY OF BLAINE
MANNING TRANSFER
2775 101ST AVENUE NE**

WHEREAS, an application has been filed by Manning Transfer as conditional use permit amendment Case File No. 03-73; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on August 12, 2003; and

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

WHEREAS, the Blaine City Council has reviewed said case on September 4, 2003.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit amendment is hereby approved per Section 31.1984 (i) of the zoning ordinance for expansion of a truck terminal and service facility at 2775 101st Avenue NE based on the following conditions:

1. Site plan approval is required.
2. The following landscaping must be provided on site:

Overstory Trees:	17
Conifer Trees:	15
Ornamental Trees:	15
Shrubs:	102

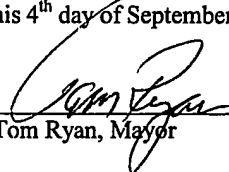
3. The new trees to be planted will need to meet the following size requirements:

Overstory Trees:	2 ½ inch caliper
Conifer Trees:	6-feet in height
Ornamental Trees:	2 inch caliper

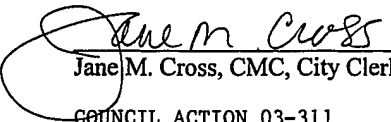
4. All site improvements to be covered by a financial guarantee.
5. The site and buildings must meet all fire and building codes.

6. High pile storage will not be permitted on the east side of the building due to the fact that there is not enough room between the east side of the building and the east property line to accommodate the necessary fire lane and appropriate setback for such lane.
7. This Conditional Use Permit Amendment would replace Resolution No. 95-104.
8. The proposed development will require review by the Rice Creek Watershed District (RCWD). Storm water calculations are required that indicate storm water discharge from the proposed development does not exceed the current discharge rate.
9. If the quantity of grading on site equals or exceeds one acre, a National Pollution Discharge Elimination System (NPDES) Phase II permit is required from MN Pollution Control Agency.
10. Existing on-site hydrant must be relocated, so that the water main is not under the building addition.

PASSED by the City Council of the City of Blaine this 4th day of September 2003.


Tom Ryan, Mayor

ATTEST:


Jane M. Cross, CMC, City Clerk

COUNCIL ACTION 03-311

CITY OF BLAINE

RESOLUTION NO. 08-105

**GRANTING A CONDITIONAL USE PERMIT
PER SECTION 31.198 OF THE ZONING ORDINANCE
OF THE CITY OF BLAINE
MANNING TRANSFER
2775 101st AVENUE NE**

WHEREAS, an application has been filed by Manning Transfer Inc. as conditional use permit Case File No. 08-26; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on July 8, 2008; and

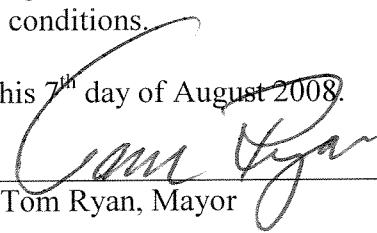
WHEREAS, the Blaine Planning Commission recommends said conditional use permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on August 7, 2008.

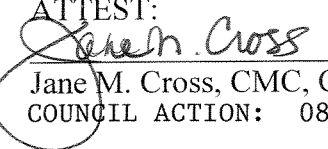
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 31.198 of the zoning ordinance allow for a 4,422 square foot building addition to the current truck terminal/repair facility at 2775 101st Avenue NE based on the following conditions:

1. The proposed addition to contain fire suppression equipment such as ceiling sprinklers.
2. East side parking lot to be altered in order to meet 10 foot setback. Parking stalls may have to be removed and be placed in a different location.
3. The rear yard of the site that is not bituminous to be paved to be in conformance with the ordinance within 3 years of City Council approval. Parking setback requirements to be met with this bituminous area.
4. Rice Creek Watershed District review to be completed in order for the City to approve the conditional use permit. The RCWD approval should include the new bituminous area as required in condition 3.
5. All lighting needs to be down lit and shielded according to performance standards. Light poles are limited to 20-feet in height. If existing lighting on site does not meet these requirements, the existing lighting must be changed to match these conditions.

PASSED by the City Council of the City of Blaine this 7th day of August 2008.


Tom Ryan, Mayor

ATTEST:


Jane M. Cross, CMC, City Clerk
COUNCIL ACTION: 08-205



2830 101st Ave NE - Blaine, MN 55449 - (763) 780-8464 - waltersrecycling.com

August 7, 2025

City of Blaine Planning Department

10801 Town Square Drive NE

Blaine, MN 55449

RE: Endorsement of Manning Transfer Rezoning and Conditional Use Permit Request

Dear Planning Department,

On behalf of Walters Recycling and Refuse, I am writing to express our full support for the rezoning and conditional use permit request submitted by our neighboring business, Manning Transfer.

Specifically, we support their request to rezone their property from Heavy Industrial (I2) to Heavy Industrial (I2A), along with approval of a conditional use permit for the reconfiguration of outdoor truck and trailer storage associated with their existing truck terminal, truck repair operations, and two existing buildings on one parcel under the proposed I2A zoning classification.

Manning Transfer has been a long-standing neighbor and partner in the Blaine business community for decades. Throughout our time operating side-by-side, they have consistently demonstrated a commitment to being a responsible and respectful neighbor. Their facility is well-maintained, and their operations have never created any concerns regarding traffic, noise, or nuisance to us.

We believe they should be supported in their effort to improve and grow their operations on their existing property. Importantly, this letter is submitted voluntarily and independently. Manning Transfer has not requested or solicited our endorsement—we are offering it as a neighboring business and customer who has witnessed firsthand their positive presence in our community.

Thank you for your consideration.

Sincerely,

Mike Moroz

CEO



City of Blaine

Planning Commission

August 12, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, August 12, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Howard.

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

4. Public Hearing

4.3. 2025-387 Case File No. 25-0032 // Manning Transfer // 2775 and 2801 101st Avenue NE

The applicant is requesting the following:

1. Rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) (2801 101st Avenue parcel).
2. Conditional use permit for the reconfiguration of the outside storage of trucks and trailers for the existing truck terminal, truck repair use, and two buildings on one parcel in the Heavy Industrial (I-2A) zoning district.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public

hearing for Case File 25-0032 was opened at 7:16PM. As no one wished to appear, the public hearing was closed at 7:17PM.

Chair Goracke explained the proposed rezoning would bring the property into alignment with their current use.

Planner Kaye reported this was the case.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0032A a rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) (2801 101st Avenue parcel) with the following conditions:

Case 25-0032A:

- 1. A portion of the site (western side) is already zoned I-2A. This rezoning request would permit them to continue existing uses on the site.**
- 2. Truck storage has been approved by a previous CUP for a portion of the site and truck storage is in the rear yard.**

Motion by Commissioner Olson to recommend approval of Planning Case 25-0032B a conditional use permit for the reconfiguration of the outside storage of trucks and trailers for the existing truck terminal, truck repair use, and two buildings on one parcel in the Heavy Industrial (I-2A) zoning district with the following conditions:

Case 25-0032B:

- 1. No outside storage will be permitted except for trucks and trailers parked in the rear yard on hard-surfaced areas meeting zoning ordinance setbacks.**
- 2. Site plan approval will be required prior to any construction/grading/paving on site.**
- 3. All site improvements, including paving, lighting and grading, to be completed by June 30, 2026.**
- 4. The approval of this CUP replaces previous CUP approvals (RES 03-162 and 08-105).**

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

Chair Goracke noted this would be on the agenda of the September 3, 2025 city council meeting.



City of Blaine Staff Report

File Number: RES 25-134

Agenda Date	Status
September 15, 2025	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, Assistant Community Development Director

Agenda Item # 9.2

Resolution Granting a Conditional Use Permit for the Reconfiguration of the Outside Storage of Trucks and Trailers for the Existing Truck Terminal, Truck Repair Use and Two Buildings on One Parcel in the Heavy Industrial (I-2A) Zoning District at 2775 and 2801 101st Avenue NE. Manning Transfer (Case File No. 25-0032/SLK)

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) to allow a reconfiguration of the outside storage/parking of trucks/trailers on two combined lots, and for two buildings on one lot.

Background

Planning Commission Public Hearing	08/12/25
City Council (Conditional Use Permit)	09/15/25
Action Deadline (60 Days)	09/13/25
Action Deadline (City Extended - 60 Days)	11/12/25

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

The applicant is requesting to rezone from Heavy Industrial (I-2) to Heavy Industrial (I-2A), and a Conditional Use Permit (CUP) for the reconfiguration of the outside storage/parking of trucks/trailers, and for two buildings on one lot.

The applicant would like to reconfigure their existing truck parking on site for their truck terminal/service facility after purchasing and combining the eastern parcel with the western parcel. The truck parking in the rear is permitted under the current CUP for the western portion of the parcel, and the truck parking on the eastern portion of the parcel is a legal non-conforming use. An approved trucking terminal use has been on the site since 1989. Therefore, a minimum building size of 50,000 square feet would not be required. The CUP approval would allow legal conforming parking of trucks in

the rear yard.

Planning Analysis

Current Zoning

The subject property is zoned Heavy Industrial (I-2). The purpose of this district is to allow heavy industrial uses ranging from small to large-scale industry and related services, including outdoor uses and storage. This district may be located adjacent to commercial and industrial districts and shall have access to collector or arterial roads without passing through residential districts.

Proposed Zoning

The subject property is proposed to be zoned Heavy Industrial (I-2A). The purpose of this district is to allow heavy industrial uses ranging from small to large-scale industry and related services, including outdoor uses, storage and trucking-oriented businesses. This district may be located adjacent to commercial and industrial districts and shall have access to collector or arterial roads without passing through residential districts.

Land Use Designation

The land use is HI (Heavy Industrial), a small to large-scale industry with a need for outdoor uses and related services. Development in these areas should be free of hazardous or objectionable outputs (noise, odor, dust, smoke, glare, pollutants, etc.); accessible to major highways; and have full municipal services. The truck terminal use with the outside storage of trucks meets these requirements.

Existing Conditions

The parcel has two existing buildings, hard surfaced and class V truck parking in the rear, and wetlands on the north side of the site.

History

1989 - Approval to operate a truck terminal and truck repair and to allow a 10-foot-high screen fence.
1995 - Approval to allow the expansion of a truck terminal and service facility.
1995 - Approval for a 9-foot variance to the side yard setback for an existing driveway.
2003 - Approval for the expansion of a truck terminal and service facility.
2008 - Approval to allow for a 4,422 square-foot building addition to the truck terminal/repair facility.

Setbacks

The applicant is proposing to hard surface all parking areas, driveways, and storage areas on site. The site will meet all required parking setbacks.

Landscaping

This is an existing site and no additional landscaping is being proposed.

Engineering Analysis

Grading/Storm Drainage

Minor grading will occur for the construction of the proposed use. Existing drainage patterns will be required to be maintained.

The applicant has provided the scope of the proposed project to Rice Creek Watershed District (RCWD) and has received notification that a watershed permit is not required. However, compliance with the

erosion and sediment control policies will be required.

Utilities

The proposed parking reconfiguration will not require any utilities. No new connections will be permitted.

Wetlands/Watershed/FEMA

There are documented wetlands on the property. Alteration of these wetlands will not be permitted.

A RCWD review is not required (see notation above).

Access/Street Design/Sidewalks/Trails

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

Easements/Right-of-way/Permits

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

Conditional Use Permit

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

Section 27.04 Criteria for granting conditional use permits:

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - o The reconfiguration of truck parking to an already existing truck terminal with the outside parking of trucks will not create an excessive burden.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
 - o The intent of the I-2A district is to allow heavy industrial uses ranging from small to large-scale industry and related services, including outdoor uses, storage and trucking-oriented businesses. The use meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o The truck parking is existing and trucks are parked in the rear yard. The visual impact will be minimal.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.

- The use meets the purpose of the I-2A district.
- 6. The use shall not be in conflict with the comprehensive plan of the City.
 - The comprehensive plan designation is Heavy Industrial (HI) which is for small to large-scale industry with a need for outdoor uses and related services. The use is not in conflict with the comprehensive plan.
- 7. The use will not cause traffic hazard or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
- 8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List:

Zoning and Location Map

Site Plan

Grading Plan

Narrative

Resolution 89-90 (CUP)

Resolution 95-104 (CUP)

Resolution 95-238 (Variance)

Resolution 03-162 (CUP)

Resolution 08-105 (CUP)

Unapproved Planning Commission Minutes 8/12/25

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit.

No one attended the public hearing. The meeting minutes are attached for reference.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments



City of Blaine

Signature Copy

Resolution: RES 25-134

Resolution Granting a Conditional Use Permit for the Reconfiguration of the Outside Storage of Trucks and Trailers for the Existing Truck Terminal, Truck Repair Use and Two Buildings on One Parcel in the Heavy Industrial (I-2A) Zoning District at 2775 and 2801 101st Avenue NE. Manning Transfer (Case File No. 25-0032/SLK)

WHEREAS, an application has been filed by Manning Transfer as Conditional Use Permit Case File No. 25-0032; and

WHEREAS, said case involves the property described as follows:

PARCEL A (2775 101st Avenue NE)

(PID: 22-31-23-33-0003 - PER DOC. NO. 1970636.001)

The South Half of the Southwest Quarter of the Southwest Quarter of Section 22, Township 31, Range 23, except the West 851 feet thereof, as measured along the South line thereof, and except that part thereof lying Easterly of the Westerly right-of-way line of Old Twin City and Lake Superior Railroad right-of-way, according to the United States Government Survey thereof and situate in Anoka County, Minnesota

PARCEL B (2801 101st Avenue NE)

(PID: 22-31-23-33-0004 - PER DOC. NO. 498545.001)

That part of the Southwest Quarter of the Southwest Quarter, Section 22, Township 31, Range 23, Anoka County, Minnesota, described as follows: Commencing at a point on the South line of said Southwest Quarter of Southwest Quarter, 1268 feet East of the Southwest corner of said Southwest Quarter of Southwest Quarter, as measured along the said South line; thence Northeasterly 252 feet, more or less, to a point on the East line of said Southwest Quarter of Southwest Quarter 240 feet North of the Southeast corner of said Southwest Quarter of Southwest Quarter, as measured along said East line; thence North on said East line 520 feet; thence Southwesterly 782 feet, more or less, to a point on the South line of said Southwest Quarter of Southwest Quarter 1,161 feet East of the Southwest corner of said Southwest Quarter of the Southwest Quarter, as measured along said South line; thence East on said South line 107 feet, more or less, to the point of beginning.

