



City of Blaine

City Council

December 1, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

1. Call to Order by the Mayor

2. Pledge of Allegiance

3. Roll Call

4. Awards - Presentations - Organizational Business

5. Communications

6. Open Forum

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

7. Approval of Consent Agenda:

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

7.1. 2025-264 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

7.2. 2025-265 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

7.3. 2025-266 Approve Lobbying Agreement with The Ferguson Group
Sponsors: Erik Thorvig, City Manager, Scott Johnson, Director of Administrative Services

7.4. 2025-267 Approve a Garbage Haulers License for Nitti Sanitation Inc.

Sponsors: Cathy Sorensen, City Clerk

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

- 8.1.** 2025-268 2026 Truth-In-Taxation Meeting

Sponsors: Jason Zimmerman, Finance Director

9. Development Business

- 9.1.** RES 25-187 Resolution Granting a Twelve-Month Extension for Recording the Final Plat of McNeil Addition Creating Two Lots at 4324 117th Avenue NE. Dave McNeil (Case File No. 25-0001/ACK)

Sponsors: Sheila Sellman, Community Development Director

- 9.2.** ORD 25-2589 First Reading
Ordinance Approving a Rezoning from County Road 10 Mixed Use District (MU) to Development Flex (DF) at 9011 and 9021 University Avenue NE and 120 90th Lane NE. Ranger Development (Northtown Villas) (Case File No. 25-0031/SAS)

Sponsors: Sheila Sellman, Community Development Director

- 9.3.** ORD 25-2594 First Reading
Ordinance Approving a Rezoning from County Road 10 Mixed Use (MU) to Single Family Residential (R-1) at 8550 Van Buren Street NE. City of Blaine (Case File No. 25-0046)

Sponsors: Sheila Sellman, Community Development Director

- 9.4.** ORD 25-2592 First Reading
Ordinance Approving a Rezoning from Community Commercial (B-2) to Light Industrial (I-1) at 8501 Old West 35W Service Drive NE. Nova Real Estate (Case File No. 25-0047/SLK)

Sponsors: Sheila Sellman, Community Development Director

- 9.5.** ORD 25-2593 First Reading
Ordinance Approving Annual Revisions to the Blaine Zoning Ordinance. City of Blaine (Case File No. 25-0044/ACK)

Sponsors: Sheila Sellman, Community Development Director

10. Administration

- 10.1.** RES 25-178 Resolution to Receive Feasibility Report, Order Improvements and Order Preparation of Plans & Specifications for the 2026 Street Rehabilitation Project, Improvement Project No. T2605

Sponsors: Daniel Schluender, Director of Engineering

11. Other Business

12. Adjournment

CITY OF BLAINE

SCHEDULE OF BILLS PAID

APPROVED ON 12/01/2025 FOR PAYMENTS THE WEEK OF 11/07/2025

Vendor Name	Description	Amount
ACME TOOLS	Small Tools for Water Dept	\$ 408.78
ALL APPLIANCE DISPOSAL	Disposal Fees; Appliances	\$ 120.00
ALLEN CONOR	Hotel Reimbursement: Leadership Academy 10/20-24	\$ 804.79
AMAZON CAPITAL SERVICES	Device and refills needed to preform smoke containment tests.	\$ 163.98
AMAZON CAPITAL SERVICES	Calendar for Recreation	\$ 5.99
AMAZON CAPITAL SERVICES	Fabric Pins for Community Gardens	\$ 17.40
AMAZON CAPITAL SERVICES	Ice packs/first aid kits warming houses	\$ 136.64
AMAZON CAPITAL SERVICES	Citizens Academy Certificate Folders	\$ 55.99
AMAZON CAPITAL SERVICES	Scorebooks for Adult Basketball	\$ 48.80
AMAZON CAPITAL SERVICES	Label maker for Community Standards	\$ 69.99
AMAZON CAPITAL SERVICES	Wireless keyboard and mouse - Finance	\$ 28.99
AMAZON CAPITAL SERVICES	Puzzle table for the senior center	\$ 109.99
AMAZON CAPITAL SERVICES	Gloves for Earth Day- funds are from a Sponsorship	\$ 40.36
AMAZON CAPITAL SERVICES	Toner, dry erase, labels	\$ 183.43
AMAZON CAPITAL SERVICES	Cashier transaction pouches	\$ 9.99
AMAZON CAPITAL SERVICES	Notebooks - Planning	\$ 17.98
AT&T MOBILITY	Telephone/Internet Services	\$ 353.07
AT&T MOBILITY	Employee Cell Phone Service October 2025	\$ 673.95
BEACON ATHLETICS LLC	Bases for ball fields	\$ 1,060.00
BLAINE BROTHERS INC	Insurance Claim #CA471361, Unit #1288	\$ 5,153.26
BOUND TREE MEDICAL LLC	Medical supplies for patrol operations	\$ 162.90
BRAUN INTERTEC CORPORATION	Construction Materials Testing-Sanitary Sewer Repairs, I/P 25-07	\$ 1,416.00
CENTERPOINT ENERGY	October 2025 Gas Service	\$ 257.25
CENTRAL PRO SUPPLY	Irrigation Supplies: Stock	\$ 434.91
CHET'S SHOES INC	Penfield - Boots	\$ 120.00
CINTAS CORPORATION	CH mats/rugs	\$ 199.18
CINTAS CORPORATION	PW: 2025 Uniform/Rug-Towel Rentals	\$ 210.31
CINTAS CORPORATION	MAYC Mats/Rugs	\$ 38.42
CINTAS CORPORATION	PD first aid cabinet supplies	\$ 339.22
CRYSTEEL TRUCK EQUIPMENT	2025 Capital: HD Rubble/Hook/Stake box	\$ 2,400.00
CRYSTEEL TRUCK EQUIPMENT	Insurance Claim CA421078, Unit #3431	\$ 3,580.50
D R HORTON INC	Escrow Refund - 13093 Ghia ST NE	\$ 7,400.00
D R HORTON INC	Escrow Refund - 13099 Ghia ST NE	\$ 7,400.00
D R HORTON INC	Escrow Refund - 4752 132nd CT NE	\$ 4,900.00
D R HORTON INC	Escrow Refund - 13068 Erskin ST NE	\$ 4,900.00
D R HORTON INC	Escrow Refund - 13074 Erskin ST NE	\$ 7,400.00
D R HORTON INC	Escrow Refund - 4763 132nd CT NE	\$ 4,900.00
D R HORTON INC	Escrow Refund - 13086 Erskin ST NE	\$ 4,900.00
D R HORTON INC	Escrow Refund - 13080 Erskin ST NE	\$ 4,900.00
D R HORTON INC	Escrow Refund - 13092 Erskin ST NE	\$ 4,900.00
D R HORTON INC	Escrow Refund - 4737 132nd CT NE	\$ 4,900.00
DAVIDS HYDRO VAC	Service Break dig: 12117 Davenport	\$ 1,300.00
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees for August 2025	\$ 13,360.00
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees for August 2025	\$ 4,250.00
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees for August 2025	\$ 14,630.51

ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees for September 2025	\$	12,857.00
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees for September 2025	\$	4,250.00
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees for September 2025	\$	12,955.25
ECM PUBLISHERS INC	Publication of Legal Notices	\$	38.50
ECM PUBLISHERS INC	Publication of Legal Notices	\$	66.00
ECM PUBLISHERS INC	Publication of Legal Notices	\$	60.50
EMERGENCY AUTOMOTIVE TECHNOLOGIES INC	Credit	\$	(296.96)
EMERGENCY AUTOMOTIVE TECHNOLOGIES INC	Patrol vehicle spotlight general repair supplies	\$	310.72
ESCAPE FIRE	PW moving fire lines garage door (second 1/2 payment)	\$	1,607.50
FACTORY MOTOR PARTS COMPANY	Batteries : PW Stock	\$	299.86
FACTORY MOTOR PARTS COMPANY	Batteries : PW Stock	\$	599.72
FERGUSON WATERWORKS #2518	Curbstop Parts; Water	\$	1,908.86
FERGUSON WATERWORKS #2518	Curbstop Parts to stock trailer; Water	\$	84.60
FRIENDLY CHEVROLET INC	Tail Light; Vehicle 5318	\$	476.48
FRIENDLY CHEVROLET INC	Brake Parts : PW Stock	\$	4,842.55
FRIENDLY CHEVROLET INC	Brake Parts : PW Stock	\$	698.56
FRIENDLY CHEVROLET INC	Tire Pressure Sensors: Unit 5330 PD	\$	93.38
GMH ASPHALT CORPORATION	Hydrant meter deposit refund	\$	5,000.00
HANSON SPORTS LLC	Fall sports camps	\$	2,863.20
HAWKINS INC	Water Treatment Chemicals	\$	4,720.80
HAWKINS INC	Water Treatment Chemicals	\$	4,586.00
INDELCO PLASTICS CORPORATION	Sodium Permanganate Transfer Pump: Plant #4	\$	595.67
IUOE LOCAL 49 FRINGE BENEFIT FUNDS	49ers Training Facility Fee; September	\$	827.20
J. R. STELZER CO	Water Tower 2 Reconditioning, I/P 24-21 (U2315)	\$	11,400.00
JOHNSON LITHO GRAPHICS OF EAU CLAIRE LTD	November 2025 MAYC Newsletter	\$	1,661.07
JONATHAN HOMES OF MN LLC	Escrow Refund - 4789 131st CT NE	\$	5,000.00
JUST-RITE CONSTRUCTION INC	Cloverleaf Park Dugout Roofs	\$	9,800.00
KRIEGER JEROME	Mileage	\$	58.38
KUTAK ROCK LLP	105th Avenue Redevelopment Project	\$	8,065.00
KUTAK ROCK LLP	General TIF Matters – TIF 1-20 Crown Ironworks	\$	518.50
LAWSON PRODUCTS INC	Mechanics Shop supplies: Towels/Fittings/Couplers	\$	1,189.47
LAWSON PRODUCTS INC	Locate Paint: Water/Sewer	\$	857.56
LAWSON PRODUCTS INC	B/O Mechanics Shop supplies: Sheet Metal Hole Cutter	\$	154.54
MACQUEEN EQUIPMENT INC	Lights: Trackless 1302	\$	356.03
MANSFIELD OIL COMPANY	Fuel Delivery - October 2025	\$	2,140.55
MANSFIELD OIL COMPANY	Fuel Delivery - October 2025	\$	9,834.17
MANSFIELD OIL COMPANY	Fuel Delivery - October 2025	\$	7,988.18
MARCO TECHNOLOGIES LLC	Voicemail Troubleshooting Assistance	\$	46.25
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$	2,012.83
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$	925.16
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$	1,548.33
MC TOOL & SAFETY SALES	Storm Water Supplies: wipes/straps/gloves/tape	\$	1,068.22
MENARDS - BLAINE	Light bulbs, sand paper, mouse traps, ladder	\$	199.83
MENARDS - BLAINE	extension cords/tools : Sign Shop	\$	33.74
MENARDS - BLAINE	Pipes, saw	\$	34.57
MENARDS - BLAINE	Heater Parts: Well #5	\$	580.32
MENARDS - BLAINE	Oil, Rodent Traps, Spray Bottles, Soap: Parks/ Bandshell	\$	51.52
MENARDS - BLAINE	Oil, Rodent Traps, Spray Bottles, Soap: Parks/ Bandshell	\$	51.04
MENARDS - BLAINE	PD Training Building supplies	\$	29.37
MENARDS - BLAINE	Park Supplies: BBC	\$	226.89
MIDWAY FORD COMPANY	Spring bolt: Truck 4486	\$	13.20
MINNESOTA POLLUTION CONTROL AGENCY	SB Wastewater License fee: Conor Allen	\$	45.00

MINNESOTA POLLUTION CONTROL AGENCY	SB Wastewater License: Chad Becker	\$	45.00
NAC MECHANICAL AND ELECTRICAL SERVICES	Boiler Maintenance: WTP 4	\$	4,383.68
NORTH STAR ARTS	Princesses for the Prince & Princess party	\$	346.00
NORTHERN MECHANICAL CONTRACTORS	Escrow Refund - 8700 University Ave NE	\$	2,000.00
O'REILLY AUTOMOTIVE INC	Filters : PW Unit 4615/ Stock	\$	48.17
O'REILLY AUTOMOTIVE INC	ATF " Unit #5317 PD	\$	18.99
O'REILLY AUTOMOTIVE INC	Trans Filler Kit : Unit #4615 Sweeper	\$	19.72
O'REILLY AUTOMOTIVE INC	Fuel Filters: Unit 1322 (Trackless Sidewalk)	\$	155.52
O'REILLY AUTOMOTIVE INC	Filters: PW Stock	\$	118.83
O'REILLY AUTOMOTIVE INC	Bearings & Caps: Unit #2441 (Mowing Trailer)	\$	49.12
PERFORMANCE LAWN CARE	Lawn Mowing - Contracted for violations	\$	93.75
PERFORMANCE LAWN CARE	Lawn Mowing - Contracted for violations	\$	93.75
PERFORMANCE LAWN CARE	Lawn Mowing - Contracted for violations	\$	93.75
REPUBLIC SERVICES #894	Shredding for Recycling Saturday Events	\$	971.28
RIDGEWAY & ASSOCIATES	PD Mental Wellness Program 2025	\$	3,620.00
ROBERTSON JESSICA	Scheels/Economic Development Meeting Mileage	\$	333.20
ROCK UNDERGROUND	Hydrant meter deposit refund	\$	4,823.20
STERICYCLE INC	September 2025 shred	\$	144.31
SUBURBAN TIRE WHOLESALE INC	Tires: PW Vehicles/Stock	\$	4,559.50
TEAMSTERS LOCAL #320 WELFARE	Police Dental - Group #1609 Monthly	\$	8,094.00
TEAMSTERS LOCAL #320 WELFARE	Police Dental - Group #1609 Monthly	\$	7,980.00
TREE TRUST	Tree Planting: Forestry Dept	\$	3,105.00
TREVIPAY	Saw Blades: Shop Supply	\$	99.69
TREVIPAY	Small Tools for Unit 4653: Sewer	\$	1,081.30
TREVIPAY	Dewalt Sawzall : Forestry	\$	151.05
TREVIPAY	Backpack Sprayer/ Extension Cords: Storm	\$	1,375.79
TRI-STATE BOBCAT INC	Drum Chipper repair: Brush Bandit Chipper #2377	\$	631.70
TYLER TECHNOLOGIES INC	Pooled Cash and Bank Reconciliation	\$	780.00
USA BLUEBOOK	Lab testing Equip: WTP 1-4	\$	2,133.54
USI INSURANCE SERVICES LLC	Risk Management Annual Fee	\$	22,298.00
VESSCO INC	Chemical Feed Pumps	\$	9,795.00
WATER CONSERVATION SERVICES INC	Water Main Leak Detection 10/04 & 10/07	\$	549.50
WSB & ASSOCIATES INC	Zest St Final Design & Construction Services, I/P 25-04 (T2504)	\$	14,353.00
WSB & ASSOCIATES INC	Engineering Svcs TH65 Frontage Rd Utility Improvement, I/P 21-01	\$	20,248.50
WSB & ASSOCIATES INC	Prelim Design & Feasibility Report, I/P 26-05	\$	9,725.00
ZAYO GROUP LLC	Telephone Service	\$	1,029.57
		\$	359,346.10

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 12/01/2025 FOR PAYMENTS THE WEEK OF 11/07/2025**

Vendor Name	Description	Amount
WSB & ASSOCIATES INC	Engineering Svcs TH65 Frontage Rd Utility Improvement, I/P 21-01	\$ 20,248.50
USI INSURANCE SERVICES LLC	Risk Management Annual Fee	\$ 22,298.00

CITY OF BLAINE

SCHEDULE OF BILLS PAID

APPROVED ON 12/01/2025 FOR PAYMENTS THE WEEK OF 11/17/2025

1423 5TH AVE LLC	Escrow Refund, SP21-0012, Thorne Bros	\$	4,155.00
AMAZON CAPITAL SERVICES	Scanner for Administrative Clerk	\$	174.65
APPLE FORD WHITE BEAR LAKE	DOT Inspection: Truck 4606	\$	524.81
BARR ENGINEERING COMPANY	Well Interference Response Plan, I/P 23-22	\$	3,953.50
BEACON ATHLETICS LLC	Home plates for Ball Lexington Athletic Complex	\$	622.00
BEBEAU JASON	Escrow Refund - 1088 89th Ave NE	\$	2,000.00
BLAINE LOCK & SAFE INC	Door Repair; WTP 4	\$	267.50
BLUEBEAM INC	Bluebeam Core Software (11/7/2025-11/6/2026)	\$	1,980.00
BOLTON & MENK INC	T-Mobile Telecom Svcs, Tower 2 (9/13/25-10/10/25) I/P 24-21	\$	4,954.50
BOLTON & MENK INC	Contract (Amended): Well Inspections Services; Water	\$	497.00
BOLTON & MENK INC	2025 Contract: Emergency Response Plan Update; Water Dept	\$	407.00
BOLTON & MENK INC	2025 Contract: Risk Assessment Update; Water Dept	\$	270.00
BOYER TRUCKS	Cab Air Ride Shocks: Unit 1241 Hook Truck	\$	138.56
BRAUN INTERTEC CORPORATION	Geotechnical Evaluation-2026 Meadowbrook Area, I/P 26-06 (T2606)	\$	629.50
BRAUN INTERTEC CORPORATION	Geotechnical Evaluation-2026 Meadowbrook Area, I/P 26-06 (T2606)	\$	4,621.00
CARR'S TREE SERVICE INC	Tree removal; 10713 Madison Street	\$	4,910.00
CENTERPOINT ENERGY	October 2025 Gas Service	\$	544.59
CENTURYLINK	911 Service	\$	80.52
CHET'S SHOES INC	Initial boot issue: Nathan DeBoer	\$	816.80
CINTAS CORPORATION	PW: 2025 Uniform/Rug-Towel Rentals	\$	439.60
CINTAS CORPORATION	MAYC Mats/Rugs	\$	38.42
CINTAS CORPORATION	Cold storage PD first aid cabinet supplies	\$	101.12
CITY OF LEXINGTON	Sewer System Usage Agreement - City of Lexington	\$	6,922.60
COMCAST	PW Cable TV	\$	20.97
COMCAST	Internet for Public Wi-Fi	\$	297.89
COMMERS THE WATER COMPANY	PW water softener repairs (split \$ with PW)	\$	465.50
COMPASS PEER GROUPS LLC	Peer Group Annual Membership Fee	\$	200.00
CONNEXUS ENERGY-UTILITY PAYMENTS	951 124th LN NE - Electric	\$	9,972.09
CONNEXUS ENERGY-UTILITY PAYMENTS	10801 Town Square DR NE - Electric	\$	9,105.13
COREMARK METALS	Steel Tubing for Log Loader 1288	\$	80.95
CRYSTEEL TRUCK EQUIPMENT	Installation of Equipment; Plow 1315	\$	250.00
CUB FOODS INC - BLAINE NORTH	Community Outreach Event - Faith & Blue Open House	\$	91.87
CUB FOODS INC - THE VILLAGE	Community Outreach Event - Trunk or Treat Candy	\$	116.72
CUB FOODS INC-NORTHTOWN STORE	Items for sr. center	\$	179.91
D R HORTON INC	Escrow Refund - 13055 Ghia ST NE	\$	4,800.00
D R HORTON INC	Escrow Refund - 4723 132nd CT NE	\$	4,900.00
DOUGLAS KERR UNDERGROUND LLC	2025 Southwest Area Street Reconstruction, I/P 25-06	\$	322,136.90
DRESEL CONTRACTING INC	2024 Southwest Area Street Reconstruction, I/P 24-07	\$	522,408.33
ECKBERG LAMMERS PC	2025 Prosecution Fees for the entire year	\$	23,392.54
ECM PUBLISHERS INC	Publication of Legal Notices	\$	247.50
ECM PUBLISHERS INC	2025 Public Hearing Notices	\$	115.50
EGAN COMPANY	Semi annual boiler service	\$	2,903.50
EGAN COMPANY	Boiler repair	\$	1,314.30
FASTSIGNS	Office Nameplates	\$	1,003.84
FERGUSON WATERWORKS #2518	Curb Stop/coupling/Plug: Service break 109/Buchanan	\$	288.10
GARDNER BUILDERS	Hydrant meter deposit refund	\$	450.00

GARY CARLSON EQUIPMENT COMPANY	Trench box: 10907 Buchanan Service Break	\$	267.00
GERHARD JOSEPH	Tuition Reimbursement	\$	1,100.00
GOODIN COMPANY	Ignitors for Heaters WTP#2	\$	137.13
GOODIN COMPANY	B/O Pressure Switch for Heaters WTP#2	\$	270.80
GROUP HEALTH NON-PATIENT A/R	Wellness Program Non-Member Charges	\$	272.16
HANSON SPORTS LLC	Summer Sports Camps	\$	688.05
HAWKINS INC	Water Treatment Chemicals	\$	6,088.50
HOLIDAY COMPANIES	2025 Blanket; Car Washes - PD	\$	815.00
HOLIDAY COMPANIES	2025 Blanket; Car Washes - Fire/Comm Stds	\$	10.00
INNOVATIVE OFFICE SOLUTIONS	Credit	\$	(19.28)
INNOVATIVE OFFICE SOLUTIONS	PW Office Supplies: Paper	\$	73.13
INNOVATIVE OFFICE SOLUTIONS	PW Office Supplies: Paper	\$	91.96
JC ENTERPRISES LLC	Fence Repair: Lexington Athletic Complex	\$	2,000.00
JOHMAR FARMS LLC	Reindeer for Winter Celebration	\$	2,075.00
JOHNSON LITHO GRAPHICS OF EAU CLAIRE LTD	Biz Connect + Mailing, October 2025	\$	11,651.07
LAWSON PRODUCTS INC	B/O Mechanics Shop supplies: Wheel Chock/Eye bolt	\$	111.69
LEAGUE OF MN CITIES INSURANCE TRUST-CLAIMS	Workers' Comp Claims	\$	10,959.23
LED LIGHTING SOLUTIONS	Lighted speed limit signs: 125th Ave/Roosevelt	\$	1,746.19
MARCO TECHNOLOGIES LLC	Mitel Border Gateway Software Renewal - 21 Months	\$	486.36
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$	315.80
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$	1,834.23
MC TOOL & SAFETY SALES	Safety Gear; New Water Employee; Nathan DeBoer	\$	672.08
MENARDS - BLAINE	Credit	\$	(88.17)
MENARDS - BLAINE	Batteries, Cascade	\$	45.96
MENARDS - BLAINE	Wire, outlet plates, pest killer	\$	79.16
MENARDS - BLAINE	Sewer Break Supplies; 109th/Buchanan	\$	188.12
MENARDS - BLAINE	Sewer Break Supplies; 109th/Buchanan	\$	21.15
MENARDS - BLAINE	supplies for fall winter events	\$	19.37
MENARDS - BLAINE	Faucet for Service Dig; 109th/Buchanan	\$	89.88
METRO SALES INCORPORATED	Copier Support and Maintenance	\$	512.75
METRO SALES INCORPORATED	Copier Support and Maintenance	\$	556.34
METRO SALES INCORPORATED	Copier Support and Maintenance	\$	4,645.61
METROPOLITAN COUNCIL	MCES 2025 Wastewater Services	\$	473,304.10
METROPOLITAN COUNCIL	October 2025 SAC	\$	66,424.05
MINNESOTA DEPARTMENT OF HEALTH	Water Supply Operator Certificate Fee	\$	23.00
MINNESOTA DEPARTMENT OF HEALTH	Water Supply Operator Certificate Fee	\$	23.00
MINNESOTA DEPARTMENT OF HEALTH	Water Supply Operator Certificate Fee	\$	23.00
MINNESOTA DEPARTMENT OF HEALTH	Water Supply Operator Certificate Fee	\$	23.00
MINNESOTA DEPARTMENT OF HEALTH	Water Supply Operator Certificate Fee	\$	23.00
MINNESOTA DEPARTMENT OF HEALTH	Water Supply Operator Certificate Fee	\$	23.00
MINNESOTA DEPARTMENT OF HEALTH	Water Supply Operator Certificate Fee	\$	23.00
MINNESOTA HIGHWAY SAFETY AND RESEARCH CENTER	Night PIT Refresher for 16 Officers	\$	8,560.00
MINNESOTA OCCUPATIONAL HEALTH	Pre-Employment Screening	\$	2,219.00
MINNESOTA OCCUPATIONAL HEALTH	Pre-Employment Screening	\$	36.00
MINNESOTA UTILITIES & EXCAVATING LLC	WTP 4 Storm Sewer Improvements, I/P 25-42 (U2411)	\$	18,960.00
MINUTE MAKER SECRETARIAL	Minute Maker Secretarial	\$	598.75
MINUTE MAKER SECRETARIAL	Park Board Meetings 2025	\$	172.00
MN DEPT OF LABOR AND INDUSTRY	October 2025 State Surcharge	\$	6,958.83
NORTH OAKS PAVING	LS #8 access Road Repairs: Sewer	\$	26,125.00
NORTHLAND CAPITAL EQUIPMENT FINANCE	Fitness Equipment Lease	\$	904.64
PATCH MY PC LLC	PC Security Patch Deployment Software	\$	3,150.00
PEERLESS NETWORK INC	Telephone Service	\$	955.92
PHASOR ELECTRIC COMPANY	ARC flash assistance: WTP 1	\$	540.00

PHASOR ELECTRIC COMPANY	Traffic Signal Repair; 93rd & Hwy 10 EB ramp	\$	452.00
RED ROCK SWING BAND	Band for Winter Celebration	\$	600.00
ROSE MUSIC SERVICES	Recreation entertainment for birthday lunch	\$	150.00
SAM'S CLUB/SYNCHRONY BANK	Items for sr. center- coffee, creamer, cups etc	\$	2,686.99
SAM'S CLUB/SYNCHRONY BANK	Paper products for winter events	\$	142.45
SAM'S CLUB/SYNCHRONY BANK	Items for Liver and Onion Dinner	\$	337.59
SAM'S CLUB/SYNCHRONY BANK	Liver and onions dinner	\$	215.22
STATE OF MINNESOTA DEED	DEED Loan #CDAP-17-0064-H-FY18, November Loan Repayment	\$	1,568.24
SZYPLINSKI RICHARD J	Recreation entertainment for birthday lunch	\$	150.00
TPC TWIN CITIES	Blaine Next Event 11/13/25	\$	1,903.14
TRI-STATE BOBCAT INC	Hoses: Toolcat 1312	\$	116.11
TRI-STATE BOBCAT INC	Hoses: Toolcat 1312	\$	116.11
TYLER BUSINESS FORMS	W2 forms and envelopes	\$	423.79
TYLER TECHNOLOGIES INC	Pooled Cash and Bank Reconciliation	\$	1,560.00
UNLIMITED CONCRETE CONCEPTS LLC	Concrete work for BBC building entry way and bleacher slabs	\$	21,630.00
VIKING ELECTRIC SUPPLY LLC	Light bulbs	\$	495.00
VOSS UTILITY & PLUMBING	Escrow Refund - 1655 101st Ave NE	\$	2,000.00
XCEL ENERGY	4131 Pheasant Ridge DR NE - Monument	\$	12.33
XCEL ENERGY	4125 109th Ave NE - Signal	\$	66.18
ZAHL-PETROLEUM MAINTENANCE COMPANY	Reel/Fitting repair; Mechanic Shop	\$	441.25
ZIEBART OF MINNESOTA INC	Insurance Claim / Undercoating; NEW Unit #3431	\$	675.00
		\$	1,636,317.17

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 12/01/2025 FOR PAYMENTS THE WEEK OF 11/17/2025**

UNLIMITED CONCRETE CONCEPTS LLC	Concrete work for BBC building entry way and bleacher slabs	\$	21,630.00
ECKBERG LAMMERS PC	2025 Prosecution Fees for the entire year	\$	23,392.54
NORTH OAKS PAVING	LS #8 access Road Repairs: Sewer	\$	26,125.00



City of Blaine

City Council Workshop

November 10, 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: City Manager Erik Thorvig; Interim Community Development Director Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Director of Administrative Services Scott Johnson; Assistant Finance Director Kyle Stasica; City Attorneys Eric Larson and Lida Bannink; Economic Development Specialist Ruth Tucker; and City Clerk Catherine Sorensen.

3. New Business

- 3.1.** 2025-246 Closed Session Pursuant to MN Statute 13D.03 Subd. (1)(b) - Labor Negotiations Update
Sponsors: Scott Johnson, Director of Administrative Services

After a motion and second the council moved to a closed session pursuant to Minnesota Statute 13D.03 Subd. (1)(b) to receive a labor negotiations update.

3.2. 2025-247 Federal Lobbyist Proposal
Sponsors: Erik Thorvig, City Manager

City Manager Thorvig stated a workshop discussion occurred on July 14, 2025, to determine how to proceed in 2026 for federal lobbying services. The council directed staff to prepare a request for proposals. Staff commented on the RFP that was received from The Ferguson Group's (TFG) for federal lobbying services for the city of Blaine. It was noted TFG provided the only response to the request for proposal (RFP) for federal lobbying services by the 12 noon October 17, 2025, deadline. The city originally issued an RFP for federal lobbying services in 2022. After reviewing proposals and conducting interviews with finalist firms, TFG was selected as the city's federal lobbying team. Their contract expires at the end of the year.

Mr. Thorvig reported at the federal level, staff continue to work closely with TFG on the city's FY26 earmark requests. This year, TFG staff once again assisted with the writing and preparation of the city's federal earmark requests. Senator Smith and Senator Klobuchar forwarded the city's request for a mobile command vehicle. Staff also submitted a request to Congressman Emmer's office for some trail projects. That request was not forwarded for consideration. TFG lobbyists are regularly in contact with our Congressional and Senate offices. The Ferguson Group contract is current and runs through the end of the calendar year. TFG meets with city staff every two weeks for a federal briefing, updates on our earmark requests, and information on federal grant programs. They also send out regular e-mail updates regarding federal activity, as well as special alerts and special reports. They send a weekly grants update, and grant alerts when new grants are announced. TFG staff meet with individual departments at least once annually, to review grant and earmark opportunities, and identify legislation to monitor.

Mr. Thorvig explained the city retained the services of a second federal lobbying firm in April 2022. The original goal for hiring this firm was to take advantage of the access they had to congressional offices through former Congressman Rick Nolan, and the benefits that could provide while we were seeking funding for TH65 improvements. The original contract was with Jacobson, Magnuson, Anderson & Halloran, P.C. in 2023. In 2024, our main lobbyist, Reid LeBeau, notified the city that the Jacobson Law Group's Government Relations Division had separated from the firm, and they now operate as Capitol Hill Associates. The city's agreement with Capitol Hill Associates expired March 30, 2025. No proposal was received from Capitol Hill Associates.

Mr. Thorvig indicated the TFG proposal calls for no increase on the amount paid by the city of Blaine for the existing agreement in 2025. The total amount proposed for lobbying services in the RFP for 2026 is \$63,000. He noted TFG was in attendance to discuss with the city council what has been accomplished so far and what they forecast for 2026. Staff recommends proceeding with only one federal lobbyist at this time. The proposed 2026 budget allocates dollars for one state lobbyist (LGN currently under contract) and two federal lobbyists. Since a second lobbyist is not recommended, the budget could either be reduced or those funds could be reserved for targeted lobbying efforts by other state firms,

as the city's requests at the state level are of higher importance than the federal level currently.

David Hoover, TFG, presented their federal lobbyist proposal and discussed the services TFG could provide to the city of Blaine. He commented on the success TFG has had with Blaine noting \$28 million has been awarded to the city for the TH65 improvement project since April of 2022. He stated it has been a pleasure working with city staff and congressional staff on this project. He discussed the requests that would be considered in 2026, which included a mobile command vehicle. He reviewed the federal grants and policy tracker TFG had created for the city. He reported in 2026 he would be working with city departments on earmark requests to address priority issues. He stated he appreciated being able to provide an overview of TFG's lobbying plan for 2026 and asked if there were any comments or questions from the council.

Mr. Thorvig explained staff engaged in a federal lobbying contract four years ago to assist in identifying funding for TH65. He reported there were other earmarks and grants TFG has assisted the city in pursuing. He stated if the council were to move forward with a contract with TFG, infrastructure and police related projects would be the primary focus. He noted this list would be updated based on the needs of the public works and police departments. He indicated funding was included in the 2026 budget for two federal lobbyists but only one proposal was received. Staff would recommend proceeding with the contract with TFG for two years. He stated if the council supported moving forward in this manner, staff would bring this contract forward for council consideration on December 1.

Councilmember Massoglia indicated he would like to see the city pursuing federal funding for the new fire station in Blaine. Mr. Hoover stated there were some funding opportunities for the construction of fire stations and related equipment. Mike Miller, TFG, added that in the past, similarly situated cities have found it challenging to pursue this type of funding. He explained it would be interesting to see how this administration addresses infrastructure and FEMA funding.

Councilmember Newland inquired if the city had any relationship with a federal lobbyist prior to four years ago. Mayor Sanders reported the city began its relationship with a federal lobbyist four years with TFG.

Councilmember Newland encouraged the city to consider pursuing funding for the Bunker Lake Boulevard interchange even though this project was still 10 years out. Mr. Hoover stated there were grants that could be considered for this project, given the time horizon. Mr. Miller indicated 10 years may seem like a long time, but this time passed quickly and it was important to keep these projects on the agenda.

Councilmember Newland explained he supported approving a two-year contract with TFG.

Councilmember Robertson asked if the city should be reconsidering its priorities in order to pursue new grants that had not been considered in the past. Mr. Hoover stated he and Mr. Miller do consider the legislative trends and passed along this information to city staff when it comes to grant funding. Mr. Miller reported one of the great things about the relationship TFG has with the city was the frequent meetings held with staff, which gives TFG the opportunity to understand the priorities in the city. He indicated staff was doing a great job

keeping TFG informed of the community's needs.

Councilmember Ford supported the city pursuing dollars for the fire station for the SBM Fire Department. He inquired if this funding would be earmarked for Blaine or the overall department. Mr. Hoover indicated he understood this was a priority for the city and he would investigate funding sources for this project. He stated he could pursue different avenues to ensure the asset was there for the city. Mr. Miller commented on a broader level, he could advocate for authorizations for new funding opportunities for the fire station. He reported Blaine was not alone in needing new public safety infrastructure.

Mr. Thorvig reported he would bring the TFG contract back to the council at the December 1 meeting for consideration.

3.3. 2025-248 Municipal Cannabis Retail Request for Professional Services – Evaluation Results and Operator Selection
Sponsors: Ruth Tucker, Economic Development Specialist

Economic Development Specialist Tucker stated 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 being awarded, 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 under the municipal cannabis program. Proposals were due by June 27, 2025. The city received three submissions which council reviewed and interviewed on August 25. From those interviews, council selected one applicant, Voyageurs Cannabis to move forward to a second round of interviews while the city sought interest from additional parties. Twisted Hat Cannabis emerged and submitted a proposal for consideration.

Ms. Tucker reported each group will be allowed time to present information about their company and the potential partnership. Council will be allowed time to ask each business questions. After both presentations have been made, the council will have an opportunity to discuss and determine if/who to proceed in discussions with further. If the council chooses a partner, various agreements would need to be drafted prior to moving forward. This would occur prior to the end of the year.

Matt Khalili, Twisted Hat Cannabis, introduced himself to the council noting he has been in the cannabis industry for the past 14 years. He commented on the history of his business experience noting he was now an operator of a family-oriented cannabis business in New Jersey.

Peter Benincasa, real estate agent, explained he was a partner with Scott Uran on the storage building and commented on how the property next to the storage building was being considered for a cannabis retail shop.

Mr. Khalili reviewed the application process he followed in New Jersey and commented on the revenues he would see in the first year of operation. He discussed how Blaine was an ideal community for him given its density and location. He commented on how he would brand his cannabis shop and described how safety would be paramount to him in this facility. He indicated he would be interested in giving back to the community if allowed to operate in Blaine. He reported his bud tenders and staff members would be well paid and educated in the healthy use of cannabis. He explained he would work diligently to bring together a good team in order to carry out his vision for this cannabis shop. He discussed how it would be difficult to gain access to flower initially but noted he would gain access over time then shared his proposal in detail.

Councilmember Newland stated much of the Twisted Hat's proposal was based on New Jersey assumptions. He asked what other operations were considered to blend forecasts. Mr. Khalili stated every market had to be evaluated as some were more difficult to operate in than others. He reported Blaine had a dense population and a limited number of licenses. He noted most profits would happen in the first two years and pro formas have to be local. He indicated he has done a lot of projections and feels very good about the proposed numbers. He commented further on the experience he has in the cannabis industry and stated he has worked on more than 200+ cannabis licenses all over the country.

Councilmember Newland asked if the proposal could be further negotiated. Mr. Khalili stated if the city was concerned about the initial seed money he would be happy to repay this principal first ahead of his investment. He reported at the end of the day he would be relocating and investing in the community as well. He explained he would love to make something work.

Councilmember Newland questioned when payouts would be made. Mr. Khalili indicated the payout distributions would be made on a quarterly basis.

Councilmember Larson asked if Mr. Khalili's license would be the license used for the city's municipal cannabis dispensary. Mr. Khalili reported it was his understanding the city would still need to pursue a municipal license with the state of Minnesota. He indicated he pursued a micro license with the state as a sign of his interest to operate in this market.

Councilmember Ford stated he appreciated that Mr. Khalili already had a security plan in place. He asked if online sales would be offered at the proposed facility in Blaine. Mr. Khalili reported online sales would be allowed through a POS system called Dutchie. He explained he would not be delivering but could order cannabis products online for pickup at the store. He noted an ID would have to be reviewed before the online order could be picked up.

Councilmember Ford inquired what the growing environment would be for flowers in Minnesota. Mr. Khalili anticipated the plants would be grown in greenhouses indoors in Minnesota. He provided further comment on the timing needed for growers stating he believed the timing would be perfect for this business opportunity.

Mayor Sanders stated if the city were to agree to quarterly distributions, would Twisted Hat be willing to provide full transparency to their financials. Mr. Khalili stated he would be agreeable to this and would offer full transparency to the city.

Councilmember Fleming commended Mr. Khalili for his detailed and professional presentation. She appreciated that an excess burden would not be placed on staff and that Twisted Hat already had a Blaine property in mind. Mr. Khalili indicated he was not trying to over promise, but rather was trying to be realistic on what he could deliver for the city.

Councilmember Larson asked how long Mr. Khalili was committed to running this operation. Mr. Khalili stated this would remain fluid and would depend on operations noting the property would have to stabilize before he considered moving away from Blaine.

Councilmember Massoglia questioned what the value of the city's license was to Mr. Khalili. Mr. Khalili stated he would have to consider this further and could get back to the council at a future meeting.

Councilmember Robertson asked where the proposed cannabis retail shop would be located. Mr. Khalili reported the shop would be located in the Scott Uram's Farmer's Insurance building.

Mayor Sanders thanked Mr. Khalili for his presentation.

Mr. Thorvig stated the next presentation would be made by representatives from Voyageur's Cannabis.

Patrick Hurley, Voyageurs Cannabis representative, discussed his proposal for the city of Blaine noting Voyageur Cannabis was a Minnesota based company. He stated he lived here and knew the market, which he believed was important. He explained Voyageur would be offering a full service management team with full site and real estate management. He discussed the canopy space that would be necessary to grow the cannabis necessary for the Minnesota market noting supply would be a concern for the next several years. He described the unique opportunities of having a municipal cannabis dispensary when it came to tax benefits. He provided a visual of the tax benefits noting private dispensaries were not able to deduct private expenses, while municipal dispensaries would have an inherent advantage. He highlighted the offerings that Voyageur would be offering which included day to day operations, management, security and tech. He stated instead of offering a flat fee he would be proposing to revenue model that was compliant with the OCM.

Mr. Thorvig asked if the city would be responsible for up front costs for building a retail space. Mr. Hurley stated Voyageur would be responsible for the real estate acquisition and build out. He understood municipalities only get one cannabis retail license and explained the location of this shop would be important.

Mr. Hurley reviewed projections for sales at the Blaine municipal dispensary noting this would depend upon when the dispensary opened. He stated Blaine was a growing community which would greatly benefit the city. He reiterated the Voyageur only works with municipal dispensaries, which meant this type of partnership was their specialty. He noted only 13 cities in Minnesota applied for a municipal dispensary license.

Councilmember Newland stated the projections presented to the council this evening were similar to the previous projections. He indicated the supply chain concerns were more

notable within this presentation. He asked when year one would start. Mr. Hurley anticipated it would take him six months to get a store operational if a space was identified by the city for the municipal cannabis store.

Councilmember Newland inquired where the city's municipal dispensary should be located. Mr. Hurley supported having the dispensary located along Highway 65 near 109th Avenue or along Highway 10 and I-35. He stated access pointed would be very important along with adequate parking for the store location.

Councilmember Massoglia clarified Voyageur's proposal in detail. Mr. Hurley reported this was the case and thanked the council for their time and consideration.

Mayor Sanders asked that the council take some time to debrief and ask questions or make comments regarding the two proposals the council received regarding the municipal cannabis retailer.

Councilmember Larson questioned who would be operating the municipal cannabis dispensary if Voyageur were selected. Mr. Thorvig reported Voyageur personnel would be operating the dispensary.

Councilmember Newland stated he was far more comfortable with Voyageur's projections than the projections from Twisted Hat. He explained he greatly appreciated how familiar Voyageur was with the cannabis market and tax laws in Minnesota. He noted the city of Osseo just signed a contract with Voyageur's for a municipal dispensary in downtown Osseo. He indicated he had a greater comfort level with Voyageur's presentation and the knowledge they have regarding municipal cannabis dispensaries.

Councilmember Massoglia indicated he liked the Twisted Hat's presentation more and expressed concern with the proposed revenue share from Voyageur stating it appeared to be too good to be true. However, he also understood Voyageur had the knowledge and background in this market to provide a presentation that was almost too good to be true. He stated he did not have a lot of risk in going with the Voyageur proposal.

Councilmember Robertson explained she did not have full confidence in either candidate. She stated the city would be putting its name on this dispensary and she was having a difficult time with moving forward with this. She understood both proposals had merit but she did not want to force this forward without taking the time to thoroughly think it through.

Councilmember Larson asked what the city's options would be to fire a contractor in order to go with someone else. City Attorney Larson reported this would have to be negotiated within the professional services agreement. He noted the city would have the license and the vendor would be managing it. He indicated the city would need to have reasons for discharging the management services.

Councilmember Larson stated knowing that this agreement would not be forever, she was comfortable moving forward with Voyageur.

Mr. Thorvig reported the city would have 18 months, or the end of next year to activate the

municipal cannabis license.

Councilmember Newland explained he also supported the city moving forward with Voyageur and suggested conversations be pursued with this organization for the municipal cannabis dispensary.

Councilmember Robertson indicated she was curious to learn more about how the other 12 municipal license holders were moving forward and what their conversations with Voyageur were like.

Councilmember Massoglia stated this would be valuable information, but noted there would be risks involved in pursuing alternative revenues streams for the city. He indicated he supported moving forward with an agreement with Voyageur.

Further discussion ensued regarding the conversations several councilmembers have had with Lake Leaf regarding supply.

Councilmember Robertson explained she had a personal contact with Lake Leaf and had invited them to participate in the RFP process.

Mayor Sanders clarified that Lake Leaf had not submitted a proposal to the city and was not being considered as a potential partner. He was of the opinion Twisted Hat provided the council with a very good presentation, but noted this organization was coming from out of state. He indicated Voyageur would be located in the state and noted his main concern was with the actual upfront costs for a building and where the municipal shop would be located. He was surprised that Voyageur had no leads on this. He stated he felt very confident that City Attorney Larson would work diligently to protect the city in whatever professional services agreement was pursued.

Councilmember Fleming stated on paper it appears that Voyageur was a good option, but if she had to go with her gut she would choose Twisted Hat. She appreciated the fact that Mr. Khalili had experience running a dispensary, had a building in mind and a more solid plan in place. In addition, Mr. Khalili was willing to negotiate with the city.

Councilmember Massoglia indicated he would like to see if Twisted Hat would match Voyageur's offer.

Councilmember Newland reported he would like to see the city move forward with Voyageur. He wanted to see the city working with an expert in this industry and noted a site for the shop could then be located based on their recommendations.

Mayor Sanders asked what staff's thoughts were at this time. Mr. Thorvig was of the opinion the meeting on Thursday would be insightful to learn more about how the City of Anoka worked to launch their dispensary. He supported having more of a conversation with Voyageur regarding what the real estate side of the proposal would look like. He recommended additional information be gathered by staff and that this topic be brought back to the council on December 1. The council supported this recommendation.

3.4. 2025-249 **Broadband Franchise Fees**
Sponsors: Erik Thorvig, City Manager

Mr. Thorvig stated 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.

Mr. Thorvig explained 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. 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".

Mr. Thorvig commented 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.

Mr. Thorvig indicated 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.

Mr. Thorvig reported 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 consider broadband franchise fees and whether to work jointly with NMTV or explore the endeavor on our own. He suggested something be put in place by the spring of 2026 if the parties are agreeable.

Mr. Larson discussed the pros and cons of pursuing broadband franchise fees. He explained the city of Cottage Grove pursued broadband franchise fees and offered an exclusive franchise to Gateway. He reported Intrepid initiated a lawsuit which led Cottage Grove to open it up and the lawsuit went away. He indicated the major player in the market at this time was Lumen which was formerly Century Link. He noted the other major player in the market was AT&T. He discussed how future fiber optic infrastructure would continue to be installed in the community and discussed how fiber optic services differed from telephone services. He stated he liked the idea of North Metro TV taking lead as they would then be responsible for any lawsuits along with the distribution of franchise fees.

Councilmember Robertson asked what kind of revenues could be generated from a broadband franchise fee. Mr. Thorvig stated he was uncertain what the revenues would be.

Councilmember Robertson explained she was frustrated with the current broadband installation system noting there was too much disruption happening in rights of way throughout the city for Blaine residents. She indicated she wanted to see the city having more control over this situation.

Councilmember Massoglia commented in 2024 North Metro collected \$1.7 million from Comcast subscribers and 52% of this was collected from Blaine residents. He stated this was \$900,000 in cable fees. He anticipated even more residents in Blaine had broadband services which meant the revenues could be in the millions.

Councilmember Ford questioned what the five percent would cost the individual consumer in Blaine.

Councilmember Massoglia explained the 5% would be on top of the \$90 bill for broadband services.

Councilmember Newland asked if NMTV opted to not pursue franchising. Mr. Thorvig stated he would need clarity on this topic.

Councilmember Massoglia indicated all of the cities within the cable commission voted not to pursue franchise fees for broadband services.

Eric Houston and Danika Peterson, North Metro Television (NMTV) reported at the July cable commission meeting four of the five member cities in attendance voted to look at the potential of broadband franchise fees.

Councilmember Newland stated this meant franchise fees were on the table and could potentially be pursued by NMTV. He explained he liked the idea of a hybrid fee as proposed by Councilmember Robertson because the current situation was untenable.

Councilmember Massoglia commented he recalled from the July meeting that both Lino Lakes and Ham Lake voted no on franchise fees. Ms. Peterson explained Ham Lakes supported moving forward along with Lino Lakes.

Councilmember Newland inquired when the cable commission would be meeting again. Mr. Houston stated this would occur in December.

Councilmember Newland suggested clarity be pursued at this meeting and if NMTV wanted to carry this topic forward he would recommended the city pursue this option.

Councilmember Ford asked if broadband fees would apply to residents and businesses. Mr. Thorvig reported this was the case.

Councilmember Larson indicated she supported NMTV pursuing a 5% franchise fee for broadband services.

Councilmember Fleming questioned why NMTV should take this on for the city instead of the city pursuing the broadband fees.

Councilmember Robertson expressed concern again with the fact the city doesn't know what amount of money could be gained by pursuing broadband franchise fees. She indicated she wanted the broadband companies to feel it when they started digging into Blaine right of way in the coming year, especially given how this past year went.

Councilmember Massoglia reiterated that the funds generated by a broadband franchise fee would be substantial. He stated he believed there was value in Blaine being in the driver's seat when it comes to this topic and noted these funds could assist with offsetting increases in the tax levy. Mr. Houston reported he would be offering his expertise in franchising and could assist the city with negotiating a franchise that would benefit the city of Blaine. He reiterated that Blaine would be paid for the percentage of broadband users within the city and this would not be spread out among the NMTV member cities.

Mr. Laron reported one of the benefits of NMTV taking the lead would be all the legal drafting would fall on the NMTV attorney, Mike Bradley. He indicated he would review this documentation and would negotiate on behalf of the city what the distribution level should be.

Councilmember Ford feared that the proposed franchise fee would be viewed as another

tax on the public and noted residents were hurting at this time.

Mayor Sanders stated this was another tax that could also be viewed as a user fee for broadband services that could be used to assist with managing the overall property taxes for Blaine residents.

Councilmember Fleming commented on how renters do not pay property taxes and the proposed broadband fee would be a way to have renters contributing to the city.

Councilmember Massoglia indicated he would rather have the city in control of the broadband fees versus paying NMTV a certain percentage for administering the broadband fees.

Mr. Houston reported he would be willing to negotiate with the city on the franchise.

Mayor Sanders recommended this topic be brought back to the council with a proposal from NMTV in order to assist the council with making a decision on how to proceed with broadband franchise fees.

3.5. 2025-250 3M Open Partnership Discussion
Sponsors: Erik Thorvig, City Manager

Mr. Thorvig explained he would forward information on the partnership contract between the 3M Open and the city of Blaine for years 2026-2030 to the council for review and consideration.

4. Other Business

None.

5. Adjournment

The workshop adjourned at 8:50PM.



City of Blaine

City Council Workshop

November 17, 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: City Manager Erik Thorvig; Community Development Director Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Deputy Police Chief Joe Gerhard; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Parks and Recreation Director Jerome Krieger; Director of Engineering Dan Schluender; Stormwater Coordinator Megan Hedstrom; Public Works Director Nick Fleishhacker; Accounting Manager Haley Chapman; Accountant Kristine Keyes; City Attorney Tom Loonan; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

3. New Business

- 3.1.** 2025-251 Wetland Banking
Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender stated wetland banking involves conducting restoration within existing wetlands. Once pre-established restoration methods, such as restoring

hydraulic function and increasing plant diversity, have been documented onsite due to the restoration efforts, credits based on the acreage of restored wetland are then released to the bank owner to sell to offset development of other wetlands within the community. The EDA first began the wetland banking process in the early 2000's by creating a wetland bank within what is now known as Blaine Wetland Sanctuary. Proceeds from credit sales along with credits themselves were used to encourage economic development throughout the city. All major work has been completed and all credits have been sold. This was followed by the open space fund beginning a second bank located within the Blaine Wetland Sanctuary. Proceeds from credit sales from this bank are used to fund projects within the city's open spaces. Monitoring and management of this site is currently in process, with about half the total restoration credits achieved. The city then investigated a third bank within Pioneer Park, which was ultimately not pursued. It was noted the EDA currently owns two adjacent parcels that may be a candidate for a future wetland bank. Staff provided further information regarding the history of the wetland banks in the city and discussed the value of pursuing another 30 acres in wetland credits.

