City of Blaine
City Council Workshop

December 1, 2025 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

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

2. Roll Call

3. New Business

3.1. 2025-261 Municipal Cannabis III
Sponsors: Ruth Tucker, Economic Development Specialist

3.2. 2025-262 Broadband Franchise Fees
Sponsors: Erik Thorvig, City Manager

3.3. 2025-263 Paul Parkway Park and Ride
Sponsors: Sheila Sellman, Community Development Director

4. Other Business

5. Adjournment

City of Blaine
Staff Report

File Number: 2025-261

Agenda Date	Status
December 1, 2025	
In Control	**File Type**
City Council	Workshop Item

New Business - Ruth Tucker, Economic Development Specialist

Agenda Item # 3.1

Municipal Cannabis III

Background

Based on council direction, staff submitted an application for a municipal cannabis retailer license to the Office of Cannabis Management (OCM) during the application period in March. Although the state has not yet issued the municipal license, the City has received preliminary approval from OCM and is on track to receive the license within the 18-month timeframe allowed by statute.

In anticipation of the license award, the City issued a Request for Professional Services (RFP) – Municipal Cannabis Store Operator in early June to organizations that had previously expressed interest in partnering with the City. Proposals were due June 27, 2025. The City received three submissions, which Council reviewed and interviewed on August 25. Following those interviews, Council selected Voyageurs Cannabis to advance to a second round while staff continued outreach to additional potential partners. Twisted Hat Cannabis subsequently submitted a proposal and was interviewed along with Voyageurs on November 10.

At the conclusion of the November 10 interviews, Council directed staff to obtain clarification from each applicant on several items discussed during the meeting. Staff also contacted other Minnesota cities that have worked with or conducted due diligence on the applicants to gather additional feedback regarding performance, responsiveness, and overall experience.

With the additional information collected, Council is now asked to review and discuss the proposals and determine whether to move forward with one of the applicants. This meeting is intended solely for Council deliberation; the applicants will not be present. Following discussion, Council may provide direction on whether—and with whom—to continue negotiations.

If Council chooses to proceed with a partner, staff will begin drafting the necessary agreements. This work would begin immediately and is anticipated to be completed prior to the end of Q1 2026.

Staff Recommendation

Council to make a recommendation on which proposal, if any, to move forward with.

Questions for Council

Does Council want to move forward with one of these proposals?

Attachment List

None

City of Blaine
Staff Report

File Number: 2025-262

Agenda Date	Status
December 1, 2025	
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City Council	Workshop Item

New Business - Erik Thorvig, City Manager

Agenda Item # 3.2

Broadband Franchise Fees

Background

At the November 10, 2025, city council workshop, the council discussed potential broadband franchise fee options. The council directed NMTV staff to prepare a proposal and present it to the city council to discuss and consider.

Background from the November 10, 2025 Workshop

In early 2025, the city council was presented with information on alternative revenue sources to reduce the burden on property taxpayers in the city of Blaine. One of the options discussed was franchise fees. The council directed staff to explore franchise fees further.

Over the last six months, the city manager and finance director have been focusing research on utility franchise fees. In that same timeframe, the topic of broadband franchise fees has been a topic that has been discussed by North Metro TV (NMTV) and other metropolitan cities. Historically, phone, cable and internet providers have been considered a telecommunications service. Minnesota state law allows for local media operators to charge a "PEG" fee to these providers, which is paid by cable subscribers. PEG stands for Public, Educational and Governmental access programming. PEG fees have continued to decline as subscribers are canceling cable service and utilizing broadband and streaming services for television and internet. Additionally, Minnesota State law explicitly allows for cities and/or local media providers to franchise telecommunication providers and collect a fee based on a percentage of revenue. PEG and cable franchise fees are the primary funding source for local media operations like North Metro TV.

Earlier this year, the U.S. Court of Appeals held that broadband is not a telecommunications service. This decision has caused cities in Minnesota to reevaluate where broadband-only providers fall under state law as it relates to PEG and franchise fees. Since broadband is not a telecommunications service under federal law, it is similarly not likely to be under state law. This has resulted in local programming providers and cities exploring franchise fees in an effort to collect revenue and have more control over broadband companies. The South Washington County Telecommunications Commission adopted the first broadband franchise in Minnesota earlier this year. Attached is information on their effort. According to the document, "A broadband franchise is vastly superior to mere permitting. A broadband franchise, unlike a permit, addresses multiple issues that benefit residents and consumers, such as buildout standards, customer service standards, senior and disabled person discounts, system performance standards, consideration for use of public property, and many other public benefits".

Throughout the summer, the city of Blaine experienced an influx of broadband companies installing fiber infrastructure. Two companies completed work in 2025, Lumen and Gateway Fiber. Fiber companies are required to obtain a right-of-way permit from the city of Blaine for operating and installing infrastructure within the right-of-way. To date in 2025, Lumen has obtained 79 permits and Gateway has obtained 63 permits. Permit cost is $500/permit. The work has caused major disruptions for staff and residents. If franchising is put into place in Blaine prior to 2026, the city may have additional authority over the activity of broadband companies and collect revenue from franchise fees. Staff estimates that approximately 1/3 of the city has had broadband infrastructure installed.

NMTV staff and the NMTV cable commission have discussed franchise fees. NMTV will continue to experience a reduction in revenue due to declining PEG and cable franchise fee collection. Broadband franchise fees, running through NMTV would provide an additional revenue stream to support NMTV operations.

If franchise fees are explored, they can either be managed and run through NMTV or done by the city independently. If they are managed by NMTV, NMTV would collect a portion of the revenue and distribute the remainder to member cities. Further discussion would need to occur about financial equitability. For example, currently, PEG and cable franchise fees are collected by NMTV and funds are distributed to all member cities based on subscriber numbers. In 2024, NMTV collected $1,774,95 in PEG and cable franchise fees and distributed $82,257 to the city of Blaine from PEG and cable franchise fee revenue. Discussion would need to occur on the distribution of broadband franchise fees, including how much would be retained by NMTV and how fees would be disbursed amongst member cities. Alternatively, the city could explore broadband franchising on their own and retain 100% of the proceeds. City Attorney, Eric Larson will be providing information to council separately weighing the pros and cons to both approaches.

Given ongoing discussions by NMTV on exploring franchise fees and the desire to have more control over broadband companies entering the 2026 construction season, staff is seeking feedback from the city council whether to A.) consider broadband franchise fees and B.) whether to work jointly with NMTV or explore the endeavor on our own.

Staff Recommendation

Questions for Council

1.) Is the city council interested in considering broadband franchise fees?
2.) If so, whether to work jointly with NMTV or explore the endeavor on our own.