WHEREAS, the Blaine Planning Commission held a public hearing on August 12, 2025, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on September 15, 2025; and

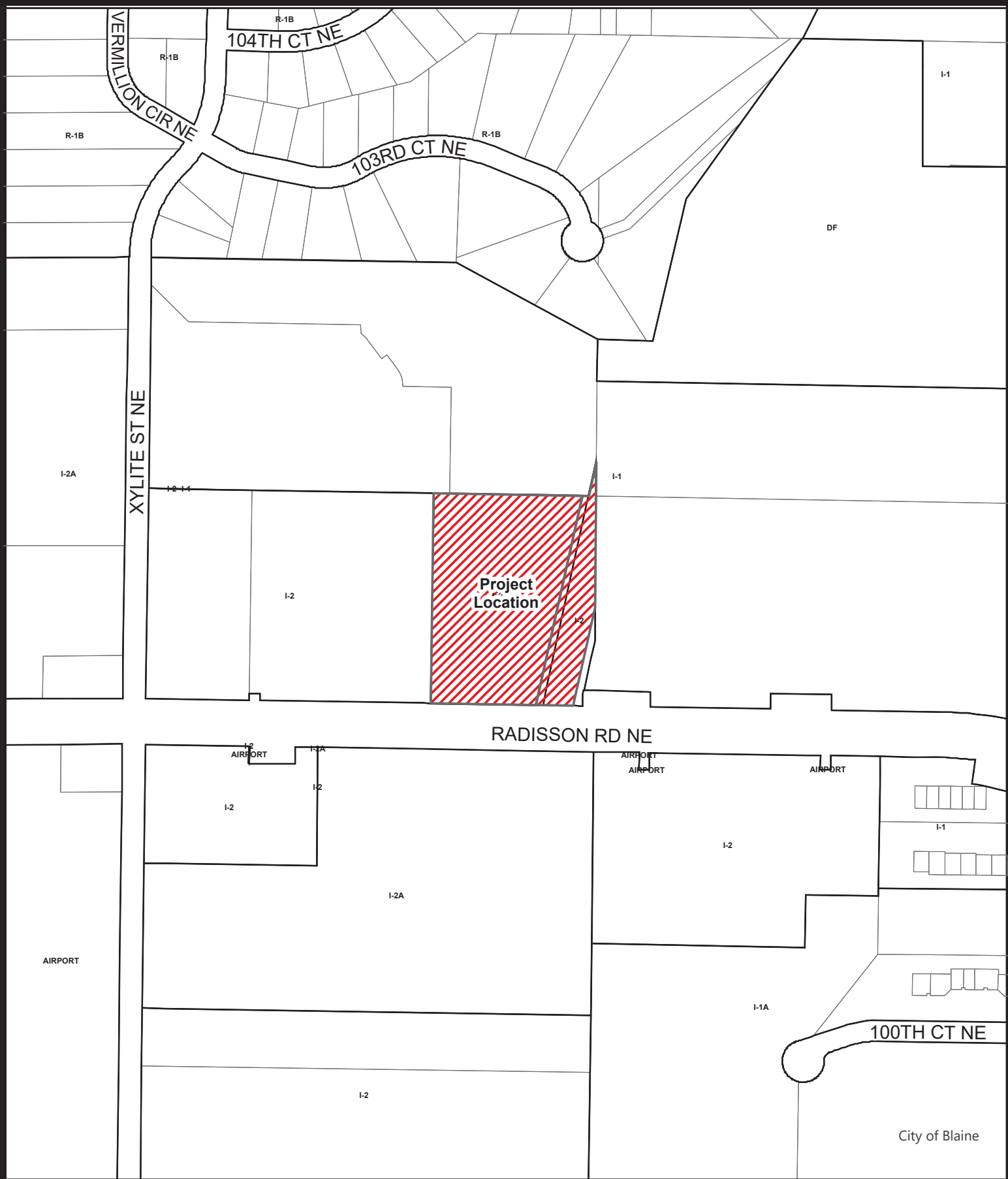
WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use

permit is hereby approved per Sections 27.04 and 31.34 (g) (i) of the Zoning Ordinance for the reconfiguration of the outside storage of trucks and trailers for the existing truck terminal, truck repair use, and two buildings on one parcel in the Heavy Industrial (I-2A) zoning district with the following conditions:

1. No outside storage will be permitted except for trucks and trailers parked in the rear yard on hard-surfaced areas meeting zoning ordinance setbacks.
2. Site plan approval will be required prior to any construction/grading/paving on site.
3. All site improvements, including paving, lighting and grading, to be completed by June 30, 2026.
4. The approval of this CUP replaces previous CUP approvals (RES 03-162 and 08-105).

PASSED by the City Council of the City of Blaine this 15th day of September, 2025.

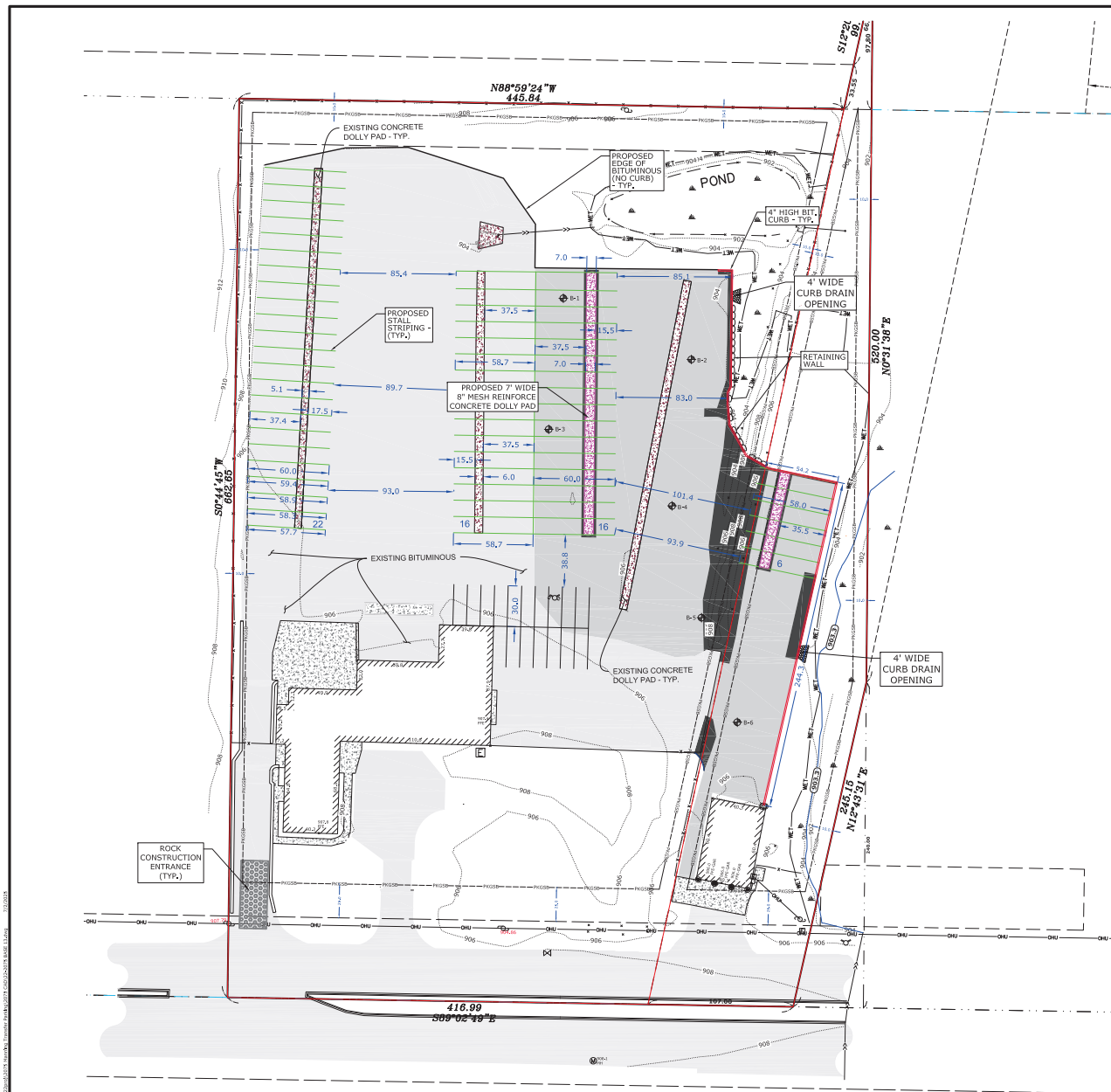


BlaineMN.gov

Case File No. 25-0032 Manning Transfer

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





LEGAL DESCRIPTION

PARCEL A (PID: 22-31-23-33-0003 - PER DOC. NO. 1970636.001)

The South Half of the Southwest Quarter of the Southwest Quarter of Section 22, Township 31, Range 23, except the West 851 feet thereof, as measured along the South line thereof, and except that part thereof lying Easterly of the Westerly right-of-way line of Old Twin City and Lake Superior Railroad right-of-way, according to the United States Government Survey thereof and situate in Anoka County, Minnesota

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Subject to reservations of the State of Minnesota in trust for taxing districts concerned of all minerals and mineral rights therein as provided by law.

LEGEND

- PROPOSED BITUMINOUS (PAVING ON EXISTING GRAVEL)
- PROPOSED BITUMINOUS (NEW OR RECONSTRUCTED)
- PROPOSED CONCRETE SURFACE

GENERAL SITE INFORMATION :

- COMBINED PARCEL AREA = 6.99 ACRES
- EXISTING IMPERVIOUS AREA = 4.77 ACRES
- PROPOSED IMPERVIOUS AREA = 4.37 ACRES

PARKING (TRAILER STALLS ONLY):

60 EXTERIOR SURFACE PARKING STALLS (MIN. 56 FEET) TO BE STRIPED AND/OR RE-STRIPED

I-2 SETBACKS:

- FRONT / CORNER SIDE YARD = TWENTY-FIVE (25) FEET
- SIDE = TEN (10) FEET
- REAR = TEN (10) FEET



Know what's below.
Call before you dig.

CIVIL SITE PLAN
MANNING TRANSFER PARKING

DRAWN BY:	M.G.A.	DESIGN BY:	M.G.A.
CHECKED BY:	M.G.A.	PROJ. NO.:	22-0075
ORIGINAL DATE:	JUNE 23, 2025		

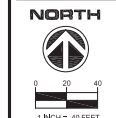
DATE	REVISION DESCRIPTION

I hereby certify that this plan 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.
CASEY M. ABUGHAZEN
DATE: 07/02/2025
LIC. NO. 8699

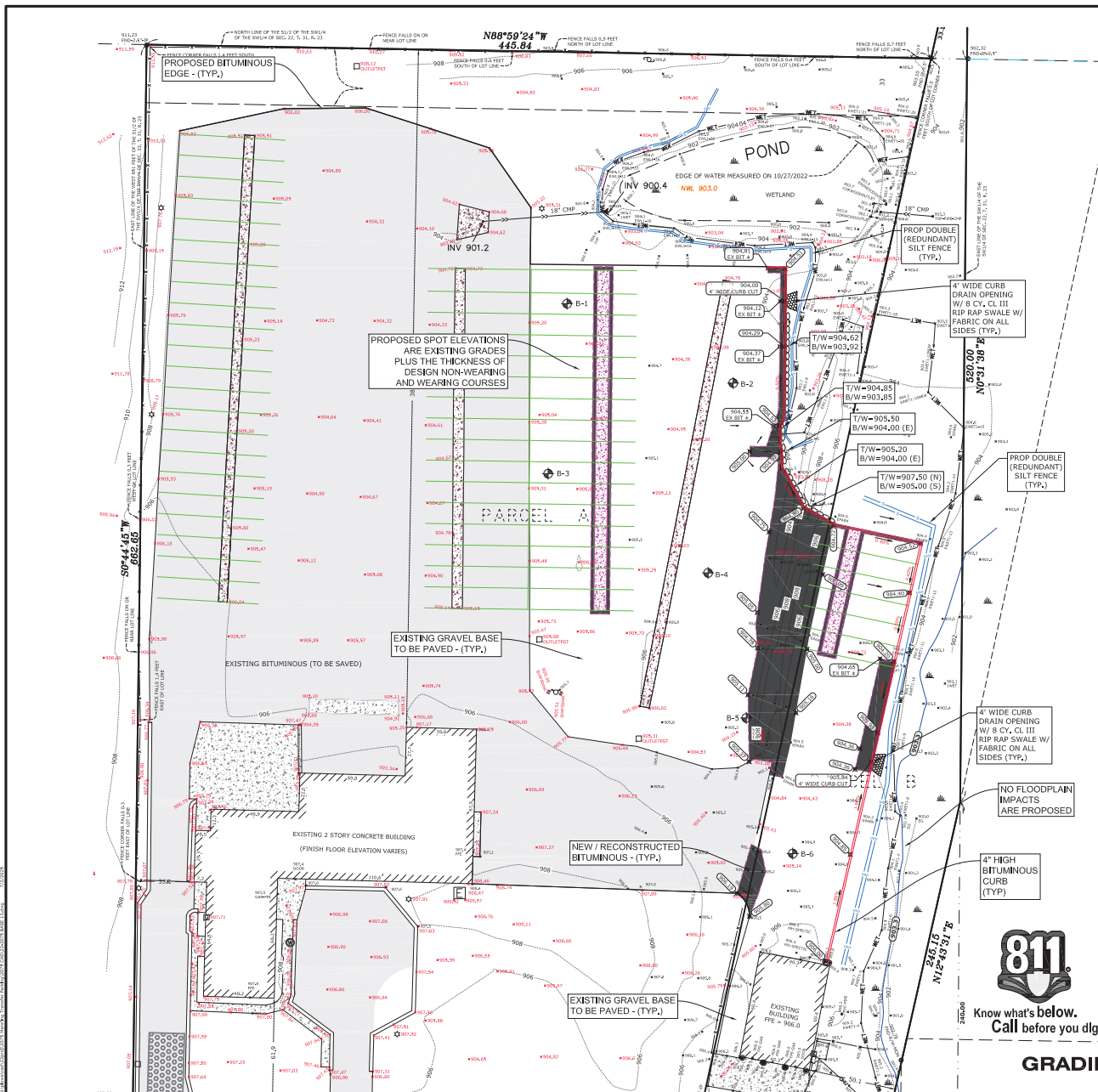
MANNING TRANSFER PARKING
LOT PAVING
BLAINE, MINNESOTA
CIVIL SITE PLAN

PREPARED FOR:
MANNING TRANSFER, INC.