Mr. Thorvig reported the trail system through the wetland sanctuary was presented to the council several months ago and the council opted to not proceed with this project because it would draw down funding in the open space account to a very low level. He explained if the council were to proceed with the wetland bank, this would provide a funding source for the trail system. He asked that staff speak to who has purchased the wetland credits in the past.

Mr. Schluender stated wetland credits have been purchased by developers and housing developers in the north metro along with larger blocks of credits being purchased by MNDOT and BWSR.

Councilmember Larson asked what would need to be done in order to get the remaining 30 acres to respond to treatment. Mr. Schluender provided further comment on the treatment process for restoring wetlands, noting the reed canary grass had to be eradicated. He stated there were new herbicides that would hopefully target invasive plant species such as reed canary grass.

Councilmember Larson indicated she had concerns with how the herbicides and chemicals being used to treat the wetlands were impacting the city's drinking water. Mr. Schluender reported the herbicide treatments were superficial noting the city was drawing its water from 400+ feet underground.

Councilmember Newland questioned what type of trees needed to be removed. Mr. Schluender stated it was his understanding that the buckthorn, aspen, box elder, ash, willow, and dogwood had to be removed. He reported only the oak trees are to remain.

Councilmember Massoglia asked when the last maintenance was done in Site 7. Stormwater Coordinator Hedstrom reported this was last done in 2022.

Councilmember Massoglia inquired why maintenance has not been done since 2022. Mr. Schluender explained staff believed they would be getting maintenance and monitoring from the consultant in 2023 and this did not occur. He reported no funds were paid for this work. He stated from 2023 to 2024, staff evaluated the city's path forward.

Councilmember Massoglia stated it was now the end of 2025 and no maintenance has been done on the wetland sanctuary for three years.

Councilmember Robertson indicated she was also frustrated by the fact the city sat for four years on this untapped revenue potential. She asked if these frustrations should be focused at an outside consultant and asked who was responsible for the monitoring and maintenance of the wetland bank. Mr. Schluender reported the engineering department was responsible and this was under his direction.

Councilmember Robertson questioned why there was a three-year gap in the maintenance and why had the city not pursued the remaining 11 acres of wetland credits. Mr. Schluender stated the remaining 11 credits have strings attached and could not be realized until the entire bank was finished. However, if the city wanted to pursue the additional 30 acres, then the 11 acres were not accessible to the city.

Councilmember Robertson asked who the city's former consultant was. Mr. Schluender reported this was Critical Connections Environmental Services (CCES).

Councilmember Robertson inquired if the city still had good working relationships with the regulatory agencies needed to complete the wetland banking as she feared there were issues with some of the regulatory agencies as they had offered to manage the wetland bank. She noted she would be speaking with staff regarding this topic further.

Mr. Thorvig reported staff was not aware of this concern, nor has this concern been voiced to city staff.

Councilmember Massoglia thanked staff for their candor. He stated an NRCB member told him that the city stands to lose credits as well as having to pay back credits if the wetlands were not maintained. He inquired if the city was at risk of having to pay back money at this time. Mr. Schluender stated if the city were to walk away at this time, money would have to be paid back. He indicated the city had a plan in place to ensure this does not happen.

Councilmember Massoglia stated he would be interested in knowing what the financial penalty would be if the city were to walk away from the wetland banking. Mr. Schluender reported there would be no penalty for the remaining 30 acres, just on the 40 acres that have been treated. He indicated the city would not be occurring any penalties at this time because a plan was in place for the further maintenance and treatment of the wetlands.

Councilmember Robertson indicated the wetland bank would have to be maintained in perpetuity in order for the city to avoid penalties going forward.

Mr. Schluender provided the council with further information on the potential of creating another wetland bank in Pioneer Park. He stated tree removal was completed in Pioneer Park and the neighborhood was actively involved in this project. He reported in 2020 the council stopped pursuing this project. He noted staff brought the project back in 2022 for further consideration and council's direction was to not pursue the project any further. He noted all preliminary documentation and approvals for the draft application for the Pioneer Park wetland bank expired in 2025. He asked if the council wanted staff to pursue a wetland

bank for the 80-acre Trost site.

Mr. Thorvig noted this site was purchased in the late 2010s by the EDA and explained this site would be extremely expensive and difficult to develop.

Councilmember Larson asked how much the EDA paid for this property. She inquired if trails could run through the site if the wetland banking were pursued. Mr. Schluender indicated trails and connection points could be pursued. Mr. Thorvig reported the EDA paid \$1.95 million for the 80-acre site.

Councilmember Massoglia questioned when this topic would be brought back to the council for further consideration. Mr. Schluender stated the Site 7 report should be completed by the end of November and staff could bring this item back to the council for additional discussion in January 2026.

3.2. 2025-252 Utility Franchise Fees

Sponsors: Jason Zimmerman, Finance Director

Finance Director Zimmerman stated at the [January 13](#) and [September 8](#) Workshops, staff presented the City Council with information on utility franchise fees as an alternative revenue source designated to reduce the strain on the city's tax levy. The Council subsequently directed staff to further explore this option. The interim City Manager and Finance Director met with all gas and electric utility providers in Blaine. They include CenterPoint Energy (gas), Xcel Energy (gas and electric), Connexus (electric) and Centennial Utilities (gas). The purpose of the meetings was to inform the utility companies about Blaine's potential desire to establish franchise fees, discuss the process for establishing said fee, and obtain data from the utility companies. Utility providers, like those for gas and electricity, are required by Minnesota law to deliver services that are safe, adequate, and efficient. To do this, they often need to use public areas like roads and sidewalks, which are known as public rights-of-way.

Mr. Zimmerman reported because cities are responsible for managing these rights-of-way, they often create franchise agreements with utility companies. A franchise agreement is a contract that gives a utility company the right to install, maintain, and repair its equipment within a city's public grounds or rights-of-way. In Minnesota, cities have broad authority under state law to negotiate these agreements, which are formalized as ordinances. In order to continue the delivery of these utility services and ensure uniform provisions, staff have begun the process of meeting with providers to review existing agreements in preparation for renegotiating with Northern States Power Company (Xcel Energy) and Anoka Electric Cooperative (Connexus Energy). In order to establish a franchise fee, current agreements need to be in place with all utility providers. Per [Minnesota Statute 216B.36](#), a city may impose a franchise fee on a gas or electric utility for the use of the public right-of-way by adopting an ordinance that establishes fee terms, including structure, collection, schedule and effective dates. Historically, the City has not imposed its authority to collect franchise fees related to these utility services, presented at the September 8, and the [January 13, 2025](#), City Council Workshops and in subsequent budgetary discussions. There is no cap on the fee rate and the fees can be used for any public purpose. Cities have

the option of imposing a flat fee (e.g., \$3 per month) or a percentage fee (e.g., 3 percent) based on utility usage. These fees can vary between residential customers and various commercial customer types. While a flat fee is constant from month-to-month, a percentage-based fee varies seasonally.

Mr. Zimmerman commented on the fact that franchise fees are used by other cities is not intended to suggest that Blaine should automatically follow suit simply because others have. Rather, it highlights that franchise fees are a widely accepted and effective tool that many cities rely on to support both operational and capital needs. Staff reviewed the utility franchise fees that were being charged by Lakeville. As the council considers strategies to address rising costs and potential tax levy increases, franchise fees represent a practical and commonly used option worth consideration.

Mayor Sanders thanked staff for the detailed presentation and for pointing out there was a \$6 million gap in the city's pavement management plan that the proposed utility franchise fees could assist with filling. He appreciated the fact the funds generated from the franchise fees could be tied to a core city function. Mr. Zimmerman commented further on how the city's reliance on bonding could be eliminated if the franchise fees were pursued. He noted if franchise fees were pursued the first collection would be in the fourth quarter of 2026.

Councilmember Newland supported the city moving forward with utility franchise fees. He stated the financial impact to the city would be significant. He discussed how a potential municipal cannabis dispensary could also assist with taking pressure off the city's levy, which would greatly benefit Blaine taxpayers. He recommended the city move forward with utility franchise fees as soon as possible.

Councilmember Newland inquired how the franchise fee would be explained to homeowners. Mr. Zimmerman reported the utility companies would explain the new fee on the utility bill was being charged by the city. He stated the new fee would be a separate line item on each utility bill. Mr. Thorvig explained the city would also be holding public hearings regarding this matter.

Councilmember Ford questioned if residents would know the difference between this fee and a levy increase. He indicated if the franchise fee were to move forward he was inclined to support a dollar rate for budgeting purposes. Mr. Thorvig discussed how a levy increase of \$5.9 million would impact residents versus a franchise fee that would collect \$5.9 million. He stated it was better for the rate payers to have this fee collected through a franchise fee versus increased property taxes.

Councilmember Fleming reported she appreciated how the city would be saving future bonding and interest fees if the franchise fee were to move forward. She commented further on how a broader base of users would be contributing to the city's revenues if the franchise fee were pursued.

Councilmember Massoglia stated he supported the city moving forward with utility franchise fees. He indicated he supported a flat rate fee being charged and how often the city would evaluate the rate being charged. Mr. Zimmerman anticipated this would have to be done every year or two.

Council consensus was to direct staff to continue exploring utility franchise fees.

4. Other Business

None.

5. Adjournment

The workshop adjourned at 6:57PM.



City of Blaine

City Council

November 17, 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 7:05PM by Mayor Sanders followed by the Pledge of Allegiance and the Roll Call.

2. Pledge of Allegiance

3. Roll Call

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

ABSENT: None.

Quorum Present.

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

4. Awards - Presentations - Organizational Business

- 4.1.** 2025-259 Proclamation Honoring the Blaine High School Boys Cross Country Team
Sponsors: City Council

Mayor Sanders read a proclamation in full for the record recognizing the 2025 AAA State Champion Blaine High School Boys Cross Country Team and congratulated them on an amazing season. A standing ovation and round of applause was offered by all in attendance.

Coach Everson thanked the council for this recognition, stating it was truly humbling and monumental for the Blaine Boys Cross Country Team to win state. He introduced his team to the city council and congratulated them on a tremendous season.

Alaric Burrows, senior captain, stated he was extremely grateful to be able to run for this community and with this team and was proud that they were able to bring home the State Championship.

5. Communications

Mayor Sanders noted that the Spring Lake Park Panther football team was currently undefeated and wished them good luck this weekend.

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 7:17PM.

Dana Carlson, 287 117th Avenue NE, shared comments with the council regarding concerns he was having and noted people were being exposed.

Bruce Manthei, 4101 99th Avenue, shared continued concerns with the electrical box location at 99th and Lexington Avenues and expressed concern regarding the council's lack of response. He stated he spoke with the police department regarding his concerns and asked that the city work with the Anoka County Highway Department to address this concern.

Owen Bonneville, Centennial High School student, explained he was in attendance at the council meeting as part of his class.

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

7. Approval of Consent Agenda:

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

Councilmember Newland explained he would be abstaining from voting on Item 7.1 due to a potential conflict of interest.

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

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

- 7.1.** 2025-253 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director
- 7.2.** 2025-254 Acknowledge Receipt of Employee Reimbursements and Credit Card Transactions
Sponsors: Jason Zimmerman, Finance Director
- 7.3.** 2025-255 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk
- 7.4.** RES 25-188 Resolution Submitting a Recommendation to the Anoka County Board of Commissioners to Reappoint Jess Robertson to the Rice Creek Watershed District Board of Managers
Sponsors: Erik Thorvig, City Manager
- 7.5.** RES 25-180 Resolution to Approve Joint Powers Agreement with the City of Ham Lake for Implementation of Groundwater Monitoring Wells
Sponsors: Stefan Higgins, Assistant City Engineer
- 7.6.** 2025-256 Certify 2025 Delinquent Utility Accounts to Anoka County
Sponsors: Jason Zimmerman, Finance Director, Kyle Howard, Utility Billing Supervisor
- 7.7.** 2025-257 Motion to Approve the Surplussing of Previously Used Police Department Mustang Water Rescue Suits
Sponsors: Brian Podany, Safety Services Manager/Police Chief

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

- 8.1.** RES 25-189 Resolution Certifying Delinquent Special Charges
Sponsors: Jason Zimmerman, Finance Director, Kyle Howard, Utility Billing Supervisor

Finance Director Zimmerman requested the council consider conducting a public hearing

for unpaid special charges and other municipal services, to be certified to property taxes for collection in 2026. Each year, the City of Blaine encounters unpaid charges for municipal services, including abatement of weeds and trees, false alarms, rental licenses, and other related charges. These outstanding balances represent a financial obligation to the city, and according to state statutes, the City has the authority to assess unpaid charges against the property through a certification process. These charges, when unpaid for a significant period, may affect the city's ability to provide continuous services efficiently. To ensure proper revenue collection and avoid disruption in services, unpaid balances are proposed to be certified to the respective property taxes for recovery. A list of properties with unpaid charges has been compiled, and notices have been sent to the affected property owners. The public hearing provides an opportunity for the Council to review any objections or concerns from property owners regarding their unpaid balances. After consideration, the Council may decide to adjust, reduce, or certify the full amount of these charges.

Mayor Sanders opened the public hearing at 7:31PM.

There being no public input, Mayor Sanders closed the public hearing at 7:31PM.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adopt Resolution Certifying Delinquent Special Charges.

Motion adopted unanimously.

8.2. 2025-258 Approve Renewal of Currency Exchange Licenses
Sponsors: Cathy Sorensen, City Clerk

City Clerk Sorensen stated council is asked to hold a public hearing to consider approval of currency exchange license renewals. Staff has received the attached correspondence regarding currency exchange license renewals from the Minnesota Department of Commerce for the following locations:

AL\$ Check Cashing LLC, 1434 93rd Lane NE, Blaine, MN

SJB Enterprises Inc., d/b/a/ Your Exchange, 10545 University Avenue NE, Blaine, MN

Ms. Sorensen explained the renewal requests were forwarded to the Police Department for review; no items of concern were raised with either location.

Mayor Sanders opened the public hearing at 7:33PM.

There being no additional public input, Mayor Sanders closed the public hearing at 7:33PM.

Moved by Councilmember Fleming, seconded by Councilmember Robertson, to recommend approval of the Renewal of Currency Exchange Licenses.

Motion adopted unanimously.

9. Development Business

None.

10. Administration

10.1. ORD 25-2591 First Reading

Amending City Code to Repeal Sec. 70-2. Sidewalk Snow Removal

Sponsors: Nick Fleischhacker, Public Works Director

Public Works Director Fleischhacker stated council is asked to hold first reading of a proposed ordinance amending removing the sidewalk snow removal section from city code.

Declared by Mayor Sanders that Ordinance No. 25-2591, "Amending City Code to Repeal Sec. 70-2. Sidewalk Snow Removal," be introduced and placed on file for second reading at the December 1, 2025 Council meeting.

10.2. ORD 25-2590 Second Reading

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

Sponsors: Cathy Sorensen, City Clerk

Ms. Sorensen stated council is asked to hold second reading and adopt the proposed charter amendment regarding salaries of mayor and councilmembers. Second reading of this proposed charter amendment was scheduled for second reading on October 6 but with one member absent and the requirement of a unanimous vote of the full city council, it was recommended that the process begin again with a new first reading and public hearing, which was held on November 3 with no comments during the hearing. 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.

Moved by Councilmember Newland, seconded by Councilmember Larson, to adopt the Second Reading of Ordinance No. 25-2590, Amending Sec. 2.07. Salaries of the Blaine City Charter.

Motion adopted unanimously.

11. Other Business

None.

12. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Fleming, to adjourn the meeting at 7:40PM.

Motion adopted unanimously.



City of Blaine Staff Report

File Number: 2025-266

Agenda Date	Status
December 1, 2025	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: - Erik Thorvig, City Manager, Scott Johnson, Director of Administrative Services

Agenda Item # 7.3

Approve Lobbying Agreement with The Ferguson Group

Executive Summary

Council is asked to approve the attached agreement for federal lobbying services with The Ferguson Group.

Background

The Ferguson Group ("TFG") has submitted an agreement for 2026 and 2027 services. The City Council discussed this item at the November 10, 2025, City Council Workshop. TFG was the only firm that provided a response to our request for proposal and presented to the City Council at the aforementioned workshop.

If approved, this will be the city's fifth year working with TFG. The agreement cost for the previous three years was \$60,000 annually. For 2026 and 2027, TFG is asking for a 5% increase. The increase amounts to \$3,000 annually for a total agreement cost of \$63,000.

TFG has provided consistent services throughout the year. In addition to biweekly meetings/updates, TFG has assisted staff with the preparation of documentation and follow-up for the federal funding process. In addition, they have consulted on other grant requests. TFG staff prepares a grants matrix and assist with evaluating grant opportunities.

Strategic Plan Relationship

This item falls under the financial sustainability strategic priority.

Board/Commission Review

Financial Impact

The agreement fee is \$5,250 or \$63,000 annually. The proposed 2026 budget includes funding for the lobbying agreement.

Public Outreach/Input

Staff Recommendation

By motion, approve renewal of the federal lobbying agreement for 2026 and 2027 with The Ferguson Group.

Attachment List

1. City of Blaine, MN - TFG Advocacy Services (2026 & 2027)



City of Blaine, MN - TFG Advocacy Services (2026 & 2027)

 The Ferguson Group Company address 1901 Pennsylvania Avenue NW Suite 700 Washington, DC 20006 Company ID no. - Hereinafter referred to as Consultant	 City of Blaine Company address 10801 Town Square Drive NE Blaine, MN 55449 Company ID no. - Hereinafter referred to as Client	 City of Blaine Company address 10801 Town Square Drive NE Blaine, MN 55449 Company ID no. - Hereinafter referred to as -
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This Federal Advocacy Services Agreement ("Agreement") is made and entered into as of November 12, 2025, by and between The Ferguson Group ("Consultant"), and the City of Blaine, MN ("Client"), collectively referred to as the "Parties."

WHEREAS, the Client desires to engage the Consultant to perform certain professional services as described herein; and
WHEREAS, the Consultant represents that it has the qualifications, experience, and ability to perform such services in a professional and timely manner;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Scope of Services

The Consultant agrees to provide the professional services outlined in the attached proposal. Additional services may be provided upon mutual agreement and documented in writing.

2. Term and Termination

This Agreement shall commence on January 01, 2026 and remain in effect until December 31, 2027. The Client may terminate this Agreement with or without cause, by providing 60 days' written notice to the Consultant. Upon termination, Consultant shall provide a final invoice for services rendered and expenses incurred up to the termination date.

3. Compensation

For services rendered under this Agreement, the Client agrees to engage the Consultant on a retainer basis for a period of 24 months. As compensation for services rendered, the Client shall pay the Consultant a fixed retainer fee of \$5,250, invoiced monthly with payment due within 30 days of receipt. The total contract value shall not exceed \$126,000.

In addition, the Client will not reimburse the Consultant for expenses including travel, lodging, and materials, incurred in the performance of services, up to a maximum of \$0 over the term of the agreement.

The total contract value shall not exceed \$126,000, which includes \$126,000 in retainer fees and \$0 in reimbursable expenses.

4. Billing and Payment Information

To facilitate timely and accurate invoicing, the Client agrees to provide the following billing details upon execution of this Agreement:



Project Contact Name:

Email Address:

Phone Number:

Billing Contact Name:

Email Address:

Phone Number:

Purchase Order (PO) Number (if required):

The Client agrees to notify the Consultant of any changes to the above information within five (5) business days. The Consultant prefers to receive payments via Automated Clearing House(ACH). All payments shall be remitted to:

The Ferguson Group

PO Box 646072

Pittsburgh, PA 15264

Remittance advice, including invoice number(s), payment amount(s), and date(s), shall be sent electronically to billing@tfgnet.com.

5. Confidentiality

The Consultant agrees to treat all non-public information provided by the Client as confidential and not to disclose such information to any third party without the Client's prior written consent, except as required by law.

6. Indemnification

The Client agrees to indemnify, defend, and hold harmless the Consultant from any claims, liabilities, damages, or expenses arising out of the Consultant's performance of services under this Agreement, except for claims resulting from the Consultant's gross negligence or willful misconduct.

7. Independent Contractor

The Parties acknowledge that the Consultant is acting as an independent contractor and not as an employee, agent, or partner of the Client. The Consultant shall have no authority to bind the Client in any agreement or obligation.

8. Dispute Resolution

In the event of any dispute arising under this Agreement, the Parties agree to first attempt resolution through informal discussions. If unresolved, the dispute shall be submitted to mediation before resorting to litigation. Any legal proceedings shall be conducted in the courts of the District of Columbia.

9. Governing Law

This Agreement shall be governed by and construed under the laws of the District of Columbia, without regard to its conflict-of-law principles.

10. Entire Agreement

This Agreement constitutes the entire understanding between the Parties and supersedes any prior agreements, whether written or oral, relating to the subject matter herein. Amendments to this Agreement must be made in writing and signed by both Parties.

11. Signatures

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.



Full name
Erik Thorvig (City Manager)

On behalf of
City of Blaine

Email
ethorvig@blainemn.gov

IP Address
-

Signature will appear here

Full name
Tim Sanders (Mayor)

On behalf of
City of Blaine

Email
tsanders@blainemn.gov

IP Address
-

Signature will appear here

Full name
W Roger Gwinn (CEO)

On behalf of
The Ferguson Group

Email
rgwinn@tfgnet.com

IP Address
-

Signature will appear here



November 12, 2025

Mr. Erik Thorvig
City Manager
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

Dear Mr. Thorvig:

The Ferguson Group (TFG) is pleased to submit this letter of agreement to continue providing federal lobbying services to the City of Blaine, Minnesota (“the City”). TFG takes great pride in the City’s accomplishments to date and remains fully committed to advancing Blaine’s priorities at the federal level through strategic outreach, engagement, and advocacy with federal agencies, Congress, and members of the Minnesota congressional delegation.

2025 Federal Engagement Highlights

During the Fiscal Year (FY) 2026 Appropriations process, TFG worked closely with the City and the Minnesota congressional delegation to advance three funding requests: the Joint Powers Command Vehicle, Mobile Camera Trailers, and the Trails and Pedestrian Ramps Rehabilitation. Although the process has been delayed due to the ongoing federal government shutdown, the below funding recommendation is included in the following appropriations bill:

- \$1,470,000 in the Senate FY 2026 Commerce and Justice, Science and Related Agencies Appropriations Bill ([DOJ-COPS Tech – p. 205](#)) for the Joint Powers Command Vehicle (CV-1)

TFG will continue to advocate for the inclusion of this request in final appropriations and will explore supplemental or alternative funding sources as appropriate.

In addition, TFG provided ongoing grant support to the City, including identifying funding opportunities, offering strategic guidance, and engaging with federal program offices. Of recent note, TFG assisted the City with its Energy Efficiency and Conservation Block Grant Program Voucher Application Portal process.

Scope of Services for Federal Lobbying

As a TFG Federal Advocacy Services retainer client, the City of Blaine will receive the following:

Legislative and Policy Tracking – TFG will actively monitor federal legislation, regulations, and programs that may impact the City’s priorities, and will offer timely updates on emerging opportunities and challenges.

Strategic Advice – TFG will provide strategic counsel to the City on all matters concerning applicable congressional action, federal agency policy and regulation, and any federal activity that may have an impact on the City and your priorities.



Assistance in Communicating and Working with Federal Officials – TFG will assist the City in contacting Members of Congress and staff, congressional committees, the Trump Administration, and other federal agency officials and staff, and will assist the City in educating and advocating its objectives with these officials and staff. As appropriate, TFG will contact these officials and others directly on your behalf.

Development of Legislation – If federal legislation is necessary to achieve a City objective, TFG will provide Blaine’s congressional delegation and the relevant congressional committees and federal agencies with institutional expertise and support as necessary to develop, advocate for, and implement federal legislation and authorities.

Build Stakeholder Support – TFG will advise the City on obtaining and coordinating the support of key organizations or stakeholders that may be necessary to implement your strategy or objectives.

Appropriations Advocacy – Where federal funding assistance supports the City’s objectives, TFG will provide logistical support to your congressional delegation in pursuing programmatic funding requests for federal programs that have a significant impact on the City. This includes developing, drafting, submitting, advocating for, and tracking funding requests, as well as conducting direct lobbying activities to maximize the likelihood of success.

Congressional Earmark Support – TFG will advocate for congressionally directed spending (earmark) requests for the City’s priorities and will provide comprehensive support throughout the appropriations process. This includes direct engagement with congressional offices and strategic advocacy before the House and Senate Appropriations Committees to advance the City’s funding priorities.

Communications and Publications – TFG will host a regularly scheduled call with designated City staff to allow TFG and the City to provide relevant updates, share political “intelligence,” and highlight any issues that may warrant discussion. The City will also have access to weekly/biweekly publications, issue briefs, special reports, and real-time federal updates on issues relevant to the City’s priorities.

Washington, DC Advocacy Support – TFG will provide full support during any Washington, DC visits, including organizing and facilitating meetings for the City leaders with Members of Congress, congressional staff, and key federal agencies. More specifically, TFG will schedule meetings, prepare briefing materials, and provide talking points to ensure productive and impactful meetings.

Grant Application Advocacy – TFG will support and advocate for the grant applications prepared and submitted by the City to the federal government. This includes direct engagement with relevant federal agencies and congressional offices to ensure strong support and successful outcomes for the City’s funding initiatives.

Additional Grant Consulting Services – As a TFG retainer client, the City will have access to a wide range of grant consulting services, including custom grant research, weekly alerts and updates, project development, grant editing and review, and full access to TFG’s Grant Funding Hub, featuring grant guides, grant profiles, and the latest grant news. The City will also have access to the Grant Showcase, a database of over 2,000 successful grant applications. Additional services, including grant writing, training, and administration, are available at a 15% discounted rate. **A tailored cost proposal for any additional services will be provided upon request, with fees based on current-year pricing.**

Terms and Conditions

TFG shall be compensated through a **monthly retainer of \$5,250** for Federal Lobbying Services for a **two-year period (as requested), from January 1, 2026, to December 31, 2027**. All invoices will be submitted at the beginning of each month for the duration of this agreement. Either party may terminate this proposal at any time by giving the other party at least sixty (60) days' prior notice, in writing, of such termination. If there is a balance due at the time of termination of this agreement, the City agrees to pay said balance in full within thirty (30) days of the effective date of the termination.

This proposal does not include grant writing, training, or administration. Upon request of such services, TFG will provide a tailored cost proposal with fees based on current-year pricing. As a monthly advocacy retainer client, the City will receive a 15 percent discount on these services.

Any expenses incurred by TFG, including out-of-town travel, in-town travel (taxicab), long-distance telephone charges, facsimiles, document reproduction, overnight delivery, and in-town courier services, **will not** be reimbursable, as noted in the City's Request for Proposals for Federal Lobbying Services.

At the conclusion of the period covered by this agreement, the City may elect to extend this agreement for an additional period and at terms acceptable to the City and TFG.

We are grateful for the opportunity to continue our partnership with the City of Blaine, Minnesota. If you have any questions, please do not hesitate to contact me at (202) 255-5759.

Sincerely,



W. Roger Gwinn
CEO

DOCUMENT TITLE:

City of Blaine, MN - TFG Advocacy Services (2026 & 2027)

What?

Who?

When?



City of Blaine Staff Report

File Number: 2025-267

Agenda Date	Status
December 1, 2025	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 7.4

Approve a Garbage Haulers License for Nitti Sanitation Inc.

Executive Summary

The applicant, Richele Pietruszewski, has submitted an application for a new commercial garbage haulers license within the City of Blaine. The applicant has paid the \$75 fee, completed all necessary forms, and has supplied a License and Permit Bond and Certificate of Insurance naming the City of Blaine as an additional insured.

Background

Nitti Sanitation is a commercial trash provider.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

Issuance of the license is included in the license fee adopted by city council.

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve a garbage haulers license for Nitti Sanitation, 16555 Clayton Avenue East, Rosemount, MN 55068

Attachment List

None



City of Blaine Staff Report

File Number: 2025-268

Agenda Date	Status
December 1, 2025	
In Control	File Type
City Council	Presentation

7:00 PM - Public Hearing and Items Published for a Certain Time - Jason Zimmerman, Finance Director

Agenda Item # 8.1

2026 Truth-In-Taxation Meeting

Background

Budget Preparation

The budgetary process began with Finance Department staff conducting small group discussions with all members of the Council during the second week of April to provide measured assumptions that incorporated operating, capital, and debt funding strategies as outlined in previous budgetary cycles while maintaining existing staffing and service levels at anticipated 2026 costs. An outcome of these small group meetings was the creation of a policy-driven framework containing key themes, goals, and expectations for the 2026 budget and property tax levy, which was informally supported by the majority of the Council at the April 14 Workshop. These items included:

- Prioritize new funding for capital investments
- Equitable compensation for city staff
- Preserve existing complement of full-time staffing
- Sufficient resources for internal service funds
- Connect budget requests to the strategic plan
- Evaluate non-personnel related expenditures
- Leverage unrestricted reserves to fund non-reoccurring requests
- Maintain posture to incentivize development/redevelopment
- Reduce reliance on the property tax levy

The conditions outlined above were then incorporated into the messaging used to communicate expectations of staff as they entered their department's requested budgets, which were required to be approved by department heads and submitted to finance by May 9. These departmental requests were then evaluated, discussed, and further adjusted to ensure compliance with the directions provided by City Council and to maintain a consistent fiscal approach city-wide. At the June 9 Workshop, staff

presented a revised budget that would have required a \$55,300,000 tax levy, which represented an increase of \$5,964,000 or 12.1 percent. Despite this increase falling in line with the estimates presented to Council during the small group discussions in early April, staff made considerable efforts to comply with established guidance. Early departmental inputs put the estimated tax levy at an increase of approximately 11.2 percent, but subsequent requests from the Information Technology division increased the departmental requested tax levy back to the same framework discussed in small groups.

Proposed Budget and Property Tax Levy

While the responsibility of adopting the budget is that of the City Council, Blaine Charter Sec 7.05 specifies: "The city manager shall prepare the estimates for the annual budget of the general fund. Estimates may be prepared for other funds as deemed necessary by the city manager or the city council. The city manager shall submit with the estimate such explanatory statements as such manager may deem necessary". Providing the City Council, staff, and the public with a budget which provides the financial blueprint to carry out the city's strategic plan while outlining the true cost of delivering municipal services is one of the core duties the City Manager is expected to perform annually. Effectively managing the budgetary process is paramount for transparency, accountability, and successful financial governance.

In response to the feedback received at the June 9 Workshop, the City Manager requested a multi-layer approach to reduce the tax levy and impacts on property owners.

1. Budget Reduction Exercise: On June 10, staff were directed to work on reducing budget requests, specifically on non-mandated line items. Additionally, staff were requested to enhance the itemization and justification for each budget request, helping ensure service continuity and accountability. Between June 24 and July 2, each department, along with Finance staff and the City Manager, reviewed updated budget proposals. Within the General Fund, more than 600 budget codes were analyzed, resulting in the reduction of 109 lines. *Levy reduction = \$181,000.*
2. Alternative Funding: In conjunction with the budget reduction exercise, staff were asked to pursue opportunities that would allocate costs to non-levy-supported funds. While few options materialized, it was recommended that the city newsletter be reallocated to the Communications Fund, which is supported by cable franchise fees. With few annual expenses, this model is expected to be sustainable through 2027 under the current model. *Levy reduction = \$46,000.*
3. Staffing Adjustment: Over the last several years, each budget cycle has resulted in the police department adding two additional licensed officers. Given the current 2026 proposal includes no new staff, the police department is requesting the reclassification of an existing vacant evidence technician position into a patrol officer. This request is included to assist with managing call volume and improving response time. *Levy increase = \$60,000.*
4. One-Time Requests: As a general budgetary strategy, best practices suggest that one-time requests be separated from ongoing operational costs. As part of the broader budget analysis, the following list could potentially be funded by unrestricted reserves. It's important to note that the items recommended are truly isolated and won't cause deficits in future years. *Levy reduction = \$353,000*
 - Pavement Condition Index Analysis - \$125,000
 - Replace rusted and rotting doors at Happy Acres and Aurelia Parks - \$35,000
 - Provide irrigation clock upgrades that will include remote operation, allowing staff to improve irrigation schedules and reduce water usage - \$10,000
 - Buy down final levy year for 2016A bonds - \$183,000

5. 2025 Capital Equipment Purchases: The 2025 budget called for approximately \$3.0 million of capital equipment, with over \$2.5 million to be funded through equipment certificates, which are a form of debt. Staff recommend utilizing unrestricted General Fund reserves from fiscal year 2024 to pay for these purchases in lieu of bonding. This recommendation is being made based on prior Council direction to reduce borrowing when possible and the use of these funds doesn't create additional spending, as these commitments were previously authorized. *Levy reduction = \$550,000*

In accordance with the state statutes, on September 3, the Council voted to adopt the City Manager's recommendation and set the proposed city-based total tax levy at \$54,230,000, which represents an increase of \$4,894,000 or 9.9 percent over 2025 values and set December 1 as the date to hold the Truth-in-Taxation meeting. As a reminder, this amount can only be reduced at the time the final levy is set per Minnesota State Statute 275.065.

Truth-in-Taxation

Upon certification to the County Auditor, the proposed levy was used to prepare the Proposed Property Tax Statement, also known as the Truth-in-Taxation (TNT) Notice. This notice is required to be mailed to property owners between November 11 and November 24 of each year and includes parcel-specific estimated property taxes payable in the following year, should each taxing jurisdiction approve their levies as proposed.

Notices are provided for real and personal property, but not manufactured home property taxed as personal property, since it is assessed and taxed in the same year.

Consistent with legislation enacted during the 2023 Legislative session, the 2026 Proposed Property Tax Notice is required to include a Supplemental Budget Information Form containing the overall change in levy for the county, each city, and each school district in the county to be included on the statement. These parcel-specific notices must also include the actual 2025 and proposed 2026 taxes for the county, city, school district, Metropolitan Special Taxing Districts, and other special taxing districts.

Following the adoption of the proposed levy, cities with a population over 500, counties, school districts, the Metropolitan Council, the Metropolitan Airports Commission, the Metropolitan Mosquito Control District, and any applicable regional library authority are required to conduct a public meeting between November 25 and December 30 to discuss the property tax levy and allow for public comment. The budget calendar calls for the city to conduct the Truth-in-Taxation (TNT) meeting on December 1, 2025, and adopt the final tax levy at the December 15, 2025, City Council meeting. Holding the TNT meeting on a separate night from the final tax levy adoption ensures public engagement and transparency, as this two-step process provides a crucial opportunity for residents to voice their concerns and for the City Council to consider that feedback before making a final decision.

Property Values

Property values in the city are determined by the County Assessor's Office (Anoka and Ramsey). Overall, in total, property values in Blaine are increasing 4.38 percent, with 1.75 percent coming from new construction and an increase of 2.63 percent coming from existing properties. The valuations for residential properties are set to increase overall, 4.89 percent for pay 2026, and the commercial property values are increasing 4.47 percent overall. The apartment property class is showing a

reduction of 5.57 percent, which is not unexpected and is consistent with the value trends of this property classification type across the seven-county metro area. Due to this reduction, we expect the tax burden to shift toward the residential and commercial property classes. *While these values are not final and fluctuate throughout the year, they serve as a good indicator of trend data.*

Assessed Market Value Trends					
Property Type	'24 p '25 Total Value	'25 p '26 Total New Construction	'25 p '26 Total Appreciation	'25 p '26 Total Value	'25 to '26 % Chg
Residential	\$8,816,417,300	\$175,966,200	\$255,479,900	\$9,247,863,400	4.89%
Personal Property	\$117,464,500	\$6,405,900	\$14,610,800	\$138,481,200	17.89%
Agricultural	\$15,501,900	-	(\$300)	\$15,501,600	0.00%
Apartments	\$622,436,700	\$2,991,300	(\$37,658,200)	\$587,769,800	-5.57%
Commercial/Industrial	\$1,805,802,800	\$14,287,000	\$66,462,100	\$1,886,551,900	4.47%
Total	\$11,377,623,200	\$199,650,400	\$298,894,300	\$11,876,167,900	4.38%

Overall, the city remains highly desirable, driving the above-average appreciation of existing property and significant investment by developers. By maintaining a well-balanced mix of property types, the city is well positioned to manage the changing landscape of consumer preferences and market fluctuations.

TNT Levy

Throughout the fall, the city held several workshop meetings regarding the upcoming budget and the associated property tax levy. These discussions were open to the public and allowed for the City Council to thoroughly examine the financial needs, strategic priorities, and potential tax impacts of the proposed levy.

The current presentation focuses on maintaining the initially proposed levy amount for final adoption. This indicates that, after analyzing departmental requests, revenue forecasts, capital investment needs, and long-term fiscal strategy, city leadership has concluded that the originally proposed levy amount currently remains the most appropriate figure to fund planned services and meet the community's objectives for the upcoming year.

City Levy History						
Levy Item	2022 Levy	2023 Levy	2024 Levy	2025 Levy	2026 Department Requested Levy (June)	2026 City Council TNT Levy (December)
Operating	\$29,350,000	\$31,712,000	\$36,385,585	\$39,547,598	\$43,451,487	\$43,239,487
Capital	\$450,000	\$600,000	\$200,000	\$1,769,752	\$2,890,360	\$2,765,360
Debt	\$4,800,000	\$4,800,000	\$6,324,015	\$8,018,650	\$8,958,153	\$8,225,153
Total	\$34,600,000	\$37,112,000	\$42,909,600	\$49,336,000	\$55,300,000	\$54,230,000

Property Tax Impact on the Median Valued Residential Property

At the above levy amounts, the median valued residential property in Blaine is \$346,000, which is an increase of 3.38 percent in value. Median valued properties will see their estimate of the city's share of their annual property tax bill increase of \$112.63 or 9.26 percent or approximately \$9.39 per month. Based on the value information provided by the County Assessor, current estimates indicate that this levy would result in an approximate tax capacity rate of 40.216 percent.

The following table provides a breakdown of the taxes on each of the levy components, assisting users in understanding the tax impacts on the median valued home of each of the levy components.

Purpose	2025 Actual	2026 TNT	Difference	% Change
Public Safety	\$524.49	\$557.08	\$32.59	6.21%
Public Works & Recreation	\$281.11	\$299.15	\$18.04	6.42%
General Operations	\$169.15	\$203.42	\$34.27	20.26%
Capital	\$43.81	\$67.81	\$24.00	54.78%
Debt	\$198.36	\$202.09	\$3.73	1.88%
Total	\$1,216.92	\$1,329.55	\$112.63	9.26%

Staff believes that the levy as presented accomplishes a number of important objectives:

- Focusing on essential city services
- Reducing the reliance on debt to finance capital projects
- Maintaining a high quality city-operated Police Department
- Investing in modern technology to improve services and increase productivity
- Continuing to fund annual street reconstruction/maintenance projects
- Enhancing city parks, trails, open spaces, and facilities
- Fostering an efficient and transparent government
- Promoting citizen engagement
- Embracing innovative ways to improve customer service

Key Budget Dates:

February 10	Budget Kick-off
March 10	Budget Key Dates Discussed
April 1 – 11	Small Group Meetings with Mayor and Councilmembers
April 14	Review of Small Group Meetings; Outcomes and Council Direction
June 9	General Fund and EDA Budget and Tax Levy
June 23	Internal Service Funds (<i>Budget Retreat – 4th Monday</i>)
July 14	Capital Funds Budget
August 11	Review General Fund, EDA, and Capital Budgets and Tax Levy
September 3	Reserved for Budget Review if needed / Parks Capital Improvement Plan
September 15	Adopt Proposed General Fund, EDA, and Capital Budgets and Tax Levy

September 29	Utilities and Refuse Funds (<i>Budget Retreat – 5th Monday</i>)
October 6	Charitable Gambling and Communications Funds
October 20	Review Charitable Gambling Fund Scoring
November 3	Review General Fund, EDA, and Capital Budgets and Tax Levy
December 1	Truth-in-Taxation Public Meeting
December 15	Adopt Final General Fund, EDA, and Capital Budgets and Tax Levy

Staff Recommendation

Questions for Council

Attachment List

1. 2026 Truth in Taxation Presentation
2. 2026 Levy Exhibits
3. 2026 General Fund Summary



2026 Truth-in-Taxation Meeting

City Council Meeting | Finance

12/1/2025

Truth-in-Taxation Meeting



- ▶ Present the 2026 City of Blaine proposed property tax levy and budgets
- ▶ Receive public input and comments
 - ▶ Robert's Rules of Order are used to govern the conduct of the meeting
 - ▶ Questions may be addressed to the Finance Director at the conclusion of the presentation outside the council chambers
- ▶ Will not address specific parcel valuations
 - ▶ Anoka County – <https://www.anokacountymn.gov/4279/How-to-Appeal-Your-Value> or (763) 323-5400
 - ▶ Ramsey County – <https://www.ramseycounty.us/residents/property-home/taxes-values/property-value-assessment/appealing-your-value> or (651) 266-2131
- ▶ Budget and tax levy to be considered for adoption at the December 15 City Council Meeting

Definitions: Property Tax Values, Levies and Tax Rates



Levy is the imposition of tax, usually by a local unit of government.



Market Value is an assessed value determined by the County's Assessors Office. Market value is defined as the usual selling price at the time of assessment.



Market Value Exclusion for most homestead properties, market value minus the homestead market value exclusion equals the taxable market value of the property.



Class Rate is the percent of taxable market value, set by state law, based on use and property type that establishes a property's tax capacity which is subject to property tax.



Net Tax Capacity (NTC) is derived by multiplying class rates by taxable market value and is the tax base used for levies other than most referendum levies.



Median Value Residential Property is the commonly used example for property taxes and their effects. The median value is considered a stronger representative of the data than the mean or average.



Minnesota Department of Revenue Glossary - <https://www.revenue.state.mn.us/glossary>

Minnesota Property Tax

- Complex system
- Fiscal Disparities impact on commercial values post 1971
- Tax Capacity, not Mill Rate
- Truth-in-Taxation enacted by the state legislature in 1988
- Class rates, TIF, exclusions

Anoka County
Alex Guggenberger, County Assessor
Property Records and Taxation
2100 3rd Avenue
Anoka, MN 55303-2281
www.anokacountymn.gov
(763) 324-1175

Taxpayer(s):
SMITH JOHN L
1234 ANYWHERE ST
ANOKA, MN 55303

Property ID: 03-01-01-01-1111
Property Description: LOTS 10 & 11 BLK D WATERVIEW HEIGHTS, SUBJ TO EASE OF RECORD

Owner(s): SMITH JOHN L
1234 ANYWHERE ST
ANOKA, MN 55303

VALUATION NOTICE
2026

2025 Values for Taxes Payable

Property tax notices are delivered on the following schedule:

Valuation and Classification Notice

Step 1
Class: Res Hnd
Estimated Market Value: \$339,000
Homestead Exclusion: \$16,040
Taxable Market Value: \$322,960

Proposed Taxes Notice

Step 2
2025 Tax: \$3,437.20
2025 Proposed: \$3,437.20
Change: Coming November 2025

Property Tax Statement

Step 3
1st Half Taxes: \$1,718.60
2nd Half Taxes: \$1,718.60
Total Taxes Due in 2025: \$3,437.20
Coming March 2026

The time to appeal or question your CLASSIFICATION or VALUATION is NOW!
It will be too late when proposed taxes are sent.

Your Property's Classification(s) and Values

Taxes Payable in 2025 (2024 Assessment) Taxes Payable in 2026 (2025 Assessment)

The assessor has determined your property's classification(s) to be:

☐ If this box is checked, your classification has changed from last year's assessment.

Res Hnd **Res Hnd**

The assessor has estimated your property's market value to be:

Estimated Market Value \$339,000

Several factors can reduce the amount that is subject to tax:

Green Acres/Rural Pres/Ag Pres/Open
Rural Preserve Value Deferral
Open Space Value Deferral
Platted Vacant Land Deferral
Disabled Veterans Exclusion
Mold Damage Exclusion
Homestead Market Value Exclusion

Taxable Market Value \$322,960

The following values (if any) are reflected in your estimated market value:

New Improvement Value \$16,040

The following meetings are available to discuss or appeal your value and classification:

Local Board of Appeal and Equalization OR Open Book Meeting

April ##, 2025 - 7:00 PM
Anoka County Government Center
2100 3rd Ave.
Anoka MN 55303

County Board of Appeal and Equalization

June ##, 2025 - 6:00 PM
Anoka County Government Center
County Boardroom - Room 705
2100 3rd Ave.
Anoka MN 55303

APPOINTMENTS ARE ENCOURAGED
TO SCHEDULE AN APPOINTMENT PLEASE CALL
763-324-1175

Anoka County
Property Records and Taxation
2100 3rd Avenue
Anoka, MN 55303-2281
www.anokacountymn.gov
(763) 323-5400

Taxpayer(s): SMITH JOHN L
1234 ANYWHERE ST
ANOKA, MN 55303

Property ID: 03-01-01-01-1111
Property Description: LOTS 10 & 11 BLK D WATERVIEW HEIGHTS, SUBJ TO EASE OF RECORD

Owner(s): SMITH JOHN L

TAX STATEMENT
2025

2024 Values for Taxes Payable in

VALUES AND CLASSIFICATION

2024 **2025**

Estimated Market Value: 324,700 327,000
Homestead Exclusion: 8,017 17,120
Taxable Market Value: 316,683 309,880
New Improvements: 309,880 309,880
Property Classification: Res Hnd Res Hnd

PROPOSED TAX

Step 2
2025 Proposed Property Tax: \$3,404.62
Sent in November 2024

PROPERTY TAX STATEMENT

Step 3
1st Half Taxes: \$1,718.60
2nd Half Taxes: \$1,718.60
Total Taxes Due in 2025: \$3,437.20

REFUNDS:

2024 **2025**

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. ☐ \$3,180.54 \$3,413.18
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.

Property Tax and Credits

Property taxes before credits \$3,180.54 \$3,413.18
Credits that reduce property taxes
A. Agricultural and rural land credits \$0.00 \$0.00
B. Other credits \$0.00 \$0.00
Property taxes after credits \$3,180.54 \$3,413.18

City Tax by Jurisdiction

City or town A. General county levy \$811.68 \$937.30
B. Regional rail authority \$0.00 \$0.00
C. County/municipal public safety system \$1,158.68 \$1,300.80
D. State general tax \$0.00 \$0.00
E. School district: #11 \$549.12 \$516.62
F. Other local levies \$553.68 \$546.88
G. Special taxing districts \$60.40 \$59.72
H. Other special taxing districts \$46.98 \$51.86
I. Tax increment \$0.00 \$0.00
J. Fiscal disparity \$0.00 \$0.00
K. Non-school voter approved referendum levies \$0.00 \$0.00
L. Total property tax before special assessments \$3,180.54 \$3,413.18

Special Assessments

Special Assessments A. Solid waste management charge \$24.02 \$24.02
B. All other special assessments \$0.00 \$0.00
C. Contamination tax \$0.00 \$0.00
TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS \$3,204.56 \$3,437.20

2nd HALF PAYMENT STUB - PAYABLE 2025

To avoid penalty, pay on or before: October 15, 2025

Taxpayer(s): SMITH JOHN L
1234 ANYWHERE ST
ANOKA, MN 55303

Property ID: 03-01-01-01-1111

Total Property Tax for 2025: \$3,437.20
Second-half payment due Oct. 15: \$1,718.60

Please Include Property ID on Check
Make Check Payable To: Anoka County
2100 3rd Ave, ANOKA, MN 55303-2281

Check to indicate address corrections on back.

Scan to pay property taxes online.

1st HALF PAYMENT STUB - PAYABLE 2025

To avoid penalty, pay on or before: May 15, 2025
If your tax is \$100.00 or less, pay the entire tax by May 15, 2025

Taxpayer(s): SMITH JOHN L
1234 ANYWHERE ST
ANOKA, MN 55303

Property ID: 03-01-01-01-1111

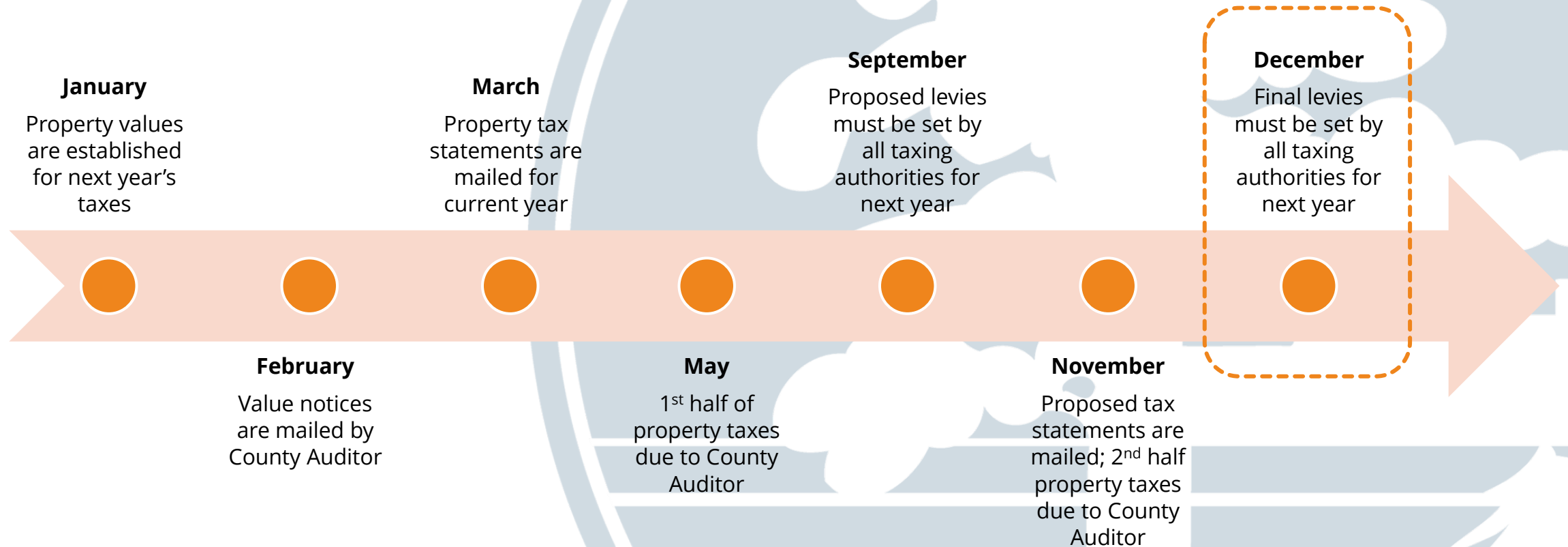
Total Property Tax for 2025: \$3,437.20
First-half payment due May 15: \$1,718.60

Please Include Property ID on Check
Make Check Payable To: Anoka County
2100 3rd Ave, ANOKA, MN 55303-2281

Check to indicate address corrections on back.