Attachment List

1. NMTC Broadband Franchising Proposal for Blaine
2. BROADBAND FRANCHISING SLIDESHOW

North Metro TV

12520 Polk St NE
Blaine, MN 55434
(763) 231 – 2803
eric@northmetrotv.com
danika@northmetrotv.com

Broadband Franchise Administration Proposal

History

The North Metro Telecommunications Commission (NMTC) has successfully administered the City of Blaine's Cable Franchises for more than 40 years. The commission operates under a Joint Powers Agreement that includes Blaine and its closest neighbors: Centerville, Circle Pines, Ham Lake, Lexington, Lino Lakes, and Spring Lake Park. The commission also operates North Metro TV (NMTV), which provides extensive video and streaming services to all member cities. These services have only expanded in recent years and include cable franchise administration, city meeting recording and distribution, election coverage, social media videos about Blaine residents, businesses, and events, profiles of Blaine's police and fire departments, home movie transfers, classes for residents, live high school sports, and now support to help city staff adapt to new ADA guidelines. A full list of NMTV services is provided as an appendix to this proposal.

What Is Franchise Administration

Simply put, the NMTC handles the day-to-day needs of Blaine's cable franchise.

Duties

- Ensuring that cable service is available to 100% of Blaine residents
- Ensuring that all residents have access to the same high quality of service
- Ensuring maintenance of the rights-of-way
- Regular renegotiations of the franchise
- Negotiations for any newly proposed cable franchises
- Collecting PEG and franchise fees

- Regular audits of the cable company
- Customer support
- Handling any legal issues that arise through the Commission Attorney

Successes

- Administered Blaine's Comcast cable franchise since 1981
- Oversaw the arrival and departure of CenturyLink as a cable provider
- Conducted an audit of Comcast that resulted in a highly favorable settlement agreement that preserved member cities' ability to use PEG fees to pay for both capital and operational expenses
- Recently negotiated a franchise extension, preserving that settlement agreement and the commission's favorable PEG fee rate for an additional five years
- Ensured that Comcast built their cable service out so that it is available to 100 percent of Blaine residents and that each resident has access to the same level of service

Legal Interests

The commission also fights for the member cities' legal interests at the state and federal level. In both 2023 and 2024, the NMTC was very active in attempting to guide a bill authorizing widespread broadband franchising through the state legislature. NMTC staff were even instrumental in securing bi-partisan support for the bill by personally securing the support of Representative Nolan West. Currently, the NMTC is joining with other area commissions to file reply comments to strongly oppose the FCC's Notice of Inquiry titled "Build America: Eliminating Barriers to Wireline Deployments." It is possible that the FCC may try to use these proceedings to preempt local government oversight of broadband-only providers, ending all attempts at broadband franchising. This is not the first time we have fought for our cities at the federal level and we are sure it will not be the last.

Customer Care

We are also extremely proud of our efforts helping Comcast cable customers. In 2025, NMTC staff helped Blaine residents resolve every one of their disputes with the cable company. Many customers had questions about billing and channel lineups. Some experienced technical difficulties. There were several customers who needed help cancelling service for a deceased relative. And almost everyone who called complained of being unable to navigate the complex Comcast phone tree.

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In recent months, we have seen an increase in cable disruptions caused by broadband companies, including Gateway and Lumen. One such resident is Patrica Scheeler of Blaine. Patricia lost her phone, cable, and internet service when her line was accidentally cut by Gateway. As we have no franchise with Gateway, we had no means of communicating with them or forcing them to resolve the issue. Thanks to our cable franchise, we were able to work with Comcast to restore Patricia's service. It ultimately took six days to fix Patricia's problem. She was without phone, cable, and internet the entire time. NMTC staff spoke with Patricia and with Comcast each day, working diligently to correct her problem. Patricia was, of course, extremely frustrated and stated that she was a "nervous wreck" and "screaming on the inside," but throughout was extremely appreciative of NMTC staff for their work on her behalf. We were even able to ensure that Patricia received credit to her account from Comcast, even though the damage had not been their fault.

Why Franchise Broadband

Franchising broadband providers would allow us to regulate them the same way we do cable, providing the same protections to the city and its residents. We could impose build-out and quality requirements. We could ensure prompt and proper maintenance of the right of way and to private property. We could make sure that broadband internet customers have someone to turn to when they needed help with the company. Through franchise fees, we could even bring much needed revenue to the city and to the commission.

How Can We Franchise Broadband

For many years, we were unable to franchise broadband providers as they considered themselves to be telecommunications companies. State law prohibits franchising telecommunications companies. A recent federal ruling in Ohio Telecom v the FCC, however, stated that broadband is not a telecommunications service. It is our argument, developed by Commission Attorney Mike Bradley and shared with our member cities, that broadband only providers should be properly classified not as telecommunications systems, but as cable communications systems. Cable communications systems can be franchised.

4 Obstacles to Broadband Franchising

Legal Hurdles

While we feel confident in our assertion that broadband only providers should be classified as cable communications systems, it is essentially unproven. This means that a broadband provider may bring action against a city or commission, stating that they should be classified as “telecommunications right-of-way users” and that state law prohibits them from being franchised. There are also regular challenges to broadband franchising at both the state and federal level, which the NMTC routinely opposes.

Existing Infrastructure

Unless there is a change in the law at the state level, we can only franchise new broadband systems. This means that any company that is fully built out can likely resist franchising. It also means that, if a provider is only partially built out, they could choose to stop where they are rather than franchise and finish building out.

Other Providers

Our argument applies primarily to new, broadband only providers.

Comcast / Xfinity

Comcast (also known as the brand name Xfinity) is a cable provider. FCC regulations prohibit municipalities from receiving franchise revenue from any services other than cable. This means that Comcast’s internet service cannot be franchised. This will hold even if there is a change in state law. This is disappointing because Comcast controls a large part of the broadband market in Blaine.

CenturyLink

CenturyLink, specifically the old phone system, is a telecommunications company that also offers internet.

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Fixed Wireless and Satellite Internet Providers

There are several fixed wireless internet providers, like T-Mobile, Verizon, and AT&T, as well as satellite-based providers, such as Starlink, that operate in Blaine.

Potential Broadband Franchising Revenue

NMTC staff has worked to create a formula to estimate possible broadband franchise revenues for the City of Blaine. This is just an estimate and there are many unknown factors that may reduce this number. Here are the factors that went into our calculation.

Number of Households in Blaine

25,172 households in 2024, according to Metropolitan Council Estimates

28,600 households projected in 2030, according to Metropolitan Council Estimates

Percent of Households with Broadband Internet

91 percent of urban households according to a US Census Bureau article dated June 2024. This article cites data from 2021. For the sake of argument, we will increase that figure to **95 percent**.

Average Monthly Price of Home Internet

$78 per month, according to a CNet article that studied 150 internet plans. The article was published in July of 2025.