PLOWE ENGINEERING, INC.
8776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-4210
FAX: (651) 361-8701



C1



SITE SEQUENCING

- PRIOR TO ANY GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ROCK CONSTRUCTION ENTRANCE (LOCATIONS TO BE DETERMINED - COORDINATE WITH OWNER) AND PERIMETER SILT FENCE AS SHOWN ON PLAN. (CONTACT CITY TO INSPECT EROSION CONTROL MEASURES PRIOR TO GRADING OPERATIONS, IF NECESSARY.) ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
 - THE CONTRACTOR SHALL PROVIDE ALL SOD, SEED, MULCH AND FERTILIZER WHICH SHALL CONFORM WITH THE FOLLOWING MNDOT SPECIFICATIONS AS MODIFIED BELOW.
- | ITEM | MNDOT SPECIFICATION/NOTES |
|-----------------------------------|----------------------------------|
| SOD | 3878 |
| SEED ** | 3875 |
| † FOR TURF ESTABLISHMENT | |
| COMMERCIAL TURF | MNDOT MIX 25-131 (1200 LBS/ACRE) |
| RESIDENTIAL TURF | MNDOT MIX 25-131 (120 LBS/ACRE) |
| TEMPORARY FALL COVER | MNDOT MIX 21-112 (100 LBS/ACRE) |
| SPRING/SUMMER SOIL-BUILDING COVER | MNDOT MIX 21-111 (100 LBS/ACRE) |
| 1-2 YEARS COVER | MNDOT MIX 21-113 (110 LBS/ACRE) |
| 2-4 YEARS COVER | MNDOT MIX 22-111 (30.5 LBS/ACRE) |
| | MNDOT MIX 22-112 (40 LBS/ACRE) |
| MULCH | 3882 (TYPE 1 - DISC ANCHORED) |
| FERTILIZER | 3881 |
| WOOD FIBER BLANKET | 3885 (CATEGORY 2) |
- † HOW A MINIMUM OF ONCE PER 2 WEEKS
** SEEDING AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.
- ALL EXPOSED SOILS MUST HAVE TEMPORARY EROSION CONTROL PROTECTION OR PERMANENT COVER WITHIN FOURTEEN (14) DAYS.
 - THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO ALL ADJACENT PROPERTY LINES AND MAKE SURE THE EROSION CONTROL PRACTICES IMPACT IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
 - THE CONTRACTOR SHALL MAINTAIN SILT FENCE INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT THROUGH COMPLETION OF BUILDING CONSTRUCTION. SILT FENCE TO BE REMOVED ONLY AFTER COMPLETION OF BUILDING CONSTRUCTION AND UPON ESTABLISHMENT OF VEGETATION.
 - THE CONTRACTOR SHALL PROVIDE WOOD FIBER BLANKET FOR ALL AREAS OF CONCENTRATED FLOW AND FOR ALL SLOPES 3:1 OR GREATER.
 - PROTECT ALL STORM WATER MANAGEMENT FACILITIES FROM CONSTRUCTION RUN-OFF. CONTRACTOR TO INSTALL AND CONSTRUCT SAID FACILITIES ONCE SITE HAS BEEN STABILIZED.
 - IF ANY SLOPES APPEAR TO BE FAILING, THE CONTRACTOR SHALL PROVIDE ADDITIONAL SILT FENCE, BIODOLLS AND EROSION CONTROL BLANKET AS NEEDED.
 - THE CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
 - THE CONTRACTOR SHALL SOD ALL DISTURBED DRAINAGE AREAS, INCLUDING SWALES & OVERFLOWS.
 - UPON GRADING COMPLETION THE CONTRACTOR SHALL PROVIDE NATIVE TOPSOIL WITH SOD OR SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN 48 HOURS OF FINAL GRADING.
 - EXCESS SOIL SHOULD BE TREATED LIKE OTHER EXPOSED SOIL AND STABILIZED WITHIN 72 HOURS. ANY SOIL STOCKPILES ARE TO HAVE SILT FENCE PLACED ON DOWNSTREAM SIDES.
 - IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BECOME SOILED OR LITTERED, THE CONTRACTOR SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY SWEEPING NOT LATER THAN THE END OF THE WORKING DAY IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN OBSERVED.

OTHER POLLUTION CONTROL MEASURES

- CONSTRUCTION WASTE MATERIALS - ALL WASTE MATERIALS GENERATED AS A RESULT OF SITE CONSTRUCTION SHALL BE COLLECTED AND REMOVED ACCORDING TO ALL LOCAL AND/OR STATE WASTE MANAGEMENT REGULATIONS BY A LICENSED SOLID WASTE MANAGEMENT COMPANY. THE CONTRACTOR WILL ENSURE THAT ALL SITE PERSONNEL ARE INSTRUCTED IN THESE PRACTICES.
- HAZARDOUS WASTES - ALL HAZARDOUS WASTE MATERIALS SHALL BE STORED PROPERLY TO PREVENT SPILLS AND VANDALISM. WHEN NECESSARY, HAZARDOUS WASTES WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL AND/OR STATE REGULATION OR BY THE MANUFACTURER.
- SANITARY WASTE - ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS BY A LOCAL, LICENSED WATER MANAGEMENT COMPANY, AS REQUIRED BY LOCAL REGULATION.
- OFFSITE VEHICLE TRACKING - A ROCK CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BECOME SOILED OR LITTERED, THE CONTRACTOR SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY SWEEPING NOT LATER THAN THE END OF THE WORKING DAY IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN OBSERVED. DUMP TRUCKS HAULING LOOSE MATERIALS (SAND, TOPSOIL, ETC.) TO AND/OR FROM THE SITE SHALL BE COVERED WITH A TARPULIN.
- VEHICLE CLEANING - NO ENGINE DEGRASSING IS ALLOWED ON-SITE. EXTERNAL WASHING OF VEHICLES TO BE CONFINED TO A DEFINED AREA ("BONE YARD") ON-SITE. CONTRACTOR TO PROVIDE DESIGNATED TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. WASHOUT AREA IS TO BE A MINIMUM OF 50' FROM DITCHES, PONDS, OR OTHER STORMWATER FEATURES. ALL LIQUID AND SOLID WASTE GENERATED BY WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER (E.G. COMPACTED CLAY LINER, IMPERMEABLE GEO-MEMBRANE) AND DISPOSED OF PROPERLY.
- SPILL PREVENTION AND CONTROL - ALL VEHICLES WILL BE CHECKED FOR LEAKING OIL AND FLUIDS. VEHICLES LEAKING FLUIDS WILL NOT BE ALLOWED ON-SITE. SPILL KITS WILL BE STORED ON-SITE AND ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. SPENT ABSORBENT MATERIALS AND RAGS WILL BE HAULED OFF-SITE IMMEDIATELY AFTER THE SPILL IS CLEANED UP AND PROPERTY DISPOSED OF. SPILL PREVENTION AND CONTROL MEASURES SHALL BE IMPLEMENTED ONCE CONSTRUCTION BEGINS.
- SOIL STOCKPILES - INSTALL SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AROUND ALL TEMPORARY SOIL STOCKPILES. LOCATE SOIL OR DIRT STOCKPILES SUCH THAT DOWNSLOPE DRAINAGE LENGTH IS NO LESS THAN 8' (2X FEET) FROM THE TOE OF THE PILE TO A SURFACE WATER, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND ETTCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER. IF RETAINING FOR MORE THAN 7 DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TAPPS, OR OTHER MEANS, DURING STREET REPAIRS, COVERING STREET REPAIRS, COVERING CONSTRUCTION SOIL OR DIRT STOCKPILES CLOSER THAN 8' (2X FEET) TO A ROADWAY OR DRAINAGE CHANNEL WITH TAPPS, AND PROTECT STORM SEWER INLETS WITH SILT SOCKS OR STAKED SILT FENCE.
- PROVIDE WIMCO (OR APPROVED EQUAL) FOR INLET PROTECTION AT ALL EXISTING STORM SEWER INLETS THAT WILL RECEIVE RUN-OFF DURING CONSTRUCTION. INLET PROTECTION TO BE IN-PLACE UNTIL AT LEAST 70% OF SITE VEGETATION HAS BEEN ESTABLISHED.
- CONTRACTOR TO PROVIDE DESIGNATED CONCRETE TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. KEEP WASHOUT AREAS AS FAR AS PRACTICAL FROM STORM DRAINAGE, DITCHES AND PONDS. DO NOT ALLOW RUN-OFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE. AFTER WASTE CONCRETE IS SET, BREAK-UP AND DISPOSE OF PROPERLY.
- THE CONTRACTOR MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO Dewatering (E.G., PUMPED DISCHARGES, TRINCH/DITCH CUTS FOR DRAINAGES) TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. THE CONTRACTOR MAY DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASINS TO SURFACE WATERS IF THE BASIN WATER HAS BEEN VISUALLY COTATE TREATED TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS (SEE MINN. 8.7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH APPROPRIATE BMPs, SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM PROPERTIES.



GRADING, DRAINAGE, AND EROSION CONTROL PLAN MANNING TRANSFER PARKING

DRAWN BY: M.Q.A. DESIGN BY: M.Q.A.
CHECKED BY: M.Q.A. PROJ. NO. 22-0075
ORIGINAL DATE: JUNE 23, 2025

DATE	REVISION DESCRIPTION

1. I hereby certify that this plan 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.

PLANNING & ENGINEERING
BLAINE, MINNESOTA
CASEY M. AUGUSTIN, P.E.
DATE: 07.02.2025 LIC. NO. 8099

MANNING TRANSFER PARKING LOT PAVING
BLAINE, MINNESOTA
GRADING, DRAINAGE AND EROSION CONTROL PLAN

PREPARED FOR:
MANNING TRANSFER, INC.

PLOW ENGINEERING, INC.
8776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-4210
FAX: (651) 361-8701

NORTH

1" = 30 FEET

C2

To: City of Blaine Planning Department
From: Dario Klasic (Owner of Lot 2801 & 2775)

Date – 7/9/25

Subject: Request for Zoning Amendment (Rezone 2801 101st Ave NE to I-2A) and Conditional Use Permit (CUP) for Truck/Trailer Storage and Multiple Buildings on Combined Lot

Dear City of Blaine Planning Department,

This narrative accompanies my application for a zoning amendment and a Conditional Use Permit (CUP) concerning the properties located at **2775 101st Avenue NE, Blaine, MN 55449** and **2801 101st Avenue NE, Blaine, MN 55449**.

I recently acquired both of these adjacent parcels. The property at 2775 101st Avenue NE is currently zoned as **I-2A (Industrial)**, which aligns with our existing operations. The adjacent property, 2801 101st Avenue NE, is presently zoned as **I-2 (Industrial)**.

My primary request is to **rezone the property at 2801 101st Avenue NE from its current I-2 designation to I-2A**, thereby making its zoning consistent with the contiguous parcel at 2775 101st Avenue NE. Following this rezoning, it is our intention to **formally combine these two lots** into a single, unified parcel.

The purpose of these actions is to facilitate the expansion of our existing business, **Manning Transfer**, which currently operates from the 2775 101st Avenue NE site. To effectively grow and manage our trucking operations, we require the additional space that the combined parcel will provide.

In conjunction with the rezoning and lot combination, we are also requesting a **Conditional Use Permit (CUP)**. This CUP is specifically sought to allow for the **storage of trucks and trailers** on the combined property, which is essential for our trucking company's logistical needs. Furthermore, the CUP will also address the allowance for **multiple buildings on the single, combined lot**, providing the necessary flexibility for our operational infrastructure.

We believe that the proposed rezoning to I-2A and the requested CUP for truck/trailer storage and multiple buildings are consistent with the industrial character of the area and will enable Manning Transfer to continue contributing positively to the local economy. We are committed to ensuring that our operations are conducted in a manner that is compliant with all city ordinances and respectful of the surrounding community.

We are prepared to provide any additional information or attend any necessary meetings to discuss this application further. Thank you for your time and consideration of this request.