Scan to pay property taxes online.

General Property Tax Timeline

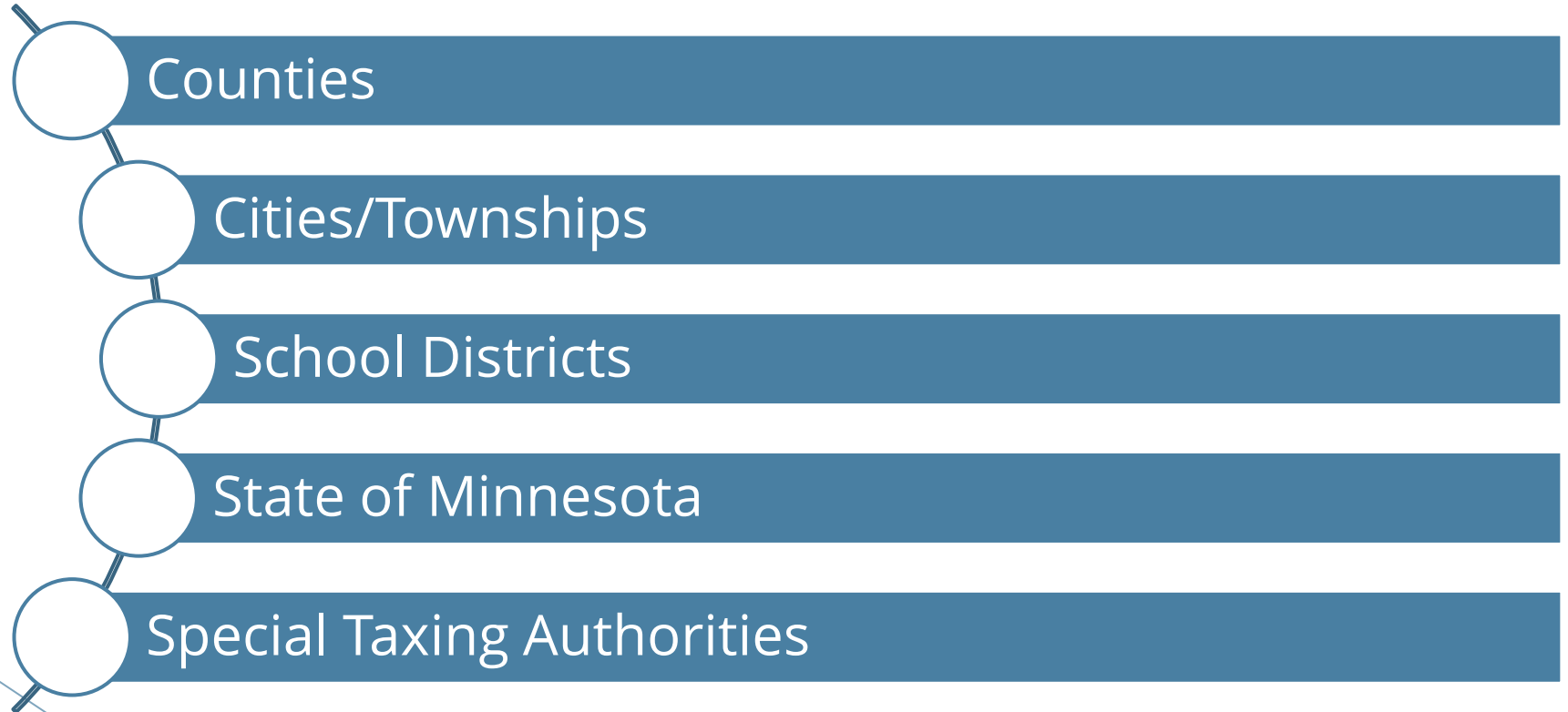


Proposed to Final Levy Adoption





Taxing Jurisdictions



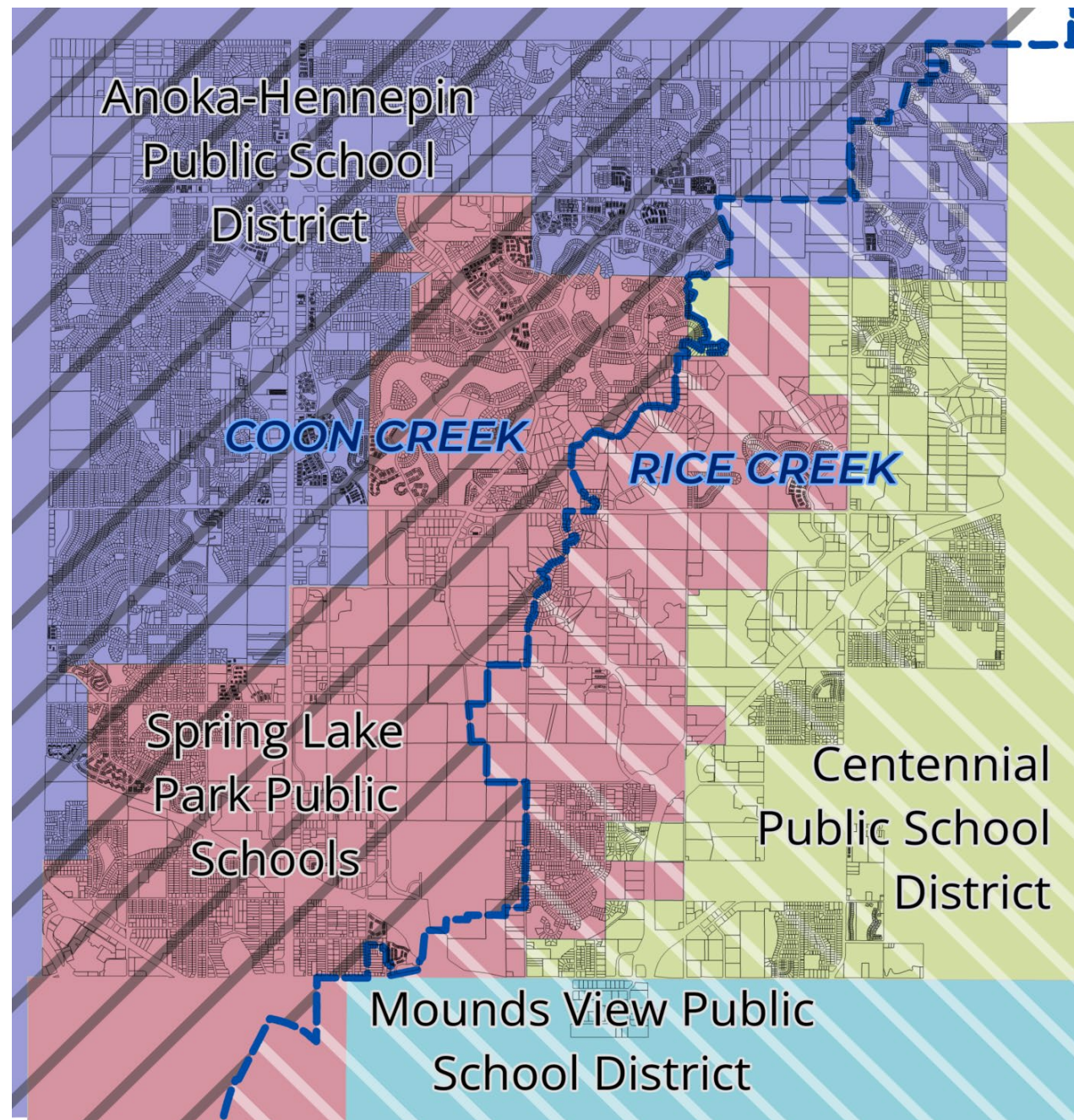
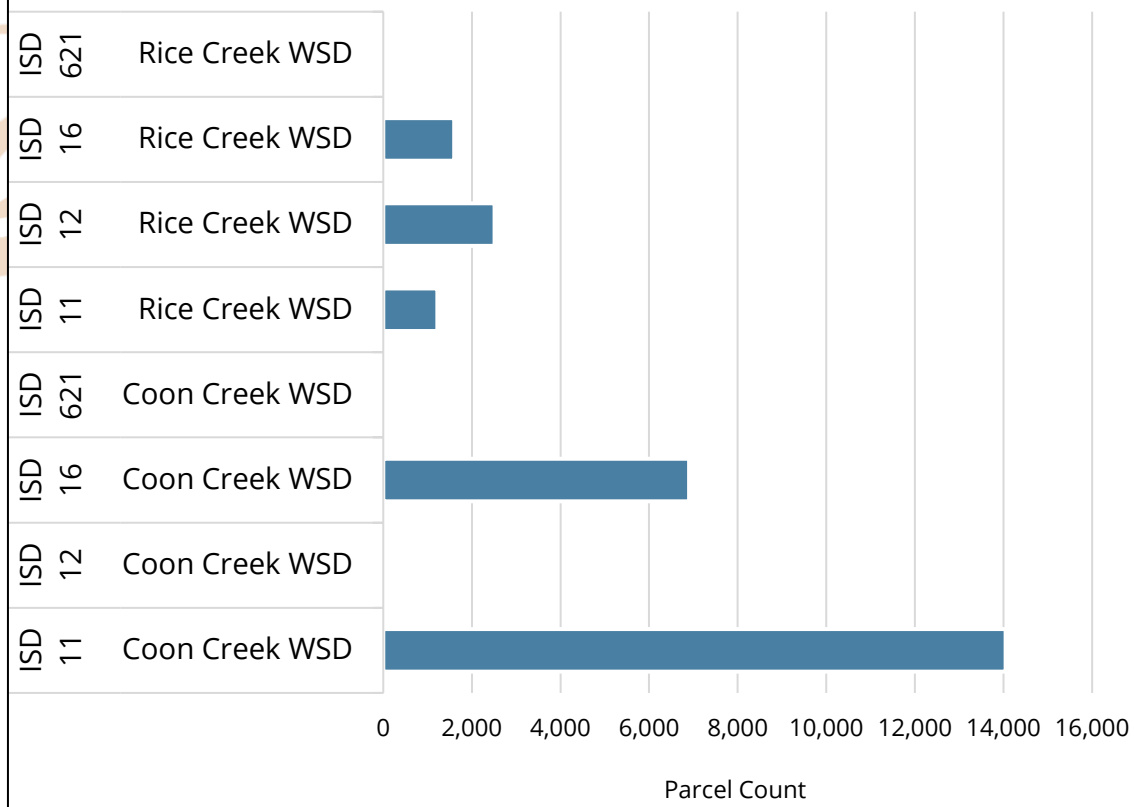
Blaine Unique Taxing Area's

- ▶ UTA = Unique Taxing Area
- ▶ A geographical region in which all properties are subject to the same set of local tax rates
- ▶ For the 2026 tax year Blaine has 15 different UTAs in Anoka County

Fis. Disp Ratio	Dist Code	U.T.A.	ANOKA COUNTY, MN.		City/ Twp	Voter Apprvd	Other	School District	Metro Council	Metro Transit District	Metro Transit Area	Metro Mosq.	Total Met Agenc	Water- Shed	City/ County HRA/EDA	Hosp Dist	County Reg Rail	County/ City Radio	Spec Dist wRRA	Spec Dist w/o RRA	Total Tax Cap. Based Rate	School Dist RMV Voter	School Dist RMV Other	Total SD MV Based Voter&Other	Total City Market Based	Total SD & City Mlt Rate	School Gen Debt Voter	School Gen Debt Other
Blaine	0.357281	2 02011F	30.245%	30.245%	38.232%	4.728%	8.870%	13.598%	0.560%	1.039%		0.328%	1.927%	2.219%	0.894%	0.000%	0.000%	0.000%	3.113%	3.113%	87.115%	0.11318%	0.08317%	0.19635%	0.00000%	0.19635%	3.187%	0.000%
		3 02011H	30.245%	30.245%	38.232%	4.728%	8.870%	13.598%	0.560%	1.039%		0.328%	1.927%	2.219%	0.894%	0.000%	0.000%	0.000%	3.113%	3.113%	87.115%	0.11318%	0.08317%	0.19635%	0.00000%	0.19635%	3.187%	0.000%
		4 03011A	30.245%	30.245%	38.232%	4.728%	8.870%	13.598%	0.560%	1.039%		0.328%	1.927%	2.219%	0.894%	0.000%	0.000%	0.000%	3.113%	3.113%	87.115%	0.11318%	0.08317%	0.19635%	0.00000%	0.19635%	3.187%	0.000%
		5 04011B	30.245%	30.245%	38.232%	4.728%	8.870%	13.598%	0.560%	1.039%		0.328%	1.927%	1.551%	0.894%	0.000%	0.000%	0.000%	2.445%	2.445%	86.447%	0.11318%	0.08317%	0.19635%	0.00000%	0.19635%	3.187%	0.000%
		7 06012B	30.245%	30.245%	38.232%	11.490%	13.672%	25.162%	0.560%	1.039%		0.328%	1.927%	1.551%	0.894%	0.000%	0.000%	0.000%	2.445%	2.445%	98.011%	0.11187%	0.09947%	0.21134%	0.00000%	0.21134%	11.490%	0.679%
	1030	07012A	30.245%	30.245%	38.232%	11.490%	13.672%	25.162%	0.560%	1.039%		0.328%	1.927%	2.219%	0.894%	0.000%	0.000%	0.000%	3.113%	3.113%	98.679%	0.11187%	0.09947%	0.21134%	0.00000%	0.21134%	11.490%	0.679%
		11 09016F	30.245%	30.245%	38.232%	18.913%	7.640%	26.553%	0.560%	1.039%		0.328%	1.927%	2.219%	0.894%	0.000%	0.000%	0.000%	3.113%	3.113%	100.070%	0.01932%	0.09307%	0.11239%	0.00000%	0.11239%	15.977%	0.000%
		12 09016H	30.245%	30.245%	38.232%	18.913%	7.640%	26.553%	0.560%	1.039%		0.328%	1.927%	2.219%	0.894%	0.000%	0.000%	0.000%	3.113%	3.113%	100.070%	0.01932%	0.09307%	0.11239%	0.00000%	0.11239%	15.977%	0.000%
		13 10016A	30.245%	30.245%	38.232%	18.913%	7.640%	26.553%	0.560%	1.039%		0.328%	1.927%	2.219%	0.894%	0.000%	0.000%	0.000%	3.113%	3.113%	100.070%	0.01932%	0.09307%	0.11239%	0.00000%	0.11239%	15.977%	0.000%
		14 11016B	30.245%	30.245%	38.232%	18.913%	7.640%	26.553%	0.560%	1.039%		0.328%	1.927%	1.551%	0.894%	0.000%	0.000%	0.000%	2.445%	2.445%	99.402%	0.01932%	0.09307%	0.11239%	0.00000%	0.11239%	15.977%	0.000%
	105	67011A	30.245%	30.245%	38.232%	4.728%	8.870%	13.598%	0.560%	1.039%		0.328%	1.927%	2.219%	0.894%	0.000%	0.000%	0.000%	3.113%	3.113%	87.115%	0.11318%	0.08317%	0.19635%	0.00000%	0.19635%	3.187%	0.000%
	106	68011A	30.245%	30.245%	38.232%	4.728%	8.870%	13.598%	0.560%	1.039%		0.328%	1.927%	2.219%	0.894%	0.000%	0.000%	0.000%	3.113%	3.113%	87.115%	0.11318%	0.08317%	0.19635%	0.00000%	0.19635%	3.187%	0.000%
	107	69011A	30.245%	30.245%	38.232%	4.728%	8.870%	13.598%	0.560%	1.039%		0.328%	1.927%	2.219%	0.894%	0.000%	0.000%	0.000%	3.113%	3.113%	87.115%	0.11318%	0.08317%	0.19635%	0.00000%	0.19635%	3.187%	0.000%
	108	70011A	30.245%	30.245%	38.232%	4.728%	8.870%	13.598%	0.560%	1.039%		0.328%	1.927%	2.219%	0.894%	0.000%	0.000%	0.000%	3.113%	3.113%	87.115%	0.11318%	0.08317%	0.19635%	0.00000%	0.19635%	3.187%	0.000%
	109	71011A	30.245%	30.245%	38.232%	4.728%	8.870%	13.598%	0.560%	1.039%		0.328%	1.927%	2.219%	0.894%	0.000%	0.000%	0.000%	3.113%	3.113%	87.115%	0.11318%	0.08317%	0.19635%	0.00000%	0.19635%	3.187%	0.000%

Taxing Areas

Blaine Parcels - School Districts & Watersheds



Property Tax Roles



State Legislature

- Establishes property classes & class rates
- Determines levels of state aid
- Levies state business tax
- Sets levy limits



Taxing Authority

- Determines levy amount
 - (Overall budget & the portion to be raised through property taxes)



County Assessor

- Determines market value
- Assigns property class



Assessing Responsibility and Process



The County provides assessing services for Blaine. Current values are preliminary and will continue to change until final tax statements are issued.



Minnesota statutes establish specific requirements for the assessment of property. The law requires that all real property be valued at market value, which is defined as the usual or most likely selling price as of the January 2nd assessment date.



The estimated market values established through the 2025 assessment are based upon actual real estate market trends of Anoka and Ramsey County properties from **October 1, 2023 through September 30, 2024**. The 2025 assessed values are then used to calculate taxes payable for 2026.

Exempt Property Types

Cemeteries

Public Hospitals

Educational Institutions

Religious Institutions

Public Charities

Government Property

Transitional Housing

Wetland Native Prairies

Why Do Property Taxes Change?

- ▶ Fluctuations in Market Values
- ▶ Changes in Non-Levy Revenue Sources
- ▶ Fiscal Disparities
- ▶ Levies at Various Jurisdictions
- ▶ Debt Issuance
- ▶ Special Assessments
- ▶ Voter Approved Referendums
- ▶ Changes in State & Federal Mandates
- ▶ State Legislative Changes

Common misconception:
Tax levy increases are directly correlated to new spending

Recent Legislative Changes for Taxes



► Change to Low Income Class Rate

- Class 4d becomes 4d(1) and the classification is changed from a two-tiered formula to a single tier at a classification rate of 0.25 percent
- Laws of MN 2023, Chapter 64, Article 3, Section 15 and Section 18
- Effective for taxes payable in 2025 and thereafter
- Previously the first tier had a class rate of 0.75 percent, and the second tier had a class rate of 0.25 percent

► Change to Homestead Market Value Exclusion Calculations

- The exclusion is equal to 40 percent of the first \$95,000 (was \$76,000) minus 9 percent of the value between \$95,000 to \$517,200 (was \$76,000 to \$413,800)
- For a homestead valued at \$517,200 or more (was \$413,800), there is no valuation exclusion

Tax Class Rates

- ▶ Property in Minnesota is classified according to its use on January 2 of each year
- ▶ If not in use, it is classified according to its most probable use
- ▶ There are four common classes of property in the seven-county metro area
- ▶ Classes are set by state law
- ▶ **2023 Legislation reduced the class rate for 4d(1) property, causing taxes to shift onto other properties**

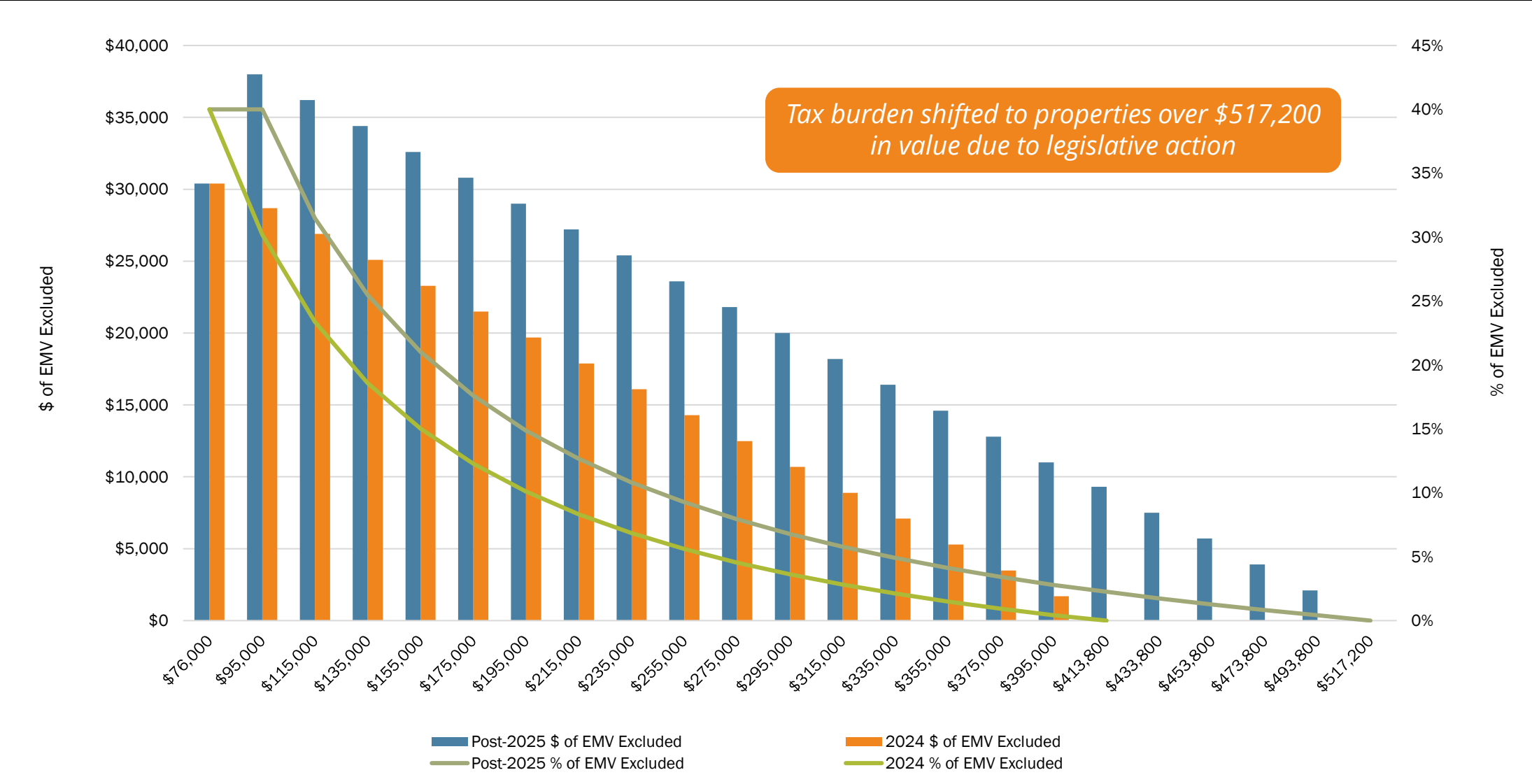
Class	Property Type (major property types only)	Pre-2025 Rate	Post-2025 Rate	Subject to State Tax?	Subject to School Operating Referendum Levies?
1	Homestead				
1a	Residential homestead				
	Up to \$500,000	1.00%	1.00%	No	Yes
	Over \$500,000	1.25%	1.25%	No	Yes
2	Agricultural				
2a	Agricultural homestead				
	House, garage, & 1 acre: up to \$500,000	1.00%	1.00%	No	Yes
	House, garage, & 1 acre: over \$500,000	1.25%	1.25%	No	Yes
	Agricultural land & buildings				
	Up to \$1,890,000	0.50%	0.50%	No	No
	Over \$1,890,000	1.00%	1.00%	No	No
2b	Agricultural nonhomestead	1.00%	1.00%	No	No
2c	Nonhomestead rural vacant land	1.00%	1.00%	No	No
3	Commercial/Industrial/Public Utility				
3a	Commercial/Industrial/Public Utility				
	Up to \$150,000	1.50%	1.50%	Yes*	Yes
	Over \$150,000	2.00%	2.00%	Yes*	Yes
	Electric generation attached machinery	2.00%	2.00%	No	Yes
4	Other Residential				
4a	Apartments (4 or more units)	1.25%	1.25%	No	Yes
4bb	Residential nonhomestead single unit:				
	Up to \$500,000	1.00%	1.00%	No	Yes
	Over \$500,000	1.25%	1.25%	No	Yes
4b	Residential nonhomestead 2-3 unit and undeveloped land	1.25%	1.25%	No	Yes
4c	Seasonal recreational residential (noncommercial):				
	Up to \$500,000	1.00%	1.00%	Yes**	No
	Over \$500,000	1.25%	1.25%	Yes**	No
4d	Low-income apartments:				
	Up to \$100,000 per unit	0.75%	0.25%	No	Yes
	Over \$100,000 per unit	0.25%	0.25%	No	Yes

* Subject to state general tax at commercial-industrial rate

** Subject to state general tax at seasonal recreational rate

Source: Minnesota Department of Revenue

Homestead Market Value Exclusion





Property Values and Trends

2026 TNT Meeting

Assessed 2025 Pay 2026 Est Market Values

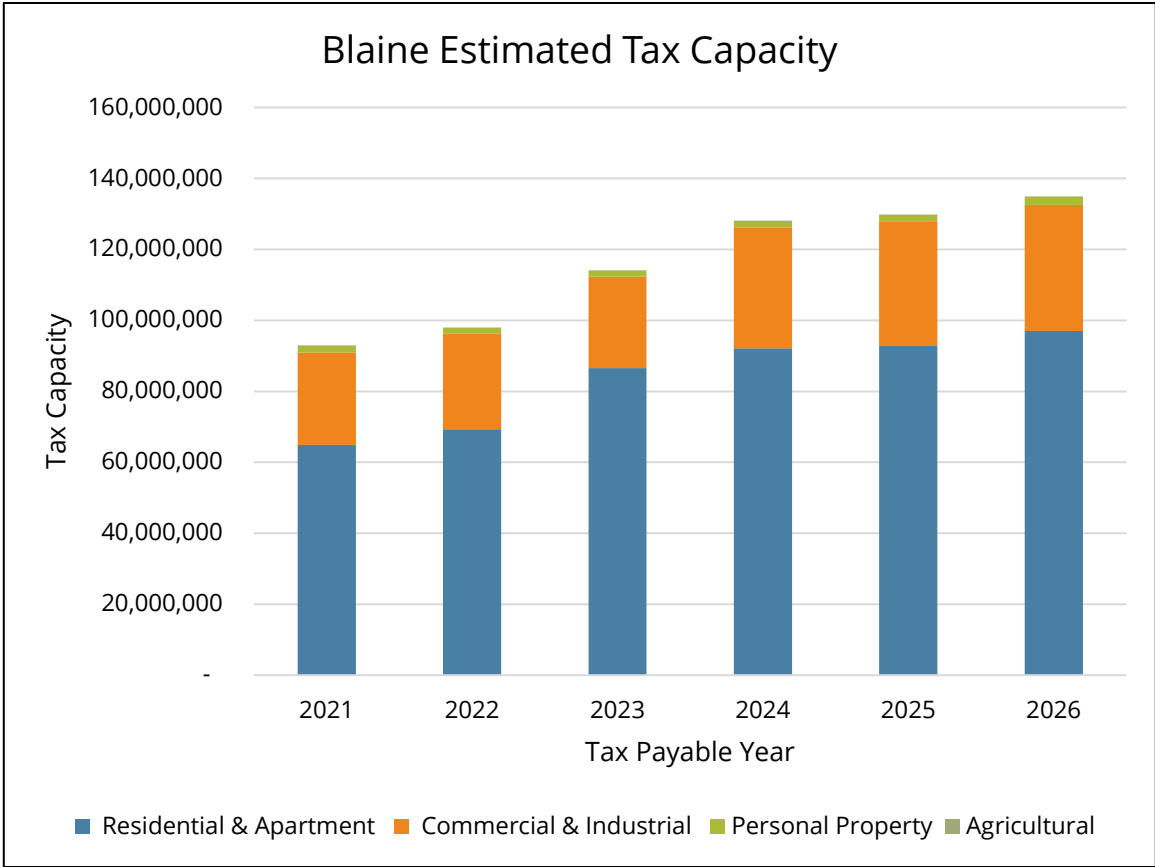
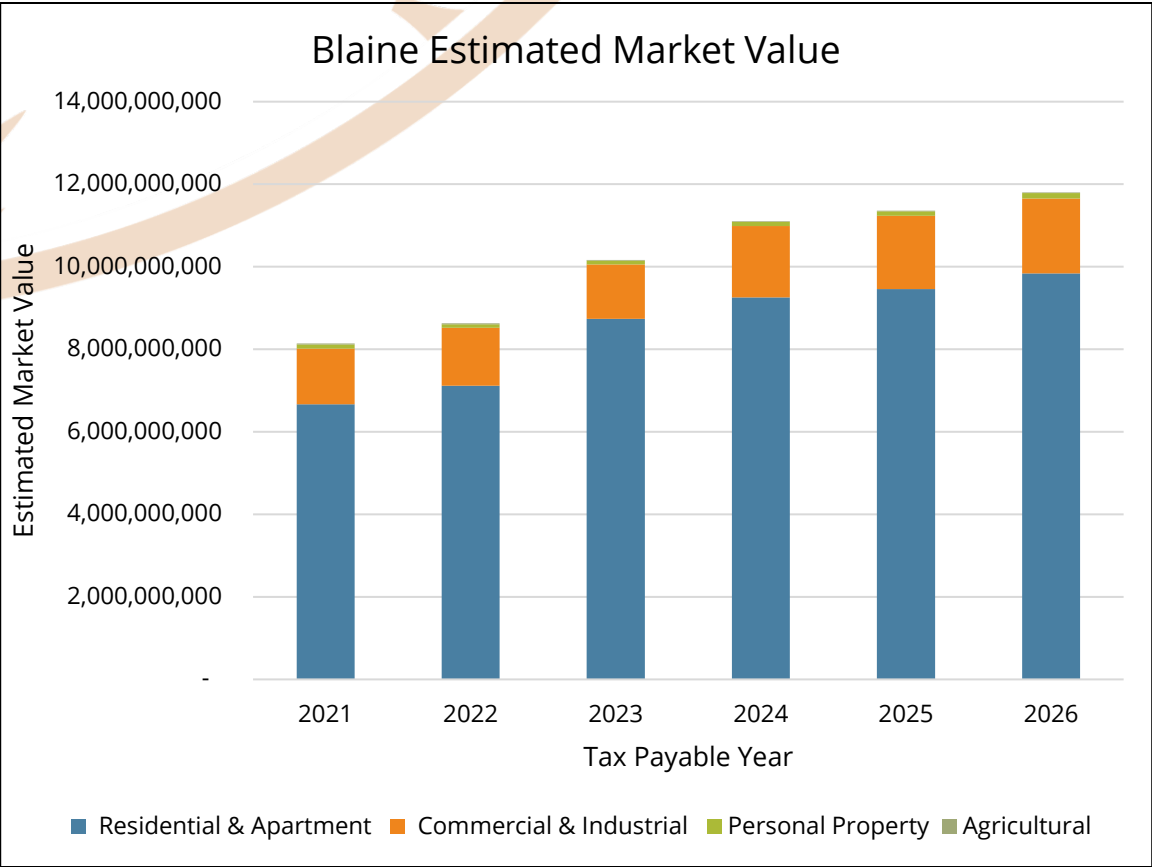
Property Type	'24 p '25 Total Value	'25 p '26 Total New Construction	'25 p '26 Total Appreciation	'25 p '26 Total Value	'25 to '26 % Chg
Residential*	\$8,816,417,300	\$175,966,200	\$255,479,900	\$9,247,863,400	4.89%
Personal Property	\$117,464,500	\$6,405,900	\$14,610,800	\$138,481,200	17.89%
Agricultural	\$15,501,900	\$0	(\$300)	\$15,501,600	0.00%
Apartments	\$622,436,700	\$2,991,300	(\$37,658,200)	\$587,769,800	-5.57%
Commercial/Industrial	\$1,805,802,800	\$14,287,000	\$66,462,100	\$1,886,551,900	4.47%
Total	\$11,377,623,200	\$199,650,400	\$298,894,300	\$11,876,167,900	4.38%

* Residential Property includes single-family, duplexes, triplexes, condos and townhomes

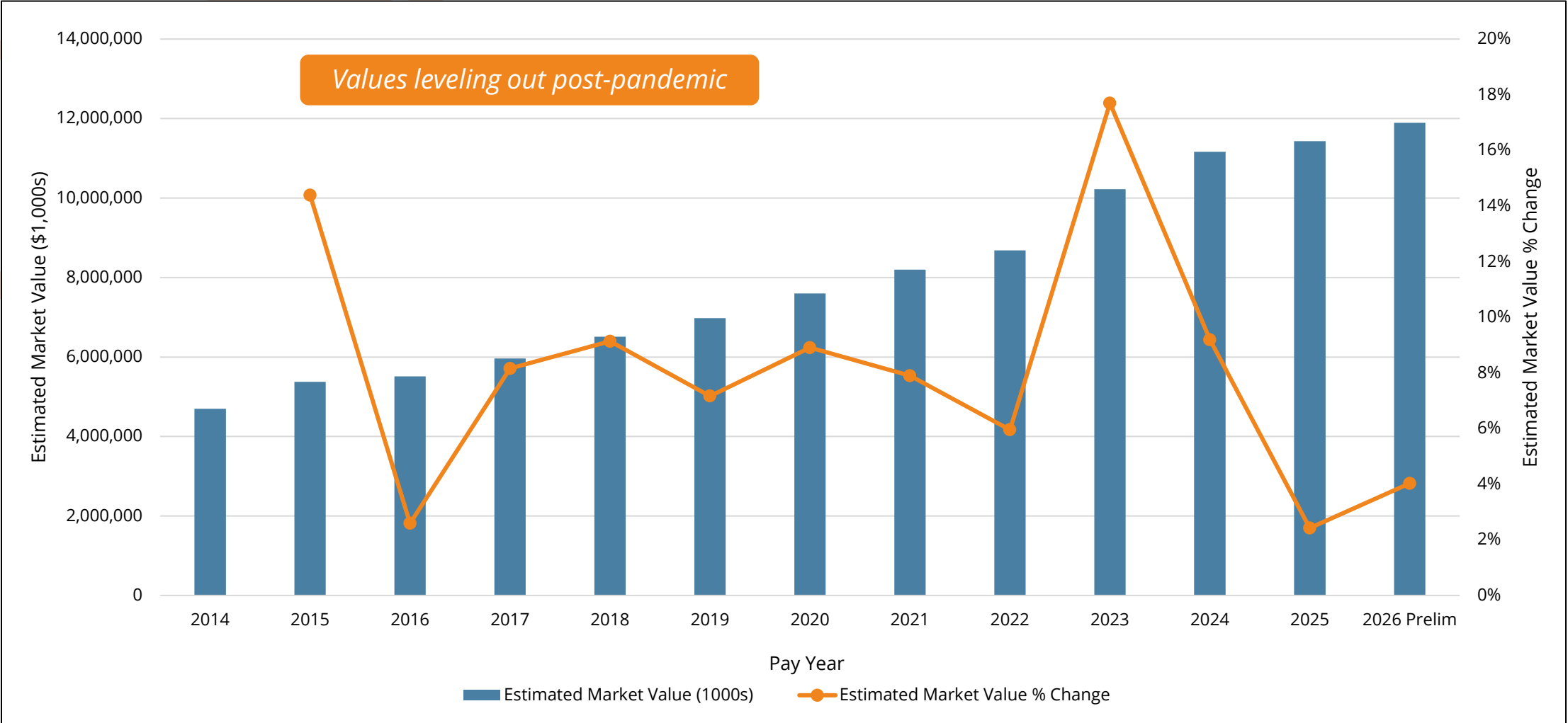
Source: County Assessor

Five Year Valuation Trends

Estimated Market Value and Tax Capacity up Approximately 4.4% for 2026



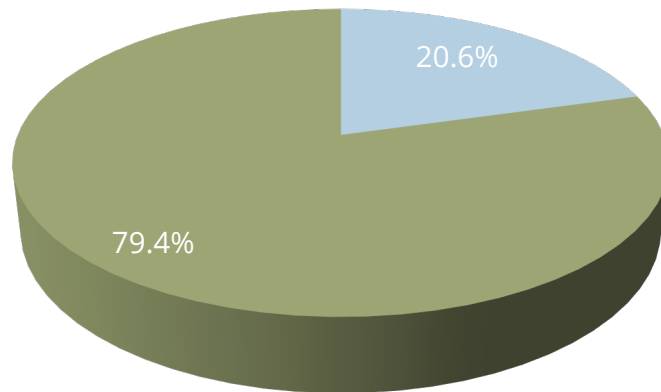
Blaine Market Valuation Trends



Prelim Pay 2026 Estimated Market Value

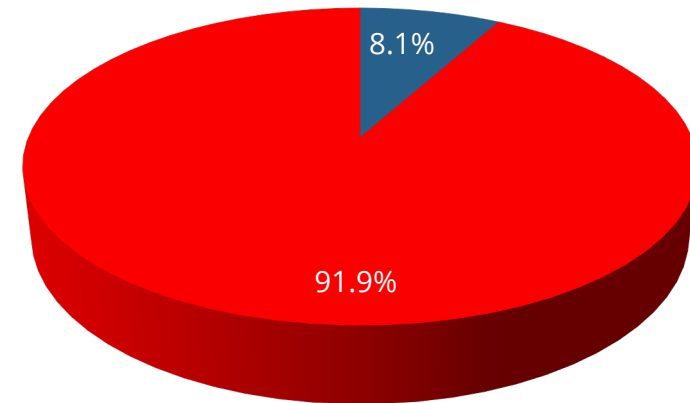
Blaine makes up over 20 percent of Anoka County's EMV while representing 8 percent of the total land mass.*

**2026 Estimated Market Value
Blaine and Anoka County**



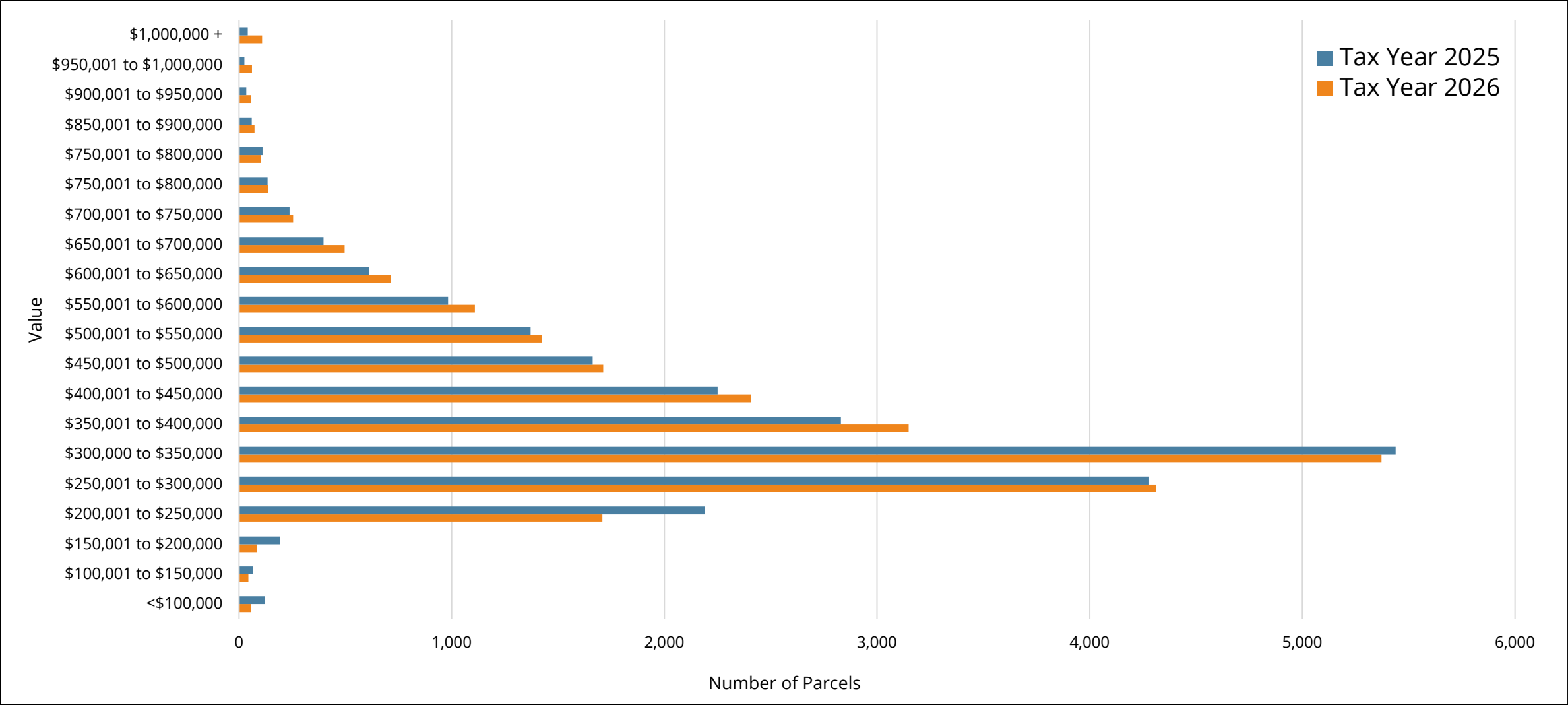
■ Blaine ■ Anoka County (w/o Blaine)

**Land Size
Blaine and Anoka County**

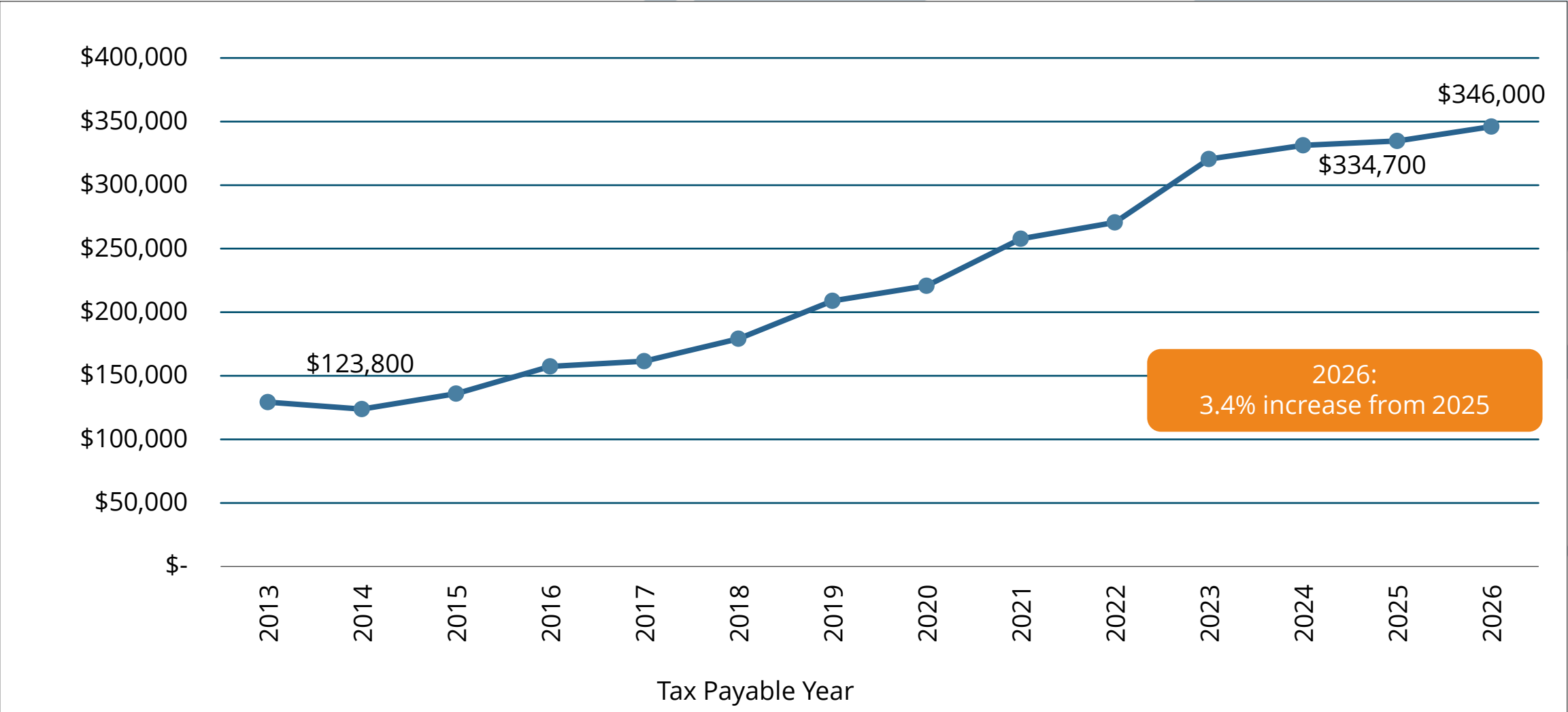


■ Blaine ■ Anoka County (w/o Blaine)

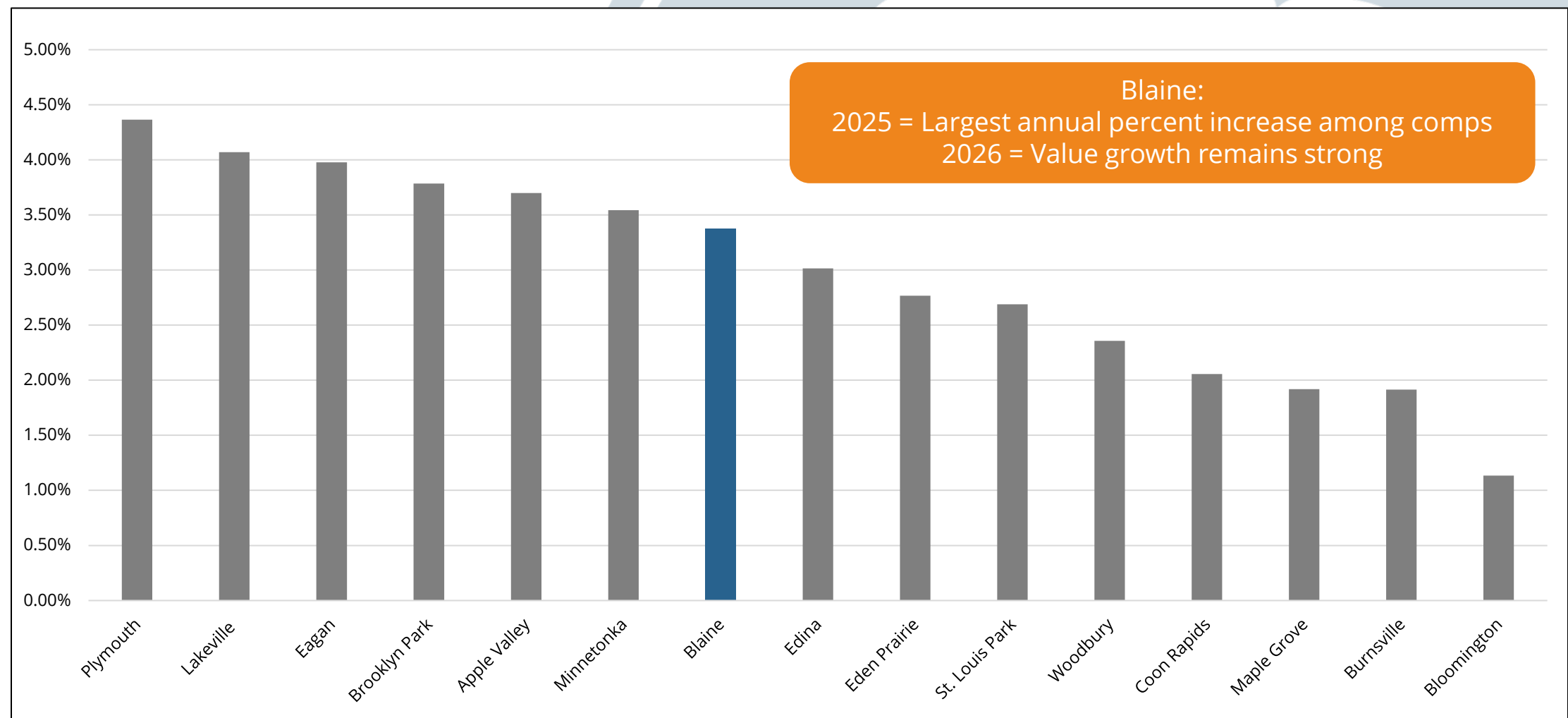
Residential Parcels by Estimated Market Value



Assessed Estimated Median Value – Residential Properties



2026 Estimated Median Valued Residential Property % Change from 2025 (Pay Year)





2026 TNT Levy & Budget

2026 TNT Meeting

Strategic Planning



- ▶ In early 2023, the city engaged in a strategic planning process to update existing priorities that were established in 2020
- ▶ The plan consists of six strategic priorities - the issues of greatest importance to the city over the next four years
- ▶ ***The strategic priorities serve as a roadmap, ensuring proposed investments reflect Council policy direction***

City of Blaine Core Services



Public Safety



Public Works



Parks and Recreation



Community Development



Financial Oversight



Administration



Engineering

Budgetary Principles



Evaluate and acknowledge both the short and long-term impacts of all budgetary decisions



Stabilize revenues and expenditures, and eliminate unanticipated variances



Fund operations at a level to provide quality services at a reasonable cost



Preserve structural balance and appropriate fund balance levels to mitigate future risks

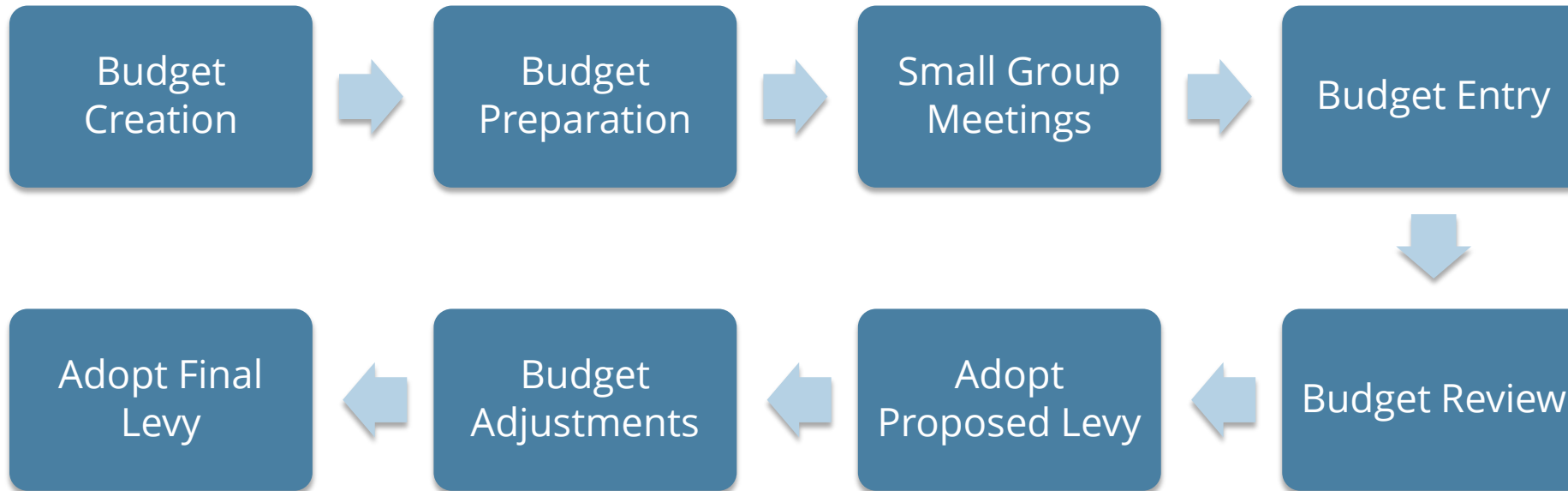


Consider additional investments when they help achieve city goals and provide a significant return to the community