Number of Businesses in Blaine

1,400 according to the Blaine Economic Development Department

Average Monthly Price of Business Internet Service

$158 per month, according to an article at highspeedinternet.com from September 2025

Percent of Blaine Homes Subscribing to Broadband Only Providers

This is much more difficult to estimate. Gateway and Quantum Fiber (aka Lumen) are the only two broadband only providers currently operating in Blaine. According to ispreports.org, **Gateway is currently available in 28.6 percent of Blaine** and **Quantum Fiber is available in 20.4 percent of Blaine**. It is difficult to know how much those areas overlap. For the sake of argument, we will say that **40 percent** of Blaine currently has the option of using one of those two companies. We will assume that, by 2030, that number will be **100 percent**.

For our 2026 estimate, we will assume that 50 percent of homes that can choose Gateway or Lumen will choose Gateway or Lumen. That leaves us with **20 percent** of all Blaine households.

It is still difficult to know what percentage of residents will choose to use Gateway, Quantum Fiber, or another franchised broadband service by 2030. For our 2030 projection, we will assume that **50 percent** of Blaine is using a franchised broadband service.

Expected Franchise Fee

Right now, the South Washington County Telecommunications Commission (SWCTC) is our only example. They have secured a **five percent broadband franchise fee** for the City of Woodbury, which is the same as Blaine's franchise fee with Comcast Cable.

Possible First Year Broadband Franchise Revenue

$250,000

Assuming our above estimates are correct and that both Gateway and Lumen choose to enter into a franchise, we believe first year revenues would be approximately **$250,000**.

We arrived at that number by multiplying households (25,172) by percent of homes using the internet (.95) by percent of homes likely to be using Gateway and Lumen (.20) by average home internet bill (78) and adding that to number of businesses (1,400) multiplied by percent of business using the internet (we set this at 100 percent or 1.00) times the average business internet bill (158) times percent of businesses likely to be using Gateway and Lumen (.20). We then multiplied the resulting number by twelve (months in a year) and then multiplied by the franchise fee percentage (.05).

((25,172 x .95 x .2 x 78) + (1,400 x 1 x 158 x .2)) x 12 x .05 = 250,373.42

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If neither Gateway nor Lumen choose to enter into a franchise immediately, first year revenues could be **as low as zero dollars**.

Possible Broadband Franchise Revenue in 2030

$700,000

For this estimate, we will assume that 50 percent of households with internet are using Gateway, Lumen, or a similar service. We have left the number of businesses constant. With that in mind, we believe a Blaine broadband franchise could generate approximately **$700,000** in the year 2030.

We arrived at that number by multiplying households (28,600) by percent of homes using the internet (.95) by percent of homes likely to be using Gateway and Lumen (.50) by average home internet bill (78) and adding that to number of businesses (1,400) multiplied by percent of business using the internet (we set this at 100 percent or 1.00) times average business internet bill (158) times percent of businesses likely to be using Gateway and Lumen (.50). We then multiplied the resulting number by twelve (months in a year) and then multiplied by the franchise fee percentage (.05).

((28,600 x .95 x .5 x 78) + (1,400 x 1 x 158 x .5)) x 12 x .05 = 702,138

Comparison to Cable Franchise Fees

You may notice that these numbers are less than the revenue generated by Blaine's cable franchise. In 2024, Blaine's cable franchise generated approximately **$850,000** in revenue. Of that about **$575,000 were franchise fees**. The remaining **$275,000 were PEG fees**. There is not likely to be a PEG fee equivalent in broadband franchising. It is also important to note that the average Blaine cable bill is double the average internet bill and that Comcast has no competitors in the cable television space. Over time, broadband franchise fees will likely exceed cable franchise fees, as shown in our 2030 estimates.

Broadband Franchise Fee Ceiling

For the sake of comparison, we chose to calculate an absolute maximum amount of possible franchise revenue. Please understand that, for a variety of reasons listed above, we do not believe these numbers to be attainable now or at any time in the future. Assuming the numbers we have on average broadband bills are correct and assuming that 100 percent of Blaine households and businesses were using franchised broadband internet, the city could expect

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franchising revenues in 2024 to be approximately **$1,250,000**. In 2030, that number would be **$1,400,000**.

We arrived at these numbers using the same calculations as before, but changing the percentage of households using franchised broadband internet to 100 percent.

Proposed Revenue Split

The NMTC would require a portion of these funds to administer the franchise for Blaine and to help pay for the general maintenance of North Metro TV. At the last Blaine City Council Workshop, NMTC staff suggested splitting a five percent franchise fee so that two percent went to the commission and three percent went to the city (a 40/60 split). Then as now, we firmly believe that, where broadband franchising is concerned, the city should get the majority of franchise revenue. We are, however, sensitive that this percentage should not result in an excessive amount of money being directed to the commission in perpetuity. To that end, we would suggest a tiered rate structure as the fairest solution.

INCOME	SPLIT
$0 - $500,000	40% to NMTC | 60% to the City
$500,001 - $1,000,000	30% to NMTC | 70% to the City
$1,000,001 +	15% to NMTC | 85% to the City

We further suggest that the split be progressive. Meaning that each percentage is applied to revenue within its own tier. For example:

If total revenue = $600,000

NMTV's payout would be	Blaine's payout would be
40% of the first $500,00 = $200,000	60% of the first $500,000 = $300,000
30% of the next $100,000 = $30,000	70% of the next $100,000 = $70,000

We believe this would fairly compensate the NMTC for the work of administering the franchise while also providing adequate funds for NMTV's continued video operations. At the same time, Blaine could reap larger percentages on larger amounts of revenue.

How Blaine Could Use This Revenue

Blaine could likely use broadband revenue however it liked without restriction. This is often not the case with cable franchise revenue, which typically must be used on communications related expenses. The city itself would have complete control over its share of the revenue and, as a member of the commission, would have a say in how the NMTC's share is allocated in the annual budgeting process.

How NMTV Would Use This Revenue

NMTV would use this revenue both to pay for the labor involved in administering the franchise and for the general maintenance of the organization. Over the last several years, cable franchise revenue has dropped precipitously. Since 2017, franchise and PEG fees have dropped 23 percent and continue to drop each year. In the past two years, there has been an 18 percent reduction in NMTV staff to compensate.

At the same time, NMTV provides more services to the city than ever before. In addition to administering the franchise, recording city meetings, taping high school sports events, and providing news and election coverage, the station is also now providing support for new ADA requirements, including closed captions and audio descriptions, which must be applied to all pre-recorded municipal videos, including city meetings.

Broadband franchise fees could go a long way to closing our funding gap, preventing further layoffs, and preserving the level of services offered to all member cities.

Benefits for Blaine

Already Successful Partnership

By continuing to partner with the NMTC, the City of Blaine would benefit from the commission's 40 years of experience in franchise administration. **The NMTC has planned for broadband franchising for months and is ready to begin the process immediately.** The commission has already created franchise application documents, planned for the process of accepting said applications, and has even sent applications to providers interested in franchising with Blaine's fellow member cities.