Sincerely,

Dario Klasic
612-214-2069

 7/9/25

CITY OF BLAINE

RESOLUTION NO. 89-90

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT
PER SECTIONS 33.09(h) 31.14(i) 31.14(n) OF THE ZONING CODE
TO MICHAEL J. MANNING/MANNING TRANSFER
2775 - 101ST AVENUE

WHEREAS, an application has been filed by Michael J. Manning/Manning Transfer as Conditional Use Permit Case 88-113; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on May 9, 1989; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be granted and

WHEREAS, the Blaine City Council has reviewed said case on June 1, 1989, August 3, 1989 and August 17, 1989.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby granted per Sections 33.09(h) 31.14(i) 31.14(n) of the Zoning Code to Michael J. Manning/Manning Transfer at 2775 - 101st Avenue to operate a truck terminal and truck repair and to allow a 10 foot high screen fence with the following conditions:

1. All site improvements be completed according to the phased schedule outlined below:

Phase I - Completed by November 1, 1989

- Perform general maintenance on property
- Limit area for truck use and define those limits
- Complete sloping and tiering areas as approved by City
- Install five (5) overstory trees as approved by City
- Remove all trailers from east property line

Phase II - Completed by July 1, 1990

- Install sod and remaining required landscaping (41 shrubs, 6 ornamental trees, 4 conifers and 6 overstory trees) along 101st as approved by City
- Install lawn sprinkling system for future use

Phase III - Completed by November 1, 1990

- Install B612 concrete curb and gutter and bituminous surface on car parking areas (east of building) and truck entrance (west of building)

Phase IV - Completed by July 1, 1991

- Fence east property line

Phase V - Completed by November 1, 1992

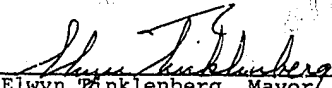
- Pave entire truck area north of building

RESOLUTION NO. 89-90

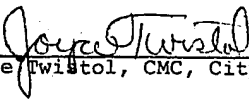
Page 2

2. No outside storage will be permitted except for trucks and trailers parked within the area designated for such use and shown on approved site plan.
3. This Conditional Use Permit shall immediately become null and void if any improvement is not completed according to the phased schedule outlined under Condition #1 of this resolution.

PASSED by the City Council of the City of Blaine this 17th day of August, 1989.


Elwyn Pinklenberg, Mayor

ATTEST:


Joyce Twistol, CMC, City Clerk

CITY OF BLAINE

RESOLUTION NO. 95-104

**A RESOLUTION GRANTING A CONDITIONAL USE PERMIT
PER SECTION 31.14(i)(n) OF THE ZONING CODE
MANNING TRANSFER
2775 101ST AVENUE NE**

WHEREAS, an application has been filed by Manning Transfer as Conditional Use Permit Case 95-29; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on June 13, 1995; and

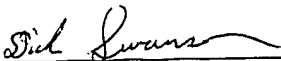
WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be granted; and

WHEREAS, the Blaine City Council has reviewed said case on July 6, 1995.

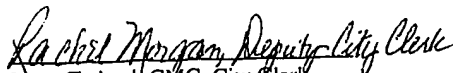
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby granted per Section 31.14(i)(n) of the Zoning Code to Manning Transfer for expansion of truck terminal and service facility at 2775 101st Avenue NE with the following conditions:

1. The applicant submit an engineered site and drainage plan as part of the site and building approval process for the building addition.
2. The building addition meet all building and fire code requirements including fire sprinkling of the original building.
3. The applicant resolve possible encroachment problem with adjacent truck terminal to the east of site.
4. All site improvements be completed by July 1, 1996, except for the rear storage yard hard-surfacing which will be completed by September 1, 1998.
5. All improvements to be covered by a financial guarantee including the rear yard hard-surfacing.
6. This Conditional Use Permit Amendment replaces Resolution No. 89-90.

PASSED by the City Council of the City of Blaine this 6th day of July, 1995.


Dick Swanson, Acting Mayor Pro Tem

ATTEST:


Joyce Twistoll, CMC, City Clerk

Council Action 95-219

CITY OF BLAINE

RESOLUTION NO. 95-238

**A RESOLUTION GRANTING A VARIANCE OF
SECTION 31.15(j)(2) OF THE ZONING CODE OF THE CITY OF BLAINE
TO MANNING TRANSFER
AT 2775 101st AVENUE N.E.**

WHEREAS, an application has been filed by Manning Transfer as variance case No. 95-81; and

WHEREAS, a public hearing has been held before the Blaine Planning Commission on November 14, 1995; and

WHEREAS, the Blaine Planning Commission recommends approval of said variance case; and

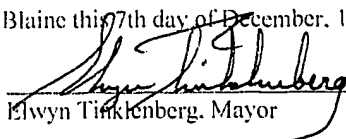
WHEREAS, the City Council of the City of Blaine has reviewed said variance case on December 7, 1995.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a 9 foot variance to Section 31.15(j)(2) of the Zoning Code is hereby granted to Manning Transfer at 2775 101st Avenue N.E.

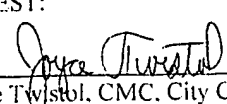
BE IT FURTHER RESOLVED that this variance is granted based on the following rationale:

1. The driveway exists and is necessary for truck access into the site and therefore the variance recognizes and legitimizes an existing condition.
2. Meeting the setback requirement would reduce the driving lane approximately 19 feet which is below the required minimum width.
3. The variance would not materially impact the adjacent property.

PASSED by the City Council of the City of Blaine this 7th day of December, 1995.


Elwyn Tinklenberg, Mayor

ATTEST:


Joyce Twiss, CMC, City Clerk
Council Action: 95-454

CITY OF BLAINE

RESOLUTION NO. 03-162

**GRANTING A CONDITIONAL USE PERMIT AMENDMENT
PER SECTION 31.1984 (i) OF THE ZONING ORDINANCE
OF THE CITY OF BLAINE
MANNING TRANSFER
2775 101ST AVENUE NE**

WHEREAS, an application has been filed by Manning Transfer as conditional use permit amendment Case File No. 03-73; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on August 12, 2003; and

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

WHEREAS, the Blaine City Council has reviewed said case on September 4, 2003.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit amendment is hereby approved per Section 31.1984 (i) of the zoning ordinance for expansion of a truck terminal and service facility at 2775 101st Avenue NE based on the following conditions:

1. Site plan approval is required.
2. The following landscaping must be provided on site:

Overstory Trees:	17
Conifer Trees:	15
Ornamental Trees:	15
Shrubs:	102

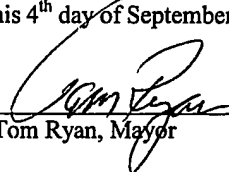
3. The new trees to be planted will need to meet the following size requirements:

Overstory Trees:	2 ½ inch caliper
Conifer Trees:	6-feet in height
Ornamental Trees:	2 inch caliper

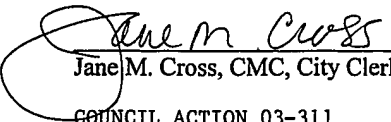
4. All site improvements to be covered by a financial guarantee.
5. The site and buildings must meet all fire and building codes.

6. High pile storage will not be permitted on the east side of the building due to the fact that there is not enough room between the east side of the building and the east property line to accommodate the necessary fire lane and appropriate setback for such lane.
7. This Conditional Use Permit Amendment would replace Resolution No. 95-104.
8. The proposed development will require review by the Rice Creek Watershed District (RCWD). Storm water calculations are required that indicate storm water discharge from the proposed development does not exceed the current discharge rate.
9. If the quantity of grading on site equals or exceeds one acre, a National Pollution Discharge Elimination System (NPDES) Phase II permit is required from MN Pollution Control Agency.
10. Existing on-site hydrant must be relocated, so that the water main is not under the building addition.

PASSED by the City Council of the City of Blaine this 4th day of September 2003.


Tom Ryan, Mayor

ATTEST:


Jane M. Cross, CMC, City Clerk

COUNCIL ACTION 03-311

CITY OF BLAINE

RESOLUTION NO. 08-105

**GRANTING A CONDITIONAL USE PERMIT
PER SECTION 31.198 OF THE ZONING ORDINANCE
OF THE CITY OF BLAINE
MANNING TRANSFER
2775 101st AVENUE NE**

WHEREAS, an application has been filed by Manning Transfer Inc. as conditional use permit Case File No. 08-26; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on July 8, 2008; and

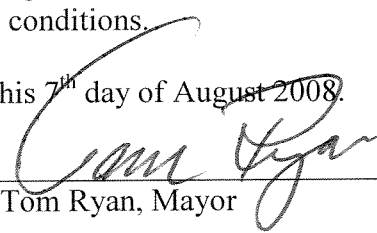
WHEREAS, the Blaine Planning Commission recommends said conditional use permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on August 7, 2008.

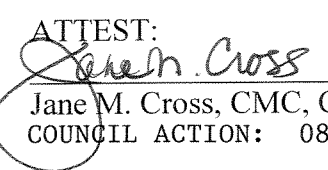
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 31.198 of the zoning ordinance allow for a 4,422 square foot building addition to the current truck terminal/repair facility at 2775 101st Avenue NE based on the following conditions:

1. The proposed addition to contain fire suppression equipment such as ceiling sprinklers.
2. East side parking lot to be altered in order to meet 10 foot setback. Parking stalls may have to be removed and be placed in a different location.
3. The rear yard of the site that is not bituminous to be paved to be in conformance with the ordinance within 3 years of City Council approval. Parking setback requirements to be met with this bituminous area.
4. Rice Creek Watershed District review to be completed in order for the City to approve the conditional use permit. The RCWD approval should include the new bituminous area as required in condition 3.
5. All lighting needs to be down lit and shielded according to performance standards. Light poles are limited to 20-feet in height. If existing lighting on site does not meet these requirements, the existing lighting must be changed to match these conditions.

PASSED by the City Council of the City of Blaine this 7th day of August 2008.


Tom Ryan, Mayor

ATTEST:


Jane M. Cross, CMC, City Clerk
COUNCIL ACTION: 08-205



City of Blaine

Staff Report

File Number: ORD 25-2585

Agenda Date	Status
September 15, 2025	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, Assistant Community Development Director

Agenda Item # 9.3

Second Reading

Ordinance Considering an Amendment to Section 34.09 of the City of Blaine Zoning Ordinance to Allow for Off-Site Directional Signage. Scooters Coffee (Case File No. 25-0035/ACK)

Executive Summary

Second reading considering an ordinance to allow off-site directional signage. The Planning Commission recommends denial of the ordinance amendment.

Background

Planning Commission Public Hearing	08/12/25
City Council (1st Reading)	09/03/25
City Council (2nd Reading)	09/15/25
Action Deadline (60 Days)	09/19/25
Action Deadline (City Extended 60 Days)	11/18/25

Staff report prepared by Alex Koberoski, Zoning Technician.

Background

Scooters Coffee is located within the 105th Ave Redevelopment District (RD).

The 105th Ave Redevelopment District (RD) has strict standards for signage, including requiring a sign plan approved by council. The sign plan is created by the property owner/manager, reviewed by staff for compliance, and brought before the Planning Commission and City Council. There are general sign standards that must be met prior to approval of the sign plan, including limitations on size, style, and location. The intent of the RD signage section is to create a more unified appearance for developments within the district, while also following the general standards of the City's sign ordinance.

In 2023, the original sign plan was approved for the site, with a maximum of 150 square feet of wall signage for the entire building. This was consistent with the RD zoning ordinance standards, which allowed a maximum of 150 square feet of wall signage for the building.

In 2024, an ordinance amendment and a sign plan amendment were requested to allow 300 square feet of wall signage per building. After discussing the intent of the RD district, and taking into account the applicant's comments and concerns, council approved an amendment of the sign plan and city code to allow no more than 200 square feet of building signage. Council also approved the locations of proposed directional signs on the sign plan. Directional signs do not require a permit, however, they must follow the City's sign ordinance, which limits the size of directional signs, as well as the RD sign standards, which limits the use of logos.

The sign plan that was approved in 2024 included proposed locations for directional signs on the property. It is the property owner's responsibility to determine which tenants receive building and directional signage as indicated on the sign plan. The City cannot approve signage without the property owners' consent.

Scooters Coffee has been in violation of the temporary sign ordinance since the beginning of their tenancy. They have consistently put up banners, feather signs, and other signage without a permit, some of which have been placed off-site, which is not allowed per code. Scooters has been issued a total of three violation notices regarding illegal temporary signage in the last twelve months. They did obtain a sign permit in 2024, however, the temporary signage was never removed after expiration of that permit, and temporary signage continues to be placed on the property without a permit.

At the time the original staff report was written, there were a total of 8 illegal temporary signs observed, located both on and off-premise. These consisted of a large red banner located along 105th Avenue, h-frame signs on adjacent property to the southwest (which are all off-premise signage), and are not permitted. There were also three banners and a sandwich board without a permit and not meeting setbacks. All temporary signage is required to meet a 10-foot setback from property lines and be located on-premise. This signage has all been placed without a permit. Scooters has used up their allowed 8-weeks of temporary signage per calendar year for 2025. They did receive a violation letter indicating they were in violation prior to the Planning Commission meeting on August 12th, 2025, and the excessive signage was gone before the meeting.

The applicant has indicated at two public meetings they have not received notice of violations or information on what the temporary sign code requirements are. Below are the code enforcement cases for sign violations, including the dates the violation notices for this property were mailed. Each letter was mailed to the property owner, the property itself, and the property manager:

C24-0633:

First Violation Notice — Mailed September 30th, 2024

Second Violation Notice — Mailed October 8th, 2024

The next step for this code enforcement case would be to issue a citation. However, in an attempt to work with a new business within a newly created zoning district, staff did not issue a citation at this time. The case was eventually closed in early 2025.

C25-0114:

First Violation Notice — Mailed March 26th, 2025.

Property complied with zoning ordinance requirements upon reinspection on March 31st, 2025.

C25-0597

First Violation Notice — Mailed August 6th, 2025.

Property complied with zoning ordinance requirements upon reinspection on August 12th, 2025.