Seek to make a connection between resources and results

Traditional Budget Workflow



2026 City Council Guidance



Prioritize new funding for capital investments



Sufficient resources for internal service funds



Connect budget requests to the strategic plan



Evaluate non-personnel related expenditures



Leverage unrestricted reserves to fund non-recurring requests



Maintain posture to incentivize development & redevelopment



Equitable compensation for city staff



Preserve existing complement of full-time staffing



Reduce reliance on the property tax levy

General Direction: 2026 tax levy % increase < 2025



City of Blaine, Minnesota

Standard & Poor's Credit Rating

- ✓ "The 'AAA' long-term rating reflects our view of the city's robust management policies and practices, revenue raising flexibility, and continued growth in the local economy, lending to operating stability and robust reserves and liquidity, despite high debt"
- ✓ "Growing local economy.....with a large quantity of developable land that has contributed to its steady development trend and value growth"
- ✓ "Blaine has a long record of running a balanced operating budget, as reflected in its consecutive budget surpluses before annual transfers"
- ✓ "The city is developing a plan to prefund capital equipment through utility rate and operating levy increases, which will likely reduce the size of future annual debt issuances"



2026 Budget Process



Finance staff analyzed personnel and benefits

Finance staff prepared a proposed budget with built in assumptions for operating, capital, and debt

Small group meetings with all members of Council were conducted

Departments were instructed to complete their budgets based on guidance provided

Additional departmental budget requests were submitted

Budget reduction exercise was completed

Non-levy funding opportunities were explored

Position reclassification opportunity

Removal of one-time expenditures from general fund budget

Presentation of the City Managers' recommended budget/tax levy

**Tonight marks the 12th
meeting open to the public in
which the 2026 budget and tax
levy has been discussed**

2026 TNT Budget Highlights

- ▶ Dedication to City Operated Policing
 - ▶ Commitment to education, training, and resources
 - ▶ 16% decrease in part 1 (most serious) crimes from 2023 to 2024
- ▶ Strengthening Fire and Emergency Services
 - ▶ Duty crew staffing model & additional full-time staff for Spring Lake Park, Blaine, and Mounds View Fire Department (SBM)
 - ▶ Prefunding of core capital equipment, including fire engines and ladders
- ▶ Improving City Facilities, Equipment, Roads, Trails, Open Spaces, and Parks
 - ▶ Playground and park shelter replacements; improvements to existing trails
 - ▶ Continuation of Pavement Management Program with over \$7.5 million in street improvements
 - ▶ Design & reconstruction of Highway 65 with over \$200 million in State & Federal funding
 - ▶ Increasing dedicated levy to further prefund the purchase of capital equipment & reduce debt burden
- ▶ Modernization of Information Technology Infrastructure
- ▶ Investment in Forestry to Address Impacts of Emerald Ash Borer
- ▶ Resources for Coordinating Election Services
- ▶ Implementation of State Mandated Paid Family Medical Leave Law
- ▶ Initiation of 2050 Comprehensive Plan as Directed by the Metropolitan Council

2026 TNT Levy Components

- ▶ The 2016-2025 compounded annual rate of change is 9.3%
- ▶ The capital equipment levy is proposed to assist with prefunding the replacement of vehicles & equipment in lieu of debt
- ▶ The debt levy is increasing due to the city's commitment to investing in critical infrastructure

Levy Component	2016 Levy	2025 Levy	2026 TNT Levy	2025 to 2026 % Change	2016 to 2025 Rate of Increase
General Fund	\$ 19,190,375	\$ 39,547,598	\$ 43,239,487	9.3%	8.4%
Transportation (Pavement Maintenance)	-	200,000	250,000	25.0%	N/A
Capital Equipment	-	500,000	1,000,000	100.0%	N/A
Parks and Trails	-	500,000	500,000	0.0%	N/A
SBM Capital Equipment	-	569,752	1,015,360	78.2%	N/A
Debt	2,936,000	8,018,650	8,225,153	2.6%	11.8%
Total	\$ 22,126,375	\$ 49,336,000	\$ 54,230,000	9.9%	9.3%

2026 Department Requested to TNT Levy

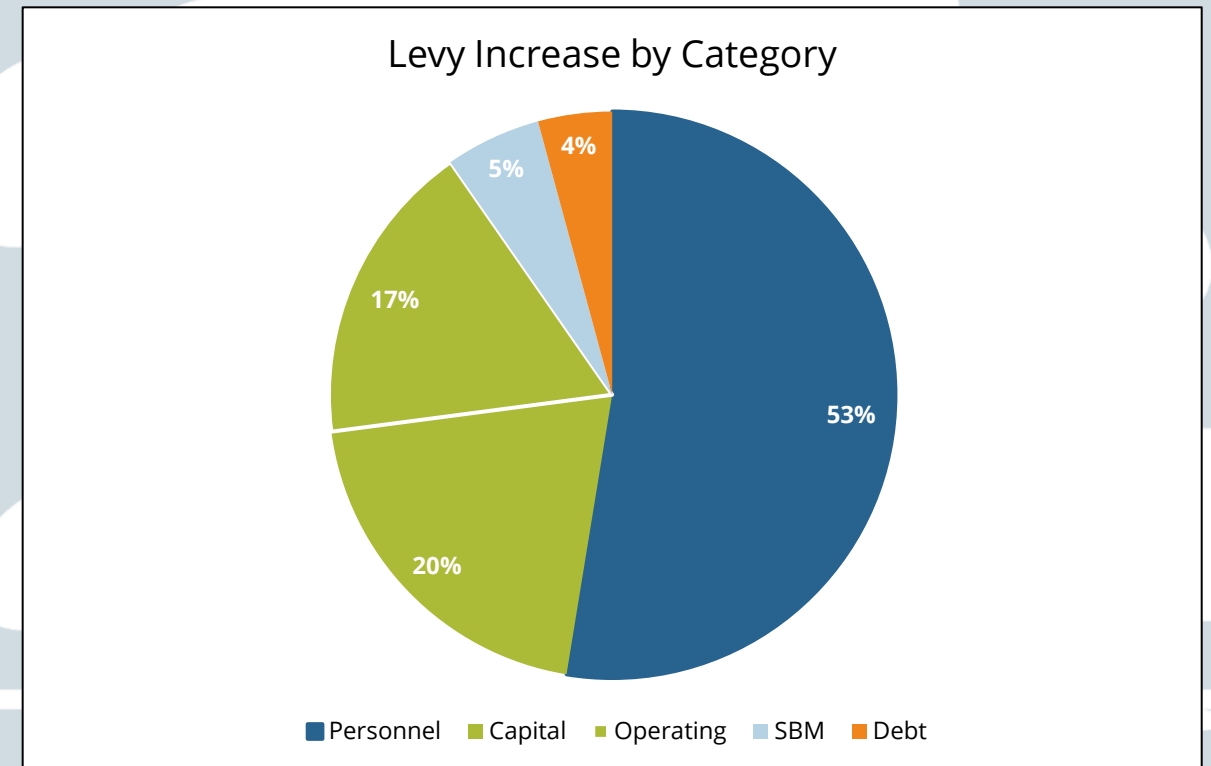
Core aspects of the TNT levy

- ▶ Tax levy not increasing at the rate of last two years
- ▶ Adequate funding of operational commitments
- ▶ Reduction efforts from June won't create future budget deficits
- ▶ Continues to advance efforts to prefund capital
- ▶ Information Technology investments
- ▶ No new staffing

2026 Tax Levy Adjustments	Amount	Increase from 2025
June Estimated Tax Levy	\$55,300,000	12.1%
Budget Reduction	(181,000)	
Move to Communication Fund	(46,000)	
Position Reclassification	60,000	
<i>One-Time Items</i>		
Debt Levy Buy Down	(183,000)	
Pavement Condition Index Analysis	(125,000)	
Doors at Happy Acres and Aurelia Parks	(35,000)	
Irrigation Clock Upgrades	(10,000)	
Subtotal One-Time Items	(353,000)	
Fund 2025 Capital Equipment	(550,000)	
Total 2026 Levy Reduction	(1,070,000)	
2026 TNT Levy	\$54,230,000	9.9%

2026 TNT Levy Components

Category	Amount	Percent of Levy Increase
Personnel/Cafeteria Plan/Other Benefits/Taxes	\$ 2,133,089	4.3%
Self-Insurance/Workers' Comp/Comp Abs/Facilities	440,000	0.9%
Commodities/Services	228,400	0.5%
Information Technology Improvements	459,300	0.9%
Department Requests	233,000	0.5%
SBM Fire Funding (Operating)	267,000	0.5%
Reduce Engineering Charges	250,000	0.5%
Misc Revenue Increase	(358,900)	-0.7%
Safe Margin	40,000	0.1%
Capital	995,608	2.0%
Debt Service	206,503	0.4%
Total	\$ 4,894,000	9.9%



2026 TNT Budgeted General Fund Revenues

General Fund	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Adopted Budget	2026 TNT Levy
<u>Operating Revenues</u>						
Taxes	\$ 27,948,205	\$ 29,298,176	\$ 31,234,374	\$ 36,252,629	\$ 39,547,598	\$ 43,239,487
Licenses & Permits	3,000,386	3,207,554	2,952,707	3,045,226	2,777,700	2,348,700
Intergovernmental Revenues	1,844,612	1,878,710	2,079,673	2,500,893	1,945,000	2,308,000
Charges for Services	5,625,773	5,602,152	5,348,447	5,321,971	5,183,900	5,269,300
Fines & Forfeitures	228,787	201,677	263,017	299,602	193,000	220,000
Investment Earnings	(180,734)	(750,207)	566,600	951,279	159,000	230,000
Miscellaneous Revenues	60,018	129,845	75,919	127,330	153,500	120,000
Other Financing Sources	-	23,023	112,807	37,500	122,400	122,400
Total Operating Revenues	\$ 38,527,047	\$ 39,590,930	\$ 42,633,544	\$ 48,536,430	\$ 50,082,098	\$ 53,857,887
Difference from previous actual/budget	1.2%	2.8%	7.7%	13.8%	6.8%	7.0%

2026 Proposed Levy anticipates nearly 80% of operations to be funded by the property tax levy

2026 TNT Budgeted General Fund Expenditures

General Fund	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Adopted Budget	2026 TNT Levy
<u>Operating Expenditures</u>						
Legislative	\$ 447,585	\$ 462,763	\$ 460,109	\$ 463,329	\$ 541,935	\$ 541,921
Administration	2,072,359	2,489,169	2,642,225	2,924,481	3,154,421	3,315,584
Finance & IT	2,852,401	3,030,919	3,207,501	3,208,493	3,868,683	4,562,756
Safety Services	14,120,231	15,322,128	17,369,766	18,872,205	21,719,239	23,011,220
SBM Fire Services	2,201,800	2,281,120	2,361,784	2,490,793	2,731,464	2,998,464
Public Works	6,420,663	7,135,658	7,863,921	8,127,280	9,652,386	10,387,252
Engineering & GIS	1,523,036	1,697,749	1,884,954	1,999,846	2,279,549	2,376,401
Recreation	1,175,472	1,409,447	1,560,596	1,683,678	1,810,436	1,927,951
Community Development	2,191,429	2,559,352	2,657,734	2,750,179	2,995,927	3,148,280
General	411,688	431,083	436,320	627,889	928,058	1,148,058
Total Operating Expenditures	\$ 33,416,664	\$ 36,819,388	\$ 40,444,910	\$ 43,148,173	\$ 49,682,098	\$ 53,417,887
Difference from previous actual/budget	6.3%	10.2%	9.8%	6.7%	6.7%	7.5%

≈ half of the General Fund Budget is used to support safety & fire services



Calculating the Local Tax Rate

2026 TNT Meeting

2025 Tax Statement

Statement Includes All Taxing Jurisdictions

- ▶ 6. County
- ▶ 7. County Public Safety System
- ▶ 8. **City**
- ▶ 10. School District
- ▶ 11. Special Taxing Authorities
 - ▶ A. Metropolitan Special Taxing Districts:
 - ▶ Met Council, Metro Transit District, Metro Mosquito
 - ▶ B. Other Special Taxing Districts:
 - ▶ Watershed & EDA
- ▶ 14. Solid Waste Management Charge



Anoka County
Property Records and Taxation
2100 3rd Avenue
Anoka, MN 55303
(763) 323-5400
www.anokacountymn.gov

Property ID Number: [REDACTED]

Taxpayer(s):
[REDACTED]

Property Description:
[REDACTED]

Property Address:
[REDACTED]
TCA: 03011A

Owner(s): [REDACTED]

TAX STATEMENT 2025

2024 Values for Taxes Payable in

Step	VALUES & CLASSIFICATIONS	
	Taxes Payable Year:	
1	2024	2025
	Estimated Market Value:	331,400 334,700
	Homestead Exclusion:	7,414 16,427
	Taxable Market Value:	323,986 318,273
	New Improvements:	
	Property Classification:	RES HSTD RES HSTD
	Sent in March 2024	
2	PROPOSED TAX	
	Proposed Tax:	3,450.98
	Sent in November 2024	
3	PROPERTY TAX STATEMENT	
	First half Taxes:	1,727.05
	Second half Taxes:	1,727.05
	Total Taxes Due in 2025 :	3,454.10

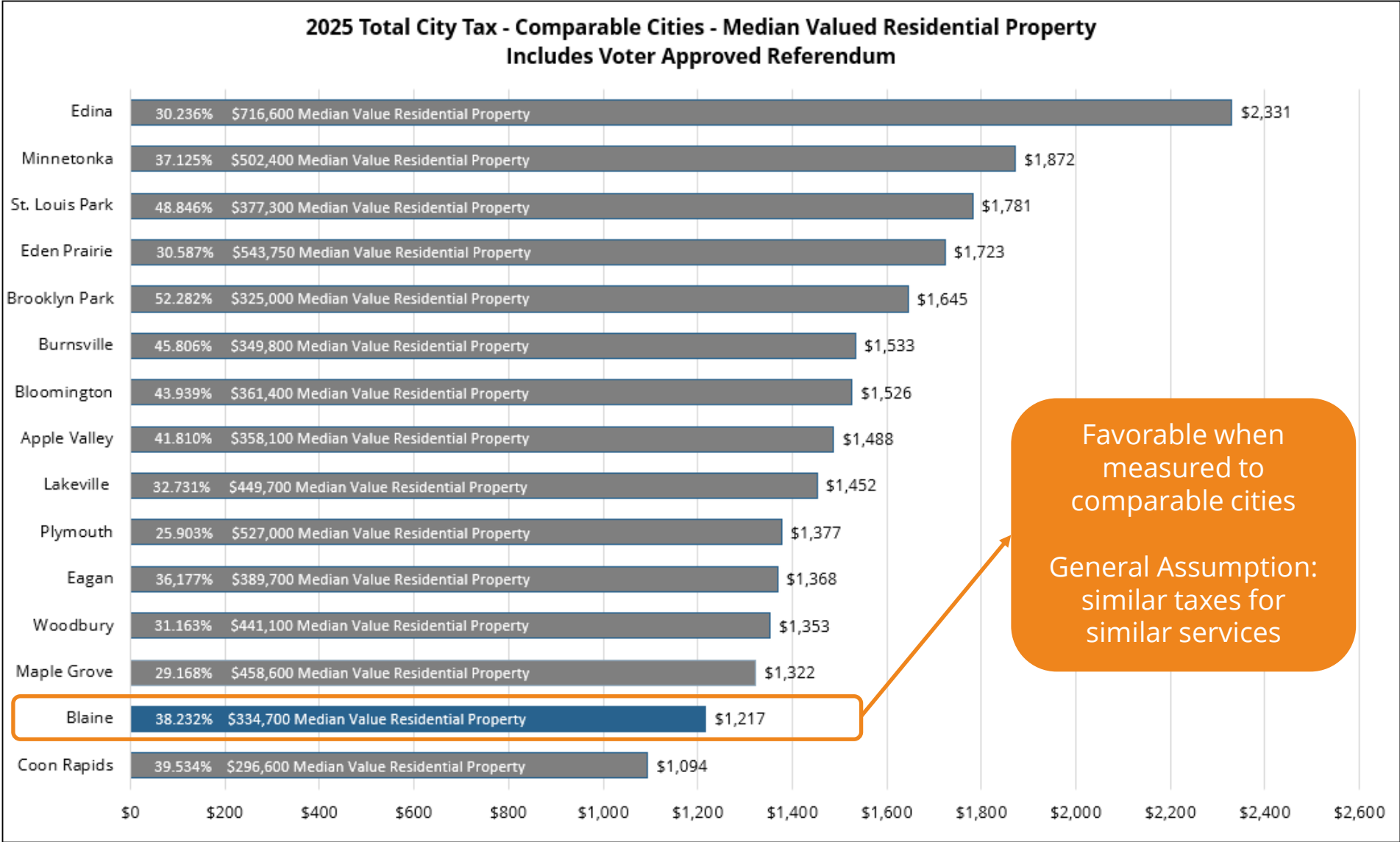
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REFUNDS?

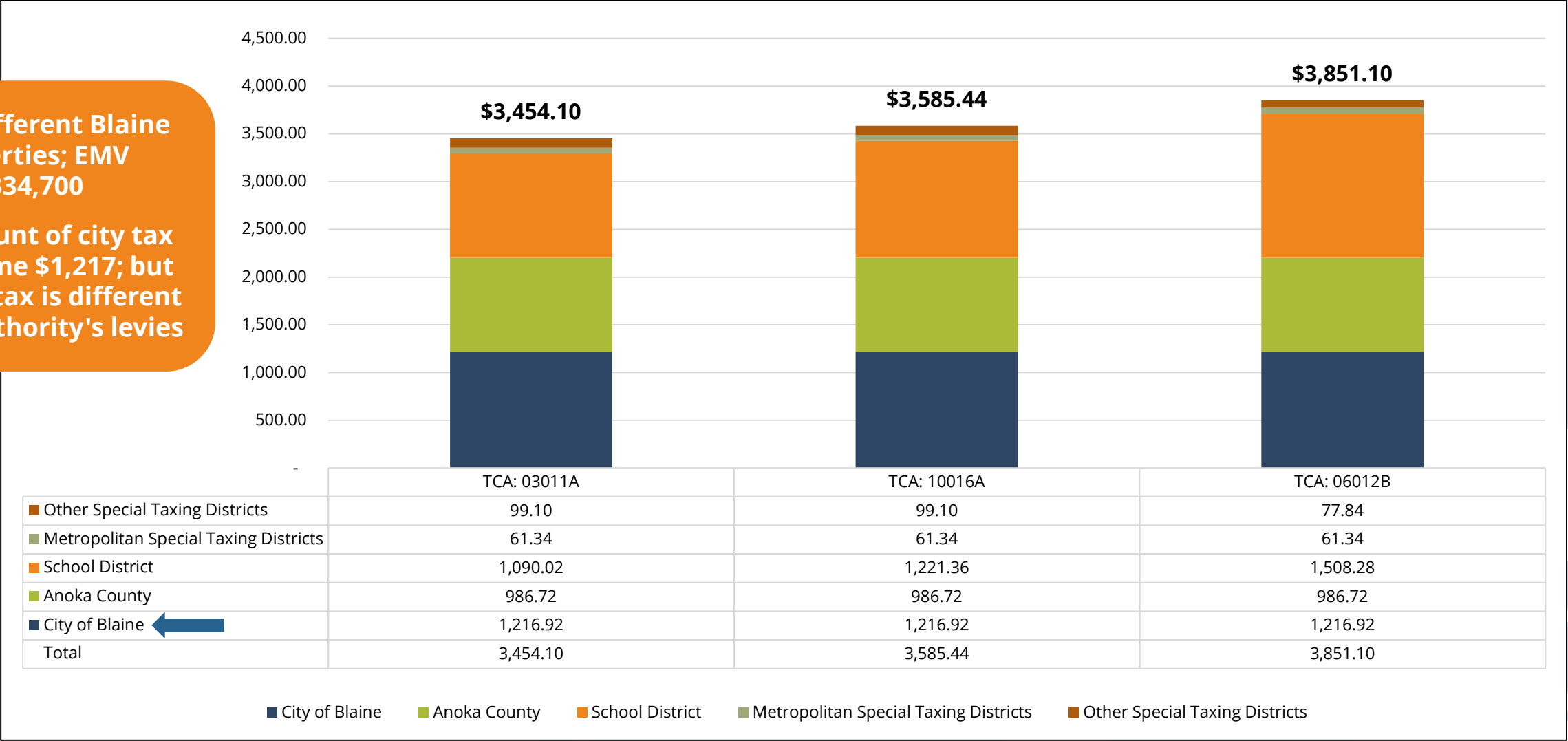
You may be eligible for one or even two
refunds to reduce your property tax.
Read the back of this statement to
find out how to apply.

Taxes Payable Year:		2024	2025
1.	Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	☐	3,430.08
2.	Use these amounts on Form M1PR to see if you are eligible for a special refund.	3,182.30	
Property Tax and Credits			
3.	Property taxes before credits	3,182.30	3,430.08
4.	Credits that reduce property taxes		
	A. Agricultural and rural land credits	0.00	0.00
	B. Other credits	0.00	0.00
5.	PROPERTY TAXES AFTER CREDITS	3,182.30	3,430.08
Property Tax by Jurisdiction			
6.	County		
	A. General county levy	830.38	962.70
	B. Regional rail authority	0.00	0.00
7.	County/municipal public safety system	0.00	0.00
8.	City or town	1,079.54	1,216.92
9.	State general tax	0.00	0.00
10.	School district 0011	560.82	529.30
	A. Voter approved levies	565.80	560.72
11.	Special taxing districts		
	A. Metropolitan special taxing districts	61.80	61.34
	B. Other special taxing districts	83.96	99.10
	C. Tax increment	0.00	0.00
	D. Fiscal disparity	0.00	0.00
12.	Non-school voter-approved referenda levies	0.00	0.00
13.	Total property tax before special assessments	3,182.30	3,430.08
Special Assessments			
14.	Special Assessments		
	A. Solid waste management charge	24.02	24.02
	B. All other special assessments	0.00	0.00
	C. Contamination tax	0.00	0.00
15.	TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	3,206.32	3,454.10

Pay 2025 Taxes – Comparable Cities



Pay 2025 Taxes – Impact of Other Taxing Authorities





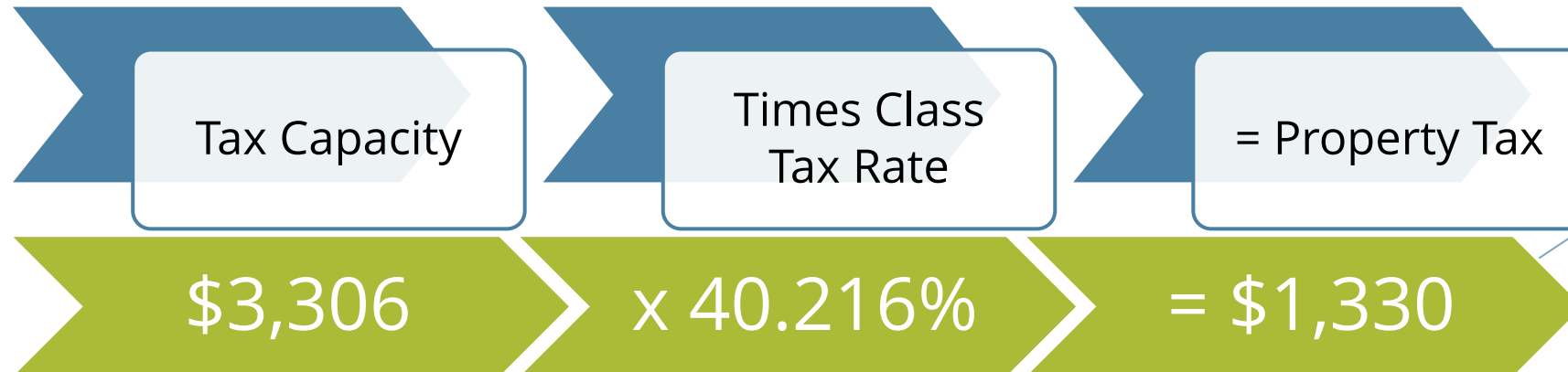
Understanding Your Property Tax

- ▶ Property taxes do not have a set rate like income or sales taxes.
- ▶ With property taxes, taxing jurisdictions determine the dollar amount to raise from property taxes. This is called the “levy”.
- ▶ The levy is divided by the total value of the property in the taxing jurisdiction, the “tax base,” to arrive at a tax rate.
- ▶ The tax rate is multiplied by the value of each individual parcel to determine each parcel’s share of property taxes.

$$\text{Levy} \div \text{Tax Base} = \text{Property Tax Rate}$$

$$\text{Property Tax Rate} \times \text{Taxable Value of the Property} = \text{Amount of Taxes Owed}$$

Calculating Median Value Residential Property 2026 TNT Tax Bill



City Based Tax Rate Calculation (TNT)

Pay Year	2021 Final	2022 Final	2023 Final	2024 Final	2025 Final	2026 TNT Levy
<u>A. TAXABLE VALUATIONS:</u>						
A1. Values in the City of Blaine	94,061,383	99,163,642	115,300,642	129,214,345	131,301,820	136,490,683
A2. Fiscal Disparity Contribution	(9,609,668)	(11,164,299)	(11,372,946)	(10,987,567)	(13,500,539)	(14,631,640)
A3. Tax Increment Financing Districts	(829,748)	(850,388)	(1,012,407)	(1,835,883)	(1,574,234)	(1,427,820)
A4. Values after FD and TIF	83,621,967	87,148,955	102,915,289	116,390,895	116,227,047	120,431,223
A5. Fiscal Disparity Distribution	11,465,077	12,097,905	12,488,843	12,986,102	14,706,612	15,163,461
A6. Value after Fiscal Disparity Sharing	95,087,044	99,246,860	115,404,132	129,376,997	130,933,659	135,594,684
<u>B. TAX DOLLARS</u>						
B1. Fiscal Disparity Adjustment	4,109,313	4,249,995	4,385,207	4,129,580	4,900,095	5,797,295
B2. Blaine Taxpayer Levy	29,375,687	30,600,005	32,726,793	38,780,020	44,435,905	48,432,705
B3. Total Tax Levy	33,485,000	34,850,000	37,112,000	42,909,600	49,336,000	54,230,000
B4. Levy Change From Prior Year (\$)	2,260,000	1,365,000	2,262,000	5,797,600	6,426,400	4,894,000
B5. Levy Change From Prior Year (%)	6.75%	4.08%	6.49%	15.62%	14.98%	9.92%
<u>C. TAX RATES</u>						
C1. Fiscal Disparity Adjustment (B1/A5)	35.842%	35.130%	35.113%	31.800%	33.319%	38.232%
C2. Blaine Tax Capacity Levy (B2/A4)	35.130%	35.113%	31.800%	33.319%	38.232%	40.216%

Median Value Residential Tax Calculation (TNT)

Includes City & EDA

Pay Year	2021 Final	2022 Final	2023 Final	2024 Final	2025 Final	2026 TNT Levy
Market Value	257,800	270,600	320,400	331,300	334,700	346,000
Market Value Exclusion	(14,038)	(12,886)	(8,404)	(7,423)	(16,427)	(15,410)
Taxable Market Value	243,762	257,714	311,996	323,877	318,273	330,590
Tax Capacity	2,438	2,577	3,120	3,239	3,183	3,306
Tax Capacity Rates:						
City	35.130%	35.113%	31.800%	33.319%	38.232%	40.216%
EDA	0.706%	0.763%	0.880%	0.761%	0.894%	0.905%
Property Taxes:						
City	\$ 856.47	\$ 904.86	\$ 992.16	\$ 1,079.20	\$ 1,216.92	\$ 1,329.55
EDA	\$ 17.21	\$ 19.66	\$ 27.46	\$ 24.65	\$ 28.46	\$ 29.91
Total	\$ 873.68	\$ 924.52	\$ 1,019.62	\$ 1,103.85	\$ 1,245.38	\$ 1,359.46

2026 TNT Levy Allocation

Monthly Distribution of City Taxes (\$110.80)
On Median Value Residential Property in Blaine - \$346,000



Public Safety
\$46.43



Public Works & Recreation
\$24.93



Capital & Debt
\$22.49

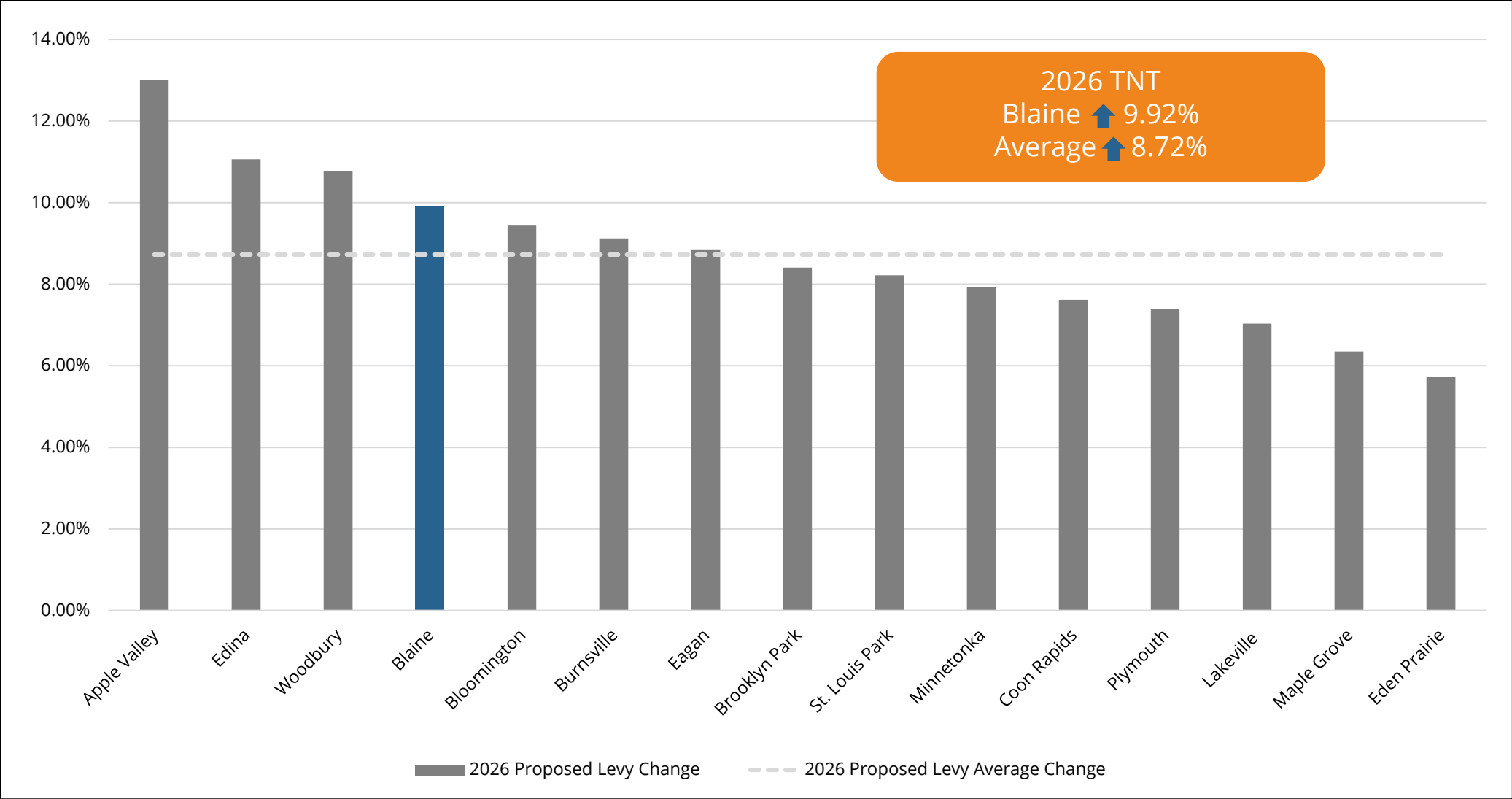


Finance & IT
\$8.86

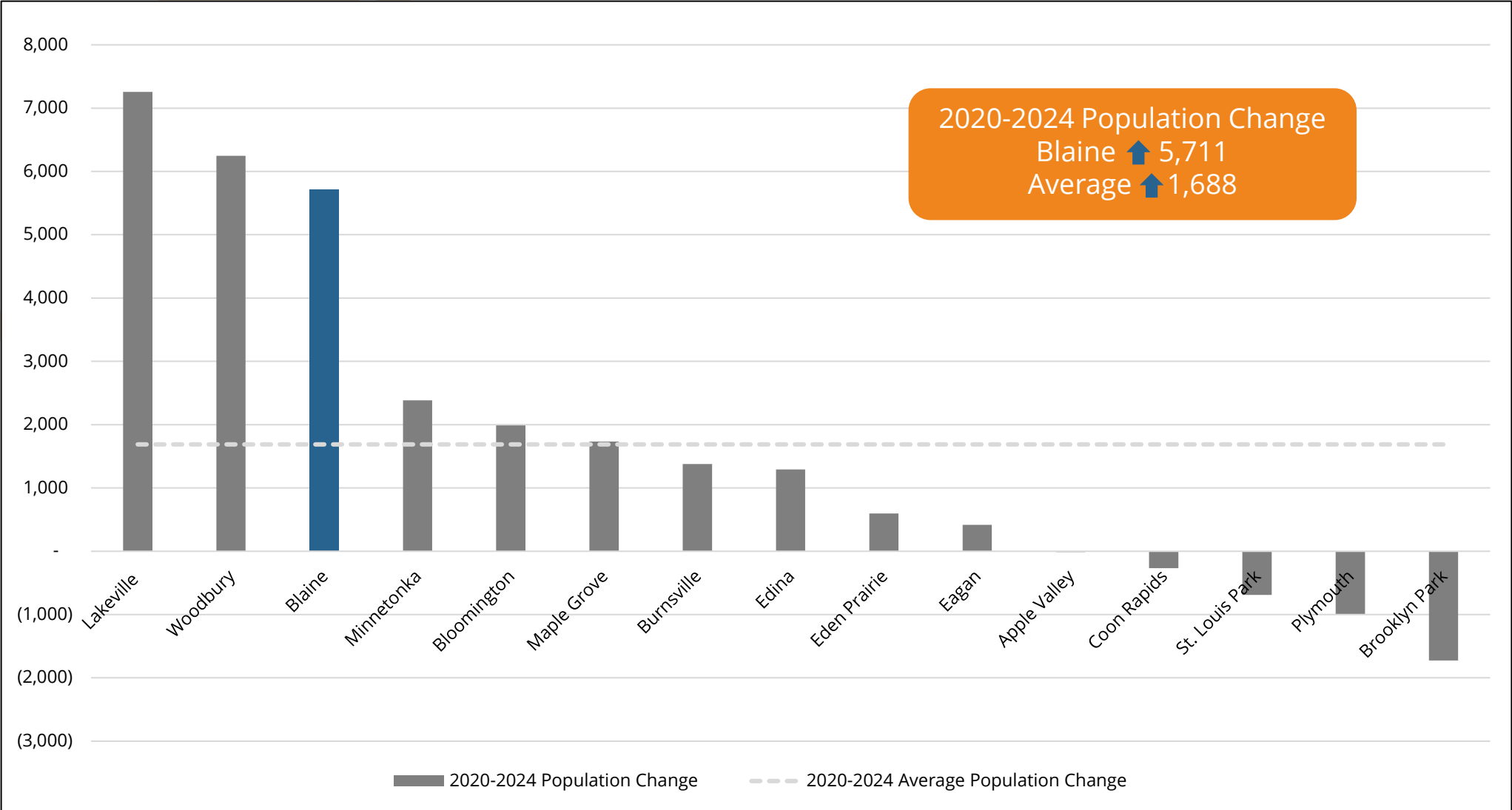


General Gov't
\$8.09

2026 Comparable Cities Proposed Levy Change

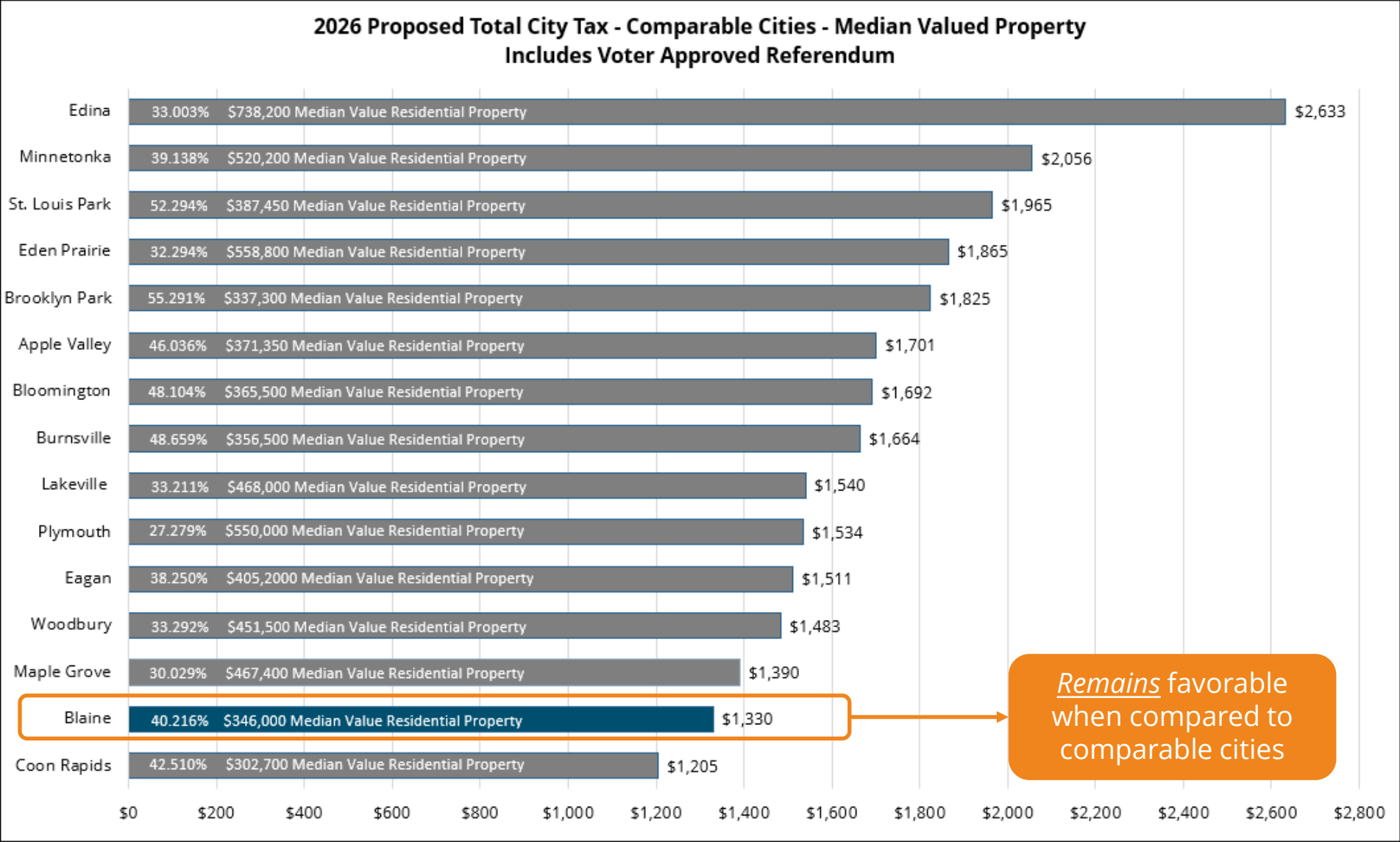


2020-2024 Comparable Cities Population Change



Source: Metropolitan Council Population Estimates

Proposed Pay 2026 Taxes – Comparable Cities





Truth-in-Taxation Notifications

2026 TNT Meeting

Truth-in-Taxation Process

- ▶ Cities with a population over 500, counties, school districts, the Metropolitan Council, the Metropolitan Airports Commission, the Metropolitan Mosquito Control District, and any applicable regional library authority are required to hold public meetings to discuss the property tax levy between November 25 and December 28
- ▶ Notices are required to be mailed between November 11 and November 24
 - ▶ Also available online
- ▶ Staff has received 1 public inquiry regarding the Truth-in-Taxation Notice as of December 1

Truth-in-Taxation Notice

- ▶ Truth in Taxation (TNT) Notice – Includes both Estimated Market Value and Taxable Market Value
- ▶ TNT Notice includes preliminary taxes for all jurisdictions
- ▶ TNT Notice does not include impacts of voter approved referendums in current year



Anoka County
Property Records and Taxation
2100 3rd Avenue
Anoka, MN 55303
(763) 323-5400
www.anokacountymn.gov

TAXPAYER(S):

[Redacted]

Property Information

[Redacted]

Property Description:

[Redacted]

TCA: 67011A

Owner(s):

[Redacted]

PROPOSED TAXES 2026

THIS IS NOT A BILL. DO NOT PAY.

	VALUES AND CLASSIFICATION		
Step 1	Taxes Payable Year:	2025	2026
	Estimated Market Value	\$334,700	\$346,500
	Homestead Exclusion	\$16,427	\$15,365
	Other Exclusion/Deferrals	\$0	\$0
	Taxable Market Value	\$318,273	\$331,135
	Class	RES HSTD	RES HSTD
	PROPOSED TAX		
Step 2	Property Taxes before credits		\$3,631.92
	School building bond credit		
	Agricultural market value credit		
	Other credits		
	Property Taxes after credits		\$3,631.92
Step 3	PROPERTY TAX STATEMENT Coming in 2026		
The time to provide feedback on PROPOSED LEVIES is NOW It is too late to appeal your value without going to Tax Court.			

Proposed Property Taxes and Meetings by Jurisdiction for Your Property

Contact Information	Meeting Information	Actual 2025	Proposed 2026
STATE GENERAL TAX	NO PUBLIC MEETING	\$0.00	\$0.00
COUNTY OF ANOKA 2100 3RD AVE ANOKA, MN 55303 WWW.ANOKACOUNTYMN.GOV 763-323-5400	GOVERNMENT CENTER COUNTY BOARD ROOM - 7TH FLOOR DECEMBER 1, 2025 - 6:00PM (DISCUSS COUNTY PORTION)		
GENERAL COUNTY LEVY		\$962.70	\$1,055.24
REGIONAL RAIL AUTHORITY		\$0.00	\$0.00
COUNTY/MUNICIPAL PUBLIC SAFETY SYSTEM		\$0.00	\$2.96
CITY OF BLAINE 10801 TOWN SQUARE DRIVE NE BLAINE, MN 55449 WWW.BLAINEMN.GOV 763-784-6700	CITY HALL COUNCIL CHAMBERS 10801 TOWN SQUARE DR NE DECEMBER 1, 2025 - 7:00PM (DISCUSS CITY PORTION)	\$1,216.92	\$1,331.56
ANOKA-HENNEPIN SCHOOL DIST #11 2727 N FERRY ST ANOKA, MN 55303 WWW.AHSCHOOLS.US 763-506-1000	SANDBURG EDUCATION CENTER 1902 2ND AVE N, ANOKA DECEMBER 8, 2025 - 6:30PM (DISCUSS SD PORTION)		
VOTER APPROVED LEVIES		\$529.30	\$527.32
OTHER LEVIES		\$560.72	\$542.14
METROPOLITAN SPECIAL TAX DIST 390 ROBERT ST N SAINT PAUL, MN 55101 WWW.METROCOUNCIL.ORG/BUDGET 651-602-1738	COUNCIL CHAMBERS 390 ROBERT ST N ST. PAUL, MN 55101 DECEMBER 3, 2025 - 6:00PM (DISCUSS METRO PORTION)	\$61.34	\$63.52
OTHER SPECIAL TAX DISTRICTS	NO MEETING REQUIRED	\$99.10	\$109.18
TAX INCREMENT	NO MEETING REQUIRED	\$0.00	\$0.00
FISCAL DISPARITY	NO MEETING REQUIRED	\$0.00	\$0.00
TOTAL EXCLUDING ANY SPECIAL ASSESSMENTS		\$3,430.08	\$3,631.92
			5.88 %

TNT Values

- ▶ Includes:
 - ▶ Estimated market value
 - ▶ Homestead exclusion (if applicable)
 - ▶ *Other exclusions/deferrals (if applicable)*
 - ▶ Taxable market value
 - ▶ Property classification
- ▶ Sample parcel's pay 2026 value is \$500 more than city median
- ▶ Citywide residential median increase is 3.4 percent for pay 2026

- *Market Value Exclusion for a Veteran with a Disability*
- *Blind/Disabled Homestead Classification*

PROPOSED TAXES 2026

THIS IS NOT A BILL. DO NOT PAY.

Step	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2025	2026
1	Estimated Market Value	\$334,700	\$346,500
	Homestead Exclusion	\$16,427	\$15,365
	Other Exclusion/Deferrals	\$0	\$0
	Taxable Market Value	\$318,273	\$331,135
	Class	RES HSTD	RES HSTD

- *Homestead Property Damaged by Mold*
- *Green Acres and Rural Preserve*

TNT Tax Impact

- ▶ Truth-in-Taxation Notice includes proposed taxes for each jurisdiction. These levies can be reduced but not increased.
- ▶ TNT Notice also includes tax and budget meeting location dates/times.
- ▶ Total proposed city taxes for this property are up \$114.64 or 9.42 percent from 2025.

Proposed Property Taxes and Meetings by Jurisdiction for Your Property				
Contact Information	Meeting Information	Actual 2025	Proposed 2026	
STATE GENERAL TAX		\$0.00	\$0.00	
COUNTY OF ANOKA ① 2100 3RD AVE ANOKA, MN 55303 WWW.ANOKACOUNTYMN.GOV 763-323-5400 GENERAL COUNTY LEVY REGIONAL RAIL AUTHORITY	NO PUBLIC MEETING GOVERNMENT CENTER COUNTY BOARD ROOM - 7TH FLOOR DECEMBER 1, 2025 - 6:00PM (DISCUSS COUNTY PORTION)			9.61%
		\$962.70	\$1,055.24	
		\$0.00	\$0.00	
		\$0.00	\$2.96	
COUNTY/MUNICIPAL PUBLIC SAFETY SYSTEM				
CITY OF BLAINE ② 10801 TOWN SQUARE DRIVE NE BLAINE, MN 55449 WWW.BLAINEMN.GOV 763-784-6700	CITY HALL COUNCIL CHAMBERS 10801 TOWN SQUARE DR NE DECEMBER 1, 2025 - 7:00PM (DISCUSS CITY PORTION)	\$1,216.92	\$1,331.56	9.42% ← TNT
ANOKA-HENNEPIN SCHOOL DIST #11 ③ 2727 N FERRY ST ANOKA, MN 55303 WWW.AHSCHOOLS.US 763-506-1000 VOTER APPROVED LEVIES OTHER LEVIES	SANDBURG EDUCATION CENTER 1902 2ND AVE N, ANOKA DECEMBER 8, 2025 - 6:30PM (DISCUSS SD PORTION)			(1.89)%
		\$529.30	\$527.32	
		\$560.72	\$542.14	
METROPOLITAN SPECIAL TAX DIST				
390 ROBERT ST N ④ SAINT PAUL, MN 55101 WWW.METROCOUNCIL.ORG/BUDGET 651-602-1738	COUNCIL CHAMBERS 390 ROBERT ST N ST. PAUL, MN 55101 DECEMBER 3, 2025 - 6:00PM (DISCUSS METRO PORTION)	\$61.34	\$63.52	3.56%
OTHER SPECIAL TAX DISTRICTS ⑤ TAX INCREMENT FISCAL DISPARITY	NO MEETING REQUIRED NO MEETING REQUIRED NO MEETING REQUIRED	\$99.10 \$0.00 \$0.00	\$109.18 \$0.00 \$0.00	10.17%
TOTAL EXCLUDING ANY SPECIAL ASSESSMENTS		\$3,430.08	\$3,631.92	5.88 %

TNT Supplemental Budget Information Insert

- ▶ During the 2021 legislative session amendments to Minnesota State Statute 275.065, were made creating new requirements to include specific supplemental budget information within the Truth-in-Taxation notification.
- ▶ During the 2023 Legislative session, several provisions were modified, which resulted in simplified reporting requirements for future Proposed Property Tax Notices.
 - ▶ Removes most of the requirements that went into effect for taxes payable 2023.
 - ▶ Requires that each jurisdiction's website be listed on the statement, if they have a website.
 - ▶ Requires that the overall change in levy for the county, each city in the county, and each school district in the county be included on the statement.

Supplemental Budget Information Insert

- ▶ Last page of proposed tax statement shows each taxing authorities:
 - ▶ Actual 2025 levy
 - ▶ Proposed 2026 levy
 - ▶ Percent change from 2025 to 2026

- ▶ The following may not be included
 - ▶ Upcoming referenda
 - ▶ Voter-approved levy increases
 - ▶ Special assessments

- ▶ City of Blaine Proposed Levy
 - ▶ \$54,230,000 or up 9.92 percent compared to 2025

What Else Should You Know?

Your local units of government have proposed the amounts they will need to levy in 2026.

The following circumstances could change these amounts:

- Upcoming referenda
- Legal judgments
- Natural disasters
- Voter-approved levy limit increase, or
- Special assessments

Your county commissioners, school board, city council (if your property is located in a city with a population over 500), and metropolitan special taxing district will soon be holding meetings to discuss the 2026 budgets and proposed 2026 property taxes. (The school board will discuss the 2025 budget.) You are invited to attend these meetings to express your opinion.