Legal Expertise

The NMTC is working with Commission Attorney Mike Bradley, one of the country's leading experts on franchising. Through the commission, Attorney Bradley's expertise is already available to the City of Blaine **at no additional cost**.

Reduced Workload for City Staff

Blaine city staff would not inherit any additional work. Instead, NMTC staff would be able to alleviate some of the tasks city staff has already taken on as broadband providers have entered the right-of-way.

Passive Income

For the city, this partnership would be almost entirely passive income. Aside from issuing permits, approving the franchise itself, and offering any specific direction the city desires, the NMTC would handle everything.

Conclusion

We see this as a win-win for the City of Blaine, the North Metro Telecommunications Commission, and North Metro TV. It is an opportunity to expand upon a successful, 40-year partnership by adding broadband franchising administration to the expansive portfolio of services NMTV already provides to the city. By adopting a tiered revenue sharing plan, we can guarantee that the city will always receive the lion's share of all potential revenue, while contributing much needed funds to NMTV's general operations. The city's portion of funds will belong only to the city and neither the commission nor NMTV will ever make any attempt to suggest how the city uses them. We ask the city to join with us in this endeavor and to continue building a future that benefits the commission, the city, and the people of Blaine.

NORTH METRO TV
Services and Responsibilities

Video Engineering

- Keep audio, video and networking operational for NMTV, the seven Member Cities, and the mobile production van.
- Troubleshoot and maintain networks. A lot of the system's video equipment runs on an IP network.
- Coordinate with schools, public buildings', and arenas' network administrators on subverting firewalls for live programming signal transport.
- Research methods of production as technology advances.
- Coordinate video equipment upgrades with vendors for any video related equipment for NMTV and for City Council Chamber production systems.
- Oversee bidding process, tear-out, new installation, and training.
- Create and maintain wire mapping documents for video and audio systems.
- Ongoing new equipment replacement research and recommendations. (Cameras, switchers, mics, audio boards, lights, recording devices, back-up power, surge protection, networking, and video transport.)
- Equipment repair.
- Emergency and preventive equipment maintenance.
- Provide training for city and NMTV staff in usage of video production system.
- Install equipment for and monitor HD channel signal transport from city hall to NMTV head-end.
- Coordinate with Comcast on transmission in Master Control, dedicated internet and public internet connections, and city cable equipment and signal issues.
- On-call for troubleshooting during events and city meetings.

Channel Management

- Provide all equipment necessary to program NMTV and city channels. Including devices to transport signals from City Hall, servers to record signal, software and servers to play programs on channels, devices to create graphics pages on channels. Servers to stream channels live on the internet and OTT (Over the top) channels like Roku and AppleTV.
- 24/7/365 programming of channels.
- Signal testing for live meetings on cable meetings and live Zoom meetings.
- On-call during live meetings to troubleshoot problems.
- Provide bandwidth for live meeting cablecast and recording, live streaming channels on the internet and video on demand.
- Schedule all programs on channels. Coordinate all schedules with city staff.
- Upload city related videos to city websites/YouTube pages

- All NMTV channels are available as an app on Roku and Apple TV. This means that any citizen with any device (TV, cable service, no cable service, computer, phone, tablet) can access all NMTV channels, including city channels.
- Conduct regular system software updates.
- Maintain detailed programming database in Cablecast to facilitate ease of tracking statistics or creating specific reports with multiple sort criteria.
- Monitor health of UPS systems and health of multiple RAID systems in Cablecast equipment and replace hard drives as needed.

Video-On-Demand

- All city meetings are provided via video-on-demand, with bookmarked agendas, for instant access to specific agenda items.
- Link video-on-demand libraries to city websites.
- Maintain video-on-demand meetings archive for amount of time requested by each city.
- Provide DVD or USB copies of meetings, upon request, to cities.

City Meeting Coverage

- Schedule staff to record and live-stream all city meetings.
- Assign a back-up staff person for every meeting.
- Create and edit manuals for operating equipment in council chambers.
- Hire and train staff to operate council chamber equipment.
- Coordinate meeting schedules and monitor for changes.
- Communicate with staff regarding any equipment issues during production.
- Follow-up with recording staff regarding potential news stories from meeting agenda.

Closed Captioning

- Provide closed captioning services on all live city meetings and sporting events.
- Provide closed captioning on all pre-recorded programs.
- Provide closed captioning on all playback platforms including cable channels, streaming channels, Youtube, video-on-demand, and OTT channels such as Roku and AppleTV.

Meeting Podcasts

- Provide audio of city meetings as a podcast.
- Podcasts available on seven podcasting platforms including Spotify, iHeartRadio, Amazon Music, Apple, and Google.

Meeting Transcription Service

- Developing transcription service for city meeting audio.
- Intended to make writing minutes easier.

Staff Program Production

- Production of NMTV News.
- Election programming.
- Weekly production of Sports Den, a high school sports highlights program, during school year.
- High school sporting events.
- Youth league sporting events.
- City promos.
- City issues.
- Police and Fire department videos.
- City staff profiles.
- Mayor's Minutes.
- City event coverage...parades, festivals, charity events.
- Videos for internal city staff use....such as training videos.
- Arrive Alive.
- Business profiles.
- Non-profit profiles.
- Serve as an on-call production house for cities.
- Staff of full-time, award-winning video professionals on call to meet all of cities' video needs.

Educational

- Traveling lecture series at Senior Centers, Libraries, Senior living facilities, Anoka County History Center, City Park & Rec Departments, and Continuing Education.
- Internet literacy for seniors – taught at the Mary Ann Young Center
- Teach video production classes to public.
    1. Documentary filmmaking.
    2. Narrative filmmaking.
    3. Screenwriting.
    4. Creating public service announcements.
    5. Recording sound.
    6. Cameras and mics.
    7. Editing.
    8. Studio production.
    9. Private, specialized workshops.
- Provide professional video production equipment for use by public at no cost.
- Have work programs/internships for special needs students.
- Provide internships and employment to video production students.

Commercial

- Live streaming services for non-profit fund-raisers, concerts, sporting events, and other presentations.
- Home Movie Transfer program. Staff can transfer personal home videos, films, slides and photos to DVD or USB formats.
- Your History
- MN Media Archive
- Studio and other equipment rental.
- Drone services.
- Video production services.
- Closed captioning.

Drone Services

- Provide Inspire 2 and Avata drones and fully licensed drone pilot.
- Capable of exterior and interior drone shoots.
- Maintain drone registration and pilot certification.
- On-site/on-line surveys of drone flight location.
- Obtain FAA permissions and authorizations.
- Obtain permissions and authorizations from other governing bodies as needed.
- Upload and sync all approved authorizations into drone software.
- Capture of aerial video and photos.
- Image enhancement and encoding.
- Posting final product to various platforms.