Proposal

The applicant is proposing to allow off-site directional signage on neighboring property owned by the airport to accommodate one of their directional signs for the Scooters Coffee drive-thru.

Following approval of the 2024 revised sign plan (which included locations for directional signage), a directional sign for the Scooters drive-thru was constructed along Radisson Road, with approval of the property owner/manager, and in-conformance with the approved sign plan.

The applicant requested an additional directional sign along 105th Avenue, which was rejected by the property owner/manager. The applicant is proposing to put the directional drive-thru sign on neighboring property to the west, owned by the airport. They have received permission from the property owner to do so; however, the current sign ordinance does not allow for off-site directional signage, except for specific properties zoned Farm Residential (FR).

If the Council supports the proposed amendment, staff recommends the following changes:

Section 34.09 Off-site directional signs:

- (a) Off-site directional signs are limited in wording to include only the name of the organization or business, the distance to same, and a directional arrow. Organizations or businesses utilizing off-site directional signage are limited to permitted or conditional uses currently operating within the existing FR (Farm Residential) or 105th Avenue Redevelopment District (RD) zoning districts.
- (b) Signs shall be limited to property with frontage along Lexington Avenue, Radisson Road, ~~and~~ Main Street (125th Avenue NE), and 105th Avenue, and be placed only on parcels zoned Farm Residential (FR) or properties with an Airport (AP) designated land use.
- (c) For properties zoned Farm Residential (FR), signs shall be a maximum of fifteen (15) square feet in area and mounted on an approved sign standard. The sign standard shall not exceed eight (8) feet in height. Properties with an Airport (AP) designated land use are limited to off-site directional signage that is no more than 5-feet in height and 8 square-feet in area.
- (d) No two off-site directional signs shall be closer together than three hundred (300) feet.
- (e) There shall not be more than one (1) off-site directional sign permitted for each business or organization.
- (f) A permit ~~will~~shall be required for all signs. The permit shall give exact location of sign standard, height of same, and the name of the organization or business to be designated on the sign. The permit must be signed by the applicant and the owner of the property on which the standard is to be located. No more than one (1) sign is permitted per parcel of record. Signs shall have a minimum ten-foot setback from all property lines.

Staff Concerns

Staff and Planning Commission do not support the request for off-site directional signage for the following reasons.

1. The parcel on which the applicant's property is located has the capability for directional signage, and they were approved by the property owner/manager to have a directional sign for their drive-thru along Radisson Road. There is no practical justification for needing off-site directional signage for this property.
2. The RD district has very specific signage requirements, and is intended for organized, unified signage. Allowing off-site signage is not compatible with the intent of this zoning district.
3. Off-site directional signage for private businesses is in conflict with the land use designation of Airport (AP), which is intended for public or private airports and related activities, open space and natural reserves.
4. Prohibiting off-site signage is standard zoning practice, and is not permitted in surrounding cities similar in size to the City of Blaine (Maple Grove, Lakeville, Woodbury, Bloomington and Rosemount).
5. Signage regulations must comply with case law regarding the free speech protections under the First Amendment of the US Constitution. Under *Austin v. Reagan National Advertising and Reed v. Town of Gilbert*. The City is allowed to regulate commercial and non-commercial signs differently and to regulate onsite and offsite signage differently. Regulation that distinguishes signage beyond that, such as allowing offsite signage advertising a nearby but off-site business, but not allowing billboard-like advertising, could expose the City to legal liability.
6. Businesses within the City have had no issues operating using on-site directional signage.
7. Approving the amendment to allow off-site directional signage may result in a cluttered appearance and confusion throughout the City.

Attachment List:

Narrative

Signed Owner Consent Form

Approved NSV Sign Plan

Proposed Directional Sign Location

Proposed Directional Sign Mock-up

Proposed Directional Sign Design

Violations

Unapproved Planning Commission Minutes 8/12/25

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to deny the code amendment.

The applicant spoke at the public hearing. The meeting minutes are attached for reference.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

If the Council would like to approve the ordinance amendment staff recommends adopting the resolution as presented. If council does not want to approve the ordinance amendment a motion for denial will need to be passed.

Attachment List

1. Attachments
2. Unapproved PC Minutes
3. Public Comments



City of Blaine

Signature Copy

Ordinance: ORD 25-2585

Second Reading

Ordinance Considering an Amendment to Section 34.09 of the City of Blaine Zoning Ordinance to Allow for Off-Site Directional Signage. Scooters Coffee (Case File No. 25-0035/ACK)

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

Section 34.09 off-site directional signs

- (a) Off-site directional signs are limited in wording to include only the name of the organization or business, the distance to same, and a directional arrow. Organizations or businesses utilizing off-site directional signage are limited to permitted or conditional uses currently operating within the existing FR (Farm Residential) or 105th Avenue Redevelopment District (RD) zoning districts.
- (b) Signs shall be limited to property with frontage along Lexington Avenue, Radisson Road, ~~and Main Street (125th Avenue NE),~~ and 105th Avenue, and be placed only on parcels zoned FR (Farm Residential) or properties with an Airport (AP) designated land use.
- (c) For properties zoned Farm Residential (FR), Signs shall be a maximum of fifteen (15) square feet in area and mounted on an approved sign standard. The sign standard shall not exceed eight (8) feet in height. Properties with an Airport (AP) designated land use are limited to off-site directional signage that is no more than 5-feet in height and 8 square-feet in area.
- (d) No two off-site directional signs shall be closer together than three hundred (300) feet.
- (e) There shall not be more than one (1) off-site directional sign permitted for each business or organization.
- (f) A permit ~~will~~shall be required for all signs. The permit shall give exact location of sign standard, height of same, and the name of the organization or business to be designated on the sign. The permit must be signed by the applicant and the owner of the property on which the standard is to be located. No more than one (1) sign is permitted per parcel of record. Signs shall have a minimum ten-foot setback from all property lines.

INTRODUCED and read in full this 3rd day of September, 2025.

PASSED by the City Council of the City of Blaine this 15th day of September, 2025.

Ordinance Amendment Narrative

We are looking to put our Scooter's Coffee Drive-Thru directional sign just west of the entrance to the National Sports Village (NSV) off 105th Ave NE. The two signs have already been made. One is installed next to the NSV monument sign off of Radisson and the second sign was set to go in next to the NSV monument sign off of 105th as depicted in the signage plan that was approved. Unfortunately, our landlord, Mike Breese, now won't allow the sign there as he believes it interferes and/or distracts from his building Pizza Pub Prime in the background.

A directional sign is best placed before the entrance drive to a complex instead of afterwards. The now proposed location west of the entrance is not part of our landlord's property so we approached Grant from the Metropolitan Airport Commission who owns the land and they consented to putting a sign on their property. We also spoke with, Karah from the MN Amateur Sports Commission that leases the land and they too approved us putting directional signage on that property. The attached files in the application are a mock up of the sign with dimensions. There also is a picture showing what the sign would look like in the proposed location and an aerial map showing property lines and proposed location of the sign.



Owner Consent

10801 Town Square Drive NE, Blaine MN 55449

Planning Department

phone: 763-785-6180 | BlaineMN.gov

Blaine

Project Name: Scooter's Coffee

Project Location: 2180 105th Ave N.E. Suite 100

Owner Name: Metropolitan Airports Commission

I, Mark Bents (name), am the owner of the above list property and authorize Susan Nygaard (name of applicant) to submit the selected applications.

- ☒ Permanent Sign Permit
- ☐ Temporary Sign Permit
Number of weeks: _____
- ☐ Site Plan Approval
- ☐ Conditional Use Permit (or extension)
- ☐ Preliminary or Final Plat (or extension)
- ☐ Waiver of Platting
- ☐ Variance
- ☐ Rezoning
- ☐ Conditional Use Permit Amendment
- ☐ Release of Development Agreement
- ☐ Comprehensive Plan Amendment
- ☐ Other (please describe) _____

Mark Bents on behalf of
Metropolitan Airports Commission

Owner (please print)

[Signature]

Owner Signature

7-22-2025

Date

SITE SIGNAGE OVERVIEW

Site signage standards have been created to align with city rules and provide tenants the ability to clearly indicate their location, products and services while presenting a high quality and refined appearance that elevates the impression of the area to guests and passersby.

For clarity we have labeled the north building as “A” and the south building as “B”. Building “A” is being developed as a single tenant restaurant space while building “B” is planned as a multi-unit space that could accommodate up to eight individual businesses.

The total signage allocations for each building is based on 1sf per linear foot of street frontages and the below frontage measurements.

BUILDING A

- North: 80’
- East: 84’

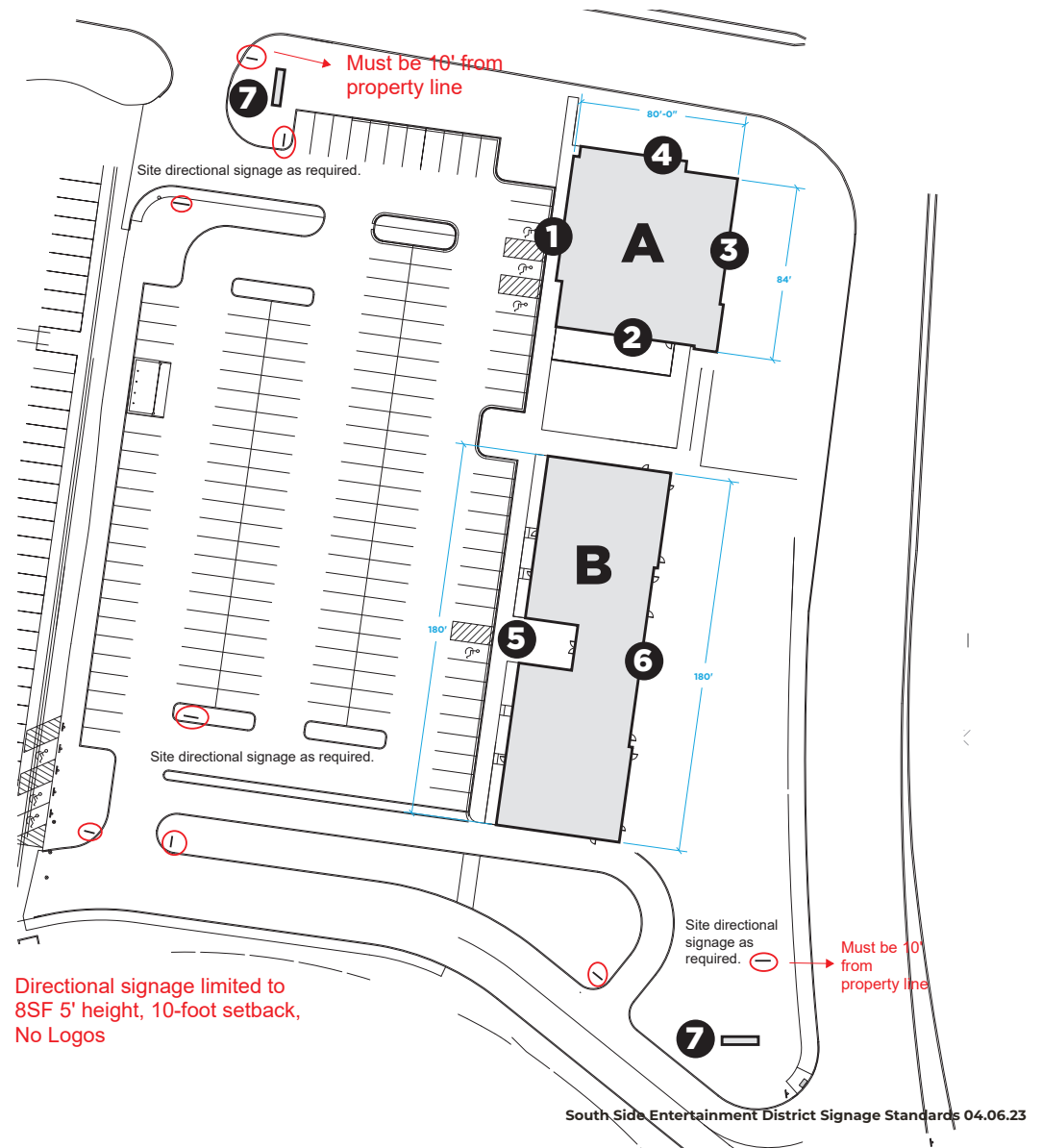
Total building allocation limited to 200sf

BUILDING B

- East: 180’
- West: 180’

Total building allocation limited to 200sf

Total building allocation limited to 150sf maximum on east face and 150sf maximum on west face with awning signage on the South reducing the maximums as needed to keep within 200sf maximum building signage. This allows for signage at parking approach side and main public face on the Radisson frontage. We believe this meets the intent of city standards that generally limits maximum signage allocation in the district to 150sf per building given we have a single building with up to eight individual tenants.







**SCOOTER'S
COFFEE®
DRIVE-THRU** 

**2' tall x 4' wide
two sided
lit cabinet sign**

**3 feet from
the bottom of the
sign to the ground**

Grade

Inspection conducted 7.31.25



This banner is located off-premise. Off-premise signage is not permitted in the City of Blaine.

All temporary signage must meet a minimum 10-foot setback from property lines.

All properties are allowed either one (1) feather flag or one (1) 32 square foot banner without a permit. Any more signage than this requires a temporary sign permit.

Properties are allowed a total of 8 weeks of temporary signage per calendar year. This property has used all of its temporary signage for the 2025 calendar year.



This temporary signage is off-premise and is therefore not permitted.