Supplemental Budget Information - Proposed 2026 Taxes

CITY	2025 Levy	2026 Proposed Levy	% Change	SCHOOLS	2025 Levy	2026 Proposed Levy	% Change
COUNTY OF ANOKA	\$183,102,136	\$201,729,247	10.17%	ANOKA-HENNEPIN SCHOOL DIST #11	\$138,286,962	\$135,556,610	-1.97%
CITY OF ANDOVER	\$20,404,084	\$21,250,914	4.15%	CENTENNIAL SCHOOL DISTRICT #12	\$28,642,833	\$29,661,968	3.56%
CITY OF ANOKA	\$11,178,783	\$12,137,912	8.58%	COLUMBIA HEIGHTS SCHOOL DIST #13	\$14,661,728	\$15,741,892	7.37%
CITY OF BETHEL	\$293,195	\$294,227	0.35%	ELK RIVER SCHOOL DISTRICT #728	\$74,511,151	\$77,295,779	3.74%
CITY OF BLAINE	\$49,336,000	\$54,230,000	9.92%	FOREST LAKE SCHOOL DISTRICT #831	\$35,275,224	\$36,133,808	2.43%
CITY OF CENTERVILLE	\$3,265,071	\$3,527,728	8.04%	FRIDLEY SCHOOL DISTRICT #14	\$14,741,046	\$16,212,605	9.98%
CITY OF CIRCLE PINES	\$3,233,670	\$3,547,392	9.70%	SPRING LAKE PARK SCHOOL DIST #16	\$25,725,373	\$26,069,247	1.34%
CITY OF COLUMBIA HEIGHTS	\$18,829,000	\$20,568,000	9.24%	ST. FRANCIS SCHOOL DISTRICT #15	\$12,997,058	\$16,539,028	27.25%
CITY OF COLUMBUS	\$4,231,505	\$4,373,747	3.36%	WHITE BEAR LAKE SCHOOL DIST #624	\$70,477,861	\$73,775,872	4.68%
CITY OF COON RAPIDS	\$38,373,082	\$41,295,381	7.62%	METROPOLITAN SPECIAL TAX DIST	\$8,229,443	\$8,430,852	2.45%
CITY OF EAST BETHEL	\$6,392,500	\$6,638,600	3.85%				
CITY OF FRIDLEY	\$21,677,595	\$23,040,200	6.29%				
CITY OF HAM LAKE	\$6,684,188	\$6,927,556	3.64%				
CITY OF HILLTOP	\$1,275,000	\$1,313,250	3.00%				
CITY OF LEXINGTON	\$1,576,880	\$1,650,380	4.66%				
CITY OF LINO LAKES	\$15,591,090	\$18,120,307	16.22%				
CITY OF NOWTHEN	\$2,129,366	\$2,341,432	9.96%				
CITY OF OAK GROVE	\$4,462,234	\$4,683,242	4.95%				
CITY OF RAMSEY	\$21,950,694	\$23,376,916	6.50%				
CITY OF SPRING LAKE PARK	\$4,721,272	\$5,030,260	6.54%				
CITY OF ST. FRANCIS	\$6,185,000	\$7,180,000	16.09%				
LINWOOD TOWNSHIP	\$2,076,750	\$2,120,231	2.09%				

Property Tax Relief Programs

- ▶ State of Minnesota offers two programs available to owners of homestead properties
- ▶ Based on household income and property taxes paid
- ▶ Homestead Credit Refund (M1PR)
 - ▶ 2024 Household income limit of \$139,320
 - ▶ Must have owned and occupied your home on January 2, 2025
 - ▶ May not be claimed as a dependent by others
 - ▶ Homeowners' property must be classified as homestead and have no delinquent property taxes
- ▶ Special Property Tax Refund (M1PR-SR)
 - ▶ Must have lived in your home on January 2, 2024, and January 2, 2025
 - ▶ Net property tax on your homestead increased by more than 12 percent from 2024 to 2025 and at least \$100
 - ▶ No income limit, maximum refund of \$1,000
- ▶ Complete program information can be found at: <https://www.revenue.state.mn.us/property-tax-refund>

Senior Citizen Property Tax Deferral Program

- ▶ State of Minnesota Senior Citizen Property Tax Deferral Program
 - ▶ Must be 65 years old; if married, one of you is 65 or older and the other at least 62
 - ▶ Household income is \$96,000 or less
 - ▶ You have lived in, owned your home, and had it classified as homesteaded for the last 5 years
 - ▶ Other liens against your property are less than 75 percent of the estimated market value
 - ▶ You do not have a reverse mortgage, a life estate, or any lien on your property
 - ▶ The amount of property tax you pay is limited to 3 percent of your total household income
 - ▶ Complete program information can be found at: <https://www.revenue.state.mn.us/property-tax-deferral-senior-citizens>

Action Items

- ▶ Conduct Truth-in-Taxation (TNT) Meeting
- ▶ Allow for public input and comments
- ▶ Final levy and budgets to be considered for adoption at December 15 Meeting; no formal action required this evening

City of Blaine, Minnesota					
Exhibit A - 1					
2026 Property Tax Levy - Summary					
Levy Item	Fund	2025 Final Levy	2026 TNT Levy (Dec)	Total Change From '25 to '26 TNT Levy	Percent Change From '25 to '26 TNT Levy
	General Fund	\$ 39,547,598	\$ 39,547,598		
1	Personnel (Insurance, COLA, etc.)	-	1,701,281		
2	Paid Family Medical Leave Act Premiums	-	136,808		
3	Self Insurance	-	190,000		
4	Workers Compensation	-	100,000		
5	Compensated Absences	-	30,000		
6	Facilities Fund Internal Service Charges	-	120,000		
7	Commodities/Services (Aggregate; Excluding SBM)	-	396,621		
8	Budget Reduction Exercise	-	(181,000)		
9	Alternative Funding Exercise	-	(46,000)		
10	Information Technology Improvements	-	459,300		
11	Department Requests	-	233,000		
12	One-Time Requests	-	(45,000)		
13	SBM Fire Funding (Operating)	-	267,000		
14	2026 Election Year	-	103,779		
15	Restore Permit Technician	-	105,000		
15	Restore Evidence Technician	-	105,000		
16	Reclass Evidence Technician to Patrol Officer	-	60,000		
17	Reduce Engineering Charges for City Projects	-	250,000		
18	Crime Victim Services Grant Expiring	-	25,000		
19	Misc Revenue Increase	-	(358,900)		
20	Additional Safe Margin	-	40,000		
	Total General Fund	39,547,598	43,239,487	3,691,889	9.3%
	Capital				
21	Pavement Maintenance	200,000	250,000		
22	Pavement Management Plan	-	-		
23	Capital Equipment	500,000	1,000,000		
24	Parks & Trails	500,000	500,000		
25	SBM Capital Equipment	569,752	1,015,360		
	Total Capital	1,769,752	2,765,360	995,608	56.3%
26	Debt Service				
	GO Improvement Bonds 2013A (67)	439,539	-		
	GO Equipment Capital Note 2016A (70) (NMTV)	-	-		
	GO Improvement Bonds 2016A (71a)	196,633	17,068		
	GO Improvement Bonds 2016A (71b)	163,892	163,251		
	GO Improvement Bonds 2016A (71d)	707,490	723,870		
	GO Taxable Improvement Bonds 2017A (72a)	251,711	253,888		
	GO Improvement Bonds 2019A (75)	555,697	556,306		
	GO Capital Improvement Plan Bonds 2019B (76)	486,938	487,725		
	GO Capital Improvement Plan Bonds 2020A (77)	514,683	513,115		
	GO Improvement Bonds 2021A (78A)	466,088	466,096		
	GO Improvement Bonds 2021A (78B)	110,358	112,248		
	GO Improvement Bonds 2022 (79A)	680,313	675,884		
	GO Improvement Bonds 2023A (80A)	715,783	713,129		
	GO Equipment Certificates 2023A (80C)	689,325	692,475		
	105th Ave Tax Abatement Debt Service (81) 2024A	505,200	603,435		
	GO Improvement Bonds 2024B	835,000	806,813		
	GO Equipment Certificates 2024B	700,000	689,850		
	City Improvement Bonds 2025	-	750,000		
	City Equipment Bonds 2025	-	-		
	Debt Service Total	8,018,650	8,225,153	206,503	2.6%
	Total TNT Levy	49,336,000	54,230,000	4,894,000	9.9%

City of Blaine, Minnesota			
Exhibit A - 2			
2026 Property Tax Levy - Detail			
Levy Item	Fund/Category	Detail	Total Change From '25 to '26 TNT Levy
1	Personnel (Insurance, COLA, etc.)	No new positions included	\$ 1,701,281
		Equitable compensation for city staff	
		Cafeteria plan and other benefits and taxes included	
2	Paid Family Medical Leave Act Premiums	New state-administered mandatory paid family and medical leave insurance beginning January 1,2026	136,808
		Premium is 0.88% of payroll, assuming city will fund 1/2, the minimum requirement by law	
		Administered by the Minnesota Department of Employment and Economic Development (DEED)	
3	Self Insurance	2025 funding \$1M, 2024/2025 Premium \$756k, Deductible \$200,000	190,000
		2025/2026 Premium \$687k, Deductible \$200,000	
		Ending 2024: Net Position \$192k, incurred but not reported \$367k	
		\$100k deductible per occurrence/\$200k standard aggregate/\$4M MEL aggregate	
		No current/proposed funding for new vehicle/equipment replacement (residual vs new)	
		Land-use litigation costs are based on a sliding scale, includes a 15% copay on the the first \$250k and 40% on amounts above that	
		Increase spread amongst funds, 75% General Fund	
4	Workers Compensation	Current funding \$1.98M, 2025-2026 Premium \$1.2M	100,000
		2025 Retro-Premium \$493k, 2024-2025 Audit Adjustment \$40k	
		2025/2026 Standard Policy, \$10k Deductible per Occurrence	
		2024/2025 Standard Policy, \$10k Deductible per Occurrence	
		Ending 2024: Cash \$(81k), Net Position \$(86k)	
		2024 expenditures exceeded revenue by \$56k	
		Increase spread amongst funds, 92% General Fund	
5	Compensated Absences	2020-2024 Funding \$784k, Payouts \$1.18M, total shortfall \$392k	30,000
		Ending 2024: Cash \$1.25M	
		Increase spread amongst funds, 93% General Fund	
6	Facilities Fund Internal Service Charges	Assumes 8.5% increase year over year, Increase spread amongst funds, 76% General Fund	120,000
7	Commodities/Services (Aggregate; excluding SBM)	23.15% of total General Fund expenditures for 2025 budget	396,621
		Figure represents 2.8% increase for 2026 budget	
		Historical increases: 23% for 2022 Actuals, 12% for 2023 Actuals, 9% for 2024 Actuals, 8% for 2025 Budget	
8	Budget Reduction Exercise	Identification and implementation of cost-saving measures related to non-personnel costs	(181,000)
9	Alternative Funding Exercise	Alignment of operating expenditures to their most suitable funds	(46,000)
10	Information Technology Improvements	Recommended technology investments to enhances business continuity	459,300
11	Administration Request	Body Worn Cameras for non-sworn personnel (Community Standards, Building Inspections)	5,000
		Wellness Committee, Online wellness platform that integrates with the city's vendors	8,000
11	Planning Request	2050 Comprehensive Plan required by Met Council, a three-year process, additional funding needed in future years to complete	30,000
11	Police Request	Public Safety Data System (PSDS) costs	10,000
		Flock Cameras, currently paid using Public Safety (PS) Funds, phase out the PS Funds, \$100k annually	20,000
		Axon Officer Safety Plan (OSP) for new officers	10,000
11	Parks Maintenance	LRS Portable Toilet services for city parks and special events	15,000
		Part-time labor costs, current budget \$153k (including payroll taxes)	30,000
11	Parks Forestry	Emerald Ash Borer (EAB) removals, removed \$120k in 2025 to fund the Forester position, remaining budget is \$195k	105,000
12	One-Time Requests (Moved From Operating)	Replacement of rusted and rotting doors at Happy Acres and Aurelia Parks - \$35,000	(45,000)
		Irrigation clock upgrades that will include remote operation allowing staff to improve irrigation schedules and reduce water usage - \$10,000	
		Use of Unrestricted General Fund Reserves (\$45,000)	

City of Blaine, Minnesota			
Exhibit A - 2			
2026 Property Tax Levy - Detail			
Levy Item	Fund/Category	Detail	Total Change From '25 to '26 TNT Levy
13	SBM Fire Funding (Operating)	Ongoing operating funding, represents 9.75% increase, the city's portion is 76% of the total budget	267,000
		Includes the request of 3 Battalion chief-level positions, 20% increase in total salary budget	
14	Elections	2026 election year, costs fluctuate accordingly	103,779
15	Restore Positions	Building Inspections, Permit Technician	210,000
		Police, Evidence Technician	
16	Reclass Evidence Technician to Patrol Officer	Reclassification of an existing vacant evidence technician position into a patrol officer to assist with managing call volume and improving response time	60,000
17	Engineering Fees	Engineering staff track their time spent on city projects then charge this time back to the associated project account (capital project or utility fund)	250,000
		In addition to the administrative time spent, most of the projects this time is allocated to are funded through debt	
		The current revenue budget for this activity in the General Fund is \$500,000, 2026 is the 2nd year of a 3-year timeline to eliminate this chargeback	
18	Crime Victim Services Grant	Grant amended, originally set to expire in September of 2025, extended through September of 2026	25,000
19	Misc. Revenue Increase	Administration fees charged to the EDA Fund for services provided by city employees, \$474k per year	(358,900)
		Administration fees charged to the Enterprise Funds for services provided by city employees, \$2.5M per year	
		Vehicle & equipment maintenance fees charged to the Water and Sewer Funds, \$376,200/yr	
20	Additional Safe Margin	City safe margin to be established in an amount between 1% and 1.5%, the adjustment brings the 2026 safe margin to \$440k	40,000
21	Transportation - Pavement Maintenance	Crack-sealing program, 2025-2029 CIP increased funding from \$200k to \$250k in 2026, city-wide 7 year program	50,000
22	Transportation - Pavement Management	Pavement Condition Index (PCI) Study, last completed city-wide in 2022, ideally would like to complete study every 3 years	-
		Use of Unrestricted General Fund Reserves (\$125,000)	
23	Capital Equipment	2025-2029 CIP increased funding from \$500k to \$1M	500,000
		Goal is to be pre-funded by 2029	
		Lack of prefunding capital needs may impact credit rating	
24	Parks & Trails	2024 levy eliminated, used strategic priority funds, restored in 2025, no increase for 2026	-
25	SBM Capital Equipment	Increase funding from \$569,752 to \$1,015,360	445,608
		As existing debt expires, funding is reallocated to the SBM capital account	
		In total no levy increase	
26	Debt Service	Main funding source for Capital Projects	206,503
		Assumes 25% of all improvements will be assessed for the 2025 Transportation projects	
		Assumes current interest rate environment at time of sale for 2025 projects	
		No buffer for assessment/interest rate changes related to 2025 bonding	
		Use of Unrestricted General Fund Reserves to Purchase Capital Equipment	
		Use of Unrestricted General Fund Reserves (\$183,000)	
		See Exhibit A-3 for further details	
Total Proposed 2026 Tax Levy Increase			4,894,000

City of Blaine, Minnesota

Exhibit A - 3

2026 Debt Service Detail

Debt Issuance	Final Levy Year	2026 TNT Levy (Dec)
GO Improvement Bonds 2013A (67)	2025	-
GO Equipment Capital Note 2016A (70) (NMTV)	Funded by Franchise Fees	
GO Improvement Bonds 2016A (71a)*	2026	17,068
GO Improvement Bonds 2016A (71b)	2026	163,251
GO Improvement Bonds 2016A (71d)	2027	723,870
GO Taxable Improvement Bonds 2017A (72a)	2028	253,888
GO Improvement Bonds 2019A (75)	2034	556,306
GO Capital Improvement Plan Bonds 2019B (76)	2029	487,725
GO Capital Improvement Plan Bonds 2020A (77)	2035	513,115
GO Improvement Bonds 2021A (78A)	2036	466,096
GO Improvement Bonds 2021A (78B)	2036	112,248
GO Improvement Bonds 2022A (79A)	2037	675,884
GO Improvement Bonds 2023A (80A)	2038	713,129
GO Equipment Certificates 2023A (80C)	2028	692,475
105th Ave Tax Abatement Debt Service (81) 2024A	2040	603,435
GO Improvement Bonds 2024B	2039	806,813
GO Equipment Certificates 2024B	2029	689,850
City Improvement Bonds 2025 (Preliminary)	2040	750,000
City Equipment Bonds 2025 (Preliminary)**	2030	-
2026 TNT Debt Service Tax Levy		8,225,153

*Use of Unrestricted General Fund Reserves (\$183,000)

** Use of Unrestricted General Fund Reserves to Purchase Capital Equipment



City of Blaine, Minnesota
General Fund - 101
Summary of Revenues, Expenditures, and Change in Fund Balance
2026 Budget - As of December 1, 2025

	2022 Actual	2023 Actual	2024 Actual	2025 Adopted Budget	2026 TNT Budget	2025 Adopted to 2026 TNT Budget
Revenues						
Taxes	\$ 29,298,176	\$ 31,233,575	\$ 36,252,629	\$ 39,547,598	\$ 43,239,487	\$ 3,691,889
Licenses & Permits	3,207,554	2,952,707	3,045,226	2,777,700	2,348,700	(429,000)
Intergovernmental	1,878,710	2,079,673	2,500,893	1,945,000	2,308,000	363,000
Charges for Services	5,602,152	5,348,447	5,321,971	5,183,900	5,269,300	85,400
Fines & Forfeits	201,678	263,017	299,602	193,000	220,000	27,000
Investment Earnings	(750,207)	566,600	951,279	159,000	230,000	71,000
Miscellaneous	129,846	75,920	127,329	153,500	120,000	(33,500)
Total Revenues	39,567,909	42,520,738	48,498,929	49,959,698	53,735,487	3,775,789
Expenditures						
Legislative	462,763	460,109	463,329	541,935	541,921	(14)
Administrative Services	2,445,181	2,642,225	2,924,481	3,154,421	3,315,584	161,163
Finance	3,433,394	3,207,501	3,199,059	3,868,683	4,562,756	694,073
Safety Services	15,322,128	17,369,766	18,872,206	21,719,268	23,011,220	1,291,952
Fire Services	2,281,120	2,361,784	2,490,793	2,731,464	2,998,464	267,000
Public Works	7,135,658	7,863,921	8,092,330	9,652,386	10,387,252	734,866
Engineering	1,338,262	1,884,954	1,999,846	2,279,549	2,376,401	96,852
Recreation	1,409,447	1,560,596	1,683,678	1,810,436	1,927,951	117,515
Community Development	2,559,352	2,657,734	2,750,179	2,995,898	3,148,280	152,382
Unallocated	431,083	436,319	627,889	928,058	1,148,058	220,000
Total Expenditures	36,818,388	40,444,909	43,103,790	49,682,098	53,417,887	3,735,789
Revenues Over (Under) Expenditures	2,749,521	2,075,829	5,395,139	277,600	317,600	40,000
Other Financing Sources (Uses)						
Transfers In	23,023	112,807	37,500	122,400	122,400	-
Transfers Out	3,401,000	1,500,000	362,895	-	-	-
Total Other Financing Sources (Uses)	(3,377,977)	(1,387,193)	(325,395)	122,400	122,400	-
Net Change in Fund Balance	(628,456)	688,636	5,069,744	400,000	440,000	40,000
Beginning Fund Balance	16,980,732	16,352,276	17,040,912			
Ending Fund Balance	16,352,276	17,040,912	22,110,656			
Adjust for Inventory	148,248	280,492	360,270			
Adjust for Prepaid Items	57,170	57,236	74,893			
Adj Fund Balance, Dec 31 (Net of Restricted)	16,146,858	16,703,184	21,675,493			
30% Subsequent Years Budget	12,475,083	13,972,460	14,904,629			
5% Subsequent Years Property Tax Levy	1,585,600	1,819,279	1,977,380			
State Funding Un-Allotment	555,000	670,000	820,000			
Minimum Unassigned Fund Balance	14,615,683	16,461,739	17,702,009			
Unrestricted Fund Balance	\$ 1,531,175	\$ 241,445	\$ 3,973,484			



City of Blaine Staff Report

File Number: RES 25-187

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

December 1, 2025

In Control	File Type
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City Council

Resolution

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.1

Resolution Granting a Twelve-Month Extension for Recording the Final Plat of McNeil Addition Creating Two Lots at 4324 117th Avenue NE. Dave McNeil (Case File No. 25-0001/ACK)

Executive Summary

The applicant is requesting final plat approval to subdivide 1.39 acres into two lots. The applicant is working towards securing financing to complete the platting process. The final plat is consistent with the approved preliminary plat.

Background

Planning Commission Public Hearing	12/10/24
City Council (Preliminary Plat)	01/22/25
City Council (Final Plat)	02/03/25
City Council (Final Plat Extension)	12/01/25
Action Deadline	01/09/26

Staff report prepared by Alex Koberoski, Assistant Planner and Teresa Barnes, Project Engineer

On January 22nd, 2025, City Council approved a preliminary plat to subdivide 1.39 acres into two lots, to allow for an additional single family home. Per section 74-47 of the City of Blaine Code of Ordinances, the final plat must be recorded within one year of the date granting the approval, or the plat becomes expired unless an extension is granted. To date, the final plat has not been recorded, therefore the applicant has requested a 12-month extension. The applicant's request indicates that sufficient funds have not yet been acquired to complete the platting process. The applicant is requesting more time to secure funds for the project.

The conditions around the project and the applicable code language have not changed since the plat was approved in 2025.

These extensions are under Council's quasi-legislative authority, allowing the Council substantial discretion in this case. The City Council may approve or deny the extension, but cannot change the conditions placed on the plat. If the request for extension is approved, the applicant will have until February 3rd, 2027 to record the plat. If the application is denied, the Council would need to separately act to formally revoke the

Original Staff Report

The final plat is consistent with the approved preliminary plat, Resolution No. 25-10

Evaluation of Request

Planning Analysis

Zoning

Council voted unanimously to approve the rezoning from Farm Residential (FR) to Single Family Residential (R-1). The R-1 district is intended to allow for low-density single family units in developing portions of the city where sanitary sewer and water services are available.

Land Use Designation

The property is guided Low Density Residential (LDR).

Surrounding Zoning and Uses

Properties to the west, east, and south are zoned FR. Single family homes are located to the north, across 117th Avenue and are zoned Development Flex (DF). The average lot size for those properties is 15,000 square feet, and the average lot width is 80 feet, which is the minimum lot width requirement for the R-1 district.

History

A preliminary plat was approved on January 22, 2025. The applicant submitted a ghost plat showing the lot has the capability of being subdivided further into a total of 4 lots that meet the R-1 standards, with a potential future street on the south portion of the lot, which would allow for the minimum 60 feet of frontage. The ghost plat is conceptual and cannot be constructed without development activity on neighboring parcels since there would otherwise be no legal access to those lots. The potential future development shown in the ghost plat results in a density of 2.59 units per acre, which meets the minimum LDR density requirements. This method has been historically used and accepted throughout the City in anticipation of future growth.

Plat

The applicant is proposing to subdivide the 1.39 acre property into two lots. The proposed subdivision meets all R-1 requirements, including the minimum lot width of 80 feet, and minimum depth of 125 feet. The minimum lot size for R-1 is 10,000 square feet, and the smaller lot will be 11,506 square feet.

Tree Preservation

No trees are proposed to be removed with the application. Any tree removal will be reviewed as part of the building permit for conformance with tree preservation and replacement requirements as stated in Section 33.09.

Park Dedication

Park dedication is required for this plat at the rate in effect at the time of each final plat. The 2025 rate is \$4,894 per unit for residential lots. The amount of park dedication for one residential unit will be due at the time of recording the final plat mylars.

Engineering Analysis

Grading/Storm Drainage

Minor grading will occur during the removal of the existing outbuilding and associated driveway. Existing drainage patterns will be maintained. Any future grading will be reviewed at the time of building permit approval.

Utilities

When water and sanitary sewer were extended along 117th Avenue NE, two service connections were provided to the existing lot. These will be the services utilized as development of the existing lot (existing house) and proposed lot.

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

Wetlands/Watershed/FEMA

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

Access/Street Design/Sidewalks/Trails

The existing driveway will remain on the existing lot. A new driveway access will be evaluated once a building is proposed. No additional street design, sidewalk or trail installation 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.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

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

Financial Impact

Not applicable.

Public Outreach/Input

Notifications are not required for final plats.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Zoning and Location Map
2. Request for Extension
3. Final Plat
4. Final Plat RES 25-18



City of Blaine

Signature Copy

Resolution: RES 25-187

Resolution Granting a Twelve-Month Extension for Recording the Final Plat of McNeil Addition Creating Two Lots at 4324 117th Avenue NE. Dave McNeil (Case File No. 25-0001/ACK)

WHEREAS, an application has been filed by David McNeil, Case File No. 25-0001 for a final plat known as McNeil Addition; and

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

West Two Hundred Ten (210) feet of the East Six Hundred Thirty-eight (638) feet of the South Two Hundred Ninety (290) feet of the North Three Hundred Fifty (350) feet of the Northwest Quarter of the Northwest Quarter (NWI/4 of NWI/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota, with a road easement over the North Sixty (60) feet of said Northwest Quarter of the Northwest Quarter (NWI/4 of NWI/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23).

WHEREAS, the Blaine City Council granted final plat approval on February 3, 2025, subject to the conditions as contained in Blaine City Council Resolution No. 25-18; and

WHEREAS, the Blaine City Council considered an extension to the recording of the final plat at the December 1, 2025 meeting.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine hereby grants an extension to the recording of the final plat for McNeil Addition to February 3, 2027 with the following findings:

1. The applicant is actively seeking funding to finalize the project.
2. Resolution 25-18 applies to this project.

PASSED by the City Council of the City of Blaine this 1st day of December 2025.

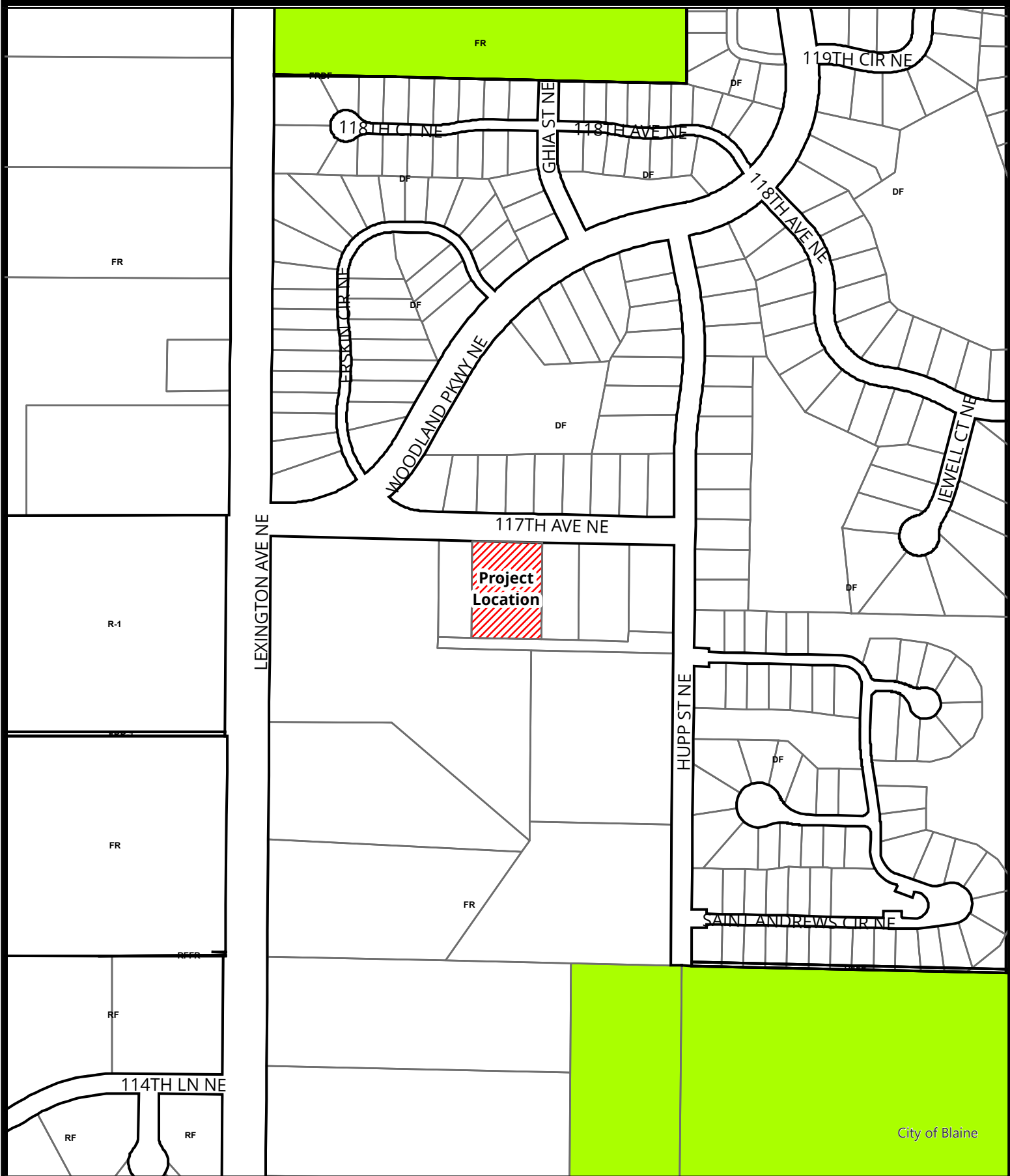
Signed by

Tim Sanders, Mayor



Signed by

Catherine M. Sorensen, City Clerk



BlaineMN.gov

Case File No. 25-0001 McNeil Addition

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



David McNeil 4324 117th Ave NE Blaine, MN 55449 dave11882lex@yahoo.com 612-481-8970

Date: 11-10-2025

To: City of Blaine Planning Department

Subject: Request for Extension of Final Plat Application Parcel #133123220005

Dear Planner's Name or Planning Commission,

I am writing to request an extension for filing the final plat for parcel #133123220005, which was originally approved on 2-03-2025. Please find the following information related to this request:

1. Explanation of why the final plat has not been filed: The final plat has not been filed because I have not yet secured sufficient funds to cover the remaining costs required to complete the platting process. I intend to move forward with the necessary steps once adequate financing is available.

2. Good faith efforts made to complete the platting process: Despite financial limitations, I have continued to make good faith efforts to move the project forward. These efforts include maintaining communication with city staff, obtaining updated cost estimates, exploring financing options, and preparing documentation to ensure the project is ready to proceed once funding is secured.

3. Anticipated completion date: Based on my current financial planning, I anticipate that I will be able to complete and file the final plat by 5/15/2026.

4. Signature of subdivider and property owner:

David McNeil Subdivider / Property Owner Date: 11/10/2025



5. Amount of time requested for extension: I respectfully request an extension of 6 months to allow sufficient time to secure funding and complete the final plat filing.

Thank you for your understanding and consideration. Please contact me at 612-481-8970 or via email at dave11882lex@yahoo.com if any additional information is needed.

Sincerely,

David McNeil



West Two Hundred Ten (210) feet of the East Six Hundred Thirty-eight (638) feet of the South Two Hundred Ninety (290) feet of the North Three Hundred Fifty (350) feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota, with a road easement over the North Sixty (60) feet of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23).

Have caused the same to be surveyed and platted as MCNEIL ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said David McNeil and Raquel McNeil, husband and wife, have hereunto set their hands this _____ day of _____, 20__.

David McNeil

Raquel McNeil

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20__ by David McNeil and Raquel McNeil, husband and wife.

_____ (Signature)

_____ (Print Name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, James E. Napier 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__.

James E. Napier, Licensed Land Surveyor
Minnesota License No. 25343

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20__ by James E. Napier.

_____ (Signature)

_____ (Print Name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of MCNEIL 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. Ziegmler
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 MCNEIL 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 Titles

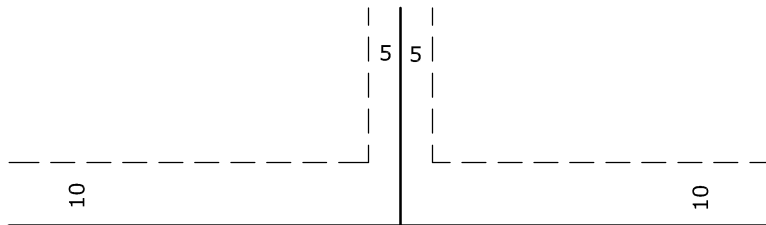
By _____, Deputy



-  DENOTES ANOKA COUNTY CAST IRON MONUMENT
 DENOTES 1/2 INCH OPEN IRON PIPE MONUMENT FOUND.
 DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED
 RLS NO. 25343

FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 31 NORTH, RANGE 23 WEST IS ASSUMED TO HAVE A BEARING OF SOUTH 88 DEGREES 39 MINUTES 38 SECONDS EAST.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS



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

Signature Copy

Resolution: RES 25-18

Resolution Granting Final Plat Approval to Subdivide 1.39 Acres into Two Lots, to be Known as McNeil Addition at 4324 117th Avenue NE. Dave McNeil (Case File No. 25-0001/ACK)

WHEREAS, an application has been filed by David McNeil, Case File No. 25-0001 for a final plat known as McNeil Addition; and

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

West Two Hundred Ten (210) feet of the East Six Hundred Thirty-eight (638) feet of the South Two Hundred Ninety (290) feet of the North Three Hundred Fifty (350) feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota, with a road easement over the North Sixty (60) feet of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23).

WHEREAS, the Blaine City Council granted preliminary plat approval on January 22, 2025, subject to the conditions as contained in Blaine City Council Resolution No. 25-10; 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 McNeil 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 McNeil Addition.

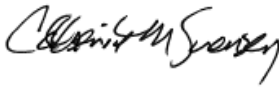
1. The developer is responsible for recording plat mylars with Anoka County. Proof of recording must be provided prior to issuance of building permits.
2. Park dedication is required for the newly created lot at the time of final plat mylars at the residential rate of \$4,894 per unit if paid in 2025. Park dedication must be paid prior to releasing final plat mylars for recording at Anoka County.
3. The driveway extending to the existing outbuilding to be removed prior to recording of plat mylars.
4. The existing outbuilding shall be removed prior to recording of plat mylars.
5. 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.

PASSED by the City Council of the City of Blaine this 3rd of February, 2025.



Signed by 

Tim Sanders, Mayor

Signed by 

Cathy Sorensen, CMC, City Clerk



City of Blaine

Staff Report

File Number: ORD 25-2589

Agenda Date	Status
December 1, 2025	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.2

First Reading

Ordinance Approving a Rezoning from County Road 10 Mixed Use District (MU) to Development Flex (DF) at 9011 and 9021 University Avenue NE and 120 90th Lane NE. Ranger Development (Northtown Villas) (Case File No. 25-0031/SAS)

Executive Summary

First reading of rezoning request from County Road 10 Mixed Use District (MU) to Development Flex (DF) for an infill housing development of twin homes and detached villas.

Background

Planning Commission (Public Hearing)	11/12/25
City Council (1st Reading)	12/01/25
City Council (2nd Reading)	12/15/25
Action Deadline	Waived

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

Rezoning

Section 101-3 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.

Evaluation of Request

Planning Analysis

The applicant is requesting to create 8 twin homes and 3 detached single-family villa lots as infill redevelopment in the Northtown Area. The proposal includes a rezoning from County Road 10 Mixed Use District (MU) to Development Flex (DF), a Conditional Use Permit (CUP) for development standards, and a preliminary plat.

Current Zoning

The site is currently zoned MU. The MU is a fairly new zoning district created in 2024 for the redevelopment of the Northtown area. The intent is to promote development and redevelopment that encourages mixed-uses that combine new or existing retail development with a variety of housing, offices, retail or other complementary uses. To create a mix of land uses and, at the same time, protect the interests of surrounding properties in the following ways:

- (a) By establishing a mixed-use land use pattern and neighborhood design that is consistent with the vision, goals, and policies of the Blaine Comprehensive Plan.
- (b) By creating cohesive, yet diverse, neighborhoods with increased economic and cultural opportunities, contributing to greater livability and a healthier local economy.
- (c) By providing for mixed-use development(s) that are carefully planned to promote efficient use of land, parking, and open space.
- (d) By creating attractive neighborhoods that promote pedestrian friendly, human interaction, safety and livability.

While the proposal meets the intent of the MU district, a rezoning to DF is necessary as the MU district permits attached townhomes with a minimum of three units and conditionally allows apartments. The proposal is for twin homes and detached single-family villa-style homes.

Proposed Zoning

The proposed zoning is DF. The DF district is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance. The DF district also attempts to create a reasonable balance between the interests of the property owner in freely developing his property with greater flexibility in land use, and at the same time, protect the interests of surrounding properties in the following ways:

- (a) By encouraging a more creative approach in housing developments that will result in quality living environments through innovative design and aesthetic controls;
- (b) By permitting a combination of housing types and style, including single, two-family, and multiple-family dwellings, with the exception of mobile homes;
- (c) By allowing flexibility in design by permitting cluster developments and a variety of architectural styles and treatments;
- (d) By allowing for any type of ownership, private, condominium, or rental;
- (e) By allowing flexibility in setback and height restrictions;

- (f) By allowing non-residential uses, such as commercial or light industrial uses which will serve the inhabitants of such district, provided such non-residential uses will enhance the character, amenities, and convenience of those who live in the proposed development;
- (g) By providing an efficient use of land resulting in more cost-efficient installation of utilities, streets, and other facilities.
- (h) By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas;
- (i) By contributing to the tax base of the community without making undue demands on community services; and
- (j) By providing the means for greater creativity and flexibility in environmental design than is provided under the strict application of the Blaine Zoning Ordinance and Subdivision Ordinance, while, at the same time, preserving the health, safety, order, convenience, prosperity, and general welfare of the City of Blaine and its inhabitants.

Land Use Designation

The subject site is designated Medium Density Residential/Community Commercial (MDR/CC) in the City's Comprehensive Land Use Plan. The MDR designation is for townhomes, quads, and triplexes with a density of 6-12 units an acre. The proposal meets this designation: twin homes and detached villas and a density of 7.7 units/acre.

Existing Conditions

The site is currently made up of three parcels with frontage on University Ave, 90th Lane and 3rd Street. The site has no buildings and there is a billboard on the southern lot.

History

The EDA acquired the subject parcels in separate real estate transactions in 2008 and 2012. The parcels contained a gas station and retail building which have since been demolished. The EDA acquired the properties in anticipation of redevelopment of the entire commercial area north of 89th Avenue and east of University Avenue.

Plat

The proposed plat has 11 lots and one outlot. The lots range in size from ~4,636 square feet (twin homes) to 7,940 square feet. There are no minimum lot sizes in the DF zoning district. This range is typical for detached townhomes.

Setbacks

Front yard: 18 feet
Side yard: 5 feet
Corner side yard: 10 feet
Rear yard: 30 feet
Zero lot line for twin homes

Architecture

All homes constructed should be consistent in architecture, materials and style with the drawings/elevations submitted for conditional use permit approval. Use of premium materials such as brick, natural stone, stucco, cementitious or engineered wood siding or shake shingle siding are to be used on all front elevations. Vinyl/metal siding can be utilized on the side and rear elevations.

Landscaping

Single-family districts require each lot to contain two front yard overstory deciduous trees of two and one half caliper inches. One of the required trees may be replaced by a six-foot conifer or two ornamental trees of two caliper inches. One additional overstory tree shall be planted in side corner yards on corner lots. The DF zone does not provide minimum landscape requirements and those standards are set forth in the CUP. Typically, residential developments that are zoned DF meet the minimum standards as mentioned above. The submitted plan shows 2 deciduous trees per lot, one in the front and one in the rear. This has been an acceptable practice for small lots in the DF zoning district. Arborvite and confers are along University Avenue for noise and screening.

Tree Preservation

Approximately 0.5 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. Based on the amount of disturbed area, 4 trees are required to meet the tree replacement standards. The replacement trees will be part of the landscape requirements.

Park Dedication

Park dedication is required for the new lots being constructed at the rate of 4,894 per unit. If paid in 2025, the total park dedication for 11 lots is \$53,834. This fee must be paid prior to releasing the plat mylars for recording.

Engineering Analysis

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown in the Coon Creek Watershed District (CCWD) and city approved grading, drainage, erosion protection and sediment control plans as prepared by the developer's engineer. The plans 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, 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.

For each lot a house is proposed to be constructed, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities

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

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 developer will need to submit the project to the Coon Creek Watershed District. Review, approval and permits are required prior to city plan approval and start of site work.

Access/Street Design/Sidewalks/Trails

The development is proposing construction on 11 lots that will have driveway access to 90th Lane NE and 3rd Street NE.

The development will be required to construct the required right-turn lane for northbound University Avenue NE at 90th Lane as per the plan approved by Anoka County.

The existing trail shall be adjusted to accommodate the turn lane and be constructed in accordance with current city standards along the east side of University Avenue NE.

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 infiltration trenches, drainage swales, and storm water management ponds as depicted on the preliminary plat.

The developer has provided access for inspection and maintenance of storm water management infrastructure. This maintenance access shall be a minimum of 10-feet wide and allow for vehicular access. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.

Attachments:

Zoning and Location Map

Site Plan

Civil Plans

Public Comments

Unapproved PC Minutes 11/12/25

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning.

No one 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. 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, introduce the ordinance for first reading and direct that it be placed on file for second reading at the December 15, 2025, council meeting.

Attachment List

1. Attachments Revised 110425
2. Public Comments
3. Unapproved PC Minutes 111225



City of Blaine

Signature Copy

Ordinance: ORD 25-2589

First Reading

Ordinance Approving a Rezoning from County Road 10 Mixed Use District (MU) to Development Flex (DF) at 9011 and 9021 University Avenue NE and 120 90th Lane NE. Ranger Development (Northtown Villas) (Case File No. 25-0031/SAS)

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:

Block 3 Lot 2 Oak Terrace

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

~~County Road 10 Mixed Use District (MU)~~

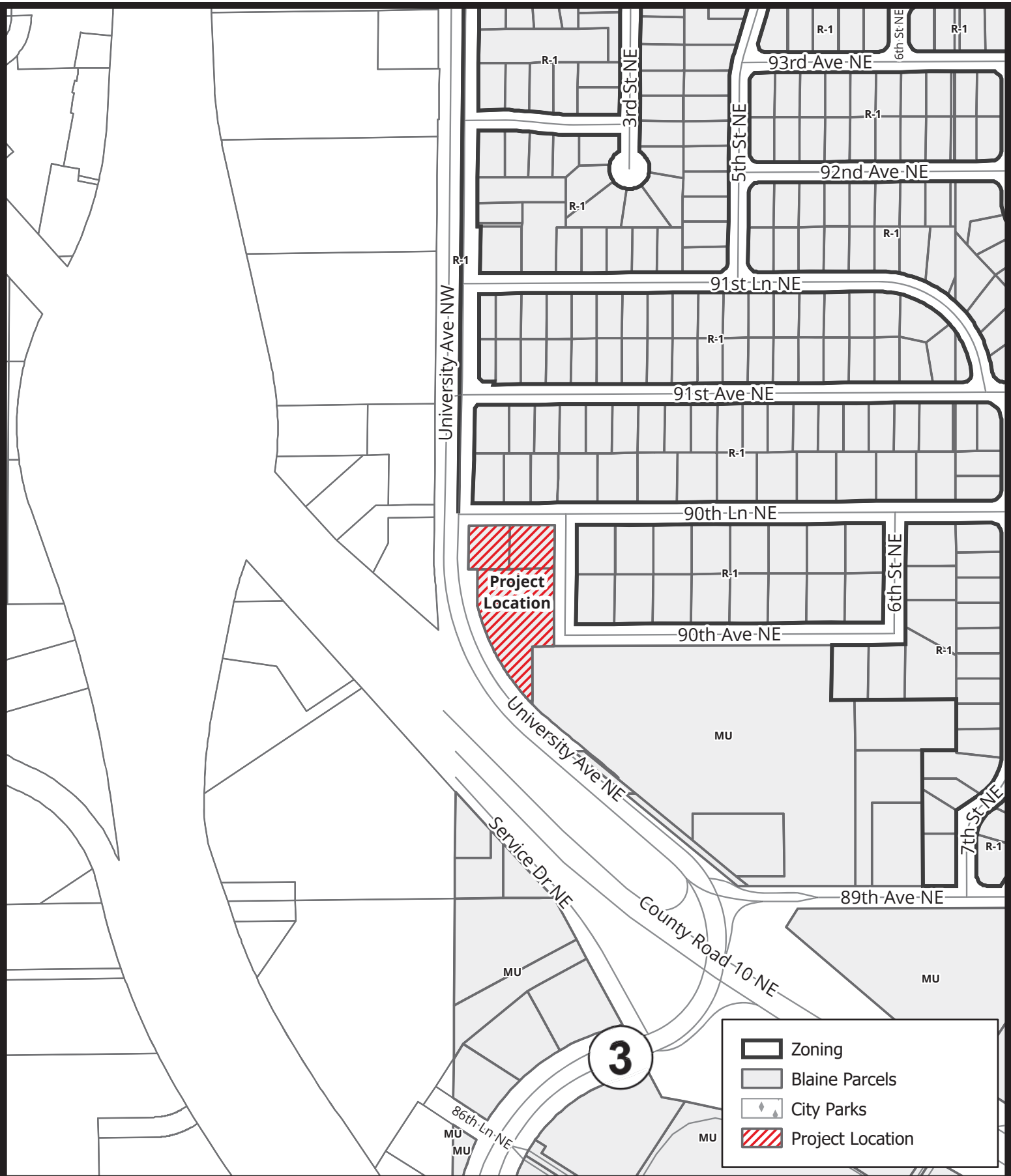
to

Development Flex (DF)

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 1st day of December, 2025.

PASSED by the City Council of the City of Blaine this day of 20__.



Case File No. 25-0031

Northtown Villas

0 0.03 0.05 0.1 Miles

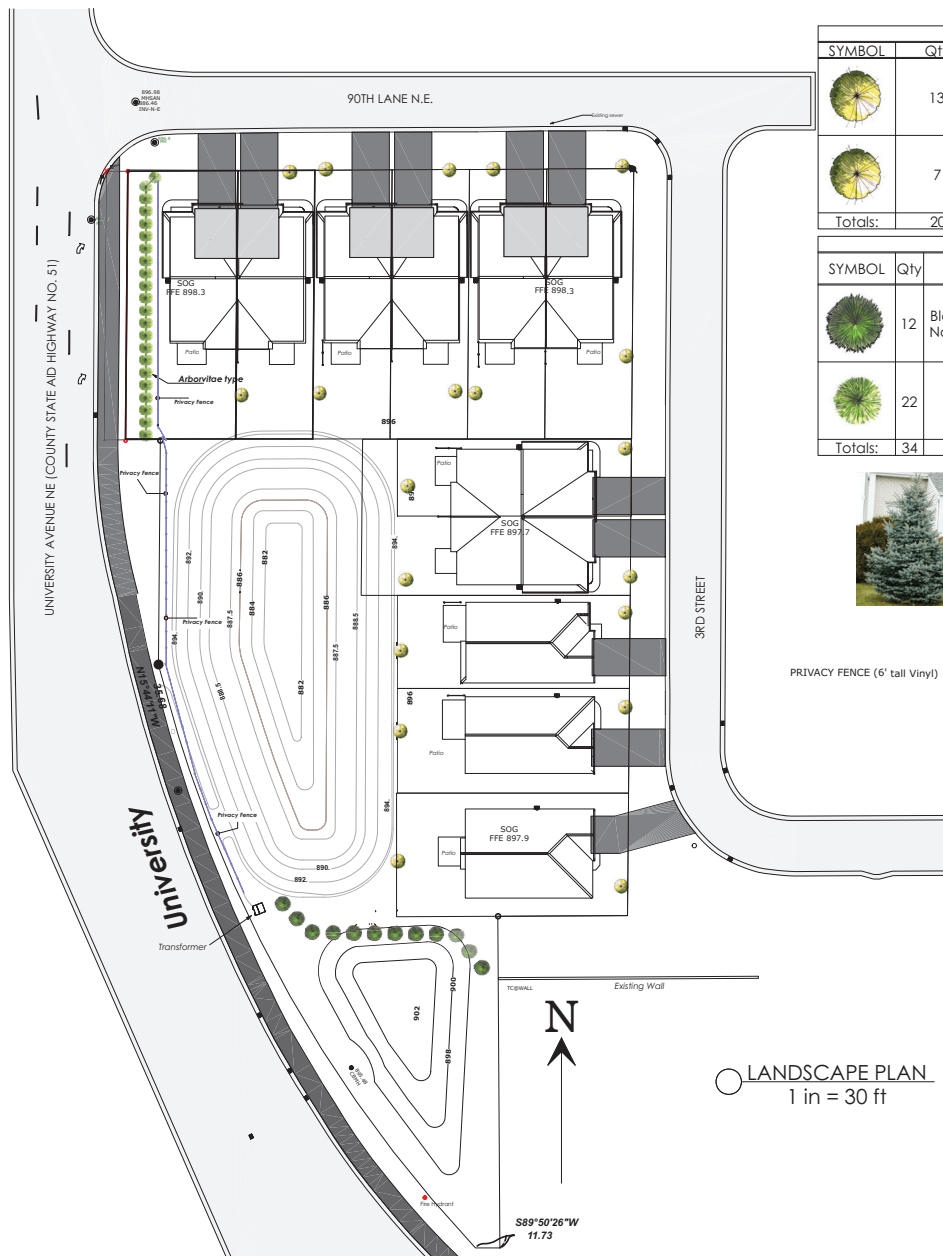
Scale: 1:4,456



BlaineMN.gov

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





DICIDIOUS TREES				
SYMBOL	Qty	Common Names	SIZE	ROOT
	13	Boulevard tree - Bur Oak, Basswood, Hackberry, Linden	2.5 CALIP.	B&B
	7	Boulevard tree - Bur Oak, Basswood, Hackberry, Linden	2.5 CALIP.	B&B
Totals:	20			

CONIFEROUS TREES					
SYMBOL	Qty	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	12	Black Hills, Colorado , Myer, Norway Spruce - Balsam Fir,	Picea glauca	8-10'	B&B
	22	American Arborvitae	Thuja occidentalis	7-8'	B&B
Totals:	34				



PRIVACY FENCE (6' tall Vinyl)



Developer:
RANGER
 DEVELOPMENT
 4247 117th Ave, NE Blaine MN, 55449
 763.242.3706 randy@rangerdevelopment.com

Builder:

Site Location:
 90TH LANE & 3RD STREET
 BLAINE

REVISION TABLE	
DATE	DESCRIPTION

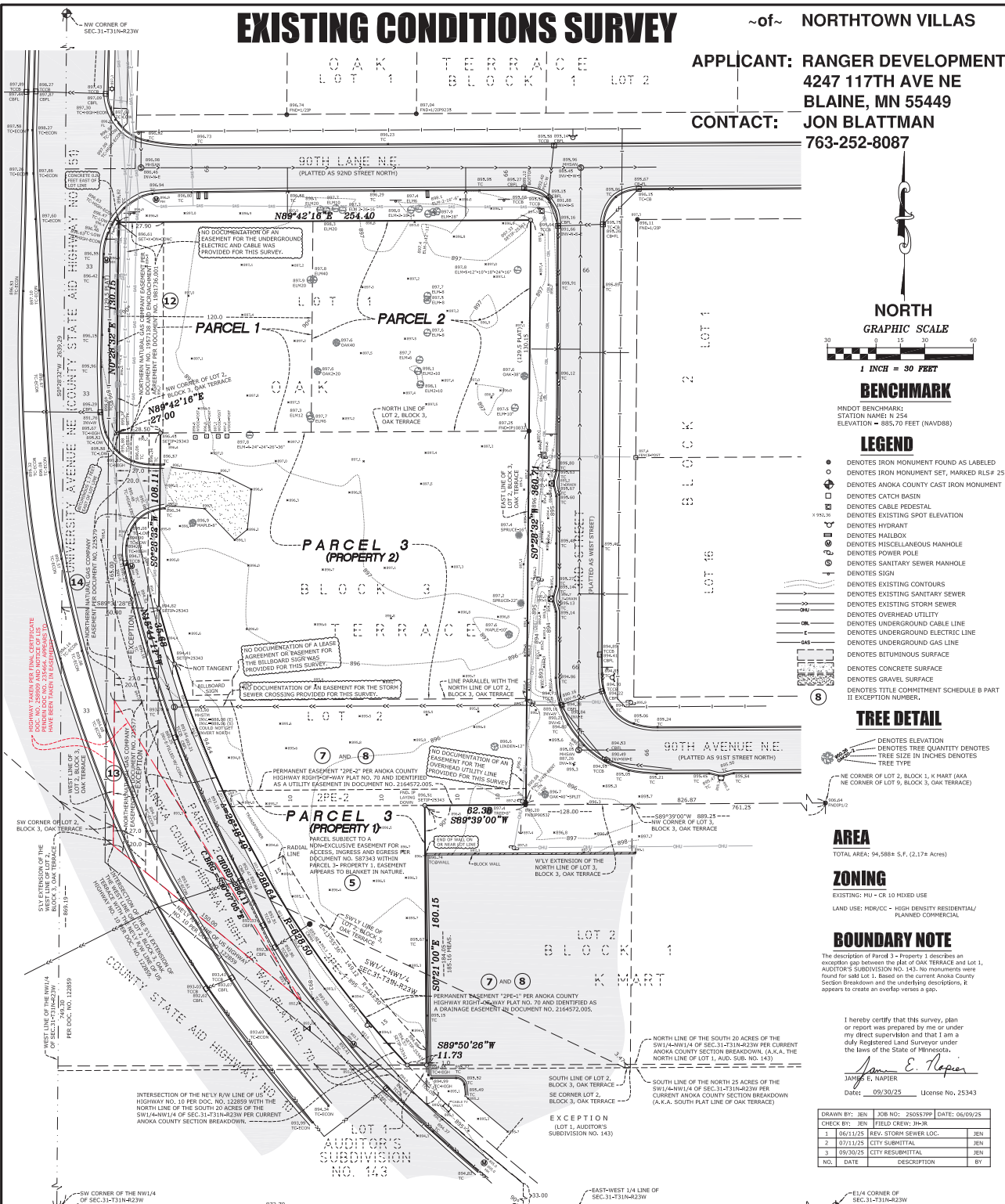
SHEET INDEX	
Label	Title
P-1	LANDSCAPE PLAN

LANDSCAPE
 PLAN
 SHEET: **P-1-1** DATE: 10-14-25

EXISTING CONDITIONS SURVEY

~of~ NORTH TOWN VILLAS

APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449
CONTACT: JON BLATTMAN
763-252-8087



EXISTING PROPERTY DESCRIPTION

PARCEL 1:
 The West 20 feet of Lot 1, Block 1, Oak Terrace, Anoka County, Minnesota.