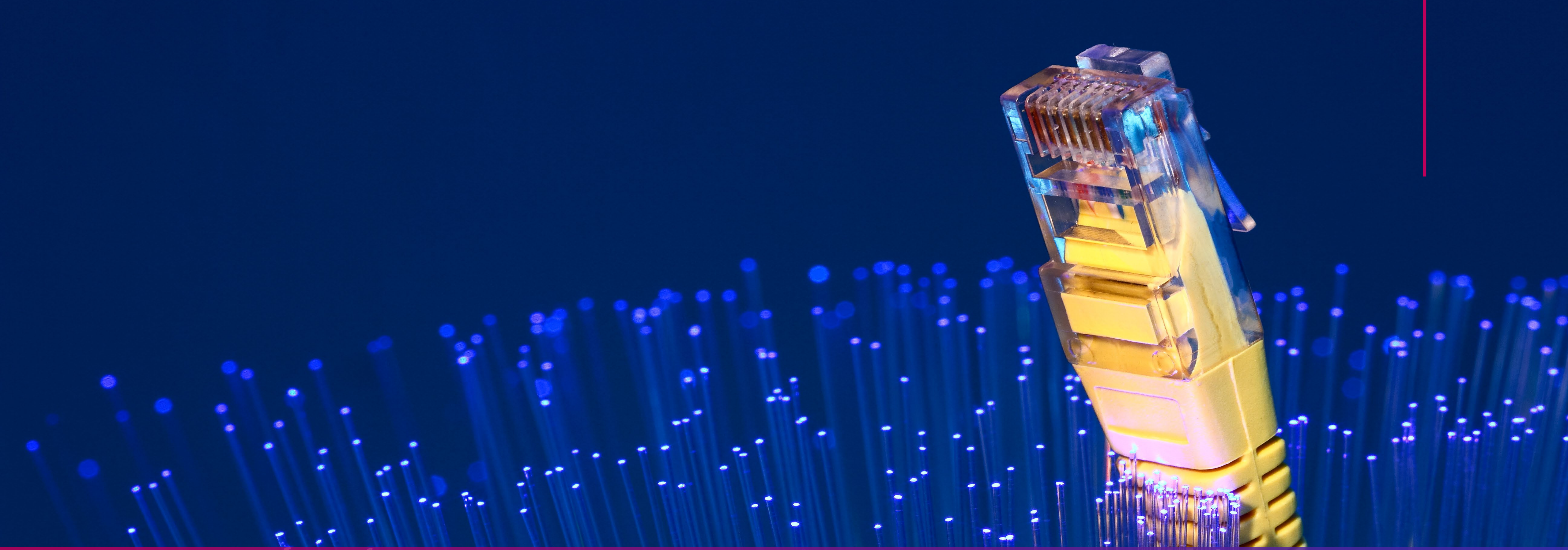
Miscellaneous Services

- Provide licensed music for productions.
- Maintain relationships with MN State High School League and school staff for event coverage permissions.
- Provide website and social media content.
- Still photography for publications or websites.

Franchise Administration

- Franchise renewal.
- Handle subscriber complaints.
- Monitor franchise compliance.
- Franchise violation notifications.
- Franchise settlement agreements.
- Cable Company transfer of ownerships.
- Technical audits.

- Fee audits.
- Needs assessments/viewer surveys.
- Monitor FCC and State activities that affect franchise.
- Monitor public rights-of-way rulings.
- Work with legal counsel to create model ordinances that benefit Member Cities, such as Drone Model Ordinance/Usage.



BROADBAND FRANCHISING ADMINISTRATION

North Metro Telecommunications Commission

HISTORY

North Metro
Telecommunications Commission

Joint Powers of 7 Cities
Cable Franchise Administration

Local Content
City Meetings Livestreamed
Local Events

WHAT IS FRANCHISE ADMINISTRATION

DUTIES

- Cable quality and availability
- Maintenance of rights-of-way
- Franchise negotiations
- Collecting PEG and Franchise fees
- Customer support
- Legal issues

SUCCESSES

- Settlement agreements
- Franchise extensions
- Ensured equitable buildout
- Ensured equitable service
- State and federal lobbying
- Complaint resolution

HOW AND WHY TO FRANCHISE

Ohio Telecom v. FCC

Broadband is NOT a telecommuncations service

- Consumer protections
- Build-out requirements
- Maintenance of rights-of-way
- Revenue

LEGAL HURDLES

EXISTING SYSTEMS

- New permits needed
- Providers could stop building
- Potential legal action

OTHER PROVIDERS

- Comcast/Xfinity
- CenturyLink
- Wireless providers (T-Mobile)
- Starlink

$250,000

2026

with 20% of households

POTENTIAL REVENUE

Broadband Franchising in Blaine

$250,000
2026
with 20% of households

$700,000
2030
with 50% of households

POTENTIAL REVENUE

Broadband Franchising in Blaine

PROPOSED REVENUE SPLIT

INCOME	SPLIT
$0 - $500,000	40% to NMTC | 60% to City
$500,001 - $1,000,000	30% to NMTC | 70% to City
$1,000,001 +	15% to NMTV | 85% to City

HOW THE REVENUE COULD BE USED

BLAINE

- No restriction
- Not just communication

NMTV

- Costs of administration
- Lost revenue due to cord cutting
- New ADA requirements