34.09 Off-site directional signs.

- (a) Off-site directional signs are limited in wording to include only the name of the organization or business, the distance to same, and a directional arrow. Organizations or businesses utilizing offsite directional signage are limited to permitted or conditional uses currently operating within the ~~existing~~ FR (Farm Residential) or 105th Avenue Redevelopment District (RD) zoning districts.
- (b) Signs shall be limited to property with frontage along Lexington Avenue, Radisson Road, ~~and~~ Main Street (125th Avenue NE), and 105th Avenue, and be placed only on parcels zoned FR (Farm Residential) or properties with an AP (Airport) designated land use.
- (c) For properties zoned FR (Farm Residential), Signs shall be a maximum of fifteen (15) square feet in area and mounted on an approved sign standard. The sign standard shall not exceed eight (8) feet in height. Properties with an AP (Airport) designated land use are limited to off-site directional signage that is no more than 5-feet in height and 8 square-feet in area.
- (d) No two (2) off-site directional signs shall be closer together than three hundred (300) feet.
- (e) There shall be not more than one (1) off-site directional sign permitted for each business or organization. (Ord. No. 86-934, amended 6-5-1986)
- (f) A permit ~~will~~ shall be required for all signs. The permit shall give exact location of sign standard, height of same, and the name of the organization or business to be designated on the sign. The permit must be signed by the applicant and the owner of the property on which the standard is to be located. Not more than one (1) sign is permitted per parcel of record. Signs shall have a minimum ten-foot setback from all property lines. (Ord. No. 86-934, amended 6-5-1986)

(Ord. No. 98-1727, amended 6-25-1998; Ord. No. 20-2447, 7-20-2020)



City of Blaine

Planning Commission

August 12, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, August 12, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Howard.

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

4. Public Hearing

- 4.5.** 2025-391 Case File No. 25-0035 // Scooters Coffee // 2180 105th Avenue NE #100
The applicant is proposing an amendment to Section 34.09 of the City of Blaine Zoning Ordinance to allow for off-site directional signage.
Sponsors: Alex Koberoski, Zoning Technician

The report to the planning commission was presented by Alex Koberoski, Zoning Technician. The public hearing for Case File 25-0035 was opened at 7:31PM.

Susan Nygaard, Scooters Coffee representative, introduced herself to the commission and explained Scooters has been around for the past 27 years. She commented on how important visibility, access, signage and traffic (VAST) were to Scooters Corporate. She reviewed the traffic counts for the Blaine location, noting Scooters was not receiving the traffic that was previously projected. She discussed the signage that was allowed on the building. She apologized for the misunderstanding regarding the temporary signage noting

she was doing everything she could to stay afloat. She commented on the discussions she has had with the Metropolitan Airports Commission (MAC) and noted they supported her pursuing off-site directional signage. She requested the planning commission consider her request and allow for the off-site directional signage.

Brent Nygaard, Scooters Coffee representative, commented on how there was confusion when cars try to navigate to his property and asked that the off-site directional signage.

The public hearing was closed at 7:39PM.

Chair Goracke asked if the proposed off-site directional signage would be similar to the directional sign on Radisson Road.

Ms. Nygaard indicated it would be exactly the same sign.

Commissioner Olson commented on how hard it was to be a business owner. She stated after reading through the request, she noted this was a landlord issue. She encouraged the Scooters representative to work through this matter with the landlord.

Ms. Nygaard reviewed the proposed locations where signs were and were not allowed noting one of the proposed locations would not be visible for passing traffic, which led her to pursue the off-site directional signage on the MAC property.

Chair Goracke stated the temporary signs have been addressed by the applicant and noted the other issue one this property may be with the landlord.

Assistant Community Development Director Sellman reviewed the previously approved sign plan for this property. She indicated this sign plan was not proposed by the city, but rather was proposed by the landlord. She reported it was not up to the city how the signage on the property was designated.

Ms. Nygard explained she has a sign for the Radisson Road side of the building that has been in storage for the past 10 months because the landlord would not allow her to place the sign on the building.

Chair Goracke stated he wanted to see Scooters Coffee thriving in the community but noted the signage on the building was out of the city's hands. He recommended the applicants work with the city to address the temporary signage concerns.

Assistant Community Development Director Sellman explained she has met with the applicants and the property owner to discuss the city's temporary sign requirements.

Commissioner Halpern inquired if the applicant has requested additional temporary signage until the permanent signs could be placed on the building.

Assistant Community Development Director Sellman stated the city allows temporary signs to be in place for eight weeks each year and this has already been exceeded by the applicant. She reiterated that the applicant was requesting off-site directional signage and not temporary signage at this time.

Commissioner Halpern questioned if the off-site signage would create any conflicts with the future tenants or development activities that would occur in this area of Blaine.

Assistant Community Development Director Sellman indicated the off-site signage would not impact the development.

Chair Goracke asked if the commission would be setting a precedent if the requested off-site signage were approved.

Assistant Community Development Director Sellman stated this would be the case, noting if this off-site signage were approved, additional businesses in the community may make the same request.

Commissioner Gorzycki inquired if the property owner could reapply for 300 square feet of signage for this property.

Assistant Community Development Director Sellman indicated an application came forward previously and noted the council approved 200 square feet of signage for this property, which was the maximum for this district. She stated the property owner could reapply for an ordinance amendment.

Motion by Commissioner Olson to recommend denial of Planning Case 25-0035 based on the following rationale:

Case 25-0035:

- 1. The parcel on which the applicant's property is located has the capability for directional signage, and they were approved by the property owner/manager to have a directional sign for their drive-thru along Radisson Road. There is no practical justification for needing off-site directional signage for this property.**
- 2. The 105th Redevelopment District (RD) has very specific signage requirements, and is intended for organized, unified signage. Allowing off-site signage is not compatible with the intent of this zoning district.**
- 3. Off-site directional signage for private businesses is in conflict with the land use designation of Airport (AP), which is intended for public or private airports and related activities, open space and natural reserves.**
- 4. Prohibiting off-site signage is standard zoning practice, and is not permitted in surrounding cities similar in size to the City of Blaine.**
- 5. Signage regulations must comply with case law regarding the free speech protections under the First Amendment of the US Constitution. Under *Austin v. Reagan National Advertising* and *Reed v. Town of Gilbert*. The City is allowed to regulate commercial and non commercial signs differently and to regulate onsite and offsite signage differently. Regulation that distinguishes signage beyond that, such as allowing offsite signage advertising a nearby but off-site business but not allowing billboard-like advertising, could expose the City to legal liability.**
- 6. Businesses within the City have had no issues operating using on-site directional signage.**

- 7. Approving the amendment to allow off-site directional signage may result in a cluttered appearance and confusion throughout the City.**

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

Chair Goracke noted this would be on the agenda of the September 3, 2025 city council meeting.

From: [Sheri Brooks](#)
To: [Planning](#)
Subject: Signage!!!
Date: Wednesday, September 10, 2025 4:38:23 PM

Dear City of Blaine,

I am writing as a frequent customer of Scooter's Coffee to request additional signage for the Scooter's location near Radisson and 105th. While I am thrilled to have a Scooter's in this area, I have found it very difficult to locate, and I believe clearer signage would make a significant difference for the community.

When approaching from 105th, there is no clear indication of where to turn into the complex. Over the weekend, I came from this direction and completely missed the entrance. By comparison, there are multiple, very visible signs for Pizza Pub, which made finding that business easy. A drive-thru directional sign on 105th — similar to the one already placed before the Radisson turn — would be extremely helpful.

The building itself does not resemble other Scooter's Coffee locations, which makes it less recognizable from the road. This further adds to the confusion. For example, the Scooter's near Northtown is much more visible and easy to find, which makes it far more convenient to visit.

Even Google Maps hasn't been helpful with directions to this location, and when I tried to explain it to my daughter recently, she struggled to understand where to turn. Honestly, I would have started coming to this location months ago had I known it was there. It was only through a coworker that I even learned about it.

I love Scooter's Coffee and truly want to see this business succeed here in Blaine. However, without proper signage, many customers are likely passing it by without realizing it's there. I strongly encourage the city to approve and support the installation of additional signage, particularly directional signs from 105th, to ensure better visibility and accessibility.

Thank you for your time and consideration.

Sincerely,

Sheri Brooks

From: [Peyton Nelson](#)
To: [Planning](#)
Subject: Advocating for the Scooter's Near the National Sports Center
Date: Friday, September 12, 2025 12:29:42 PM

To whom it may concern,

I am writing as a community member and customer to advocate for improved signage at the Scooter's Coffee location near the National Sports Center.

Recently, while driving north on Radisson Road, I attempted to visit this location and found it extremely difficult to identify where to turn. My GPS directed me to turn left onto 105th Avenue, but even then, I was unsure how to properly enter the complex. Without clear signage, I had to slow down significantly and navigate through the Sports Center parking lot to find the store. This experience was not only confusing but also potentially hazardous—drivers unfamiliar with the area may brake suddenly, make unsafe lane changes, or even perform U-turns while trying to locate the entrance.

When I arrived at Scooter's, I asked about the lack of signage and was informed that the city currently isn't allowing directional signs prior to turning into the complex as it's considered 'off-site' land. Not only is this causing harm to a locally run store, but also creating innumerable safety issues when people have to stop, slam on their breaks, U turn, or cross lanes while trying to figure out how to get into the parking lot. I believe any increase in signage would be helpful for customers like me, but would be especially impactful if it is a sign before I need to turn in.

Thank you for your time and attention.

Sincerely,
Peyton Nelson

From: [Carter Brooks](#)
To: [Planning](#)
Subject: Scooters need for Signage
Date: Friday, September 12, 2025 11:40:15 AM

Carter Nelson

4059 Lavender Ave N

Lake Elmo, MN, 55042

cn4sports@gmail.com

651-323-3507

09/12/2025

City of Blaine Planning & Zoning Department

10801 Town Square Drive NE

Blaine, MN 55449

Subject: Request for Additional Signage to Improve Accessibility to Scooter's Coffee

Dear City of Blaine,

I am writing as a resident and customer who has recently visited the new Scooter's Coffee location at 2180 105th Ave NE, Suite 100, Blaine, MN 55449. While the addition of this business is a welcome and exciting development in our community, I wanted to share some concerns regarding its visibility and accessibility from 105th Ave.

At present, it is very difficult to locate the entrance to this new Scooter's Coffee. From 105th Ave, the site is obscured, and the lack of clear directional signage makes it confusing for drivers who are unfamiliar with the area. Many visitors, myself included, have found it challenging to identify where to turn, which can lead to missed entrances, last-minute lane changes, or even giving up on finding the location entirely.

This is particularly concerning given that Scooter's Coffee is a drive-through business, where convenient access is a critical part of the customer experience. If visitors cannot easily see

where to enter from 105th Ave, it not only reduces potential business for the establishment, but also creates unnecessary traffic disruptions as drivers slow down or circle back to try again.

Allowing the business to install additional directional and visibility signage along 105th Ave would be a simple and effective solution. Clearer signs would:

- Improve traffic flow and reduce confusion for drivers.
- Help customers locate the business safely and conveniently.
- Support the success of a new local business that is contributing to Blaine's economic growth.
- Create a more welcoming and organized appearance for the area.

I respectfully request that the City of Blaine consider granting approval for Scooter's Coffee to place additional signage along 105th Ave. Doing so would benefit not only the business, but also the customers and community members who want to support it.

Thank you for your time and consideration of this matter. I appreciate the city's efforts to continue fostering a business-friendly environment that prioritizes both safety and accessibility.

Sincerely,

Carter Nelson

From: [Brigitt Pastwa](#)
To: [Planning](#)
Subject: Scooter's Blaine
Date: Friday, September 12, 2025 11:11:17 AM

To whom it may concern,

I am reaching out to bring a concern to your attention. As a local public health nurse of 30 years, I have concerns about public safety. The area around the National Sports Center is growing and growing. There is always a lot of traffic with the events in the area and now we also have several roundabouts. Safety is a concern with people trying to navigate where they are going. There needs to be better directional signage off 105th to locate businesses. It is difficult to find businesses in the area like Scooter's in Blaine. It would be safer for everyone and easier to access with better signage. Please consider putting more signs on 105th for the safety of the community.

Thank you for your time,

Brigitt Pastwa

612-839-7839

From: [Connie J. Pederson](#)
To: [Planning](#)
Subject: signage request on 105th
Date: Friday, September 12, 2025 12:18:23 PM

This message was sent securely using Zix®

Dear Blaine Planning Committee,

It has come to my attention a request for signage on 105th for the business entrance has been declined. I would like to request an amendment to Section 34.09 of the zoning ordinance to allow a directional sign to go before the business entrance from 105th. This area is very complex to navigate, especially with a middle median for all the businesses including Kwik Trip on the right-hand side. I understand this area is only going to get increased traffic with all of the impending additions coming into this section. I know Scooter's Coffee would like a lighted sign, which they would purchase, posted on 105th to direct traffic to the business area. Ultimately, this is helping all of the businesses in the area, even if the signage is just for Scooter's Coffee. If this absolutely cannot be approved, is there a compromise with funding from the City of Blaine to direct patrons to turn left from 105th into the business complex to include all of the business names? I request that this committee reconsider to help all of the businesses in this area for patrons trying to navigate turning on 105th.

Please let me know if you have any questions and I appreciate your time and reconsideration.

Thank you,
Connie Pederson

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From: [Diana Hunter](#)
To: [Planning](#)
Subject: Scooters Coffee
Date: Monday, September 15, 2025 8:01:20 AM

To whom it may concern,

Scooter's is my favorite, especially their cold brew! I frequent the Ham Lake Scooter's often as our family lives in Andover. I was in Blaine for a medical appointment this week, took 65 south to 105th and my GPS didn't know where exactly to turn to get it where Scooter's was. I ended up on Radisson and turned in after Scooters and then saw the drive thru. It would be so helpful if there were more signs on 105th or better Google mapping to help people find that store. The Ham Lake Scooter's is SO easy to see. They have a big Scooter's Coffee sign and banners right off of 65 make it so easy to find.