PARCEL 2:
 Lot 1, Block 1, Oak Terrace, except the west 120 feet thereof, Anoka County, Minnesota.

PARCEL 3:
 Lot 2, Block 1, Oak Terrace, except the west 120 feet thereof, Anoka County, Minnesota.

PARCEL 3 (PROPERTY 2):
 Lot 3, Block 1, Oak Terrace, except the west 120 feet thereof, Anoka County, Minnesota.

PARCEL 3 (PROPERTY 1):
 Lot 3, Block 1, Oak Terrace, except the west 120 feet thereof, Anoka County, Minnesota.

EXISTING CONDITIONS SURVEY

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 25343
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- DENOTES EXISTING SPOT ELEVATION
- DENOTES HYDRANT
- DENOTES MAILBOX
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES OVERHEAD UTILITY
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND ELECTRICAL LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES TITLE COMMITMENT SCHEDULE B PART II EXCEPTION NUMBER.

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

AREA

TOTAL AREA: 94,588 ± S.F. (2.17 Acres)

ZONING

EXISTING: RU-CR 10 MIXED USE
 LAND USE: HD/CVC - HIGH DENSITY RESIDENTIAL/ PLANNED COMMERCIAL

BOUNDARY NOTE

The description of Parcel 3 - Property 1 describes an exception gap between the plat of Oak Terrace and Lot 1, Auditor's Subdivision No. 143. No monuments were found for said Lot 1. Based on the current Anoka County Section Breakdown and the survey descriptions, it appears to create an overlap versus a gap.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
 JAMES E. NAPIER
 Date: 09/30/25 License No. 25343

TABLE 1: DRAWING BY, JOB NO., DATE

DRAWN BY	JOB NO.	DATE
JEN	250557PP	06/09/25

TABLE 2: CHECK BY, FIELD CREW, DATE

CHECK BY	FIELD CREW	DATE
JEN	250557PP	06/09/25

TABLE 3: DATE, DESCRIPTION, BY

DATE	DESCRIPTION	BY
06/09/25	100% FIELD	JEN
07/15/25	CITY SUBMITTAL	JEN
08/30/25	CITY RESUBMITTAL	JEN

NOTES

Field survey was completed by E.G. Rud and Sons, Inc. on 06/09/25.

Fee certificate is noted in the Blaine Economic Development Authority.

PARCEL 1: 31-13-23-23-043 2021 University Avenue NE, Blaine, MN 55434

PARCEL 2: 31-13-23-23-043 20 90th Lane NE, Blaine, MN 55434

PARCEL 3: 31-13-23-23-043 2021 University Avenue NE, Blaine, MN 55434

Beings shown are on the Anoka County Coordinate System.

Curved lines are taken at the top and back of each.

This survey is based upon information found in the commitment for title insurance prepared by All American Title Company, LLC, as listing agent for C&H Properties, LLC. This Insurance Company, Commitment No. 139474-25-05-01.

Schedule (d) Survey Related Exemptions are as follows:

1. Easement for drainage and utility purposes as shown on the recorded plat of Oak Terrace, filed as Document No. 149055. (Surveyor's Note: Document No. 1393027-022 refers to the fact that there were underground petroleum tanks on Parcel 1. That in 2003 the tanks leaked and that in 2005 MPRA issued a closure letter for the leak.)
2. Anoka County Highway Right-of-Way Plat No. 70, dated December 26, 2007, as Document No. 1997849-001. (Surveyor's Note: ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70 per Document No. 1997849-001 is shown herein. Said plat also described permanent easements over portions of the surveyed premises as shown herein. The temporary easements depicted on said plat expired on December 31, 2009 and therefore not shown herein.)
3. 2164572-005 refers to the taking of Parcel 3, Anoka County Highway Right-of-Way Plat No. 79, "In the name of absolute" and the acquisition of permanent easements. Permanent Easement Document No. 1491269-01 is shown herein. Permanent Easement Document No. 1491269-01 is shown herein. Said parcel taking and easements are shown herein. The temporary easements referenced in said document expired on December 31, 2009 and therefore not shown herein.
4. Encroachment Agreement with Northern Natural Gas Company, and the terms and conditions thereof, contained in Document filed January 31, 2006, as Document No. 1981736-001. (As to Parcel 1) (Surveyor's Note: Document No. 1981736-001 allowed the previous owner to construct a sign and bluminoous surface within a Northern Natural Gas Company easement. Said easement was a Modification and Amendment of Easement Grant per Document No. 1957318, which defines the a Northern Natural Gas Company easement within Parcel 1 and is shown herein.)
5. Easement to construct and maintain gas lines in favor of Northern Natural Gas Company, as further described in Document No. 225777. (As to Parcel 2) (Surveyor's Note: Easement per Document No. 225777 does not fall within the survey premises as shown herein.)
6. Easement to construct and maintain gas lines in favor of Northern Natural Gas Company, as further described in Document No. 225779. (As to Parcel 3) (Surveyor's Note: Easement per Document No. 225779 does not fall within the survey premises as shown herein.)

FACILITY OPERATORS NOTIFIED

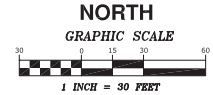
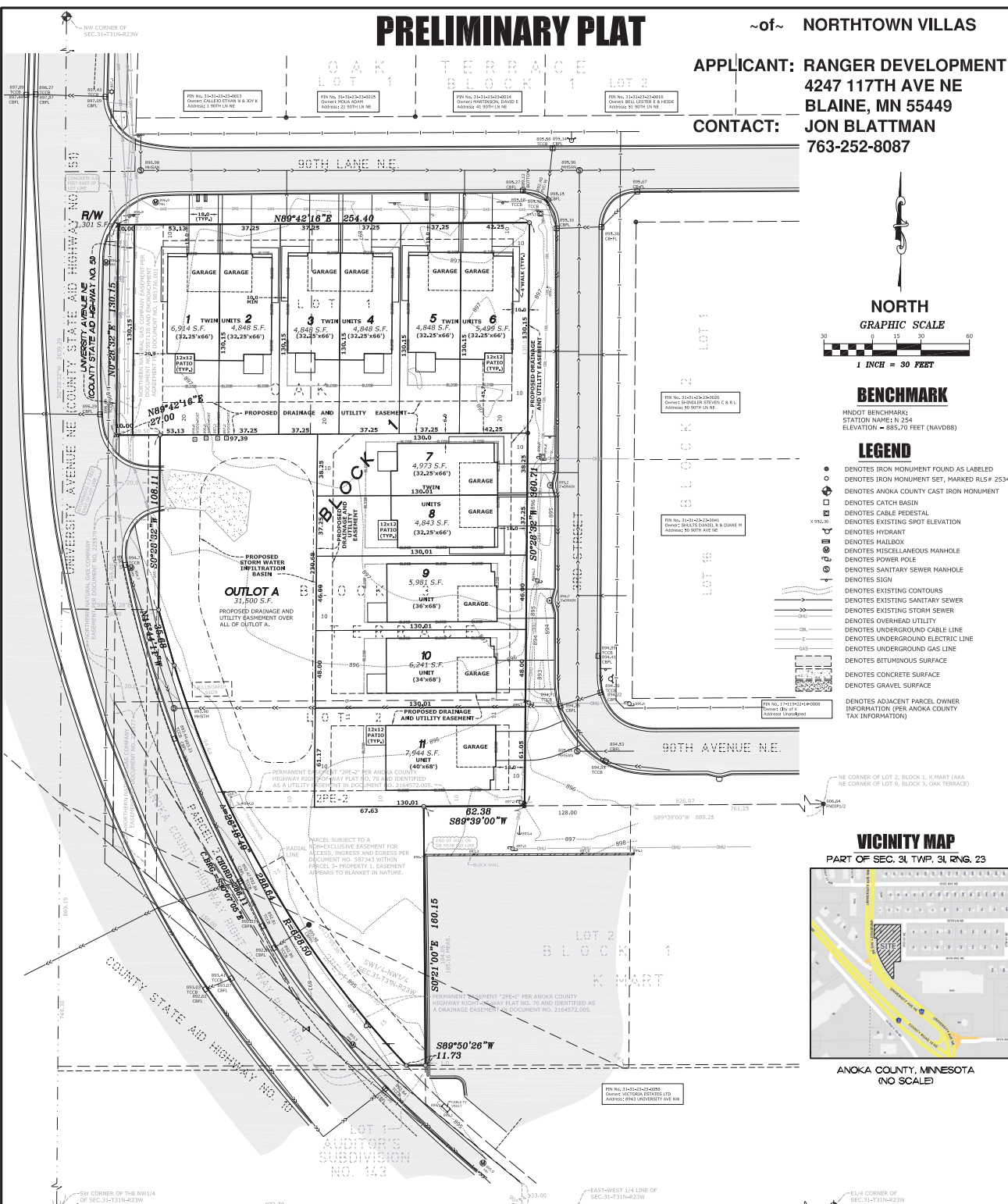
(PER GOPHER STATE ONE TICKET NOS. 251430173, 251430179 AND 251430201)

CODE	COMPANY NAME	MARKING CONCERNS	DAMAGE	CUSTOMER SERVICE
ANOKA	ANOKA COUNTY	(763)324-1127	(763)324-1100	(763)324-1100
BLAINE	CITY OF BLAINE	(763)786-4505	(763)786-4505	(763)786-4505
COONAB	CITY OF COON RAPIDS	(800)779-9140	(800)779-9140	(800)779-9140
CLTMO1	CENTURYLINK - CTCLQ	(800)779-9140	(800)779-9140	(800)779-9140
CLTMO2	CENTURYLINK - CTCLQ	(800)779-9140	(800)779-9140	(800)779-9140
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CLTMO91	CENTURYLINK - CTCLQ	(800)779-9140	(800)779-9140	(800)779-9140
CLTMO92	CENTURYLINK - CTCLQ	(80		

PRELIMINARY PLAT

~of~ NORTH TOWN VILLAS

APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449
CONTACT: JON BLATTMAN
763-252-8087



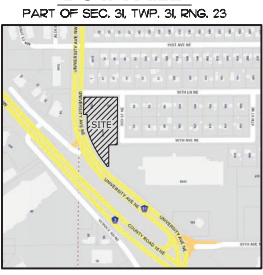
BENCHMARK

MNDOT BENCHMARK:
 STATION NAME: 117+25.4
 ELEVATION: 885.70 FEET (NAVD88)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 25343
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- DENOTES EXISTING SPOT ELEVATION
- DENOTES HYDRANT
- DENOTES MAILBOX
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES OVERHEAD UTILITY
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

VICINITY MAP



EXISTING PROPERTY DESCRIPTION

PARCEL 1: The West 20 feet of Lot 1, Block 3, Oak Terrace, Anoka County, Minnesota.

PARCEL 2: Lot 1, Block 3, Oak Terrace, except the west 120 feet thereof, Anoka County, Minnesota.

PARCEL 3: Lot 2, Block 3, "Oak Terrace", Anoka County, Minnesota except that part thereof described as follows: Commencing at the Northwest corner of said Lot 2; thence East along the North line of said Lot 2 to the East line thereof; thence South along said East line 165 feet; thence West parallel to said North line to the West line of said Lot 2; thence North to the point of beginning.

And also that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Southwest corner of Lot 2, Block 3, "Oak Terrace"; thence South to the extension South of the West line of said Lot 2 to the intersection with the Northeast line of way of US Highway No. 10 as contained in the Amended Final Certificate dated March 28, 1947, recorded August 30, 1947 in the office of the Anoka County Recorder as Document No. 122855; thence Southeast along said right of way to the intersection with the North line of the South 20 acres of said Southwest Quarter of the Northwest Quarter; thence Easterly along said North line to the intersection with the extension South of the East line of Lot 2, Block 3, "Oak Terrace"; thence North along said extension 1.45 feet to the Southeast corner of said Lot 2; thence West along the South line of Lot 2 a distance of 3.47 feet; thence Northwesterly along the Southwesterly line of Lot 2 to the point of beginning.

Excepting from both of the described parcels the following described parcel that part of Lot 2, Block 3, "Oak Terrace", and that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Northeast corner of Lot 3, Block 3, "Oak Terrace"; thence West to the West line of the extension North of the East line of said Lot 2, Block 3, "Oak Terrace"; thence North to the intersection with the South line of Lot 1, Auditor's Subdivision No. 143; thence Easterly along said South line of said Lot 1 to the Southeast corner of said Lot 1; thence Northwesterly along the East line of said Lot 1 to the Northeast corner of said Lot 1; thence West along the North line of said Lot 1 to the Southwest corner of Lot 3, Block 3, "Oak Terrace"; thence Northwesterly along the West line of said Lot 3 to the point of beginning.

Excepting the West 27 feet therefrom and subject to Easements 2PE-1 and 2PE-2, Anoka County Highway Right-of-Way Plat No. 70.

Property 2: That part of Lot Numbered Two (2), Block Numbered Three (3), "Oak Terrace", Anoka County, Minnesota, that is described as follows:

Commencing at the Northwest corner of said Lot Numbered Two (2) and proceeding thence East along the North line of said Lot to the East line thereof; proceeding thence West and parallel to said East line for a distance of One Hundred Sixty-five (165) feet; proceeding thence West and parallel to the course to the West line of said Lot Numbered Two (2); proceeding thence North along said West line to the point of commencement.

Excepting the West 27 feet therefrom and subject to easements, 2PE-1 and 2PE-2, Anoka County Highway Right-of-Way Plat No. 70.

(SAID EASEMENTS DO NOT FALL WITHIN PROPERTY 2.)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/05/25.
- For ownership is vested in the Blaine Economic Development Authority.
- PARCEL 1:** 31-131-23-2-0043 0021 University Avenue NE, Blaine, MN 55434
- PARCEL 2:** 31-131-23-2-0043 20 90th Lane NE, Blaine, MN 55434
- PARCEL 3:** 31-131-23-2-0059 9011 University Avenue NE, Blaine, MN 55434
- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top of curb.
- See Easements Conditions Survey regarding additional Boundary and Easement Information.

AREA COMPUTATIONS

TOTAL AREA: 2.17 ACRES
 TOWNSHIP UNITS: 11 UNITS
 OPEN (PUBLIC) SPACE: 0.72 ACRES
 PROPOSED RIGHT OF WAY: 0.03 ACRES
 GROSS DENSITY: 5.07 UNITS PER ACRE

ZONING AND SETBACKS

EXISTING: MU - CR 10 MIXED USE
 LAND USE: MD/CC - HIGH DENSITY RESIDENTIAL/
 PLANNED COMMERCIAL
 SURROUNDING: R-1 - SINGLE FAMILY RESIDENTIAL (NORTH AND EAST)
 MU - CR 10 MIXED USE (SOUTH AND EAST)
 PROPOSED: DF (DEVELOPMENT FLEX) MULTI-FAMILY
 THE LOT REQUIREMENTS ARE NOT PREDETERMINED FOR THIS ZONING.
 PROPOSED TOWNSHIP SETBACKS:
 FRONT PUBLIC RIGHT OF WAY: 18 FEET
 SIDE PUBLIC RIGHT OF WAY: 10 FEET
 BETWEEN BUILDINGS: 10 FEET (5 FROM SIDE LOT LINE)
 (0 LOT LINE ON TWINS)
 REAR PROPERTY SETBACK: 30 FEET
 PROPOSED TOWNSHIP DEVELOPMENT REQUIREMENTS:
 MINIMUM LOT AREA: 4,843 S.F.
 MINIMUM LOT WIDTH: 37.25 FEET
 MINIMUM LOT DEPTH: 130.00 FEET

CITY OF BLAINE DENSITY CALCULATIONS

Number of Residential Units Proposed	
Total Acreage	2.17
Exclusions	
Waterways (does not include buffers or stormwater ponding)	0.00
Parks, preserves, or endangered species preservation	0.00
Public parks and open spaces	0.72
Arterial Road	0.03
Future Development	0.00
Commercial Uses	0.00
Gross Density	5.06812
Net Density	7.746848
Net Density must match the land use designation from the Comprehensive Plan:	
Land Use	Units per acre
MD/CC	2.5-12 units per acre
MD/CR	2.5-12 units per acre
MD/CR	6-12 units per acre
MD/CR	6-12 units per acre
MD/CR	1-25 units per acre
MD/CR	1-25 units per acre

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
 JAMES E. NAPIER
 Date: 09/30/25 License No. 25343

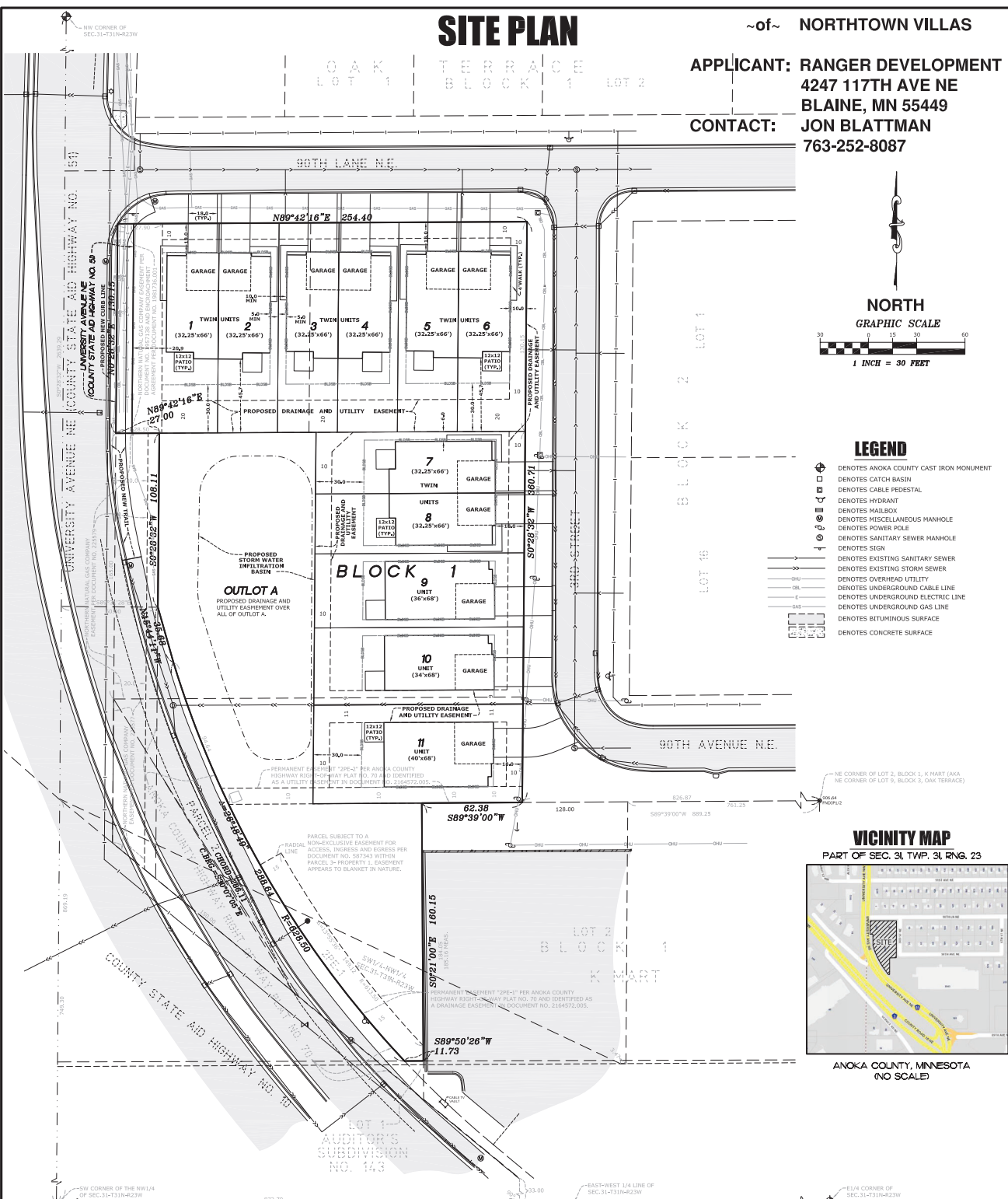
DRAWN BY:	JEN	JOB NO:	250557PP	DATE:	07/11/25
CHECK BY:	JEN	FIELD CREW:	JH-K		
1	07/11/25	REV. TO OUTLOT A DENSITY	JEN		
2	09/30/25	REV. LAYOUT	JEN		
NO.	DATE	DESCRIPTION	BY		

E.G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8777
 www.egrud.com

SITE PLAN

~of~ NORTH TOWN VILLAS

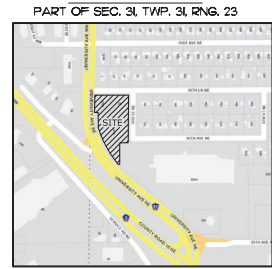
APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449
CONTACT: JON BLATTMAN
763-252-8087



LEGEND

- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- DENOTES HYDRANT
- DENOTES MAILBOX
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES OVERHEAD UTILITY
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

VICINITY MAP



ANOKA COUNTY, MINNESOTA
(NO SCALE)

EXISTING PROPERTY DESCRIPTION

PARCEL 1: The West 20 feet of Lot 1, Block 3, Oak Terrace, Anoka County, Minnesota.

PARCEL 2: Lot 1, Block 3, Oak Terrace, except the west 120 feet thereof, Anoka County, Minnesota.

PARCEL 3: Lot 2, Block 3, "Oak Terrace", Anoka County, Minnesota except that part thereof described as follows: Commencing at the Northwest corner of said Lot 2, thence East along the North line of said Lot 2 to the East line thereof; thence South along said East line 165 feet, thence West parallel to said North line to the West line of said Lot 2; thence North to the point of beginning.

PARCEL 4: And also that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Southwest corner of Lot 2, Block 3, "Oak Terrace", thence South to the extension of the West line of said Lot 2 to the intersection with the Northeast right of way of US Highway No. 10 as contained in the Amended Final Certificate dated March 28, 1947, recorded August 30, 1947 in the office of the Anoka County Recorder as Document No. 122855, thence Southeast along said right of way to the intersection with the North line of the South 20 acres of said Southwest Quarter of the Northwest Quarter; thence Easterly along said North line to the intersection with the extension of the East line of Lot 2, Block 3, "Oak Terrace", thence North along said extension 1.45 feet to the Southeast corner of said Lot 2, thence West along the South line of Lot 2 a distance of 3.47 feet, thence Northwesterly along the Southwesterly line of Lot 2 to the point of beginning.

PARCEL 5: Excepting from both of the described parcels the following described parcel that part of Lot 2, Block 3, "Oak Terrace", and that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Northeast corner of Lot 3, Block 3, "Oak Terrace", thence West to the Westerly extension of the North line of said Lot 3, a distance of 128 feet, thence at a right angle Southwesterly a distance of 185.16 feet to its intersection with the Northeast right of way of U.S. Highway No. 10, thence Southeastwesterly along said right of way to its intersection with the South line of Lot 1, Auditor's Subdivision No. 143, thence Easterly along said South line of said Lot 1 to the Southeast corner of said Lot 1; thence Northwesterly along the East line of said Lot 1 to the Northeast corner of said Lot 1, thence Westerly along the North line of said Lot 1 to the Southwest corner of Lot 3, Block 3, "Oak Terrace", thence Northwesterly along the West line of said Lot 3 to the point of beginning.

PARCEL 6: The West 27 feet therefrom and subject to Easements 2PE-1 and 2PE-2, Anoka County Highway Right-of-Way Flat No. 70.

PARCEL 7: That part of Lot Numbered Two (2), Block Numbered Three (3), "Oak Terrace", Anoka County, Minnesota, that is described as follows:

Commencing at the Northwest corner of said Lot Numbered Two (2) and proceeding thence East along the North line of said Lot to the East line thereof, proceeding thence South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to the course to the West line of said Lot Numbered Two (2); proceeding thence North along said West line to the point of commencement.

Excepting the West 27 feet therefrom and subject to easements, 2PE-1 and 2PE-2, Anoka County Highway Right-of-Way Flat No. 70.

(SAID EASEMENTS DO NOT FALL WITHIN PROPERTY 2.)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/09/25.
- For ownership is vested in the Blaine Economic Development Authority.
- PARCEL 1: 31-151-23-25-0043 2001 University Avenue NE, Blaine, MN 55434
- PARCEL 2: 31-151-23-25-0043 20 90th Lane NE, Blaine, MN 55434
- PARCEL 3: 31-151-23-25-0059 9011 University Avenue NE, Blaine, MN 55434
- Boundaries shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top back of curb.
- See Existing Conditions Survey regarding additional Boundary and Easement Information.
- See Preliminary Plat for Lot dimensions.

AREA COMPUTATIONS

TOTAL AREA: 2.17 ACRES
TOWNSHIP UNITS: 11 UNITS
OPEN (PUBLIC) SPACE: 0.72 ACRES
PROPOSED RIGHT OF WAY: 0.03 ACRES
GROSS DENSITY: 5.07 UNITS PER ACRE

ZONING AND SETBACKS

EXISTING: MU - CR 10 MIXED USE
LAND USE: MDR/C - HIGH DENSITY RESIDENTIAL/
PLANNED COMMERCIAL
SURROUNDING: R-1 - SINGLE FAMILY RESIDENTIAL (NORTH AND EAST)
MU - CR 10 MIXED USE (SOUTH AND EAST)

PROPOSED: DF (DEVELOPMENT FLEX) MULTI-FAMILY
THE LOT REQUIREMENTS ARE NOT PREDETERMINED FOR THIS ZONING.

PROPOSED TOWNSHIP SETBACKS:

FRONT PUBLIC RIGHT OF WAY: 18 FEET
FRONT PRIVATE RIGHT OF WAY: 10 FEET
BETWEEN BUILDINGS: 10 FEET (5 FROM SIDE LOT LINE)
(10 LOT LINE ON TWINS)
REAR PROPERTY SETBACK: 30 FEET

PROPOSED TOWNSHIP DEVELOPMENT REQUIREMENTS:
MINIMUM LOT AREA: 4,843 S.F.
MINIMUM LOT WIDTH: 37.25 FEET
MINIMUM LOT DEPTH: 130.00 FEET

CITY OF BLAINE DENSITY CALCULATIONS

Number of Residential Units Proposed	11
Total Acreage	2.17
Exclusions	
Wetlands (does not include buffers or stormwater ponding)	0.00
Rare, threatened, or endangered species preservation	0.00
Public parks and open spaces	0.72
Arterial Road	0.05
Future Development	0.00
Commercial Uses	
Gross Density	5.06912
Net Density	7.74648

Net density must match the said use designation from the Comprehensive Plan.

CR	12.50 units per acre
DR	25.00 units per acre
UDR	50.00 units per acre
UDR	50.00 units per acre
UDR	50.00 units per acre
UDR	50.00 units per acre
UDR	50.00 units per acre
UDR	50.00 units per acre

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
JAMES E. NAPIER
DATE: 09/30/25 License No. 25343

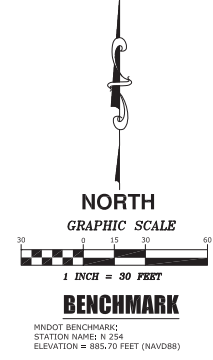
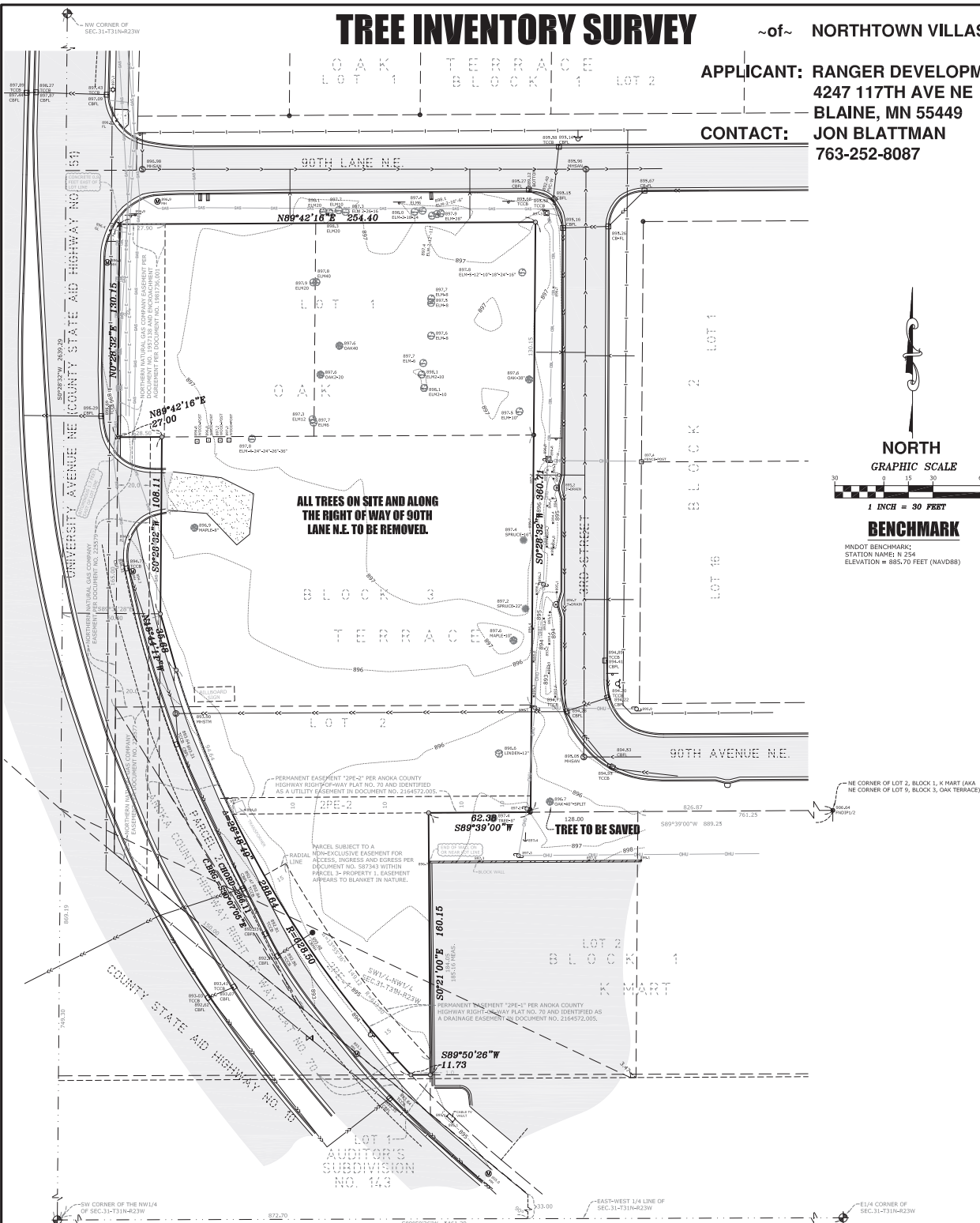
DRAWN BY:	JEN	JOB NO:	250557PP	DATE:	07/11/25
CHECK BY:	JEN	FIELD CREW:	JH-K		
1	07/18/25	REV. TO OUTLOT A & DENSITY	JEN		
2	09/30/25	REV. LAYOUT	JEN		
3					
NO.	DATE	DESCRIPTION	BY		

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8777

TREE INVENTORY SURVEY

~of~ NORTH TOWN VILLAS

APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449
CONTACT: JON BLATTMAN
763-252-8087



EXISTING PROPERTY DESCRIPTION

PARCEL 1:
The West 120 feet of Lot 1, Block 3, Oak Terrace, Anoka County, Minnesota.

PARCEL 2:
Lot 1, Block 3, Oak Terrace, except the west 120 feet thereof, Anoka County, Minnesota.

PARCEL 3:
Property 1:
Lot 2, Block 3, "Oak Terrace", Anoka County, Minnesota except that part thereof described as follows: Commencing at the Northwest corner of said Lot 2; thence East along the North line of said Lot 2 to the East line thereof; thence South along said East line 165 feet; thence West parallel to said North line to the West line of said Lot 2; thence North to the point of beginning.

And also that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Southwestern corner of Lot 2, Block 3, "Oak Terrace"; thence South on the extension Southerly of the West line of said Lot 2 to the intersection with the Northeastly right of way of US Highway No. 70 as contained in the Amended Final Certificate dated March 28, 1947, recorded August 20, 1947 in the office of the Anoka County Recorder as Document No. 122855; thence Southeastly along said right of way to the intersection with the North line of the South 20 acres of said Southwest Quarter of the Northwest Quarter; thence Easterly along said North line to the intersection with the extension South of the East line of Lot 2, Block 3, "Oak Terrace"; thence North along said extension 1.45 feet to the Southeast corner of said Lot 2; thence West along the South line of Lot 2 a distance of 3.47 feet; thence Northwestly along the Southwesterly line of Lot 2 to the point of beginning.

Excepting from both of the described parcels the following described parcel that part of Lot 2, Block 3, "Oak Terrace", and that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Northeast corner of Lot 2, Block 3, "Oak Terrace"; thence West on the Westerly extension of the North line of said Lot 2 a distance of 128 feet; thence at a right angle Southerly a distance of 185.10 feet to its intersection with the Northeastly right of way of U.S. Highway No. 10; thence Southeastly along said right of way to its intersection with the South line of Lot 1, Auditor's Subdivision No. 143; thence Easterly along said South line of said Lot 1 to the Southeast corner of said Lot 1; thence Northerly along the East line of said Lot 1 to the Northeast corner of said Lot 1; thence Westerly along the North line of said Lot 1 to the Southwest corner of Lot 3, Block 3, "Oak Terrace"; thence Northerly along the West line of said Lot 3 to the point of beginning.

Excepting the West 27 feet therefrom and subject to Easements 2PE-1 and 2PE-2, Anoka County Highway Right-of-Way Flat No. 70.

Property 2:
That part of Lot Numbered Two (2), Block Numbered Three (3), "Oak Terrace", Anoka County, Minnesota, that is described as follows:
Commencing at the Northwest corner of said Lot Numbered Two (2) and proceeding thence East along the North line of said Lot to the East line thereof, proceeding thence South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to the course to the West line of said Lot Numbered Two (2); proceeding thence North along said West line to the point of commencement.

Excepting the West 27 feet therefrom and subject to easements, 2PE-1 and 2PE-2, Anoka County Highway Right-of-Way Flat No. 70.
(SAID EASEMENTS DO NOT FALL WITHIN PROPERTY 2.)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/02/25.
- Fee ownership is vested in the Blaine Economic Development Authority.
- PARCEL 1: 31-31-23-23-043 20 90th Lane NE, Blaine, MN 55434
- PARCEL 2: 31-31-23-23-043 20 90th Lane NE, Blaine, MN 55434
- PARCEL 3: 31-31-23-23-043 20 90th Lane NE, Blaine, MN 55434
- Bearings shown are on the Anoka County Coordinate System.
- See Existing Conditions Survey for additional boundary and easement information.
- See Removals Plan by Howe Engineering for tree removals.

TREE DETAIL

- Denotes Elevation
- Denotes Tree Quantity
- Denotes Tree Size in Inches
- Denotes Tree Type

TREE NOTES

- All trees on site and along the right of way of 90th Lane NE to be removed.
- The Oak Tree within the right of way of 90th Avenue NE to be saved.
- There will be 3 Oak trees to be removed (38' + 40' + Twin 20' for total of 118 DBH)

LEGEND

- Denotes Iron Monument Found, Marked RLS# 25343
- Denotes Anoka County Cast Iron Monument
- Denotes Catch Basin
- Denotes Cable Pedestal
- Denotes Existing Spot Elevation
- Denotes Hydrant
- Denotes Mailbox
- Denotes Miscellaneous Manhole
- Denotes Power Pole
- Denotes Sanitary Sewer Manhole
- Denotes Sign
- Denotes Existing Contours
- Denotes Existing Sanitary Sewer
- Denotes Existing Storm Sewer
- Denotes Overhead Utility
- Denotes Underground Cable Line
- Denotes Underground Electric Line
- Denotes Underground Gas Line
- Denotes Bituminous Surface
- Denotes Concrete Surface
- Denotes Gravel Surface

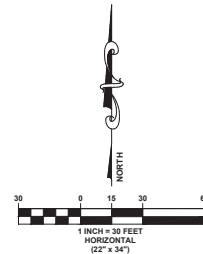
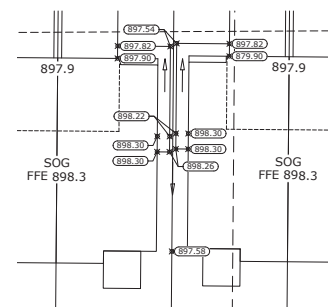
E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
James E. Napier
Date: 09/30/25 License No. 25343

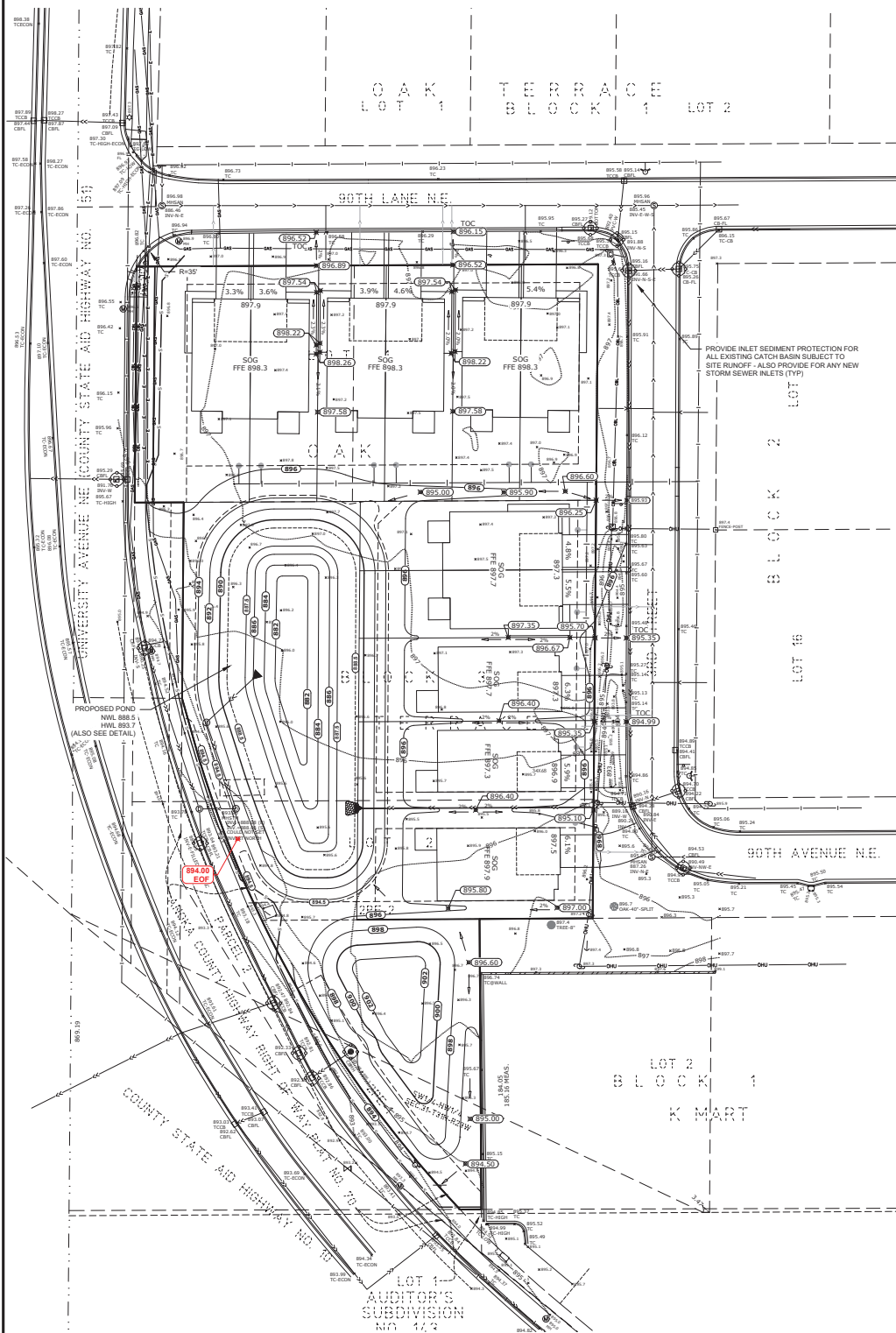
DRAWN BY:	CHKD BY:	JOB NO.:	DATE:
JEN	JEN	250557PP	07/11/25
1	09/30/25	CITY RESUBMITTAL	JEN
2			
3			
NO.	DATE	DESCRIPTION	BY

GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL Gopher State One Call AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL UTILITY AND STREET INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
5. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
6. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
7. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.



TYPICAL GRADING BETWEEN TWIN HOMES
SCALE = 1:20 (THIS DETAIL ONLY)



LEGEND

- DENOTES CATCH BASIN
- DENOTES CABLE PESTAL
- DENOTES EXISTING SPOT ELEVATION
- DENOTES HYDRANT
- DENOTES MAILBOX
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES OVERHEAD UTILITY
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED DRAINILE AND CLEAN-OUT
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FLARED-END SECTION
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION (GUTTERLINE, RETENED SURFACE OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- PROPOSED DIRECTION OF DRAINAGE
- PROPOSED SLY FENCE
- PROPOSED RIBBONS
- PROPOSED INLET PROTECTION
- PROPOSED REP-RAP



NORTH TOWN VILLAS
BLAINE, MN
GRADING, DRAINAGE & ESC PLAN

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.
PRELIMINARY
ADAM GINNEL
Date: 09/30/2025 License No. 43963

NO.	DATE	DESCRIPTION
1	07/24/25	TRAIL ADJ. BERM ADJ.
2	08/29/25	COND. COMMENTS
3	09/30/25	SITE LAYOUT ADJUSTMENTS
4		
5		
6		
7		
8		

DRAWN BY:
AD
JOB NO:
25-2205
CHECK BY:
MCA
DATE:
07/11/25



PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (855) 361-8210
FAX: (855) 361-8701

SHEET

C1.1

GENERAL NOTES

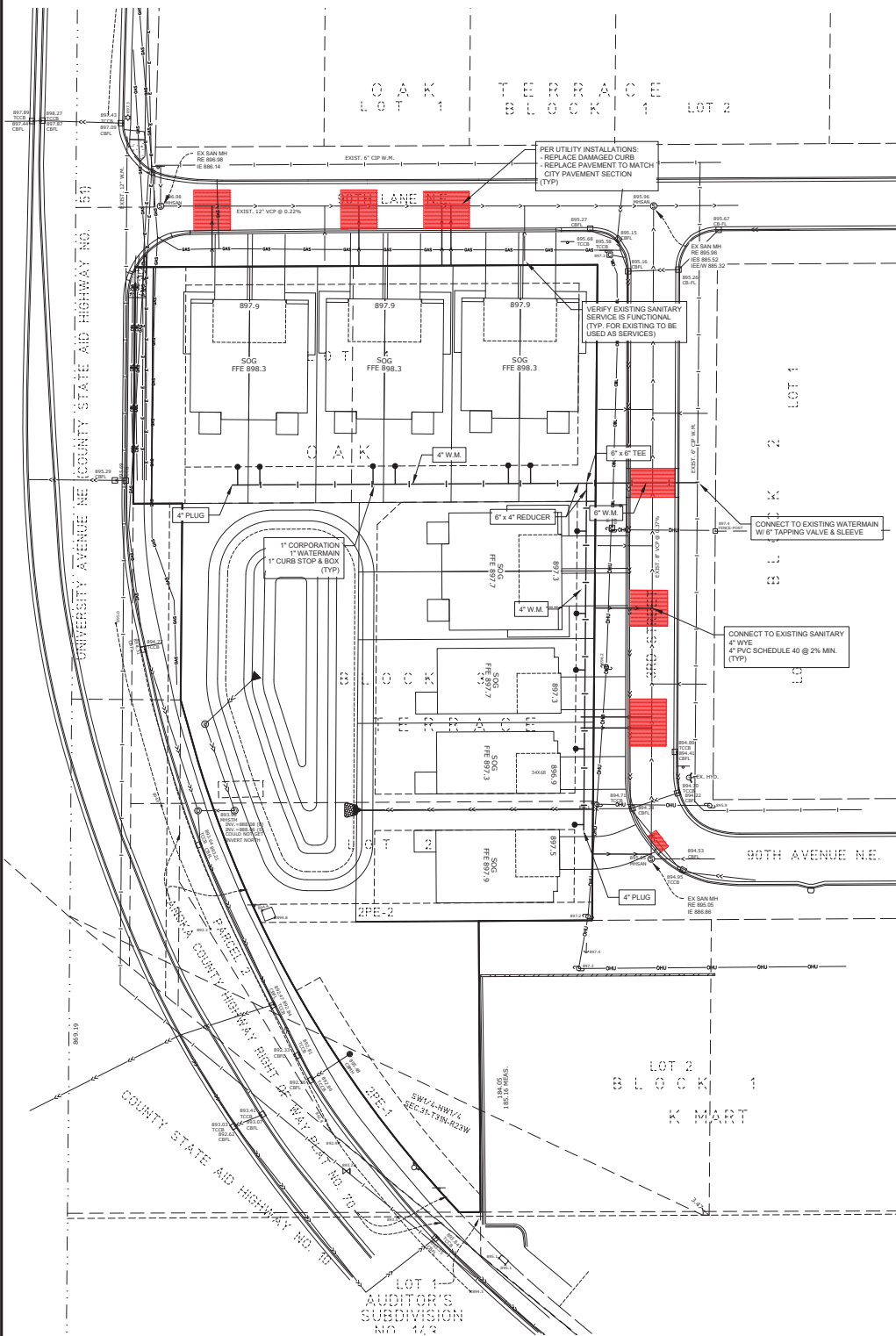
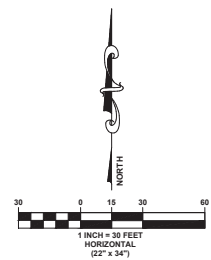
1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL Gopher State One Call AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL UTILITY AND STREET INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
5. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
6. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
7. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

SANITARY SEWER NOTES

1. SANITARY SEWER MATERIALS SHALL BE:
 - 1.1. SERVICES: 4" PVC SCHEDULE 40
2. FIELD VERIFY SIZE, ELEVATION AND LOCATION OF EXISTING SANITARY SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. CONTRACTOR TO CONTACT CITY ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO CONNECTION TO EXISTING PUBLIC SANITARY SEWER.

WATERMAIN NOTES

1. WATERMAIN MATERIALS SHALL BE:
 - 1.1. SERVICES: 1" HDPE ASTM D2320, PE 4710-250 PSW, SDR 7 "ENDOPURE" BY ENDOT INDUSTRIES, TRACER WIRE REQUIRED, DIAMETER MEASUREMENT IS MINIMUM FOR INSIDE DIAMETER.
2. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING WATERMAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. MAINTAIN A MINIMUM OF 7.5 FEET OF COVER OVER ALL WATERMAIN PIPE.
4. PROVIDE PREFORMED INSULATION, PPG FOAMGLASS, OR APPROVED EQUAL WHERE SANITARY SEWER OR STORM SEWER CROSSES WITHIN 24" OF WATERMAIN.
5. WATERMAIN SHUTOFF REQUIRES A MIN. 48 HOUR NOTICE TO CITY ENGINEERING DEPARTMENT AND ALL AFFECTED PROPERTY OWNERS.



LEGEND

- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- DENOTES EXISTING SPOT ELEVATION
- DENOTES HYDRANT
- DENOTES MAILBOX
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES OVERHEAD UTILITY
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED DRAINAGE AND CLEAN-OUT
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FLARED-END SECTION
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION (CUT/FILL, RETURNED SURFACE OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- PROPOSED DIRECTION OF DRAINAGE
- PROPOSED SILT FENCE
- PROPOSED BISCUITS
- PROPOSED INLET PROTECTION
- PROPOSED RIP-RAP



Know what's below.
Call before you dig.