BENEFITS FOR BLAINE

SUCCESFUL PARTNERSHIP

40 years experience

Ready to start today

LEGAL EXPERTISE

NMTC attorney

No additional cost

REDUCED WORKLOAD

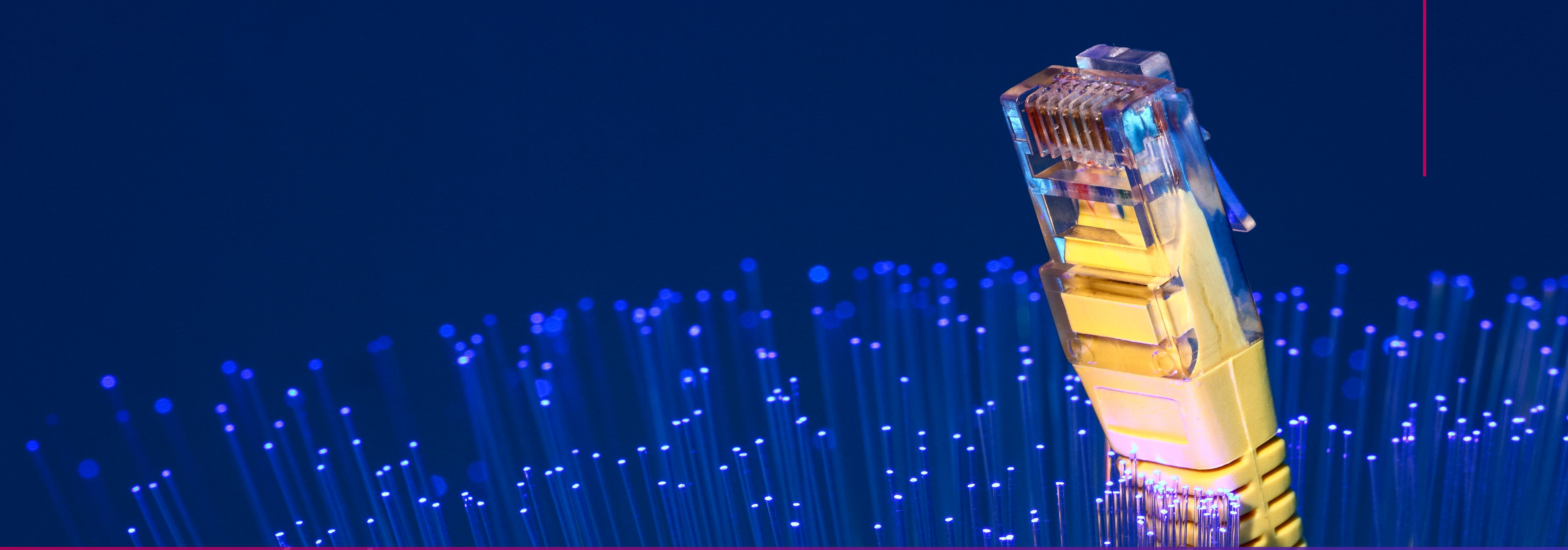
No additional work

for city staff

PASSIVE INCOME

Approve permits

Approve franchise



QUESTIONS?

North Metro Telecommunications Commission

City of Blaine
Staff Report
File Number: 2025-263

Agenda Date	Status
December 1, 2025	
In Control	**File Type**
City Council	Workshop Item

New Business - Sheila Sellman, Community Development Director

Agenda Item # 3.3

Paul Parkway Park and Ride

Background

A park and ride facility was operated by Metro Transit at Paul Parkway and Ulysses Street from 2014 to 2020. The route serving that park and ride was suspended starting in 2020 with the numerous suspensions of commuter routes related to the COVID-19 pandemic. In 2025, Metro Transit completed Network Now, a comprehensive study of the transit system, which resulted in numerous changes to routes and resulted in the permanent closure of several routes that were initially suspended in 2020. The route serving the Paul Parkway park and ride was permanently closed earlier this year. This facility is one of numerous throughout the metro area that Metro Transit is working through the disposition process on.

The construction of the park and ride was partially funded by Anoka County and the Federal Highway Administration (FHWA). Set procedures must be followed for disposition of assets funded by FHWA and Metro Transit is currently working through that process. The property is expected to be advertised for sale in 2026. Staff is seeking feedback from the City Council on the zoning and land use classifications for the property and if the City is interested in purchasing a portion of the property for overflow parking at Blaine Baseball Complex.

<u>Surrounding Uses:</u>
West: Blaine Baseball Complex
South: Crestview Senior Living
East (across Ulysses St): Commercial uses, including a gas station/strip mall and Blainbrook
North (across Paul Parkway): Existing townhomes, vacant land guided community commercial/medium density residential

<u>Zoning and Land Use</u>
The property is currently zoned Planned Business District (PBD) and is guided Planned Industrial/Planned Commercial (PI/PC). That combination of zoning and land use would allow for retail,

restaurant, office, medical office, light manufacturing, and other similar uses. Multifamily residential is a conditional use in the PBD zoning district, but is not consistent with the PI/PC land use.

The property is not visible from Highway 65, substantially reducing the viability of any customer-focused commercial uses, such as retail or restaurants. Lower traffic commercial uses, such as medical office, may be more viable in this location. City staff has received inquiries from developers regarding the future of this property and interest in constructing multifamily housing on the site. Staff is recommending the City Council proactively consider this possibility, rather than reacting to proposed development.

The location is well suited to multifamily residential, due to the location on two collector roads, distance from lower density residential uses, adjacency to an existing multifamily senior housing development, and lack of frontage on Highway 65. If the City Council supports allowing multifamily residential on the site, staff would recommend retaining the PBD zoning designation, since it allows for multifamily residential as a conditional use, and it is consistent with the zoning of the adjacent Crestview property. The City Council may reguide the property to either High Density Residential/Planned Commercial (12-25 units per acre) or to High Density Residential 2/Planned Commercial (12-60 units per acre). Both land use designations would allow for commercial, multifamily residential, or mixed-use development.

Two density metrics must be met to be in conformance with Met Council standards. For overall density, the requirement for new residential development as a whole to be 3 units per acre or higher is currently being met, with room for adjustments if needed/desired. The requirement for land guided at sufficient densities to allow for the construction of affordable housing is currently being met exactly, with no excess land guided HDR or HDR2. Guiding the park and ride land HDR/PC or HDR2/PC would allow greater flexibility on other sites in the city to reduce density if needed.

Park Dedication

The park and ride consists of lots 1, 2 and 3 Blaine Commons, which was platted in 2005 with the condition that park dedication becomes due at the time of development. Construction of the park and ride was not considered development and no park dedication has been paid on any of the parcels. Park dedication typically occurs through payment to the Park Development Fund. The City could pursue land dedication instead of payment to the Park Development Fund and use said land for additional parking. The land dedication required would depend on the use of the land and the density of any residential development. Preliminary land dedication scenarios:

Use	**Density**	**Land Dedication Calculation**	**Acreage Dedicated**
Commercial	N/A	4% of gross area	0.22 acres
150 unit multifamily	40 units/acre	10 acres per 1000 residents	1.7 acres
100 unit multifamily	23 units/acre	10 acres per 1000 residents	1.1 acres

FHWA Requirements

Generally, any FHWA funds utilized must be returned if the asset is converted to another use. There may be an opportunity to request a waiver to allow conversion to another public purpose. If the City Council supports pursuing ownership of a portion of existing park and ride for park purposes, staff would work with the Met Council to determine the process for requesting a waiver, and if park parking would be eligible for a waiver. Preliminary understanding of the waiver process suggest that ro obtain such a waiver would be difficult with no guarantee that a waiver would be granted, even if the proposed use is eligible. Due to the variety of funding sources for the land acquisition and parking lot construction, even if a waiver were granted, the City would still incur costs for acquisition.

Parks and Recreation Use

With the use of all six fields and the Challenger field (adaptive field) at the Blaine Baseball Complex, there is a significant need for additional parking at the park. There are currently 262 parking spaces at the Blaine Baseball Complex, which is 133 spots shy of the Lexington Athletic Complex, which has six fields and the courts. Currently, visitors are parking on the medians, in the old fire station lot, in the neighborhood cul-de-sacs, and on Oak Park Drive when the lot is full. Staff received permission from the Met Council last year to utilize the vacant park and ride lot for the baseball and football season for additional parking.

The need for programming is to add at least another 133 parking stalls to accommodate enough parking for the multiple games on all the fields. The attached options show what it would look like to add stalls on existing city property adjacent to Jaycee Park and the cost to accomplish this project. Option A and B have the same number of parking stalls as the existing west portion of the current park and ride lot.