I told the barista that it was hard to find and she said they're working to get a sign on 105th which I think would be VERY helpful. You can't miss the Ham Lake Scooter's but you can't find this one even with the help of a map.

Respectfully submitted,
Diana Hunter
Sent from my iPhone



City of Blaine Staff Report

File Number: RES 25-152

Agenda Date

September 15, 2025

Status

In Control

City Council

File Type

Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 10.1

Resolution Accepting a Bid and Award a Contract to R & K Industries LLC DBA Diversified Paving in the Amount of \$242,892.00 for the 2025 Trail Improvement Project, Improvement Project No. P2501.

Executive Summary

Accept a Bid for the 2025 Trail Maintenance Project, Improvement Project No. P2501 and award a contract in the amount of \$242,892.00 to R & K Industries LLC DBA Diversified Paving.

Background

Bids were received electronically at 2:00PM, September 4, 2025, for Project No. 25-40. A total of 7 bids were received, ranging from \$300,197.00 to \$577,594.97. The 3 lowest bidders and engineer's estimate are as follows:

BIDDER	BASE BID	ALTERNATE BID #1	TOTAL BASE + ALT #1	ALTERNATE BID #2	TOTAL BASE + ALT #1 + ALT 2#
Engineer's Estimate	\$317,926.48	\$54,129.01	\$372,055.49	\$61,403.16	\$433,458.65
Diversified Paving	\$203,798.00	\$39,094.00	\$242,892.00	\$57,305.00	\$300,197.00
Bituminous Roadways Inc	\$253,048.00	\$43,265.00	\$296,313.00	\$51,574.00	\$347,887.00
Asphalt Specialties Company	\$303,300.00	\$46,060.00	\$346,360.00	\$66,470.00	\$415,830.00

Bids have been checked and tabulated, and it has been determined that R & K Industries LLC DBA Diversified Paving of St. Augusta, Minnesota is the lowest bidder. The Parks Department has worked with Diversified Paving on previous contracts.

The base bid project plans include maintenance on trails that were identified by the parks trail rating program and includes 1,000 feet of trail within Kane Meadows Park that were damaged during sanitary sewer repairs. Alternate Bid #1 project plans include approximately 1,500 feet of trails within Carrara West Park. Alternate Bid #2 project plans include approximately 2,100 feet of trail within Territorial Park.

Staff recommends that the low base bid + alternate bid #1 be accepted in the amount of \$242,892.00, and a contract be entered into with R & K Industries LLC DBA Diversified Paving. The base bid work is identified as 2025 Trail Maintenance in the Parks CIP and will be funded as such. The 1,000 feet of trail within Kane Meadows that were damaged during sanitary repairs will be funded by the 2025 sanitary sewer and storm water maintenance budgets. Staff recommends not awarding the Alternate #2 Bid as part of the 2025 Trail Improvement Project. This work will be awarded under a separate contract as a separate agenda item through Public Works sanitary sewer maintenance.

City Council is also asked to approve a 10% contingency to bring the total project budget to \$267,181.20.

The funding source for this project is the 2025 Parks CIP Funds and 2025 Sewer Operating Fund.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

The 2025 Capital Improvement Program, which was approved on December 16, 2024, via resolution 24-230, allocated \$350,000 for trail improvements (P2501) from the Neighborhood Park Fund. While the entire project cost will be paid for out of the Neighborhood Park Fund, the Sewer Operating Fund will be contributing \$33,253 via interfund transfer to account for its portion of the project costs.

Public Outreach/Input

N/A

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. 25-40 BidTab
2. Project Locations



City of Blaine

Signature Copy

Resolution: RES 25-152

Resolution Accepting a Bid and Award a Contract to R & K Industries LLC DBA Diversified Paving in the Amount of \$242,892.00 for the 2025 Trail Improvement Project, Improvement Project No. P2501.

WHEREAS, pursuant to advertisement for bids for the 2025 Trail Maintenance, Improvement Project No. 25-40, said bids were received on August 29, 2025, electronically opened and tabulated according to law, and the following 3 bids were received complying with the advertisement:

BIDDER	BASE BID	ALTERNATE BID #1	TOTAL BASE + ALT #1	ALTERNATE BID #2	TOTAL BASE + ALT #1 + ALT 2#
Diversified Paving	\$203,798.00	\$39,094.00	\$242,892.00	\$57,305.00	\$300,197.00
Bituminous Roadways Inc	\$253,048.00	\$43,265.00	\$296,313.00	\$51,574.00	\$347,887.00
Asphalt Specialties Company	\$303,300.00	\$46,060.00	\$346,360.00	\$66,470.00	\$415,830.00

AND WHEREAS, R & K Industries LLC DBA Diversified Paving of Augusta, 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 R & K Industries LLC DBA Diversified Paving for the designated improvements, base bid plus alternate bid #1, in the amount of \$242,892.00.
2. A 10% contingency is hereby approved to bring the total project budget to \$267,181.20 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.

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

From Fund	To Fund	Purpose	Transfer Amount
602 - Sewer Fund	402 - Neighborhood Park Fund	Interfund Transfer from the Sewer Fund to the Neighborhood Park Fund	\$33,253

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

Fund/Account	Amount
Neighborhood Park Fund - Transfer In 402.00.000.000-3910 - Interfund Transfer	\$33,253

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

Fund/Account	Amount
Sewer Fund - Transfer Out 602.50.530.538.5522-4910 - Interfund Transfer	\$33,253
Neighborhood Park Fund - 2025 Trail Improvements Project 402.50.530.534.6002-4590 - P2501	\$33,253

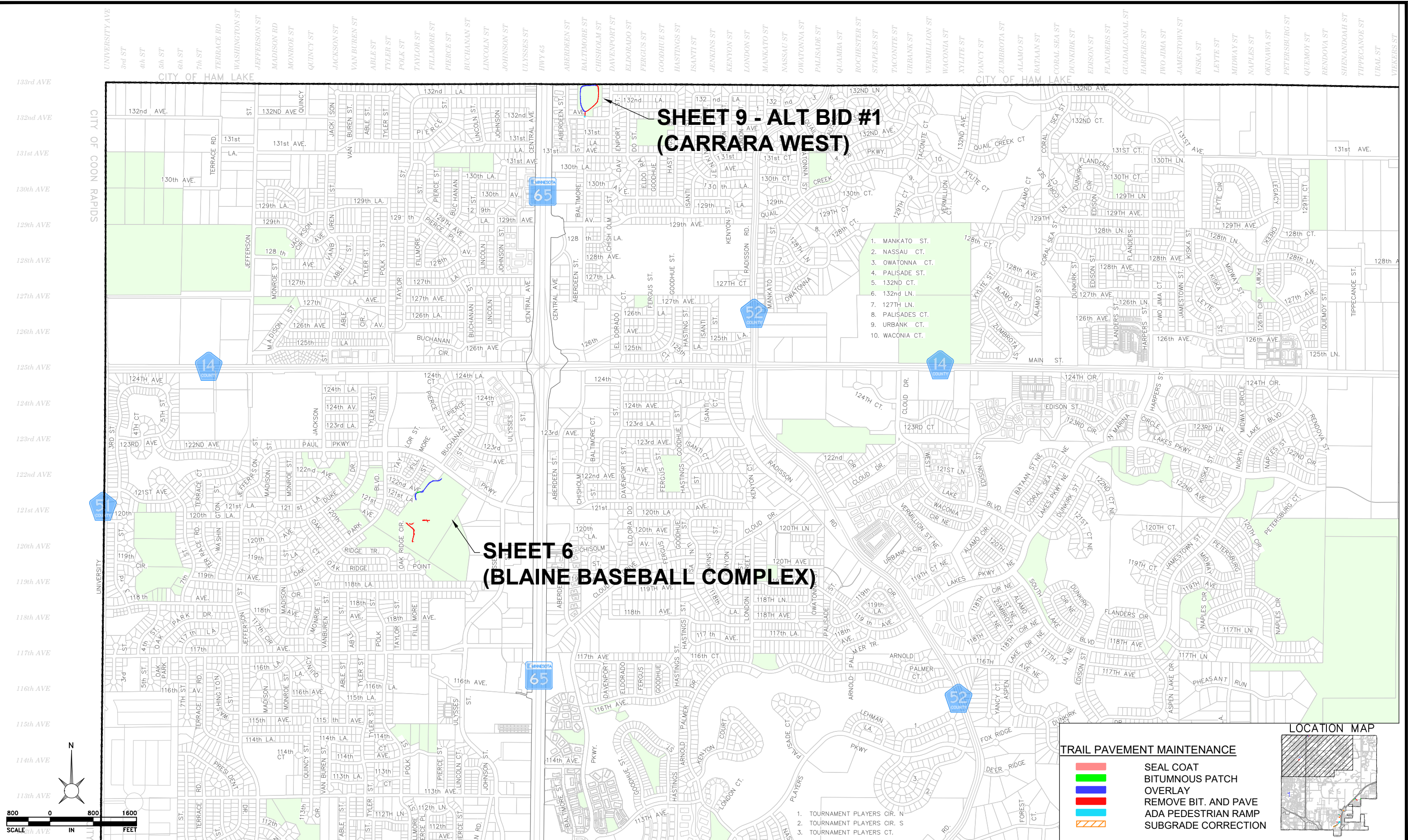
BE IT FURTHER RESOLVED that the City Council of the City of Blaine hereby authorizes the following expenditure decrease(s) to the 2025 budget:

Fund/Account	Amount
Sewer Fund - Sewage Collection 602.50.530.538.5522-4399 - Other Contractual	\$33,253

PASSED by the City Council of the City of Blaine this 15th day of September 2025.

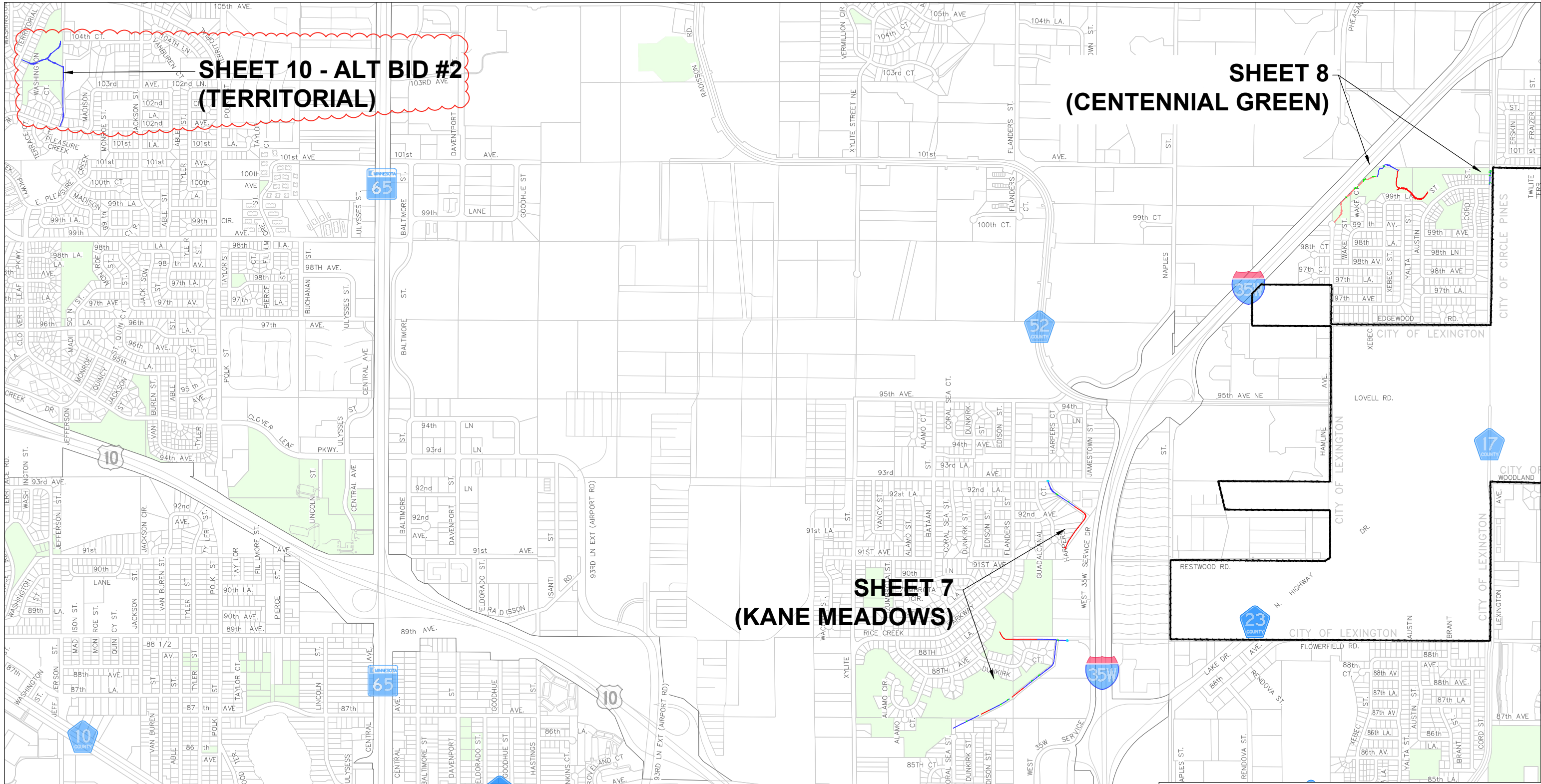
2025 Blaine Trail Maintenance Project (#9819084)
City of Blaine, Improvement Project No. 25-40 (P2501)
Solicitor: Blaine MN, City of - Engineering Department
09/04/2025 02:00 PM CDT