NORTHTOWN VILLAS BLAINE, MN UTILITY PLAN - SANITARY & WATERMAIN

PREPARED FOR: RANGER DEVELOPMENT

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.

PRELIMINARY

ADAM GINKEL
Date: 09/30/2025 License No. 43963

NO.	DATE	DESCRIPTION
1	07/24/25	TRAIL ADJ. BERM ADJ.
2	08/29/25	SERVICES ADJ.
3	09/30/25	SITE LAYOUT ADJUSTMENTS
4		
5		
6		
7		
8		

DRAWN BY:
AD
JOB NO:
25-2205
CHECK BY:
MCA
DATE:
07/11/25



PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (855) 361-8210
FAX: (855) 361-8701

SHEET

C2.1

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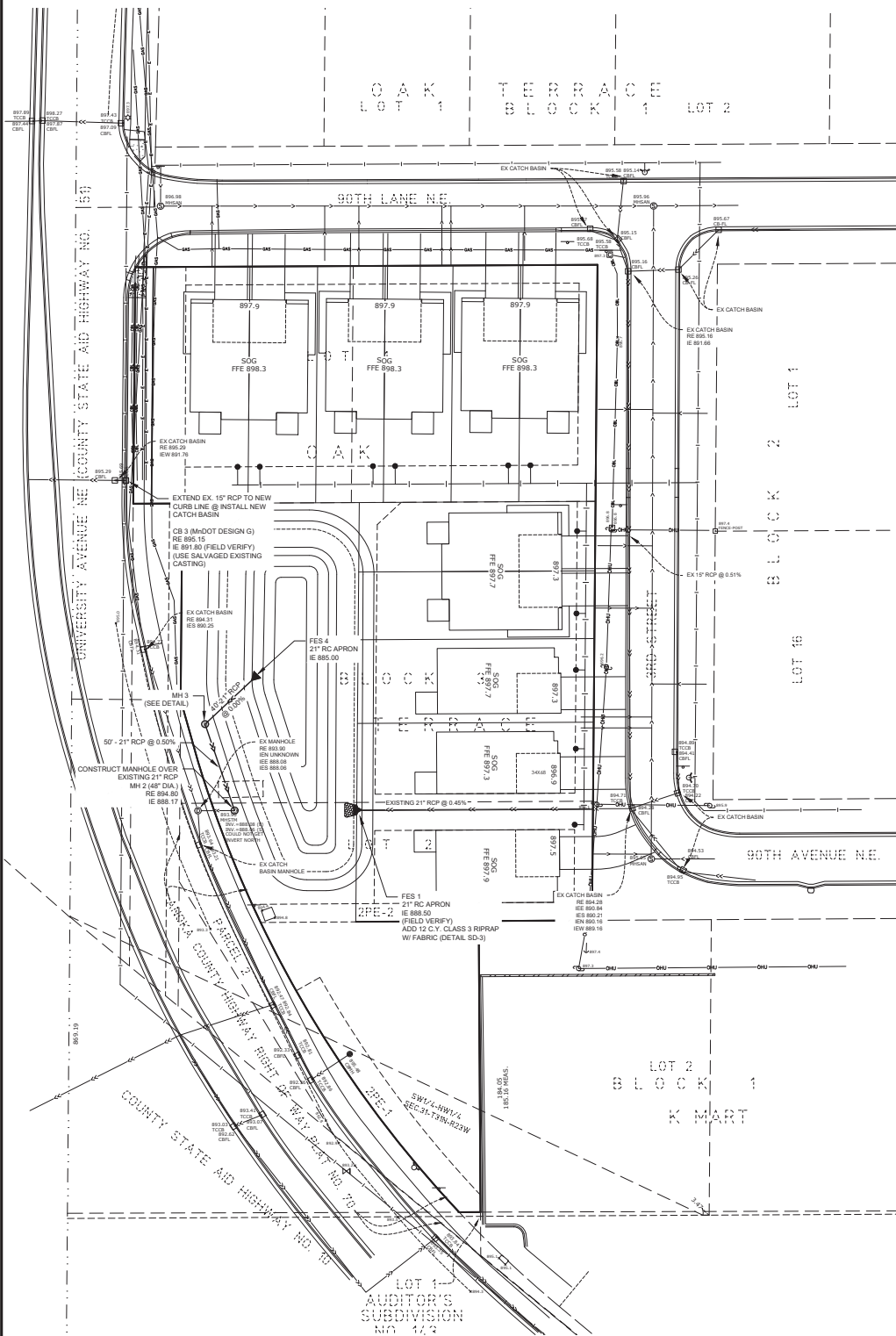
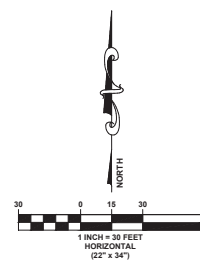
25-2205

GENERAL NOTES

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STORM SEWER NOTES

1. STORM SEWER MATERIALS SHALL BE:
 - 1.1. RCP
 - 1.2. HDPE
2. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION. LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.
4. PIPE FLARED-END SECTIONS SHALL INCLUDE RIPRAP. PIPES 24" IN DIAMETER AND LARGER REQUIRE TRASHGUARDS.



- ### LEGEND
- DENOTES CATCH BASIN
 - DENOTES CABLE PEDESTAL
 - DENOTES EXISTING SPOT ELEVATION
 - DENOTES HYDRANT
 - DENOTES MAILBOX
 - DENOTES MISCELLANEOUS MANHOLE
 - DENOTES POWER POLE
 - DENOTES SANITARY SEWER MANHOLE
 - DENOTES SIGN
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 - DENOTES CONCRETE SURFACE
 - DENOTES GRAVEL SURFACE
 - PROPOSED WATER PIPE
 - PROPOSED SANITARY SEWER PIPE
 - PROPOSED STORM SEWER PIPE
 - PROPOSED DRAIN TILE AND CLEAN-OUT
 - PROPOSED STORM MANHOLE
 - PROPOSED CATCH BASIN
 - PROPOSED FLARED-END SECTION
 - PROPOSED GATE VALVE
 - PROPOSED HYDRANT
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION (CATCH BASIN, RETURNED SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
 - PROPOSED DIRECTION OF DRAINAGE
 - PROPOSED SALT FENCE
 - PROPOSED RISEROLLS
 - PROPOSED INLET PROTECTION
 - PROPOSED RIP-RAP

NORTHTOWN VILLAS
BLAINE, MN
UTILITY PLAN - STORM SEWER

PREPARED FOR: RANGER DEVELOPMENT

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.

PRELIMINARY

ADAM GINNEL
Date: 09/30/2025 License No. 43963

NO.	DATE	DESCRIPTION
1	07/24/25	STORM SEWER ADDED FOR TURN LANE
2	08/29/25	STORM SEWER ADJ.
3	09/30/25	SITE LAYOUT ADJUSTMENTS
4		
5		
6		
7		
8		

DRAWN BY:
AQ
JOB NO:
25-2205
CHECK BY:
MCA
DATE:
07/11/25



PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (855) 361-8210
FAX: (855) 361-8701

SHEET

C2.2

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25-2205







My name is Mark Shindler and I live at 50 90th LN Ne Blaine Mn, right next door to the Northtown Villas Deveopment. I will not be able to attend the meeting on September 9th 2025 about the Northtown Villas Development. I have some comments and feedback for the Development that I would like to add.

Please see attachments with suggestions to the site plan showing some of my suggestions.

First Suggestion In the attached site plan, see image from google earth attached in email, I am requesting a proper turn lane be place in from University Avenue to 90th LN. Currently there is no turn lane and when people are turning onto 90th LN from University. There have been times where I have almost been rear ended turning onto 90th LN from University, and many times I have been honked at for attempting to turn onto 90th LN. A proper turn lane would make this turn safer.

The second suggestion is to put up a sound wall or privacy wall. The people living right off University will appreciate not being just hung out there on the end next to a busy road. The sound from traffic can get very noisy at times, not only from University Ave, but from Coon Rapids Blvd, Hwy 10, and 610. All that sound carries thru that area. It would be nice to have some of the noise blocked off for people to have a quieter, more peaceful neighborhood.

The third suggestion I have is that house #1 should just be eliminated. This house is too close to a busy road, this would be a very uncomfortable place to live with all the traffic and noise, and the driveway might be difficult to turn into right around the corner. Eliminating this house will also add room for a proper turn lane.

Suggestion 4 is to add in some pine trees on the east side of the sound wall and privacy fence to help cut down noise and give more privacy and comfortable place to live.

Mark Shindler
MS 9-4-25





City of Blaine

Planning Commission

November 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 Wednesday, November 12, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Halpern, Howard and Swanson.

Staff Present: Shawn Kaye, Planner
Alex Koberoski, Zoning Technician
Teresa Barnes, Project Engineer

4. Public Hearing

- 4.1.** 2025-388 Case File No. 25-0031 // Ranger Development // 9011 and 9021 University Avenue NE and 120 90th Lane NE
The applicant is requesting the following:
1. Rezoning from County Road 10 Mixed Use District (MU) to Development Flex (DF).
 2. Preliminary plat approval to create 11 lots to be known as Northtown Villas.
 3. Conditional Use permit to allow construction of 4 twin homes (8 units) and 3 single-family (villas) in the Development Flex (DF) zoning district.

Sponsors: Sheila Sellman, Interim Community Development Director

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0031 was opened at 7:04PM. As no one wished to appear, the public

hearing was closed at 7:05PM.

John Blackman, Hedberg Homes and Ranger Development owner, introduced himself and thanked the commission for considering his request.

Commissioner Gorzycki asked if the applicant would be installing a sound barrier.

Mr. Blackman indicated he would be installing a six-foot fence and arborvitaes along the west property line.

Motion by Commissioner Geiselhart to recommend approval of Planning Case 25-0031A a preliminary plat approval to create 11 lots to be known as Northtown Villas with the following conditions:

Case 25-0031A:

- 1. Park dedication prior to releasing the plat mylars for recording at Anoka County is due at the rate in effect at the time the payment is received by the City. If paid in 2025, \$53,834 is due.**
- 2. Each lot in the development is required to have the standard two trees with a minimum of 2½-inch caliper per lot, one in the front yard and one in the rear yard. Corner lots shall contain an additional yard tree.**
- 3. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.**
- 4. The development will be required to construct the required right-turn lane along University Avenue NE, as per the plan set as approved by Anoka County, and adjust the existing trail to meet city standards.**
- 5. 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.**
- 6. Developer to obtain a Coon Creek Watershed District (CCWD) permit and submit a copy to the city prior to any site work.**

Motion by Commissioner Geiselhart to recommend approval of Planning Case 25-0031B a rezoning from County Road 10 Mixed Use District (MU) to Development Flex (DF) with the following rationale:

Case 25-0031B:

- 1. The DF zoning district affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and city as a whole.**

Motion by Commissioner Geiselhart to recommend approval of Planning Case 25-0031C a conditional use permit for 4 twin homes (8 units) and 3 detached townhome/villas in the Development Flex (DF) zoning district subject to the following conditions:

Case 25-0031C:

Permitted Uses

1. Single-family detached dwellings.
2. Twin homes

Accessory Uses

1. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Performance Standards

1. Front yard setback: 18 feet
2. Side yard setback: 5 feet
3. Corner side yard: 10 feet
4. Rear yard setback: 30 feet
5. Maximum building height: 2 1/2 stories or 35 feet.
6. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimensions less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings are not permitted.
7. The minimum finished floor area above grade for all homes shall be 2,000 square feet.
8. All homes shall have a minimum depth and width of 24 feet.
9. All homes constructed are to be consistent in architecture, materials and style with the drawings/elevations submitted for conditional use permit approval. Use of premium materials such as brick, natural stone, stucco, cementitious or engineered wood siding or shake shingle siding are to be used on all front elevations. Vinyl/metal siding can be utilized on the side and rear elevations.
10. Driveways shall not be constructed closer than 3 feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city-approved material that is consistent in durability and quality.
11. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.
12. All development entrance signage by separate permit.
13. The developer to require the Homeowners Association to maintain the privacy fence along the west side and plantings outside the lots. The fence shall be of a maintenance-free material. If/when the fence needs replacement, the entire fence must be consistent in style regardless of whether lots are under the same ownership or controlled by an HOA.

Motion seconded by Commissioner Olson. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the December 1, 2025 city council meeting.



City of Blaine

Staff Report

File Number: ORD 25-2594

Agenda Date	Status
December 1, 2025	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.3

First Reading

Ordinance Approving a Rezoning from County Road 10 Mixed Use (MU) to Single Family Residential (R-1) at 8550 Van Buren Street NE. City of Blaine (Case File No. 25-0046)

Executive Summary

The EDA purchased 8850 Van Buren Street in 2019 and is now proposing rezoning to R-1 to allow for sale of the property for construction of a single family home. The R-1 zoning is consistent with adjacent properties and R-1 setbacks and other performance standards are able to be met on the subject property.

Background

Planning Commission (Public Hearing)	11/12/25
City Council (1st Reading)	12/01/25
City Council (2nd Reading)	12/15/25

Staff report prepared by Elizabeth Showalter, Community Development Specialist

The subject property was purchased by the Blaine Economic Development Authority in 2019 for potential use as a site for stormwater ponding, construction of a single-family home, or for use as part of a larger redevelopment in the area. The site had been occupied by Jimbo's Restaurant for many years. At the time of purchase, the vacant restaurant building and property required numerous improvements to comply with fire, building, and zoning codes.

At this time, staff is proposing construction of a single family home on the site through a sale to a single-family home builder. This report pertains to the land use entitlements necessary to facilitate that sale and construction. The sale of the land will be considered by the EDA at a separate time.

The property is currently guided Community Commercial (CC). Staff proposes a Comprehensive Plan Amendment to Low Density Residential (LDR). The property is zoned County Road 10 Mixed Use (MU) and staff proposes rezoning to Single Family (R-1).

Basis for Review

Section 101-3 (a) 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.

When a change to a city's Comprehensive Guide Plan is requested, it is the city's responsibility to determine if the change is in the best long-range interests of the city. The standard of review of a city's action in approving or denying a Comprehensive Guide Plan amendment is whether there exists a rational basis. A rational basis standard has been described to mean having legally sufficient reasons supportable by the facts which promote the general health, safety and welfare of the city.

While 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.

Evaluation of Request

Surrounding Zoning and Uses

- North: Single-family homes (zoned R-1)
- South: County Road 10
- East: Twin home located at the corner of Van Buren and CR10 Service Drive (zoned R-2) with single-family homes (zoned R-1) to the north
- West: Borofuka furniture store (zoned CR 10 Mixed Use)

The LDR land use designation is consistent with the surrounding area and allows for reasonable development of the 0.3 acre parcel, which is too small to allow for commercial development meeting current parking ratios and setback requirements.

Current and Proposed Land Use

The property is guided CC and staff proposes a Comprehensive Plan amendment to LDR.

The proposed land use designation is consistent with the adjacent residential properties and is an appropriate land use for the intersection of two local roads.

Current and Proposed Zoning

The property is zoned County Road 10 Mixed Use (MU) and staff proposes rezoning to Single Family (R-1) to be compatible with the adjacent single family homes. The 0.3 acre parcel is too small to allow for a

commercial development that meets parking ratios and setback requirements, therefore a single family home is a more appropriate use.

The intent of the R-1 district is to allow low-density single-family units in developing portions of the city where sanitary sewer and water services are available. This site meets the intent of the R-1 district.

The proposed R-1 zoning is consistent with the Low Density Residential land use designation, which will be considered by the City Council on December 15, prior to approval of the second reading of the proposed rezoning.

Attachment List:

Zoning and Location Map

Unapproved Planning Commission Minutes 11/12/25

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning. No one 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. 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, introduce the ordinance for first reading and direct that it be placed on file for second reading at the December 15, 2025, council meeting.

Attachment List

1. Attachments
2. Unapproved PC Minutes 111225



City of Blaine

Signature Copy

Ordinance: ORD 25-2594

First Reading

Ordinance Approving a Rezoning from County Road 10 Mixed Use (MU) to Single Family Residential (R-1) at 8550 Van Buren Street NE. City of Blaine (Case File No. 25-0046)

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:

E 165 FT LYG S OF N 120 FT OF LOT 8 AUDITORS SUBDIVISION NO 19 REV

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

~~County Road 10 Mixed Use (MU)~~

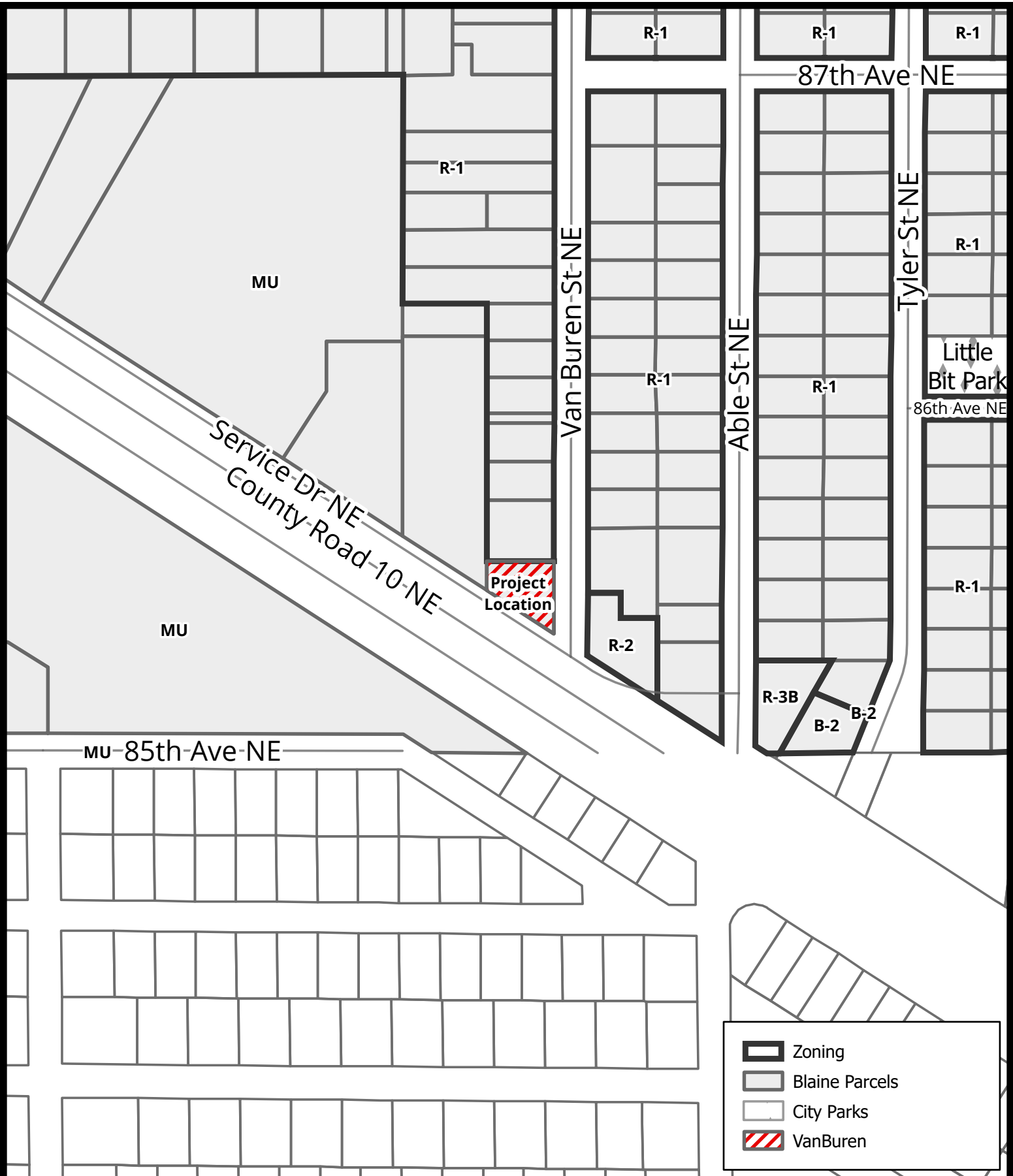
to

Single Family Residential (R-1)

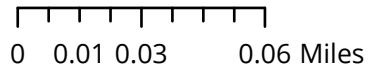
Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 1st day of December, 2025.

PASSED by the City Council of the City of Blaine this day of 20__.



	Zoning
	Blaine Parcels
	City Parks
	VanBuren



Scale: 1:2,952



Case File No. 25-0046 **8550 Van Buren Street NE**

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



City of Blaine

Planning Commission

November 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 Wednesday, November 12, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Halpern, Howard and Swanson.

Staff Present: Shawn Kaye, Planner
Alex Koberoski, Zoning Technician
Teresa Barnes, Project Engineer

4. Public Hearing

4.4. 2025-535 Case File No. 25-0046 // City of Blaine // 8550 Van Buren Street NE
The City is requesting the following:

1. Comprehensive plan amendment to change from Community Commercial (CC) to Low Density Residential (LDR).
2. Rezoning from County Road 10 Mixed Use (MU) to Single Family Residential (R-1).

Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0046 was opened at 7:24PM. As no one wished to appear, the public hearing was closed at 7:24PM.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0046A a comprehensive plan amendment to change from Community Commercial (CC) to Low

Density Residential (LDR) with the following rationale:

Case 25-0046A:

- 1. The proposed Low Density Residential land use is consistent with adjacent residential uses.**
- 2. The site is not sufficiently sized to allow for development of uses consistent with the current Community Commercial designation.**

Motion by Commissioner Olson to recommend approval of Planning Case 25-0046B a rezoning from Community Commercial (B-2) to Single Family Residential (R-1) with the following rationale:

Case 25-0046B:

- 1. The subject property is not sufficiently sized for a conforming commercial use.**
- 2. The R-1 Single Family zoning is consistent with the adjacent residential uses.**

Motion seconded by Commissioner Gorzycki. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the December 1, 2025 city council meeting.



City of Blaine

Staff Report

File Number: ORD 25-2592

Agenda Date	Status
December 1, 2025	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.4

First Reading

Ordinance Approving a Rezoning from Community Commercial (B-2) to Light Industrial (I-1) at 8501 Old West 35W Service Drive NE. Nova Real Estate (Case File No. 25-0047/SLK)

Executive Summary

The applicant is requesting a rezoning from Community Commercial (B-2) to Light Industrial (I-1) to allow a light industrial building.

Background

Planning Commission (Public Hearing)	11/12/25
City Council (1st Reading)	12/01/25
City Council (2nd Reading)	12/15/25
Action Deadline (60 Days)	12/14/25
Action Deadline (City Extended - 60 Days)	02/12/26

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

Rezoning

Section 101-3 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 the Light Industrial (I-1) District is to allow light industrial uses ranging from small to large scale industry and related services. Uses shall be compatible with neighboring nonindustrial uses through architectural standards and intensity of uses. This district may be located adjacent to residential, commercial, and industrial districts and shall have access to collector or arterial roads without passing through residential districts.

Planning Analysis

Surrounding Zoning and Uses

The surrounding properties to the west are zoned Planned Business District (PBD). The property to the north and east is 35W or 35W right of way, and 85th Avenue is located to the south.

Current Zoning

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

Proposed Zoning

The proposed zoning is I-1. The purpose of the I-1 district is to allow light industrial uses ranging from small to large scale industry and related services. Uses shall be compatible with neighboring nonindustrial uses through architectural standards and intensity of uses. This district may be located adjacent to residential, commercial, and industrial districts and shall have access to collector or arterial roads without passing through residential districts.

Land Use Designation

The property is guided Planned Commercial/Planned Industrial (PC/PI). This land use category is intended to provide flexibility in development and to allow for the possibility of a mixture of uses within the same area.

- Planned Commercial - The purpose of this land use category is to accommodate commercial, retail and office uses in a planned, cohesive style of development. Planned commercial areas are in areas with good visibility and access from major roadways and are sufficiently sized to accommodate a larger-scale planned design and concept.
- Planned Industrial - Industrial, office and related services that utilize an overall master development plan with special attention paid to aesthetics and design in a corporate campus style of development. Planned industrial areas are concentrated in areas with convenient access to the airport and interstate highway system. This site has very close access to the interstate highway system.

Existing Conditions

The site has two buildings for a truck and trailer sales business and an unpaved parking lot.

History

The property has been zoned commercially since the 1970s. A Conditional Use Permit (CUP) was approved in 2014 to allow a 62-foot digital billboard on the site. The site has had truck sales since the late 70s/early 80s, therefore, truck sales are a legal non-conforming use on the site.

Evaluation of Request

The applicant is requesting a rezoning from B-2 to I-1 to allow a warehouse building.

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 (PC/PI) and the intent statements of both districts specify the same areas where the district may be located.

There shall be no outdoor storage of any kind within the I-1 district. For purposes of this zoning district, cars, vans pickup trucks and utility trailers no longer than 15 feet in length parked outside and used by employees or visitors in the normal course of the business operation will not be construed to be outdoor storage when parked in the side yard outside the required parking stalls. Further, outside parked trucks, semi-trailers and any other vehicles larger than 10,000 GVW used in normal business commerce will not be construed to be outdoor storage provided: total number of vehicles over 10,000 GVW, including, but not limited to, box trucks, semi cab, and semi-trailers does not exceed the number of docks or bay doors. This would include trucks parked at the dock doors.

Architectural Control

The I-1 zoning district requires that the exterior wall surfaces of all buildings to be primarily faced with brick, stone, precast panel, cast-in-place panel, architectural concrete with other permitted materials, or glass. The use of modern metal paneling materials, or its equivalent, shall be considered for exterior wall surfaces provided such materials are used in conjunction with other materials listed above. Use of modern metal paneling materials or its equivalent shall not exceed 35 percent of any individual wall surface.

Engineering Analysis

Grading/Storm Drainage

The proposed project will demolish the existing site structures and proposes to build one single 25,000 sq ft structure with associated pavement areas. This proposed construction will need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities 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.

Utilities

The site is currently served by city water and sanitary sewer services. The proposed construction will be required to provide detailed construction drawings showing how the proposed new building will be served once constructed.

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.

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

Wetlands/Watershed/FEMA

The site is adjacent to a wetland area. The proposed construction 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 easement.

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

Access/Street Design/Sidewalks/Trails

The property will have a driveway access from Old West 35W Service Drive NE. Coordination of the exact location of the driveway access will occur during the site plan approval process.

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.

Attachment List:

Zoning and Location Map

Site Plan

Narrative

Unapproved Planning Commission Minutes 11/12/25

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning.

No one 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. 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, introduce the ordinance for first reading and direct that it be placed on file for second reading at the December 15, 2025, council meeting.

Attachment List

1. Attachments
2. Unapproved PC Minutes 111225



City of Blaine

Signature Copy

Ordinance: ORD 25-2592

First Reading

Ordinance Approving a Rezoning from Community Commercial (B-2) to Light Industrial (I-1) at 8501 Old West 35W Service Drive NE. Nova Real Estate (Case File No. 25-0047/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:

LOTS 1, 2, 3, & 4, BLOCK 1, & LOTS 1, 2, 3, 4, 5, & 6, BLOCK 2 BONI VIEW PLACE TOG/W VAC BONI VIEW PLACE

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

~~Community Commercial (B-2)~~

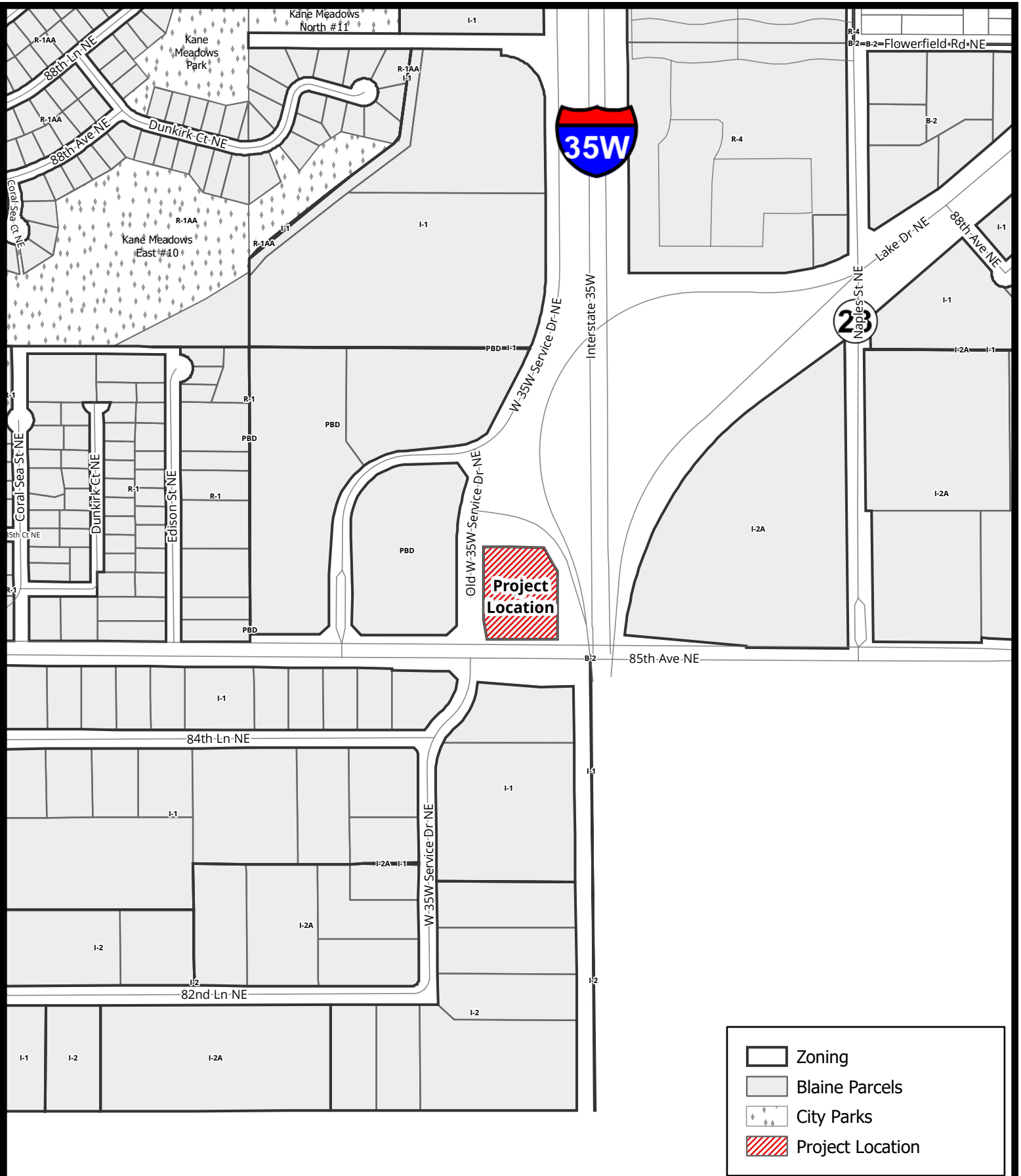
to

Light Industrial (I-1)

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 1st day of December, 2025.

PASSED by the City Council of the City of Blaine this day of 20__.



Case File No. 25-0047 **Nova Real Estate**

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

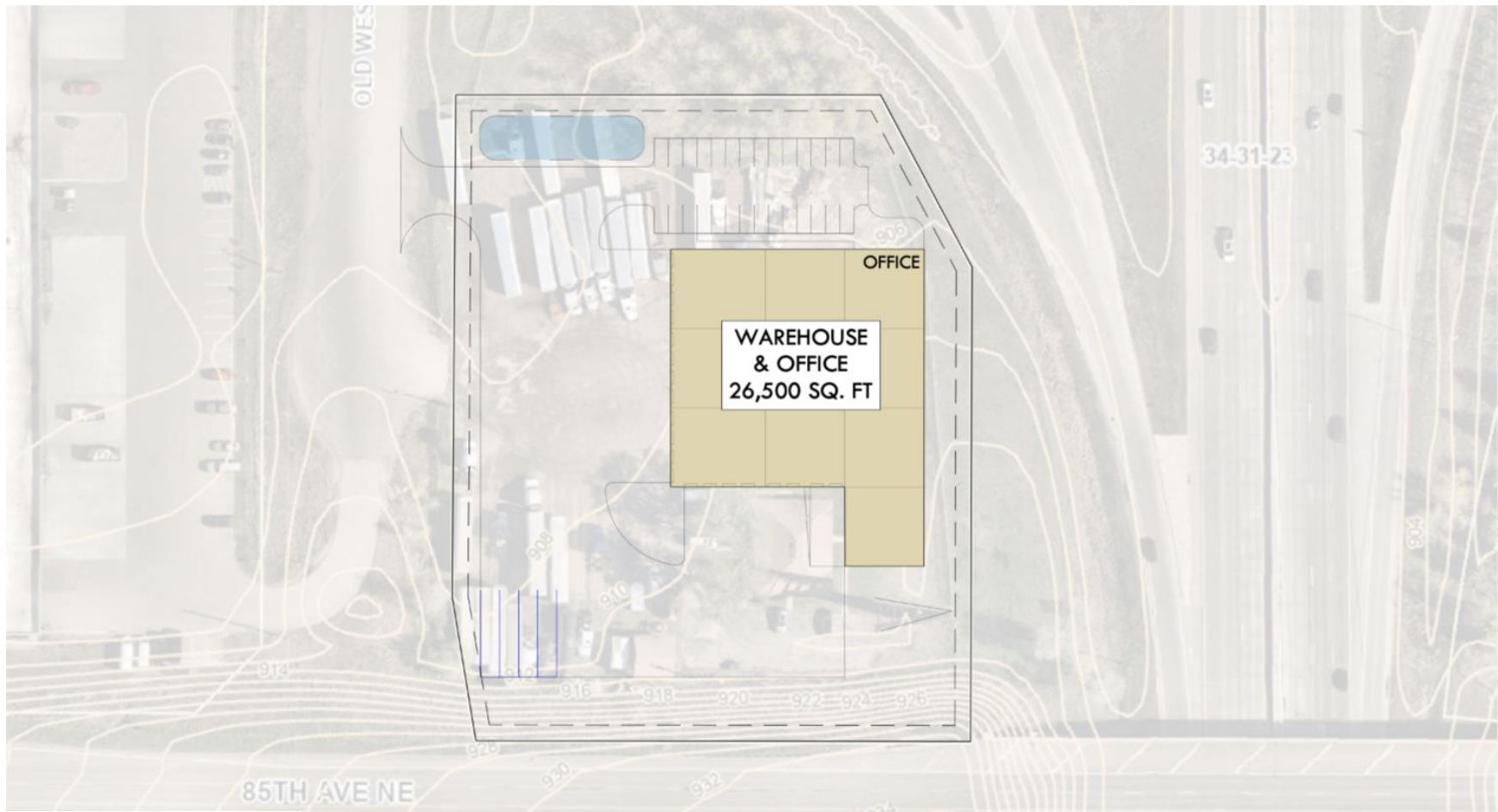


BlaineMN.gov

0 0.04 0.07 0.15 Miles

Scale: 1:6,562





Nova Warehouse

CONCEPTUAL LAND PLAN
BLAINE, MINNESOTA
OCTOBER 2, 2025

measure



DATE: Oct 3rd, 2025
TO Blaine, MN City Planning Commission (Elizabeth Showalter)
FROM: Kevin Peterson
SUBJECT: 8501 W 35W Service Drive NE – Rezoning Application

Summary:

Kevin Peterson and Ryan Olson, owners of Nova Real Estate Holdings, Inc. are pursuing acquisition of the 2.85 acres located at 8501 W 35W Service Drive, Blaine, MN 55449. As part of the acquisition process, we are requesting a rezoning of the property; from B2 Commercial Zoning to I1 Commercial Zoning. We are requesting this change so we can build a 25,000 square foot warehouse on the property to support the growth of our businesses.

We currently rent warehouse space approximately 6 miles south of this location at 2100 Woodale Drive, Mounds View, MN 55112. We've leased this facility since 2015.

Both Kevin Peterson and Ryan Olson have strong ties to the north metro and Blaine, MN specifically. Both Ryan and Kevin graduated from Irondale High School in New Brighton. Ryan Olson currently lives in Blaine, MN with his wife and four kids. Kevin Peterson's mother and wife graduated from Blaine High School. We love being in the north metro. Our current warehouse is only a couple miles from where we grew up.

This opportunity is perfect for our business operations. We are eager to work with the city to complete a zoning change so we can build this new facility in Blaine, MN.

Site History:

The property was acquired in 1979 by the current owner's father. The current owner became the primary owner in 1984. To the best of the owner's knowledge, the property was rezoned to its current zoning in the 1990s. Additionally, the property went through an eminent domain proceeding around 2015.

Since original ownership the property has primarily been used for semi-truck and semi-trailer parking.

Existing Zoning and Comprehensive Plan Guidance:

We are requesting zoning changes to facilitate our proposed development on this parcel. The adjacent parcels to the west are zoned Planned Business District which allows for light industrial uses with the restriction that no more than 75% warehousing (with the 25% as manufacturing or office) and has a higher standard of design. We are requesting I1 zoning so we can maximize our warehousing square footage but are willing to work with the committee on exterior design required that align with the Planned Business District Zoning given the sites visibility to the freeway.

Zoning Text Amendment

After analysis of the property and adjacent properties, we believe the best zoning for the property is Planned Business District or I1. This is primarily based on the road accessibility and zoning of the adjacent properties. Essentially, this property is zoned B2 Commercial, but all the adjacent facilities are commercial warehouse buildings. We do acknowledge that the visibility to 35W provides some incentive to develop as a B2 property, but we believe the limited traffic and accessibility on the service road along with the adjacent facility types outweighs any benefit associated with 35W visibility to warrant development as a B2 commercial zoning.

Proposed Project Example

Warehouse Concept

- The proposed concept would align to the commercial uses in the adjacent properties and other commercial properties located in Blaine, MN.
 - We will make accommodations to the property to ensure adequate visuals from 35W.
 - Architecturally, this proposed building would be consistent with what the council has approved in the adjacent warehouse buildings.
- The developer intends to use rooftop solar to offset electricity needs for the facility, as well as look into other green energy and construction methods.
- Additionally, we intend to display a prominent American Flag on the property.



City of Blaine

Planning Commission

November 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 Wednesday, November 12, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Halpern, Howard and Swanson.

Staff Present: Shawn Kaye, Planner
Alex Koberoski, Zoning Technician
Teresa Barnes, Project Engineer

4. Public Hearing

- 4.2.** 2025-553 Case File No. 25-0047 // Nova Real Estate // 8501 Old West 35W Service Drive NE
The applicant is requesting a rezoning from Community Commercial (B-2) to Light Industrial (I-1).
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0047 was opened at 7:11PM. As no one wished to appear, the public hearing was closed at 7:11PM.

Kevin Peterson, Nova Real Estate, explained he would be constructing a 26,000 square foot warehouse with hopes of breaking ground in August of 2026.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0047 based on the following conditions:

Case 25-0047:

- 1. Light Industrial (I-1) is consistent with the land use designation Planned Industrial (PI).**
- 2. The I-1 zoning is consistent with the zoning south of 85th Avenue.**

Motion seconded by Commissioner Gorzycki. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the December 1, 2025 city council meeting.



City of Blaine

Staff Report

File Number: ORD 25-2593

Agenda Date	Status
December 1, 2025	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.5

First Reading

Ordinance Approving Annual Revisions to the Blaine Zoning Ordinance. City of Blaine (Case File No. 25-0044/ACK)

Executive Summary

Annual ordinance revisions.

Background

Planning Commission Public Hearing	11/12/25
City Council (1st Reading)	12/01/25
City Council (2nd Reading)	12/15/25

Staff report prepared by Alex Koberoski, Assistant Planner.

Annually, staff reviews the zoning code to identify areas for improvement. This process was established following substantial revisions to the zoning code in 2020 to ensure that the code remains current and prevent the need for such substantial revisions. Changes generally serve to address situations not covered by the code, improve clarity, modify code requirements to address issues brought up by City Council and Planning Commission, and to maintain compliance with state statute and other legal requirements.

Contractors - Licenses

City staff has noted some inconsistencies and outdated requirements in the current contractors ordinance. Staff has proposed several changes, which include the following:

1. Creating a more thorough list of work requiring a city license and updating terminology to comply with what the City has currently been enforcing. The proposed changes are in an effort to reduce confusion and clarify requirements.

2. Adding “registration” of contractor work. The requirements for registration are the same as the city contractor license except there isn’t an associated fee to become registered, just insurance verification. Examples of contractor work in this category include installing a new parking lot and cellular tower equipment installation.

Swimming Pools

City staff has noted some inconsistencies and outdated requirements in the current swimming pool ordinance. Staff has proposed several changes, which include the following:

1. Adding several new definitions, including those for principal structures, public pools, and two new definitions for on-ground and in-ground pools.
2. Removal of outdated language and replacement with terms and standards that align with Minnesota State Statutes and current building code requirements.
3. Soil verification requirements for in-ground pools are clarified.

Noise Ordinance

Staff has received multiple complaints regarding noise generated by dewatering equipment at construction sites. While these concerns are understood, it should be noted that dewatering is a critical process that supports safe and efficient construction operations. Dewatering helps prevent soil instability, collapse, and flooding, and is essential for preparing sites for the installation of footings, foundations, and other structural elements.

To maintain safety standards and minimize project delays, staff is proposing an amendment to the noise ordinance to exempt noise associated with dewatering equipment. By allowing for uninterrupted operation of this equipment, the exemption would help ensure the structural integrity of construction sites and promote overall project efficiency.

Assisted Living definitions

State-licensed residential facilities serving six or fewer persons, including but not limited to, assisted living facilities licensed under 144G are a permitted use in all residential single-family zoning districts. This language was updated for all single-family zoning districts in order to be consistent with Minnesota State Statutes.

Manufactured Home Setbacks

All manufactured homes have historically been required to meet a 20-foot setback from adjacent manufactured homes. As older manufactured home parks in the City continue to update their housing supply with larger, more modern manufactured homes, staff is proposing to modify the required setback.

The proposed amendment would allow for a 10-foot setback for replacement manufactured homes and any associated decks or porches, and keep the 20-foot setback for manufactured homes on newly created lots, established by a new manufactured home park plan. The proposed change is intended to support the ongoing reinvestment in existing parks while maintaining appropriate safety and spacing standards, which are consistent with the minimum setbacks required by state statute.

Indoor Cannabis Cultivation

Retail cannabis and/or medical cannabis businesses are a permitted use in the B-2, B-3, PBD, and MU

zoning districts. Staff is proposing to restrict any proposed cultivation of cannabis/hemp to be indoors only. Outdoor cultivation of cannabis/hemp will not be allowed in these zoning districts with this proposed ordinance change.

Storage/Refuse facilities in Industrial Districts

Staff is proposing the following modifications to the storage/refuse facilities sections listed in the I-1A, I-2, and I-2A districts:

1. Refuse enclosures constructed of masonry materials will not be required if located within an outside storage area authorized by a CUP and screened from public view.
2. Detached silos, storage tanks, storage bin containers or similar detached structures are not permitted, unless approved through a CUP for outside storage.

Lighting

Currently, pole heights are restricted to no more than 20-feet in height without a CUP. Due to the minimal impact of 50-foot-high light poles, staff is proposing to permit pole heights up to 50-feet for commercial, industrial, or institutional parking areas exceeding 120 parking stalls or sites with developed areas or sports complexes greater than 2.5 acres. Pole heights exceeding 50-feet in height may be allowed through a CUP upon evidence that such special-purpose lighting is necessary to light the premises.

Landscaping

With the recommendation of the city forester, staff is proposing to require no more than 20 percent of the total number of overstory trees on a newly developed site to be composed of one genus. Staff is also proposing to add language allowing the city forester to determine best practices for all plantings.

Electric Vehicle Charging Standards

With the increased number of electric vehicles on the road, staff has recognized the need to address standards for stand-alone and accessory electric vehicle charging stations throughout the City. The following standards are proposed:

1. Electric vehicle chargers accessory to the primary use of the property are permitted in every zoning district.
2. Electric vehicle charging stations that are the primary use of the property are considered the same as gasoline stations and are only allowed in zoning districts that allow gasoline stations.
3. Staff is proposing specific standards for private electric vehicle chargers on single family and multi family properties.

Sign Ordinance Changes

Staff is proposing the following modifications to the sign ordinance:

1. Adding definitions for on-premise and off-premise signage, window signs and indoor signs. Modifying the current definition of monument-style signs.
2. Adding off-premise signs (with the exception of billboards) to the list of prohibited signage in the City of Blaine.
3. Re-organizing standards to improve clarity.

Other changes include the following:

- Modifying the definition of medical uses to include treatment of animals (without outdoor animal runs).
- Clarifying that carports must be attached in the FR, R-1 and RE zoning districts.
- Removing the requirement that traffic safety islands or general parking islands must be landscaped and irrigated in the B-4, B-5, POD, and PBD zoning districts.
- Removing the requirement that all buildings and additions must go through planning commission and city council prior to approval in the MU and RD districts.
- Modifying the definition for fences to clarify that fabric, flags, tarps, and banners cannot be considered fencing.
- Adding other clarifying language, including that vehicle and trailer parking is prohibited on lots without a home or other principal use.

Attachment List:

Proposed Ordinance

Unapproved Planning Commission Minutes 11/12/25

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the code amendments.

No one 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

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the December 15, 2025, council meeting.

Attachment List

1. Unapproved PC Minutes 111225



City of Blaine

Signature Copy

Ordinance: ORD 25-2593

First Reading

Ordinance Approving Annual Revisions to the Blaine Zoning Ordinance. City of Blaine (Case File No. 25-0044/ACK)

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

Chapter 18 BUILDINGS AND CONSTRUCTION

ARTICLE III. - SWIMMING POOLS

Sec. 18-112. Definitions.

Health authority means ~~the county health department.~~ the applicable state and or county authority regarding pool regulations.

In-ground pool means a pool that is not installed entirely above ground.

On-ground storable residential swimming pool means a portable pool with flexible or non-rigid side walls that achieve their structural integrity by means of uniform shape, support frame or a combination thereof, and can be disassembled for storage or relocation.

Principal structure means the single-family home or a duplex, not including a deck or a porch.

Private residential swimming pool means a pool connected with a single-family residence or owner-occupied duplex, located on private property under the control of the homeowner or occupant, the use of which is limited to family members or the family's invited guests. A private residential pool is not a pool used as a part of a business.

Public swimming pool means ~~includes~~ any pool, other than a private residential swimming pool operated by any person whether the person is an owner, lessee, operator, or ~~concessionaire~~, that is: (1) open to the public generally, whether for a fee or free of charge; (2) open exclusively to members of an organization and their guests; (3) open to residents of a multiunit apartment building, apartment complex, residential real estate development, or other multifamily residential area; (4) open to patrons of a hotel or lodging or other public accommodation facility; or (5) operated by a person in a park, school, licensed child care facility, group home, motel, camp, resort, club, condominium, manufactured home park, or political subdivision with the exception of swimming pools at family day care homes licensed under [Minnesota Statute] section 142B.41, subdivision 9, paragraph (a). The definitions in Minnesota Rules Part 4717.0250 are adopted by reference for terms, words, and phrases used in this division related to public pools..

Special purpose pool means any pool intended to accommodate a use other than normal swimming, diving, or wading. A special purpose pool includes, but is not limited to, spa pools, pools used for water therapy, dedicated plunge pools, flume water slides, and wave pools.

Wading pool means any pool with a maximum depth of 24 inches used or designed to be used exclusively for wading.

Sec. 18-113. Variances.

A variance to the provisions of this article may be issued by the city council to provide relief to the landowner ~~land owner~~ in those cases where the article imposes practical difficulty on the property owner in the use of their land. Section 101-6 shall apply to any variances from this article.

Sec. 18-114. Inspections; water sanitation.

- (a) The building official or designee is authorized to conduct such inspection as it deems necessary to ensure compliance with all provisions of this article and shall have the right of entry at any reasonable hour to a swimming pool for this purpose. Water in a pool shall be maintained in a suitable manner to avoid health hazards of any type and shall be subject to periodic inspection by the health authority and the Building Official or designee.

Sec. 18-115. Supervision.

Every swimming pool is under the supervision of a capable individual who shall assume ~~the~~ responsibility for compliance with all parts of this article relating to pool operation and maintenance and safety of the occupants of the pool. Above-ground pools with a removable means of entry consisting of ladders, staircases, or ladder and staircase combinations, which do not require a building permit and are not protected by a barrier/fence in accordance with section 18-177, must have the means of entry removed when the swimming pool is not under supervision.

Secs. 18-116—18-143. Reserved.

DIVISION 2. BUILDING PERMIT

Sec. 18-144. Required; application and plans.

- (a) ~~A building permit is required for the installation of any swimming pool except private residential prefabricated pools entirely above ground which do not exceed both 5,000 gallons in capacity and a 24-inch depth.~~
- (b) ~~An application for a building permit shall show, among other items, the following:~~
- ~~(1) Type and size of pool.~~
 - ~~(2) A site plan indicating the following:~~
 - ~~a. Location of pool;~~
 - ~~b. Location of house, garage, barrier/fencing, and other improvements on the lot;~~
 - ~~c. Location of filter unit, pump, and wiring, indicating the type of such unit;~~
 - ~~d. Location of back-flush and drainage outlet;~~
 - ~~e. Grading plan, finished elevations, and final treatment (decking, landscaping, etc.) around the pool;~~
 - ~~f. Location of existing overhead or underground wiring, utility easements, trees, and similar features;~~

~~g. Location of any water heating unit.~~

- (a) A building permit is required to construct, enlarge, alter, repair, or move any pool except private residential prefabricated pools entirely above ground which do not exceed both 5,000 gallons in capacity and a 24-inch depth. Additional permits such as mechanical, plumbing, and electrical may also be required depending on the scope of the work. All work must comply with the Minnesota State Building Code.
- (b) An application and plans for a building permit for a private residential swimming pool shall show, among other items, the following:
 - (1) Type and size of pool.
 - (2) A site plan indicating the following, including setbacks: location of pool; location of house, garage, barrier/fencing, and other improvements on the lot; location of filter unit, pump, and wiring, indicating the type of such unit; location of back-flush and drainage outlet; grading plan, finished elevations, and final treatment (decking, landscaping, etc.) around the pool; location of existing overhead or underground wiring, utility easements, trees, and similar features; location of any water heating unit.
 - (3) For in-ground pools, a geotechnical investigation report is required to verify that the soils can support the pool manufacturers' design. Additionally, the pool manufacturer's footing design and structural plans are required.
- (c) A building permit is required to construct, enlarge, alter, repair, or move any public swimming pool. An application and plans for a building permit for a public pool shall require any supporting plans and information as prescribed by the building official or designee for proper review and shall show, among other items, the following:
 - (1) A site plan or interior floor plan, drawn to scale. A site plan shall indicate the following, including setbacks: location of pool; location of house, garage, barrier/fencing, and other improvements on the lot; location of filter unit, pump, and wiring, indicating the type of such unit; location of back-flush and drainage outlet; grading plan, finished elevations, and final treatment (decking, landscaping, etc.) around the pool; location of existing overhead or underground wiring, utility easements, trees, and similar features; location of any water heating unit.
 - (2) The plans shall be drawn to scale, designed by a Minnesota Design Professional, and accompanied by proper specifications and shall include as required to conduct a comprehensive engineering review of the plans and shall include geotechnical investigations; structural details; plumbing; mechanical HVAC; accessibility details; safety features including barriers; occupant loads; sanitary facilities; signage; and other plan requirements specified by the Health Authority and the Minnesota State Building Code.