Staff is asking the council to compare the cost to build a brand-new lot compared to purchasing the existing lot that is already built. At this time, we do not know how much the Met Council will sell the land for.

Staff Recommendation

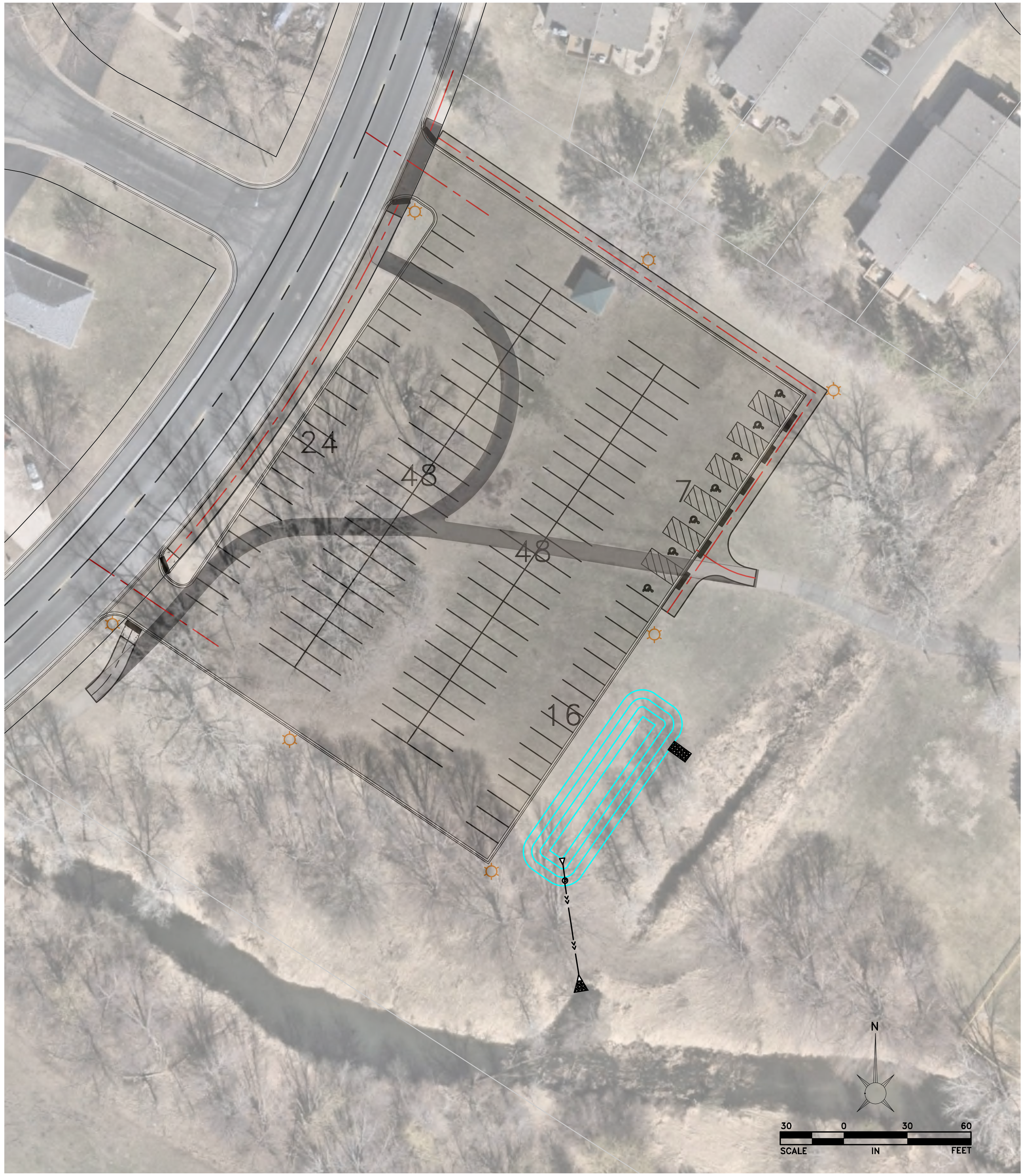
Questions for Council

1. Does the City Council want to pursue acquisition of a portion of the property for overflow parking at the Blaine Baseball Complex?
2. Does the City Council want to retain the PBD zoning and PI/PC land use designations?