Line Item	Item Code	Item Description	Units	Quantity	Diversified Paving		Bituminous Roadways Inc.		Asphalt Specialties Company		North Valley, Inc.		Urban Companies		Dresel Contracting Inc.		Park Construction Company	
					Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	2021.501	MOBILIZATION	LS	1	\$7,500.00	\$7,500.00	\$25,000.00	\$25,000.00	\$9,402.69	\$9,402.69	\$26,929.39	\$26,929.39	\$40,000.00	\$40,000.00	\$26,021.25	\$26,021.25	\$105,556.60	\$105,556.60
2	2215.504	REMOVE CONCRETE CURB	LF	32	\$35.00	\$1,120.00	\$9.25	\$296.00	\$10.34	\$330.88	\$68.56	\$2,193.92	\$20.00	\$640.00	\$22.50	\$720.00	\$86.26	\$2,760.32
3	2104.504	REMOVE BITUMINOUS TRAIL	SY	3620	\$8.00	\$28,960.00	\$6.75	\$24,435.00	\$9.31	\$33,702.20	\$10.23	\$37,032.60	\$26.00	\$94,120.00	\$14.50	\$52,490.00	\$17.58	\$63,639.60
4	2106.507	EXCAVATION - COMMON (EV)	CY	253	\$20.00	\$5,060.00	\$45.00	\$11,385.00	\$50.68	\$12,822.04	\$104.37	\$26,405.61	\$50.00	\$12,650.00	\$58.03	\$14,681.59	\$75.32	\$19,055.96
5	2211.507	AGGREGATE SURFACING (CV), CLASS 5	CY	253	\$45.00	\$11,385.00	\$72.00	\$18,216.00	\$73.44	\$18,580.32	\$128.76	\$32,576.28	\$60.00	\$15,180.00	\$78.24	\$19,794.72	\$120.67	\$30,529.51
6	2231.604	BITUMINOUS PATCH SPECIAL	SY	258	\$25.00	\$6,450.00	\$43.00	\$11,094.00	\$92.06	\$23,751.48	\$53.64	\$13,839.12	\$45.00	\$11,610.00	\$60.00	\$15,480.00	\$75.32	\$19,432.56
7	2356.504	ASPHALT EMULSION SEAL COAT	SY	1261	\$3.00	\$3,783.00	\$5.00	\$6,305.00	\$4.65	\$5,863.65	\$6.40	\$8,070.40	\$4.00	\$5,044.00	\$4.80	\$6,052.80	\$4.77	\$6,014.97
8	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - 1.5" OVERLAY	TON	421	\$125.00	\$52,625.00	\$135.00	\$56,835.00	\$194.00	\$81,674.00	\$155.35	\$65,402.35	\$150.00	\$63,150.00	\$180.00	\$75,780.00	\$203.79	\$85,795.59
9	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - 2.0" NEW PAVEMENT	TON	448	\$135.00	\$60,480.00	\$125.00	\$56,000.00	\$144.81	\$64,874.88	\$162.01	\$72,580.48	\$145.00	\$64,960.00	\$180.00	\$80,640.00	\$193.13	\$86,522.24
10	2531.504	CONCRETE PEDESTRIAN RAMP (6")	SF	200	\$22.00	\$4,400.00	\$35.00	\$7,000.00	\$37.75	\$7,550.00	\$11.06	\$2,212.00	\$75.00	\$15,000.00	\$72.00	\$14,400.00	\$50.07	\$10,014.00
11	2567.601	TRAFFIC CONTROL	LS	1	\$1,500.00	\$1,500.00	\$1,110.00	\$1,110.00	\$3,103.20	\$3,103.20	\$1,452.84	\$1,452.84	\$5,000.00	\$5,000.00	\$1,560.00	\$1,560.00	\$1,365.00	\$1,365.00
12	2574.507	COMMON TOPSOIL BORROW (LV)	CY	259	\$35.00	\$9,065.00	\$95.00	\$24,605.00	\$87.92	\$22,771.28	\$78.22	\$20,258.98	\$55.00	\$14,245.00	\$63.62	\$16,477.58	\$115.33	\$29,870.47
13	2575.501	TURF ESTABLISHMENT (SEEDING)	ACRE	0.74	\$15,500.00	\$11,470.00	\$14,550.00	\$10,767.00	\$25,504.57	\$18,873.38	\$6,146.62	\$4,548.50	\$30,000.00	\$22,200.00	\$15,875.68	\$11,748.00	\$13,071.42	\$9,672.85
BASE BID - TOTAL:					\$203,798.00		\$253,048.00		\$303,300.00		\$313,502.47		\$363,799.00		\$335,845.94		\$470,229.67	
A1-1	2021.501	MOBILIZATION	LS	1	\$5,500.00	\$5,500.00	\$6,200.00	\$6,200.00	\$1,425.77	\$1,425.77	\$3,090.08	\$3,090.08	\$7,500.00	\$7,500.00	\$27,685.00	\$27,685.00	\$5,154.83	\$5,154.83
A1-2	2215.504	REMOVE CONCRETE CURB	LF	16	\$28.00	\$448.00	\$16.00	\$256.00	\$10.30	\$164.80	\$68.56	\$1,096.96	\$20.00	\$320.00	\$56.63	\$906.08	\$86.26	\$1,380.16
A1-3	2104.504	REMOVE BITUMINOUS TRAIL	SY	632	\$8.00	\$5,056.00	\$9.00	\$5,688.00	\$9.27	\$5,858.64	\$14.22	\$9,087.04	\$26.00	\$16,432.00	\$21.76	\$13,752.32	\$10.72	\$6,775.04
A1-4	2106.507	EXCAVATION - COMMON (EV)	CY		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,030.18	\$0.00	\$50.00	\$0.00	\$360.00	\$0.00	\$75.32	\$0.00
A1-5	2211.507	AGGREGATE SURFACING (CV), CLASS 5	CY		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$903.18	\$0.00	\$60.00	\$0.00	\$360.00	\$0.00	\$120.67	\$0.00
A1-6	2231.604	BITUMINOUS PATCH SPECIAL	SY	22	\$25.00	\$550.00	\$71.00	\$1,562.00	\$91.75	\$2,018.50	\$75.99	\$1,671.78	\$45.00	\$990.00	\$60.00	\$1,320.00	\$75.32	\$1,657.04
A1-7	2356.504	ASPHALT EMULSION SEAL COAT	SY		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16.77	\$0.00	\$4.00	\$0.00	\$6.00	\$0.00	\$4.77	\$0.00
A1-8	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - 1.5" OVERLAY	TON	62	\$135.00	\$8,370.00	\$148.00	\$9,176.00	\$193.81	\$12,016.22	\$180.62	\$11,198.44	\$150.00	\$9,300.00	\$180.00	\$11,160.00	\$149.97	\$9,298.14
A1-9	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - 2.0" NEW PAVEMENT	TON	77	\$145.00	\$11,165.00	\$130.00	\$10,010.00	\$144.32	\$11,112.64	\$180.71	\$13,914.67	\$145.00	\$11,165.00	\$180.00	\$13,860.00	\$131.32	\$10,111.64
A1-10	2531.504	CONCRETE PEDESTRIAN RAMP (6")	SF	100	\$17.50	\$1,750.00	\$33.00	\$3,300.00	\$37.62	\$3,762.00	\$10.93	\$1,093.00	\$75.00	\$7,500.00	\$72.00	\$7,200.00	\$50.07	\$5,007.00
A1-11	2567.601	TRAFFIC CONTROL	LS	1	\$1,500.00	\$1,500.00	\$555.00	\$555.00	\$1,000.00	\$1,000.00	\$167.63	\$167.63	\$2,000.00	\$2,000.00	\$180.00	\$180.00	\$157.50	\$157.50
A1-12	2574.507	COMMON TOPSOIL BORROW (LV)	CY	47	\$55.00	\$2,585.00	\$94.00	\$4,418.00	\$72.16	\$3,391.52	\$78.23	\$3,676.81	\$55.00	\$2,585.00	\$82.75	\$3,889.25	\$115.33	\$5,420.51
A1-13	2575.501	TURF ESTABLISHMENT (SEEDING)	ACRE	0.14	\$15,500.00	\$2,170.00	\$15,000.00	\$2,100.00	\$37,927.92	\$5,309.91	\$6,146.64	\$860.53	\$30,000.00	\$4,200.00	\$19,628.57	\$2,748.00	\$13,071.43	\$1,830.00
ALTERNATE #1 BID - TOTAL:					\$39,094.00		\$43,265.00		\$46,060.00		\$45,756.94		\$61,992.00		\$82,700.65		\$46,791.86	
A2-1	2021.501	MOBILIZATION	LS	1	\$4,500.00	\$4,500.00	\$3,550.00	\$3,550.00	\$2,058.76	\$2,058.76	\$3,240.94	\$3,240.94	\$7,500.00	\$7,500.00	\$9,146.25	\$9,146.25	\$5,154.83	\$5,154.83
A2-2	2215.504	REMOVE CONCRETE CURB	LF		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$68.56	\$0.00	\$20.00	\$0.00	\$180.00	\$0.00	\$86.26	\$0.00
A2-3	2104.504	REMOVE BITUMINOUS TRAIL	SY		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$661.35	\$0.00	\$26.00	\$0.00	\$180.00	\$0.00	\$18.10	\$0.00
A2-4	2106.507	EXCAVATION - COMMON (EV)	CY	10	\$250.00	\$2,500.00	\$200.00	\$2,000.00	\$50.51	\$505.10	\$124.09	\$1,240.90	\$50.00	\$500.00	\$90.60	\$906.00	\$121.16	\$1,211.60
A2-5	2211.507	AGGREGATE SURFACING (CV), CLASS 5	CY	7	\$195.00	\$1,365.00	\$132.00	\$924.00	\$73.91	\$517.37	\$214.36	\$1,500.52	\$60.00	\$420.00	\$102.00	\$714.00	\$115.89	\$811.23
A2-6	2231.604	BITUMINOUS PATCH SPECIAL	SY	87	\$135.00	\$11,745.00	\$46.00	\$4,002.00	\$91.75	\$7,982.25	\$75.99	\$6,611.13	\$45.00	\$3,915.00	\$60.00	\$5,220.00	\$84.22	\$7,327.14
A2-7	2356.504	ASPHALT EMULSION SEAL COAT	SY		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16.77	\$0.00	\$4.00	\$0.00	\$6.00	\$0.00	\$4.77	\$0.00
A2-8	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - 1.5" OVERLAY	TON	221	\$135.00	\$29,835.00	\$140.00	\$30,940.00	\$193.80	\$42,829.80	\$180.69	\$39,932.49	\$150.00	\$33,150.00	\$180.00	\$39,780.00	\$158.48	\$35,024.08
A2-9	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - 2.0" NEW PAVEMENT	TON		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,917.22	\$0.00	\$145.00	\$0.00	\$180.00	\$0.00	\$158.48	\$0.00
A2-10	2531.504	CONCRETE PEDESTRIAN RAMP (6")	SF		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$72.64	\$0.00	\$75.00	\$0.00	\$120.00	\$0.00	\$50.07	\$0.00
A2-11	2567.601	TRAFFIC CONTROL	LS	1	\$1,500.00	\$1,500.00	\$555.00	\$555.00	\$1,030.92	\$1,030.92	\$502.90	\$502.90	\$2,000.00	\$2,000.00	\$540.00	\$540.00	\$472.50	\$472.50
A2-12	2574.507	COMMON TOPSOIL BORROW (LV)	CY	69	\$40.00	\$2,760.00	\$97.00	\$6,693.00	\$72.16	\$4,979.04	\$78.23	\$5,397.87	\$55.00	\$3,795.00	\$90.49	\$6,243.81	\$115.33	\$7,957.77
A2-13	2575.501	TURF ESTABLISHMENT (SEEDING)	ACRE	0.2	\$15,500.00	\$3,100.00	\$14,550.00	\$2,910.00	\$32,833.80	\$6,566.76	\$6,146.65	\$1,229.33	\$30,000.00	\$6,000.00	\$13,800.00	\$2,760.00	\$13,071.45	\$2,614.29
ALTERNATE #2 BID - TOTAL:					\$57,305.00		\$51,574.00		\$66,470.00		\$59,656.08		\$57,280.00		\$65,310.06		\$60,573.44	
BASE BID TOTAL:					\$300,197.00		\$347,887.00		\$415,830.00		\$418,915.49		\$483,071.00		\$483,856.65		\$577,594.97	



 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 <u>8/4/25</u> Reg. No. <u>45850</u>	DATE	REVISION	PROJECT NO.		PROJECT TRAIL LOCATIONS			
		DESIGN BY: BML	DRAWN BY: BML	CITY PROJ. NO. 25-40 2025 BLAINE TRAIL MAINTENANCE PROJECT					
		CHECKED BY: BML	APPROVED BY:						
		AS BUILT BY:		SHEET NO. 4 OF 10 SHEETS					

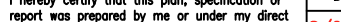
Aug 26, 2025 -- 12:47pm
H:\Team\GIS\Eng Public Projects\2025 Project List\25-40 Trail Maintenance (P2501)\AUTOCAD\PLANS.FINAL 8-26-25.dwg



TRAIL PAVEMENT MAINTENANCE

- Seal Coat
- Bituminous Patch
- Overlay
- Remove Bit. and Pave
- ADA Pedestrian Ramp
- Subgrade Correction

LOCATION MAP

	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 <u>8/4/25</u> Reg. No. <u>45850</u>	DATE	REVISION	PROJECT NO.		PROJECT TRAIL LOCATIONS			
			8/26/25	ADDENDUM ADD ALT #2	DESIGN BY: BML	DRAWN BY: BML				
			CHECKED BY: BWL	APPROVED BY:	CITY PROJ. NO. 25-40 2025 BLAINE TRAIL MAINTENANCE PROJECT					
			AS BUILT BY:						SHEET NO. 5 OF 10 SHEETS	