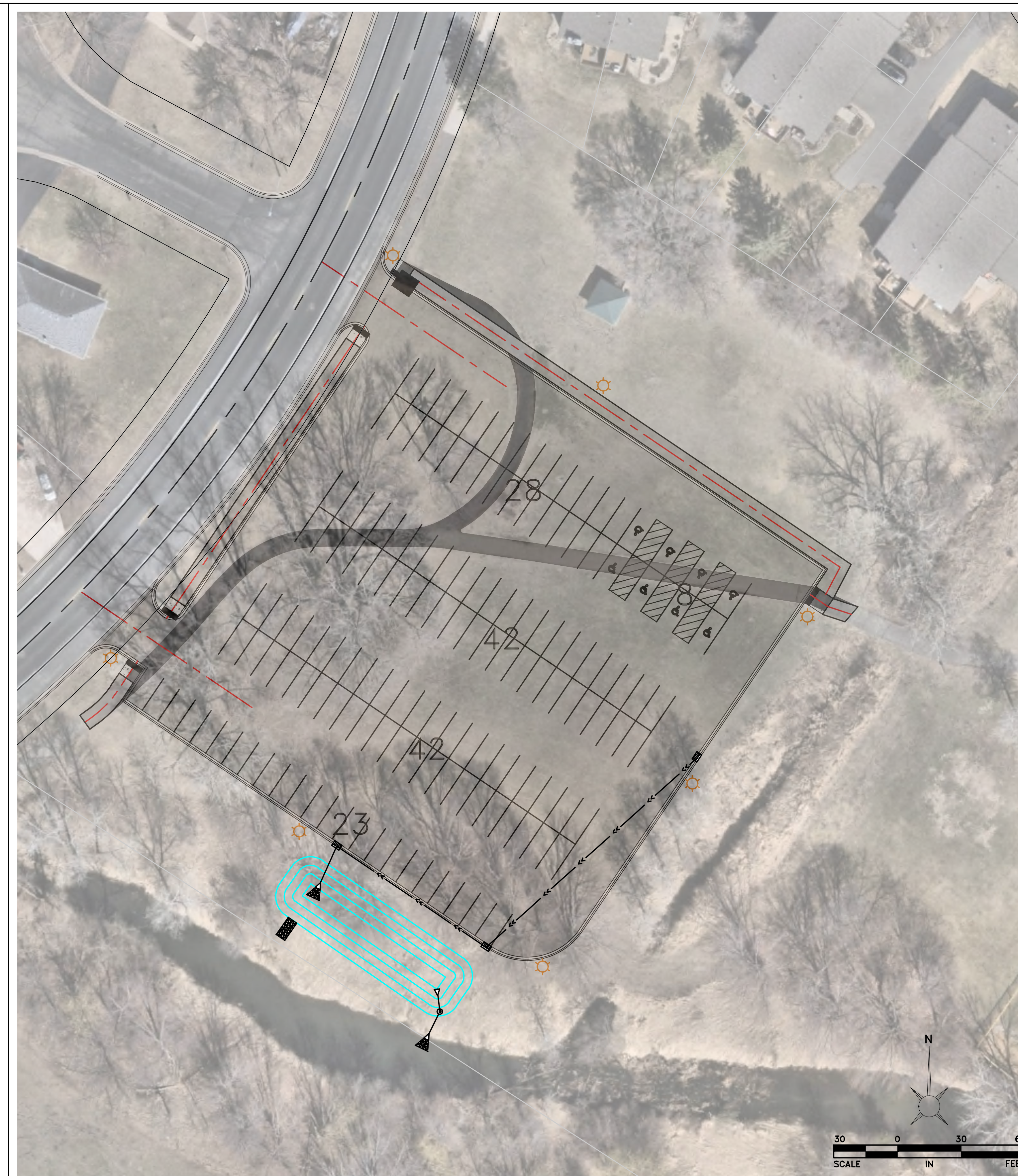
Attachment List

1. PRELIM PARKING LOT-OPTIONS
2. Jaycee Parking Lot Eng Est (OPTION B)

OPTION A



OPTION B



ENGINEERING DEPARTMENT
10801 Town Square Drive, Blaine, Minnesota 55449
Phone (763) 785-6172

DATE	REVISION

PROJECT NO.	
DESIGN BY:	DRAWN BY: BML
CHECKED BY:	APPROVED BY:
AS BUILT BY:	

PARKING LOT LAYOUTS

CITY PROJ. NO. XX-XX
JAYCEE AND BBC PARKING LOT – PRELIMINARY

SHEET NO. 1 OF 1 SHEETS

Nov 13, 2025 – 12:36pm
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CITY OF BLAINE

JAYCEE PARK - PARKING LOT - PRELIMINARY

PROJECT NO. XX-XX

ENGINEER'S ESTIMATE

Revision: 11/13/25

BID SCHEDULE A - PARKING LOT

Item No.	Spec No.	Description	Unit	Estimated Quantity	Unit Price	Estimated Total
1	2021.501	MOBILIZATION	LS	1	$40,328.96	$40,328.96
2	2011.601	CONSTRUCTION SURVEYING	LS	1	$5,700.00	$5,700.00
2	2104.503	CLEARING AND GRUBBING	ACRE	1.59	$10,000.00	$15,900.00
3	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	127	$5.27	$668.87
4	2104.503	REMOVE CURB AND GUTTER	LF	99	$10.01	$990.50
5	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	519	$12.29	$6,375.92
6	2106.507	SITE GRADING	ACRE	1.74	$21,000.00	$36,540.00
7	2106.507	HAUL AND DISPOSE OF EXCESS MATERIAL (LV)	CY	1590	$22.90	$36,413.65
8	2211.509	AGGREGATE BASE CLASS 5 (P)	TON	2230	$38.89	$86,724.70
9	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B)	TON	581	$146.12	$84,892.82
10	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,B)	TON	581	$144.11	$83,725.01
11	2503.503	12" RC PIPE APRON	EACH	3	$1,750.00	$5,250.00
12	2503.503	15" RC PIPE APRON	EACH	1	$1,850.00	$1,850.00
13	2503.503	12" RC PIPE SEWER DESIGN 3006	LF	160	$100.00	$16,000.00
14	2503.503	15" RC PIPE SEWER DESIGN 3006	LF	106	$115.00	$12,190.00
14	2506.502	CONST DRAINAGE STRUCTURE DES 2'x3'	EACH	1	$5,000.00	$5,000.00
15	2506.502	CONST DRAINAGE STRUCTURE DES 48"	EACH	2	$6,500.00	$13,000.00
16	2506.502	CONST DRAINAGE STRUCTURE DES SPECIAL	EACH	1	$7,500.00	$7,500.00
17	2511.507	RANDOM RIPRAP CLASS III	CY	17	$180.00	$3,060.00
18	2512.518	6" CONCRETE PEDESTRIAN RAMP	SF	364	$26.47	$9,636.29
19	2531.503	CONCRETE CURB DESIGN B612	LF	1023	$43.87	$44,882.42
20	2531.618	TRUNCATED DOMES	SF	82	$72.51	$5,945.68
21	2564.502	F&I ACCESIBLE PARKING STALL SIGN	EACH	8	$175.00	$1,400.00
22	2573.501	STABILIZED CONSTRUCTION EXIT	LS	1	$1,325.33	$1,325.33
23	2573.502	STORM DRAIN INLET PROTECTION	EACH	3	$205.60	$616.80
24	2573.503	SEDIMENT CONTROL LOG TYPE MULCH	LF	820	$2.44	$1,998.07
25	2573.503	SILT FENCE (MS)	LF	550	$2.66	$1,461.17
26	2575.501	TURF ESTABLISHMENT - HYDROSEEDING	AC	0.41	$15,000.00	$6,150.00
27	2582.603	PERMANENT PAVEMENT MARKING 4" SOLID WHITE (PAINT)	LF	4151	$3.34	$13,843.59
28	2582.603	PERMANENT PAVEMENT MARKING SYMBOL (PAINT)	EACH	8	$177.33	$1,418.67
			BID SCHEDULE A - PARKING LOT			**$550,788.42**

BID SCHEDULE B - IRRIGATION

Item No.	Spec No.	Description	Unit	Estimated Quantity	Unit Price	Estimated Total
29	2502.601	IRRIGATION SYSTEM	ACRE	0.41	$36,000.00	$14,760.00
30	2502.601	POWER FOR IRRIGATION SYSTEM	LS	1	$2,500.00	$2,500.00
31	2502.601	WATER FOR IRRIGATION SYSTEM	LS	1	$10,000.00	$10,000.00
			BID SCHEDULE B - IRRIGATION			**$27,260.00**

BID SCHEDULE C - LIGHTING

Item No.	Spec No.	Description	Unit	Estimated Quantity	Unit Price	Estimated Total
32	2545.502	LIGHTING (BY CONNEXUS)	EACH	7	$8,333.33	$58,333.33
			BID SCHEDULE C - LIGHTING			**$58,333.33**

BID SCHEDULE A - PARKING LOT	$550,788.42
BID SCHEDULE C - LIGHTING	$27,260.00
BID SCHEDULE B - IRRIGATION	$58,333.33
TOTAL	$636,381.75
25% CONTINGENCY	$159,095.44
	$795,477.19