Sec. 18-145. Fees.

~~After plan review and possible site inspections of any proposed swimming pool,~~ A permit fee shall be paid prior to issuance of the building permit for a swimming pool. The council shall act to create a fee schedule for this section, as provided in section 18-43.

DIVISION 3. DESIGN AND CONSTRUCTION STANDARDS FOR PRIVATE RESIDENTIAL SWIMMING POOLS

Sec. 18-174. Location.

- a) *Proximity to utility lines; electric; location in easements.*
- (1) The location of all pools in relation to all electrical wiring, equipment, and systems shall comply with the current electrical code adopted by the State of Minnesota. ~~most current state/national electrical code.~~
- (b)(1) Pools shall not be located within ten feet of any side or any rear lot line, ~~nor within six feet of any principal structure or frost footing, unless part of the principal structure.~~ Pools shall not be located within six feet of any principal structure, including an attached garage or detached garage equal to or greater than 200 square feet.
- Pools shall not be located within the required front yard but are permitted in the corner side yard provided the corner side yard house setback is met.
- (4) Exceptions: EXISTING pools and equipment that complied with the city requirements at the time they were constructed, permitted or approved by the city.

Sec. 18-175. Protection of other property and occupants thereof.

- (a) In the case of in-ground ~~underground~~ pools, due precautions shall be taken during the construction period to:
- (3) The construction sites for in-ground swimming pools shall be provided with construction fencing to surround the site from the time that any excavation occurs up to the time that the permanent barrier is completed. The fencing shall be not less than 4 feet in height.
- (c) Back-flush water or water from pool drainage shall be on the owner's property or into public drainageways with the approval of the City Engineer. Water shall not drain onto adjacent or nearby private land.
- (f) All pools shall be maintained and shall be removed if the structure shows signs of disrepair, including tearing, vegetation growing in or through the structure, degradation of water quality, or other signs of neglect as determined by City inspection staff, as designated by the City Manager.

Sec. 18-176. ~~Interference with rights of others; noise.~~ General standards

- (a) ~~No swimming pools shall be so located, designed, operated or maintained as to interfere unduly with the property rights of others. It is unlawful for any person to make, continue to cause to be made or continued in any swimming pool, any loud or unusual noise or any noise which annoys, disturbs, injures, or endangers the comfort, repose, peace or safety of others.~~

Above-ground private residential swimming pools that require a permit shall have a means of entry and exit consisting of not less than one ladder or a ladder and staircase combination.

- (b) ~~The use, or permitting the use of or operation of radios, musical instruments, audio speakers or other machine or device for the producing or reproducing of sound in such~~

volume as to disturb the peace, quiet, comfort, or repose of adjacent property owners shall not be permitted.

Sec. 18-177. Standards for pool barriers.

- (a) Outdoor private residential swimming pools that require a building permit shall be surrounded by a pool barrier. All required private residential outdoor swimming pools and pool barriers, existing (subject to any variance heretofore granted by the council), modified, and hereafter constructed, shall meet the requirements of these standards. Exceptions: EXISTING pools and equipment that complied with the city requirements at the time they were constructed, permitted or approved by the city.
- (b) Barrier/fencing and post materials shall be of substantial construction, decay or corrosion resistant, and capable of resisting a 200 pound lateral load applied in any direction at any point along the top. All fence posts shall be set in concrete bases or other suitable protection. Alternative barrier construction materials, climbing protection, and design must be approved by the building official or designee.
- (c) All private residential outdoor swimming pools shall be made inaccessible when not in use by a non-climbable barrier. It must also be positioned far enough away from permanent structures so that they do not provide climbing assistance. Exceptions: spas and hot tubs with a lockable safety cover that complies with ~~ASTMF 1346~~ ASTM F1346
- (d) The top of the barrier shall not be less than ~~Installed barriers should be at least 48 inches above grade where measured on the side of the barrier that faces away from the pool. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet measured horizontally from the outside of the required barrier. The vertical clearance between grade and the bottom of the barrier shall not exceed 2 inches for grade surfaces that are not solid, such as grass, rocks, or gravel, where measured on the side of the barrier that faces away from the pool. The vertical clearance between a solid surface, such as concrete, and the bottom of the required barrier shall not exceed 4 inches where measured on the side of the required barrier that faces away from the pool. high from finished ground level, as measured along the outside of the barrier, and should have no more than a two-inch gap from the bottom of the barrier to the ground. Such height shall exist around the entire perimeter for a distance of three feet where measured horizontally from the required barrier.~~ Openings in the barrier shall not allow passage of a four-inch diameter sphere.
- (e) Pedestrian access doors and gates shall ~~must~~ be self-closing, and shall ~~must~~ have a self-latching device, and shall be equipped to accommodate a locking device. Utility/service ~~Utility or service doors or gates that are not meant for pedestrian use must have a self-latching device and shall be equipped to accommodate a locking device and shall remain locked when not in use.~~ Double or multiple doors and gates shall be equipped to accommodate a locking device and shall have at least one leaf secured in place and the adjacent leaf shall be secured with a self-latching device ~~and shall be equipped to accommodate a locking device.~~ For all gates ~~Where the~~ latch release mechanism of the self-latching device is located less than 54 inches from the bottom of the gate, the release mechanism shall be located on the poolside of the gate at least three inches below the top of the gate, and the gate and barrier shall not have openings greater than $\frac{1}{2}$ ~~one-half~~ inch in any dimension within 18 inches of the latch ~~release mechanism~~

- (h) ~~Where the barrier is composed~~ When fences are comprised of diagonal members, the maximum opening formed by the diagonal members shall not be more than 1 ¾ inches. The angle of the diagonal members shall not be greater than 45 degrees from the vertical.
- (i) ~~Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall be located on the pool side of the fence. Spacing between vertical members shall not exceed 1 ¾ inches in width. Where there are decorative cutouts within the vertical members, spacing within the cutouts shall not exceed 1 ¾ inches in width. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not exceed 4 inches. Where the barrier is constructed of diagonal members, the maximum opening shall not be more than 1 ¾ inches. The angle of diagonal members shall not be greater than 45 degrees from vertical.~~
- (j) ~~The pool side of a parallel barrier shall not be less than 20 inches from the water's edge. Where equipment, including pool equipment such as pumps, filters and heaters, is on the same lot as a pool and such equipment is located outside of the barrier protecting the pool, such equipment shall be located not less than 36 inches from the outside of the barrier.~~
- (k) ~~Structureless~~ A structure wall can serve as a barrier as approved by the building official or designee.

Secs. 18-178—18-207. Reserved.

DIVISION 4. PUBLIC SWIMMING POOLS

Sec. 18-208. ~~Permit~~ License required.

- (a) ~~No person shall operate or maintain permit swimming in a public swimming pool unless the Health Authority has issued a valid license for the pool that is in full force and effect. until such person has obtained a permit to operate such pool from the building official. No such permits shall be issued to operate a public swimming pool unless the pool conforms to the regulations in this division.~~
- (b) ~~No person shall begin construction of a public swimming pool or shall substantially alter or reconstruct any public swimming pool without first having submitted plans and specifications to the city for review and approval. All plans and specifications, including site plan, shall be submitted in duplicate. The zoning administrator shall arrange for the review and approval of the plans and specifications by other appropriate departments concerned with such matters as zoning, electrical, structural and plumbing requirements. No permits to construct, alter, or renovate shall be issued until approval is granted by the other departments involved.~~
- (c) ~~The application for permit to construct or remodel a public swimming pool shall be on such forms as may be prescribed by the building official, together with any supporting data as may be required for the proper review of the plans.~~

Sec. 18-209. Plans.

~~The plans shall be drawn to scale and accompanied by proper specifications so as to permit a comprehensive engineering review of the plans, including the piping and hydraulic details, and shall include:~~

- (1) ~~Plans and sectional views with all necessary dimensions and details of the pool barrier and surrounding areas.~~
- (2) ~~A piping diagram showing all appurtenances including treatment facilities in sufficient detail, as well as pertinent elevation data, to permit a hydraulic analysis of the system.~~
- (3) ~~The specifications shall contain details on all treatment equipment, including catalog identification of pumps, chlorinators, and related equipment.~~

Sec. 18-210. Construction; facilities; adoption of state rules.

- (b) Additional ~~The criteria to be followed in the review and approval of plans shall be as set forth in the Minnesota Pool Code in Minnesota Administrative Rules Chapter 4717 relating to public swimming pools. Rules rules and regulations of the state commissioner of health, relating to public swimming pools, being Minnesota Rules ch. 4717. The same are hereby adopted by reference, and all terms of such regulations are made a part of this division as if fully set forth in this section.~~
- (c) Whenever this ordinance conflicts with other applicable laws, regulations, and ordinances, the most restrictive shall prevail.
- (d) This division shall apply to all public swimming pools, as defined in Minnesota Rules Part 4717.0250, subpart 8, that are located within the City of Blaine, Minnesota.

ARTICLE VII. CONTRACTORS

DIVISION 1. GENERALLY

Sec. 18-408. Required; exceptions.

- (a) Except as otherwise provided by law, before any person shall engage in the business of doing or performing any of the various types of work listed in this section, such person shall first obtain a City of Blaine general contractors license to do so as provided in this section:
 - (1) ~~Cement work, cement block work, cement block laying or brick work.~~
 - (2) ~~General construction, including erection, alteration, or repair of a building.~~
 - (3) ~~The moving or wrecking of buildings.~~
 - (4) ~~Plastering, outside stucco work, or lathing.~~
 - (5) ~~Blacktopping (parking lots, driveways, etc.).~~
 - (6) ~~Roofing.~~
 - (7) ~~Reserved.~~
 - (8) ~~Excavators (for basements, foundations, grading of lots, etc.).~~
 - (9) ~~Heating, ventilating or air conditioning.~~
 - (10) ~~Automatic sprinkler system design and installation contractor.~~
- (1) Commercial concrete, masonry or brick work.

- (2) Commercial general construction, including framing, window and doors, carpentry, steel erection, and the erection, alteration, or repair of a building or structure.
 - (3) The partial or complete demolition of commercial buildings or structures.
 - (4) Commercial siding and exterior wall covering.
 - (5) Commercial roofing.
 - (6) Sign and billboard erecting requiring a building permit.
 - (7) Residential and commercial excavating (for basements, foundations, utility work, in-ground pools, grading of lots, etc.).
 - (8) Commercial and residential heating, ventilating or air conditioning.
 - (9) Automatic fire suppression sprinkler system installation.
 - (10) Commercial fencing
 - (11) Installation of a new cellular tower.
- (b) Except as otherwise provided by law, no person shall perform electrical, manufactured home installation, plumbing, water conditioning, roofing, residential remodeling, residential building, or well water contracting work, septic system work, or any other work requiring a state-issued license for another within the city without first having provided a copy of their state-issued license. Every person holding a required state-issued license from the state board of electricity or the state commissioner of health and doing electrical, plumbing or well water contracting work for another within the city shall have on file with the building official a copy of the current license issued by the respective state agency or such other evidence of such license as may be provided by the respective agency.
- (c) Except as otherwise provided by law, before any person shall engage in the business of doing or performing any of the various types of work listed in this section, such person shall first obtain a City of Blaine general registration to do so as provided in this section:
- (1) Performing one specialty skill in building construction or improvement services requiring construction contractor registration pursuant to Minnesota Statute 326B.701, and requiring a permit in the City of Blaine.
 - (2) Installing above-grade outdoor private residential swimming pools that require a building permit as a construction contractor.
 - (3) Installing residential fencing as a construction contractor.
 - (4) Installing or expanding a commercial parking lot, or a commercial property exterior route for which a building permit is required.
 - (5) Restriping of commercial parking lots due to surface seal coating, resurfacing and reconfigurations of parking spaces.
 - (6) Cellular tower alterations and equipment installations.

Sec. 18-409. Scope of a City of Blaine general contractor's license; compliance by subcontractors.

A City of Blaine general contractor's license granted to a general contractor shall include the right to perform all the work included in such contractor's general contract. Such licenses shall include all of the persons performing the work which is classified and listed in section 18-408, provided that each person performing such work is in the regular employ of such general

contractor and qualified under state law and the provisions of the building code to perform such work. In these cases, the general contractor shall be responsible for all of the work so performed. Subcontractors on any work shall be required to comply with the sections of this chapter pertaining to license, bond, qualifications, etc., for this particular type of work.

Sec. 18-411. Liability insurance; indemnification and hold harmless.

- (a) No City of Blaine general contractor's license or general registrations shall be issued until the applicant shall furnish general liability and worker's compensation if applicable an umbrella or all perils policy providing coverage of at least \$500,000.00. The insurance certificate shall show the City of Blaine as the certificate holder.
- (b) In addition, no City of Blaine general contractor's license or general registrations will be issued until the contractor agrees to hold the city harmless from all damages and claims of damages which may arise by reason of any negligence of the contractor or the contractor's agents or employees while engaged in the performance of this contract, and will indemnify the city for the amount of all claims, liens, expenses and claims for liens for work, tools, machinery, materials or insurance premiums and for the amount of all loss by reason of the failure of the contractor to fully perform its obligations under this contract, including, but not limited to, attorney fees and costs incurred relative to such claims and losses.

Sec. 18-412. Fee.

All City of Blaine general contractor's licenses and general registrations shall be obtained from the city manager. Application for City of Blaine general contractor's licenses and general registrations shall be filed with the building official on the forms furnished by the municipality. The fee for each City of Blaine general contractor's license shall be established by action of the council.

Sec. 18-413. Expiration; renewal.

- (a) All City of Blaine general contractor's licenses shall expire after the timeframe associated with the fee paid on July 1 following the date of issuance unless sooner revoked or forfeited. All general registrations shall expire 12 months unless sooner revoked or forfeited. If a license granted under this article is not renewed ~~previous to by~~ its expiration, then all rights granted by such license shall cease, and any work performed after the expiration of the license shall be in violation of this chapter. The City of Blaine general contractor's licenses and general registrations are not valid if the required insurance certificates are not current or valid.
- (b) Persons renewing their City of Blaine general contractor's license ~~after the expiration date~~ shall be charged the full ~~annual~~ license fee. No prorated license fee shall be allowed for renewals.

Sec. 18-414. Competency.

Each applicant for a City of Blaine general contractor's license shall satisfy the city manager that such applicant is competent by reason of education, special training, and experience, and that such applicant is equipped to perform the work for which a license is requested in accordance with all state laws and city ordinances and the building code.

(Code 1963, § 37.045; Code 1980, § 6-45; Code 2004, § 18-127)

Sec. 18-415. Suspension or revocation.

- (a) The council shall have the power to suspend or revoke the City of Blaine general contractor's license or general registration if any person licensed or registered under the regulations of this article, whose work is found to be improper or defective or so unsafe as to jeopardize life or property, providing the person holding such license or registration is given 20 days' notice granting the opportunity to be heard before such action is taken. If and when such notice is sent to the legal address of the licensee or registrant and such licensee or registrant fails or refuses to appear at the hearing, the license or registration will be automatically suspended or revoked five days after date of hearing.
- (b) When a license or registration is suspended the period of suspension shall be not less than 30 days nor more than one year, such period being determined by the council.
- (c) When any person holding a City of Blaine general contractor's license or general registration as provided in this division has been convicted for the second time by a court of competent jurisdiction for violation of any of the provisions of this chapter, the council shall revoke the license or registration of the person so convicted. Such person may not make application for a new license or registration for a period of one year.

Chapter 50 OFFENSES

Sec. 50-236 Prohibited noises and acts

b. Operation of tools and domestic maintenance equipment powered by external air compressors or internal combustion engines, including, but not limited to, use of lawn mowers, hedge clippers, chain saws, mulchers, garden tillers, edgers, or other similar domestic power maintenance equipment. Snow removal, ~~and~~ street sweeping and dewatering equipment are exempt from this subsection;

Chapter 74 SUBDIVISIONS

ARTICLE IV. DESIGN STANDARDS

Sec. 74-106. Sewer and water facilities, general requirements.

(b) The subdivider shall install sewer and water mains and service connections, which are stubbed to the property line, to serve all lots in the subdivision. New lots zoned agriculture, residential estate, or farm residential may be created with provision of water and sewer through private well and septic. New lots over ten acres ~~and in~~ size and zoned development flex may be created without connection to public water if approved by the city council as part of the conditional use permit establishing the development flex standards for the district.

Chapter 100 IN GENERAL

Sec. 100-2 Definitions

Garage, private, means a detached or attached accessory building or a portion of the principal building, ~~including a car port~~, which is used primarily for the storing of passenger vehicles, trailers, manufactured homes, trucks of a rated capacity not in excess of 10,000 pounds gross weight, in which only vehicles used by the tenants of the building on the premises are stored or sheltered.

Manufactured Home's Perimeter means the entirety of the manufactured home or mobile home, plus any accessory structures directly serving the dwelling including decks or porches regardless of whether they are permanently attached to the dwelling. Steps or ramps with landings no greater than 36 square feet are excluded from this definition. Sheds separated from the dwelling as required by the building code and fences shall not be included in a manufactured home's perimeter. Measurements taken from overhang to overhang.

Medical uses means those uses concerned with the diagnosis, treatment, and care of human beings or animals (without outdoor animal runs). The term "medical uses" includes hospitals, dental services, medical services, or clinics.

Chapter 101 ADMINISTRATION

Sec. 101-8 Financial guarantees.

(c) Single-family landscape escrows

(1) An escrow deposit shall be made prior to permit issuance for all single family homes, in an amount determined by the City Council. That escrow shall guarantee completion of landscaping, final grade, curb stop adjustment, and any other work required by ordinance or development agreement. ~~An additional escrow deposit shall be required prior to the issuance of a Certificate of Occupancy if landscaping work has not be completed between May 15 and October 15 of any year, in an amount determined by the City Council.~~ The costs of inspections occurring after the issuance of a Certificate of Occupancy shall be deducted from that escrow, in the amounts identified in the fee schedule. Additional fees may be charged by the City for work that is not completed within the required time frame.

Chapter 109 RESIDENTIAL DISTRICTS

ARTICLE II. AGRICULTURAL (AG)

Sec. 109-20. Permitted uses

(4) Group family day care- ~~facility licensed under Minnesota Rules,~~ parts [9502.0315](#) to [9502.0445](#) to serve 14 or fewer children or a state licensed day care facility serving 12 or fewer persons.

(5) ~~State licensed residential care facilities or housing with services established registered under M.S.A ch.144G serving six or fewer persons.~~ A state licensed residential facility serving six or fewer persons, including but not limited to, assisted living facilities licensed under 144G, as described in and required by Minnesota Statute 462.357.

ARTICLE III. FARM RESIDENTIAL (FR)

Sec. 109-51. Permitted uses

(4) Group family day care- ~~facility licensed under Minnesota Rules,~~ parts [9502.0315](#) to [9502.0445](#) to serve 14 or fewer children or a state licensed day care facility serving 12 or fewer persons.

(6) ~~State licensed residential care facilities or housing with services established registered under M.S.A ch.144G serving six or fewer persons.~~ A state licensed residential facility serving six or fewer persons, including but not limited to, assisted living licensed under 144G, as described in and required by Minnesota Statute 462.357.

Sec. 109-52. Accessory uses

- (1) Private garages/accessory buildings/attached carports ~~attached to garages.~~

ARTICLE IV. RESIDENTIAL ESTATE (RE)

Sec. 109-83 Permitted uses.

- (2) Group family day care-~~facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve 14 or fewer children or a state licensed day care facility serving 12 or fewer persons.~~

- (3) ~~State licensed residential care facilities or housing with services established registered under M.S.A ch.144G serving six or fewer persons.~~ A state licensed residential facility serving six or fewer persons, including but not limited to, assisted living licensed under 144G, as described in and required by Minnesota Statute 462.357.

Sec. 109-84 Accessory uses.

- (1) Private garages/accessory buildings/attached carports ~~attached to garages.~~

Sec. 109-86 Standards.

- (6) Minimum lot size: 104,000-square feet (2.5 acres)-.

ARTICLE V. SINGLE-FAMILY (R-1)

Sec. 109-117 Permitted uses.

- (3) ~~State licensed residential care facilities or housing with services established registered under M.S.A ch.144G serving six or fewer persons.~~ A state licensed residential facility serving six or fewer persons, including but not limited to, assisted living licensed under 144G, as described in and required by Minnesota Statute 462.357.

Sec. 109-118 Accessory uses.

- (1) Up to two private garages/accessory buildings/attached carports

ARTICLE VI. SINGLE-FAMILY (R-1A)

Sec. 109-140 Permitted uses.

- (3) ~~State licensed residential care facilities or housing with services established registered under M.S.A ch.144G serving six or fewer persons.~~ A state licensed residential facility serving six or fewer persons, including but not limited to, assisted living licensed under 144G, as described in and required by Minnesota Statute 462.357.

ARTICLE VII. SINGLE-FAMILY (R-1AA)

Sec. 109-171 Permitted uses.

- (3) ~~State licensed residential care facilities or housing with services established registered under M.S.A ch.144G serving six or fewer persons.~~ A state licensed residential facility serving

six or fewer persons, including but not limited to, assisted living licensed under 144G, as described in and required by Minnesota Statute 462.357.

ARTICLE VIII. SINGLE-FAMILY (R-1B)

Sec. 109-203 Permitted uses.

~~(3) State licensed residential care facilities or housing with services established registered under M.S.A ch.144G serving six or fewer persons.~~ A state licensed residential facility serving six or fewer persons, including but not limited to, assisted living licensed under 144G, as described in and required by Minnesota Statute 462.357.

ARTICLE XIV. MANUFACTURED HOMES (R-4)

Sec. 109-398. - Standards

~~(7) Minimum distancee setbacks between adjacent manufactured homes: -20-feet.-~~

(a) 10-feet between the closest points of two manufactured home perimeters on existing lots.

(b) 20-feet between the closest points of two manufactured home perimeters on new lots established by a new manufactured home park plan

(c) 3-feet between the closest points of two manufactured home perimeters along the short sides of both homes.

Chapter 113 COMMERCIAL DISTRICTS

ARTICLE III. COMMUNITY COMMERCIAL (B-2)

Sec. 113-61. - Permitted uses.

(11) Cannabis retail and/or medical cannabis businesses licensed for cannabis retail (subject to the standards listed in Chapter 22 23 of the Blaine Code of Ordinances). Microbusiness and Mezzobusiness cultivation of cannabis/hemp to be inside a building, no outdoor cultivation permitted.

Sec. 113-63. - Conditional uses.

~~(13)-open-sales-lot.~~ Reserved.

ARTICLE IV. REGIONAL COMMERCIAL (B-3)

Sec. 113-98. - Permitted uses.

(11) Cannabis retail and/or medical cannabis businesses licensed for cannabis retail (subject to the standards listed in Chapter 22 23 of the Blaine Code of Ordinances). Microbusiness and Mezzobusiness cultivation of cannabis/hemp to be inside a building, no outdoor cultivation permitted.

ARTICLE V. OFFICE RESEARCH PARK (B-4)

Sec. 113-130. Standards.

~~(4) In the event where front, side or rear setback requirements from a differing adjacent district fall within a public street or highway right of way, the minimum setback shall be 20 feet from the property line but not less than the required setback from the adjacent differing district boundary. Reserved.~~

ARTICLE VII. PLANNED OFFICE DISTRICT (POD)

Sec. 113-190. Standards.

~~(6) b. Traffic safety islands or general parking islands, were deemed appropriate by the zoning administrator, shall be landscaped and irrigated. At least five percent of the surface area of land within a parking area shall be landscaped. Reserved.~~

ARTICLE VIII. TOWN COMMERCIAL (B-5)

Sec. 113-224

~~(6) b. Traffic safety islands or general parking islands, were deemed appropriate by the zoning administrator, shall be landscaped and irrigated. At least five percent of the surface area of land within a parking area shall be landscaped. Reserved.~~

Chapter 117 MIXED USE DISTRICTS

ARTICLE II. 105TH AVENUE REDEVELOPMENT DISTRICT (RD)

Sec. 117-21. Development procedure.

- ~~(a) All new buildings and additions require site plan approval through the planning commission and city council.~~
- ~~(b)~~~~(a)~~ A development agreement is required as part of the development approval and shall address, at a minimum, approved site and building design criteria, approved sign locations and design criteria, construction phasing, parking, cash escrow and/or letter of credit for construction of on-site and off-site improvements generated by the development.
- ~~(e)~~ ~~(b)~~ All buildings are subject to and must meet the design guidelines for the district.
- ~~(d)~~ ~~(c)~~ The district shall be governed by and maintained through an association or under the terms of a reciprocal easement and maintenance agreement or similar document which will provide maintenance on sidewalks, private streets, landscaping, snow removal, trash removal and parking for the district.

ARTICLE III. PLANNED BUSINESS DISTRICT (PBD)

Sec. 117-60. Land uses.

(2)a.8. Cannabis retail and/or medical cannabis businesses licensed for cannabis retail (subject to the standards listed in Chapter ~~22~~ ~~23~~ of the Blaine Code of Ordinances). Microbusiness and Mezzobusiness cultivation of cannabis/hemp to be inside a building, no outdoor cultivation permitted.

(2)(y) Multiple buildings on one lot.

Sec. 117-62 Standards.

~~(6) b. Traffic safety islands or general parking islands, were deemed appropriate by the zoning administrator, shall be landscaped and irrigated. At least five percent of the surface area of land within a parking area shall be landscaped. Reserved.~~

ARTICLE IV. COUNTY ROAD 10 MIXED USE DISTRICT (MU)

Sec. 117-85. - Permitted uses.

(11) Cannabis retail and/or medical cannabis businesses licensed for cannabis retail (subject to the standards listed in Chapter ~~22~~ ~~23~~ of the Blaine Code of Ordinances). Microbusiness and Mezzobusiness cultivation of cannabis/hemp to be inside a building, no outdoor cultivation permitted.

Sec. 117-84 Development procedure.

~~(a) All new buildings and additions require site plan approval through the Planning Commission and City Council.~~

~~(b)~~(a) A development agreement is required as part of the development approval and shall address, at a minimum, approved site and building design criteria, approved sign locations and design criteria, construction phasing, parking, cash escrow and/or letter of credit for construction of on-site and off-site improvements generated by the development.

Chapter 121 INDUSTRIAL DISTRICTS

ARTICLE III. LIGHT INDUSTRIAL (I-1A)

Sec. 121-105. Storage/refuse facilities.

(b) Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. ~~Such Refuse facilities shall be located within an enclosure constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such Refuse enclosures facilities shall have solid gates. Refuse enclosures are not required for refuse facilities located within an outside storage area authorized by a conditional use permit and fully screened from public view by solid fencing or buildings, subject to Zoning Administrator approval.~~

(c) There shall be no detached silos, storage tanks, storage bin containers or similar detached structures within this district, unless approved as part of a conditional use permit for outside storage. Above ground fuel tanks are exempt from this requirement with Zoning Administrator approval of placement, screening and issuance of Building and Fire Department permits.

ARTICLE IV. HEAVY INDUSTRIAL (I-2)

Sec. 121-100. Conditional uses.

(5) Outdoor storage of materials or equipment other than passenger vehicles. All outside storage areas greater than one acre require additional building standards outlined in section 121-105~~2(9)~~.

(12) Manufacturing or repair of ~~semi-tractors, trailers, (excluding semi trailers), trucks over 10,000 GVW, farm implements, or boats, without outside storage of trucks, boats or trailers exceeding the number of dock and/or bay doors on the building.~~

Sec. 121-105. Storage/refuse facilities.

(b) Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such Refuse facilities shall be located within an enclosure constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such Refuse enclosures facilities shall have solid gates. Refuse enclosures are not required for refuse facilities located within an outside storage area authorized by a conditional use permit and fully screened from public view by solid fencing or buildings, subject to Zoning Administrator approval.

(c) There shall be no detached silos, storage tanks, storage bin containers or similar detached structures within this district, unless approved as part of a conditional use permit for outside storage. Above ground fuel tanks are exempt from this requirement with Zoning Administrator approval of placement, screening and issuance of Building and Fire Department permits.

ARTICLE V. HEAVY INDUSTRIAL (I-2A)

Sec. 121-135. Conditional uses.

(13) Manufacturing, sales, rental or repair of or driver education related to semi-tractors, trailers, trucks over 10,000 GVW, farm implements, or boats, with or without outside storage of trucks, boats or trailers exceeding the number of dock and/or bay doors on the building.

Sec. 121-140. Storage/refuse facilities.

(b) Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such Refuse facilities shall be located within an enclosure constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such Refuse enclosures facilities shall have solid gates. Refuse enclosures are not required for refuse facilities located within an outside storage area authorized by a conditional use permit and fully screened from public view by solid fencing or buildings, subject to Zoning Administrator approval.

(c) There shall be no detached silos, storage tanks, storage bin containers or similar detached structures within this district, unless approved as part of a conditional use permit for outside storage. Above ground fuel tanks are exempt from this requirement with Zoning Administrator approval of placement, screening and issuance of Building and Fire Department permits.

Chapter 125 OVERLAY DISTRICTS

ARTICLE III. HIGHWAY 65 OVERLAY DISTRICT (HOD)

Sec. 125-54 Architectural control.

(2) *Landscaping*. Applicable landscaping requirements set forth in section 129-7 shall apply. At least 25 percent of the required conifer and overstory trees must be oversized.

Chapter 129 PERFORMANCE STANDARDS

ARTICLE I. IN GENERAL

Sec. 129-2 Lighting

(a) In all commercial, industrial, ~~or multifamily residential~~ zoning districts, institutions, sports complexes or schools, any lighting used to illuminate off-street parking and driving areas, signs, or structures shall, except as permitted under subsection (e) of this section, consist of downcast style fixtures with a concealed or shielded light source to prevent glare or spill to adjacent right-of-way or properties.

(b) Pole-mounted lighting in commercial, industrial, ~~or multifamily residential~~ zoning districts, institutions, sports complexes or schools, shall not have pole heights exceeding 20 feet. ~~Pole heights exceeding 20 feet for larger commercial or industrial parking areas (exceeding 120 parking stalls or sites with developed area greater than 2.5 acres), or outdoor recreational facilities in all zoning districts may be considered with review and issuance of a conditional use permit.~~ Pole heights up to 50 feet are permitted for commercial, industrial, or institutional parking areas exceeding 120 parking stalls or sites with developed areas greater than 2.5 acres and for sports complexes exceeding 2.5 acres. Pole heights exceeding the above listed standards may be considered with review and issuance of a conditional use permit for special purpose lighting upon evidence that such special purpose lighting is necessary to effectively light the premises.

Sec. 129-7 Landscaping

1. All building construction in the R-3A, R-3B, R-3C, RF, DF, B-1, B-2, B-3, B-4, I-1, I-1A, I-2, I-2A, PBD, RR, ~~and~~ POD, and MU, zoning districts shall be accompanied by a complete landscape plan. The landscape plan should be developed in accordance with the site plan submitted for approval.

(c)(7) A variety of species shall be provided. Not more than 20 percent of the total number of overstory trees shall be composed of one genus. A variety of conifers and ornamentals shall be provided. Spacing and species of trees and shrubs are subject to approval of the ~~zoning administrator~~ City Forester.

(c)(8) All plantings shall follow best practices as determined by the City Forester.

Sec. 129-8 Fences

2. Definitions

Fence means any partition, structure, wall, or gate erected as a divider marker, barrier or enclosure and located along the boundary, or within the required yard. The term “fence” shall not include fabric, flags, tarps, banners, naturally growing shrubs, trees or other foliage.

1. *Special purpose fences.*

1. Fences for special purpose and fences differing in construction, heights, or location, may be permitted in any multifamily residential, commercial or industrial district in the city, only by issuance of a conditional use permit approved by the city council after a recommendation by the planning commission, and upon evidence that such special purpose fence is necessary to protect, buffer, or improve the premises for which such fence is intended. Conditional use permits are not required for fences ~~surrounding recreational areas, such as tennis courts or baseball fields,~~ on publicly owned properties.

Sec. 129-9 Tree preservation

(3) Replacement

c. *On residentially zoned lots.* On public right-of-way in residential zoning districts and on residentially zoned lots exceeding one acre in size, the total number of replacement trees shall not exceed eight trees per acre of upland. On residentially zoned lots less than one acre in size, a one to one replacement of all trees will be required for the first seven trees removed from the lot. Two significant trees per year may be removed from the property, without requiring replacement.

(2) Forest Management Plan

d. Tree replacement may also be required as part of the forest management plan. The City Forester has the authority to decide how many trees are required to be replaced as part of the forest management plan. In no instance shall the number of trees replaced be more than the amount outlined in subsection (3)(c) of this section. Tree replacement, as outlined in subsection ~~(a)(3)~~ (3)(c) of this section, shall be required if trees are removed without obtaining ~~an approved approval for~~ of a forest management plan.

Sec. 129-11 Permitted encroachments, yards.

1. Decks 30 inches or greater in height or attached to the home; balconies; open terraces; marques; flues; sills; lintels; pilasters; cornices; gutters; open canopies; open porches not enclosed by walls, screens, windows, or doors; and awnings; are permitted to encroach by up to 25 percent of the required setbacks in ~~the front, side, and rear yard~~ any yard.
- (4) Recreation equipment, picnic tables, arbors, trellises, pergolas, outdoor living rooms, outdoor eating facilities, patios, pool deck surrounds and aprons, detached decks less than 30 inches in height and laundry drying equipment are permitted in the rear yard with a minimum five-foot setback from the side and rear lot lines. Patios may be placed in the front, side or corner side yard meeting the setback requirements for attached decks.

Sec. 129-13 Parking

(9) ~~Residential (R-1, R-1A, R-1AA, R-1B, R-2, R-3A, R-3B, R-3C-DF, RF) on-site parking requirements.~~ On-site parking requirements for Residential, with the exception of apartment buildings and the FR and RE zoning districts

(g) Vehicle and trailer parking is prohibited on lots without a home or other principal use.

Sec. 129-24 Electric Vehicle Charging Standards

(a) Permitted locations.

(1) Electric vehicle chargers are permitted in every zoning district, when accessory to the primary use and intended solely to charge vehicles that would otherwise be on site.

(2) If the primary use of the electric vehicle chargers is the retail charging of electric vehicles that would not otherwise be on site, then the use is considered a gasoline station for zoning purposes and allowed only in zoning districts that permit gasoline stations.

(b) Electric vehicle charger standards. Electric vehicle chargers must meet the following standards:

(1) Design. Parking must meet standards set in 129.13(7)

(2) Minimum off-street required parking. Parking spaces with electric vehicle chargers count toward satisfying the minimum off-street parking requirements of 129.13(8) unless the parking spaces with spaces with electric vehicle chargers constitute more than 5 percent of the parking spaces on the site.

(3) Private single family and multi family home electric vehicle charger standards. Electric vehicle chargers located on properties used for single family or multifamily homes must meet the following standards:

a. Must be solely for private use of the property owner, resident, or their non-paying guests.

b. Must be located in a garage, on the exterior wall of the home or garage, or freestanding pole with footing, adjacent to a parking space subject to principal building setbacks for single family homes and parking setbacks for multifamily, including apartments.

c. When located outside of garage, must be rated for outdoor use.

CHAPTER 133 SIGNS

Sec. 133-2 Definitions

Off-premise sign: Signage located off the property of where the product, service, or promotion is being sold, conducted or otherwise offered for sale.

On-premise sign: Signage located on the property of where the product, service, or promotion is being sold, conducted or otherwise offered for sale.

Sign, banner, means a flexible piece of cloth, nylon, canvas, plastic, or similar material attached to the wall of a building, upon which copy, images, branding, colors and the like may be located.

Sign, indoor: Signage placed on the interior walls of a building, and which cannot be viewed from outside of the structure.

Sign, monument style: ~~Either;~~ means a freestanding sign that contains a solid or enclosed base and where the sign support posts is/are not visible. Base shall be constructed of materials that

~~are consistent with and complementary to the building. Width of base to be a minimum of two-thirds the width of sign face.~~

(a) A freestanding sign that contains a solid or enclosed base and where the sign support post(s) is/are not visible. Base shall be constructed of materials that are consistent with and complementary to the building. Width of base to be a minimum of two-thirds (2/3) the width of the sign face. Or:

(b) A freestanding sign with two masonry supports on either side of the sign, flush with the edges of the sign structure. Masonry supports must be at least 2-feet in width and total at least 50% of the width of the sign face.

Sign, window: Signage placed behind a pane of glass, visible from outside of the building.

Sec. 133-4. Prohibited signs. (Unless where expressly permitted in the underlying zoning district).

(12) Off-Premise signs, except for Billboards, except as provided in [section 133-8](#).

Sec. 133-5. General requirements and standards for permitted signs.

(f) A sign and/or its structural components shall not move as a result of wind pressure, with the exception of feather signs and flags.

Sec. 133-6. Permitted signs—No permit required.

(2) Pedestrian, vehicular-traffic, and parking directional signs in parking lots, provided such signs are less than eight square feet in area and less than five feet in height, for freestanding signs, and measure less than eight (8) square feet in area for signs located on the building, unless located on the building, provided such sign does not constitute a traffic hazard.

(4) Signs denoting the architect, engineer, contractor, One sign per each of the following: the architect, engineer, contractor, financier, or owner when placed upon a worksite, which do not exceed an aggregate of 32 square feet in area. Such signs must be removed ten days after completion of construction.

(7) Signs or posters painted on or attached to the inside of a display window occupying less than 25 percent of the display window area. This shall include illuminated signs, but not flashing signs.

(11) a. Temporary signs for the purpose of selling or leasing individual lots or buildings, subject to the following standards: provided that such signs are less than ten square feet for residential property and 32 square feet for other property, have a maximum height of ten feet, unless located on the building, and provided that only one sign is permitted for each property. The signs must be removed within ten days following the lease or sale.

1. Residential signs shall not exceed ten (10) square feet in area and ten (10) feet maximum height.

2. Non-residential signs shall not exceed thirty-two (32) square feet in area and ten (10) feet maximum height

3. All signs shall be removed within ten (10) days following the lease or sale.

~~(11)b.~~(12) One sign per building for the purpose of leasing dwelling units or ~~office-commercial or industrial~~ space in a building containing two or more units, provided such signs are limited to ~~five~~ thirty-two (32) square feet in area.

~~(11)e.~~(13) One sign for the purpose of announcing or promoting a residential, commercial, or industrial development shall be allowed subject to the following conditions: ~~Each residential project must contain at least six dwellings or lots. The sign must be located at least 130 feet from any preexisting home. The sign must be removed within two years of issuance of a first building permit in the development or when the particular development is 90 percent sold or rented, whichever is sooner. Each sign shall not exceed the following size limitations:~~

- ~~1. Project area under ten acres: 32 square feet;~~
- ~~2. Project area over ten acres: 140 square feet.~~

a. Each residential project must contain at least six (6) dwellings or lots

b. The sign must be located at least one hundred thirty (130) feet from any pre-existing home.

c. The sign shall be removed within two (2) years of issuance of a first building permit in the development or when the development is ninety percent (90%) sold or rented, whichever is sooner.

d. Projects under ten (10) acres are limited to a maximum sign area of thirty-two (32) square feet.

e. Projects over ten (10) acres are limited to a maximum sign area of one hundred forty (140) square feet.

~~(12)~~(14) One feather sign with a maximum width of 3.5 feet and a maximum height of 18 feet or a banner with a maximum area of 32 square feet is permitted without a temporary sign permit.

~~(13)~~ (15) Interim banner signs for new establishments installed according to the size, height, and area restrictions for wall or freestanding signs as outlined in this ordinance. ~~in the location of lawfully existing freestanding or wall signs not to exceed the size of the existing signs.~~ Interim banner signs permitted for new establishments until permanent signs are installed or 60 days, whichever is less.

~~(14)~~ (16) Garage sale signs that abide by all requirements as stated in Section 129-10.

Sec. 133-7. Permitted signs—Permit required.

~~(1)a.~~ Single-tenant buildings. ~~There shall not be more than one wall sign for each principal building except that where the building abuts two or more streets, one oriented to each abutting street, shall be permitted, provided that the design of which is approved by the zoning administrator. The gross surface area of a wall sign shall not exceed ten percent of the area of the building wall, including doors and windows, to which the sign is to be affixed or 200 square feet, whichever is smaller.~~

1. There shall not be more than one (1) wall sign for each principal building, except when the building abuts two (2) or more streets one (1) oriented to each abutting

street, shall be permitted, provided that the design of which is approved by the Zoning Administrator.

2. The gross surface area of a wall sign shall not exceed ten percent (10%) of the area of the building wall, including doors and windows, to which the sign is to be affixed or two hundred (200) square feet, whichever is less.

~~(1)b. Multi-tenant buildings shall have wall signs of similar design. Each tenant is allowed one wall sign in accordance with subsection (a)(1)a of this section, except that a tenant space which has its only entrance on a side of the building not abutting a public street shall be allowed one sign meeting the size requirements of subsection (a)(1)a of this section and located on the same wall as the tenant's only entrance. No signage is permitted for tenant entrances immediately adjacent to residentially-zoned property. Future wall sign permits on multi-tenant buildings, including shopping centers, shall be issued only after the building owners have submitted a comprehensive sign plan approved by the zoning administrator. The comprehensive sign plan shall include similar design standards involving sign material, color, style, spacing, and size.~~

1. Wall signs for multi-tenant buildings shall not be allowed more than one (1) wall sign per tenant, except where the building abuts two (2) or more streets, one (1) oriented to each abutting street, shall be permitted, provided that the design of which is approved by the Zoning Administrator.

2. The gross surface area of a wall sign shall not exceed ten percent (10%) of the area of the building wall of the particular tenant space to which the sign is to be affixed, including doors and windows, or two hundred (200) square feet, whichever is smaller.

3. No signage is permitted for tenant entrances immediately adjacent to residentially-zoned property.

1.e. Proposed canopy or awning signs shall count towards the 10% wall area allowance as described under section 1a.2., and may result in a reduction of the number and/or size of wall signs on the building.

~~2.1. Major shopping centers/commercial complexes are allowed a monument sign up to a maximum of 180 square feet in area and a maximum height of 25 feet. Major shopping center complexes are allowed one additional monument sign per arterial street upon which they front. The width of the base may be reduced to 50 percent of the width of the sign with the zoning administrator's approval.~~

~~1.2. If a multi-tenant building is not a major shopping center/ commercial complex but has a linear frontage of at least 400 feet and abuts a street which is at least an arterial street, one additional monument sign is allowed providing that the area of the additional sign does not exceed 140 square feet and the height does not exceed~~

~~14 feet. If the second sign is to be located on the same street frontage as the primary sign, the two signs shall be placed no less than 150 feet apart.~~

(2)a.8. Electronic Readerboards.

(iv) At least 50% of the area of the sign shall be static. In no instance shall a sign be entirely composed of an electronic readerboard.

(2)b.2. Electronic Readerboards.

(iv) At least 50% of the area of the sign shall be static. In no instance shall a sign be entirely composed of an electronic readerboard.

~~(2) b.(1) Wall signs.~~ There shall not be more than one wall sign for each principal building except ~~that when re~~ the building abuts two or more streets, one oriented to each abutting street shall be permitted, provided that the design of which is approved by the zoning administrator. The gross surface area of a wall sign shall not exceed ten percent of the area of the building wall, including doors and windows, to which the sign is to be affixed or 64 square feet, whichever is smaller.

(1) Home Occupations. The following zoning districts are allowed one sign per household for a home occupation:

~~(2) Churches, synagogues, temples and other public places, and residential subdivisions or multifamily complexes may have one monument sign with a maximum area of 36 square feet. Such signs shall not be located more than ten feet above ground level.~~

~~3. Churches, schools and similar public facilities in residential zoning districts may have an electronic readerboard, provided the requirements of subsection (a)(2)a of this section have been met and the sign is located adjacent to a collector or arterial road as designated in the city's comprehensive plan.~~

~~(4) Churches, schools, fire stations, golf courses or other public buildings may have one wall sign. Said sign shall consist of non-illuminated block letters with a maximum area of 80 square feet.~~

(2) Places of worship, schools, and other public places, residential subdivisions and multifamily complexes:

a. May have one (1) wall sign except when the building abuts two (2) or more streets, one (1) oriented to each abutting street, shall be permitted, provided that the design of which is approved by the Zoning Administrator. Wall signs shall consist of non-illuminated block letters with a maximum area of eighty (80) square feet.

b. May have one (1) monument sign with a maximum area of thirty-six (36) square feet. Such signs shall not exceed ten (10) feet in height.

c. May have an electronic readerboard provided the requirements of Sec 133-7(2)8 have been met and the sign is located adjacent to a collector or arterial road as designated in the City's Comprehensive Plan.

~~(5)(3)~~ Golf courses, golf driving ranges, commercial stables, nurseries, garden supply stores and general farming or garden operations in the FR Farm Residential Zoning District may have one monument style freestanding sign with a maximum area of 36 square feet and a maximum height of ten feet above ground level.

(d) *Area identification signs.* Signs erected for the sole purpose of identifying the name of a recognized commercial or industrial area (not shopping center) shall be permitted in all commercial or industrial districts. Area identification signs are subject to the approval of the zoning administrator, provided that the monument sign does not exceed 50 square feet in area and 14 feet in height. ~~An accompanying landscape plan is required with this permit.~~ A written statement must also be submitted indicating the party responsible for the maintenance of the sign.

~~(2)~~ (1) *Wall signs.*

a. One wall sign shall be permitted per building.

1. Said signs shall not be greater than 50 square feet in size.
2. Said signs may be illuminated, if illumination is achieved through shielded illumination, shielded silhouette lighting, or shielded spot lighting, but not any lighting where the light source is visible or exposed on the face or sides of the characters.

~~(4)~~ (2) *Monument signs.* One monument sign shall be permitted per lot.

2. Said sign shall be no greater than 50 square feet in size and stand no higher than ten feet nor longer than 14 feet.
3. Said sign shall be constructed of the same exterior material as the front of the building and be architecturally compatible with the building.
4. Said sign may be illuminated internally or by ground lighting only.
5. Lots occupied and having at least 400 feet frontage on a second public street may be allowed an additional freestanding monument sign along its second public street frontage.

~~b. No other signs shall be permitted except building safety, address and traffic signs which must be approved by the city on the site plan.~~

Sec. 133-10. Permits.

500. *Sign permits.* No sign shall hereafter be erected, re-erected or altered, including the replacement of the business message, except permitted changeable copy signs, unless a permit for each sign has been obtained, ~~unless or~~ no permit is required pursuant to section 133-6. In addition, electrical permits shall be obtained for all electric signs. Application for a sign permit shall be made in writing on forms furnished by the community development department. Such application shall contain the location by street property address and number of the proposed sign structures, the erector, a scaled drawing of the sign indicating material copy, ~~and dimensions~~, color and location. Maintenance of signs, including repainting without changing the wording, composition, size, or colors; or minor nonstructural repairs, (except electrical repairs) shall not require a permit.

2. ~~A permit shall expire if the use of a sign has been discontinued for a period of 180 days.~~

INTRODUCED and read in full this 1st day of December, 2025.

PASSED by the City Council of the City of Blaine the day of , 20 .



City of Blaine

Planning Commission

November 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 Wednesday, November 12, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Halpern, Howard and Swanson.

Staff Present: Shawn Kaye, Planner
Alex Koberoski, Zoning Technician
Teresa Barnes, Project Engineer

4. Public Hearing

- 4.3.** 2025-518 Case File No. 25-0044 // City of Blaine
The City is proposing annual revisions to the Blaine Zoning Ordinance.
Sponsors: Alex Koberoski, Assistant Planner

The report to the planning commission was presented by Alex Koberoski, Assistant Planner. The public hearing for Case File 25-0044 was opened at 7:21PM. As no one wished to appear, the public hearing was closed at 7:21PM.

Chair Goracke thanked staff for their efforts on the zoning code updates.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 25-0044 based on the following conditions:

Case 25-0044:

- 1. Routine updates to the zoning code facilitate the code remaining current.**

2. The changes being proposed will improve the clarity of the code and address legal requirements.
3. The addition of electric vehicle charging station standards allows staff to regulate properties with this type of use.
4. The changes continue to promote the health, safety and welfare of the residents, property owners and businesses within the City of Blaine.

Motion seconded by Commissioner Geiselhart. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the December 1, 2025 city council meeting.



City of Blaine Staff Report

File Number: RES 25-178

Agenda Date	Status
December 1, 2025	
In Control	File Type
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 10.1

Resolution to Receive Feasibility Report, Order Improvements and Order Preparation of Plans & Specifications for the 2026 Street Rehabilitation Project, Improvement Project No. T2605

Executive Summary

Council is asked to receive the feasibility report for the 2025 Southwest Area Street Reconstructions, Improvement Project No. 25-06 and order preparation of plans and specifications.

Background

At the September 3, 2025, City Council meeting, Council initiated the 2026 Street Rehabilitation Project and ordered the preparation of a feasibility report with Resolution No. 25-147. The 2026 Street Rehabilitation Project consists of rehabilitating the following streets:

- South Lake Boulevard from Lakes Parkway to Lakes Parkway

The proposed project would rehabilitate South Lake Blvd NE, from Lakes Parkway at the west end and Lakes Parkway at the east end, using a 2-inch bituminous mill and overlay. The project will also include a chip seal on the milled surface, prior to placement of the bituminous overlay. The purpose of the chip seal underneath the bituminous overlay is to extend the life of the mill and overlay and delay reflective cracking of the pavement. Additional proposed improvements include replacement of damaged sections of the existing curb and gutter, damaged sections of existing valley gutters, and sections of the existing curb and gutter that do not drain properly, as determined through field inspection.

The estimated cost of these proposed improvements is \$934,949.94. \$900,000 is proposed to be paid from Municipal State Aid funds, \$34,949.94 is proposed to be paid from the City's Pavement Management Program Fund. The proposed project is necessary, cost-effective, and feasible.

Schedule of Actions

September 3, 2025	Initiate Project and Order Preparation of Feasibility Report
December 1, 2025	Receive Feasibility Report, Order Improvements and Order preparation of plans and specifications
March 2026	Approve plans and specifications, order advertisement for bids
April 2026	Open Bids
May 2026	Award Contract
June - July 2026	Construct Improvements

Strategic Plan Relationship

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

Board/Commission Review

Not applicable.

Financial Impact

The project will be funded by a combination of Municipal State Aid funds, bond proceeds placed in the City Pavement Management Program Fund and Public Utility Funds. The 2025 project budget in the 2025-2029 Capital Improvement Plan allocated \$555,000 for the project and the proposed 2026 project budget is \$1,125,000, bringing the total project budget to \$1,680,000, which includes consulting, construction, and contingency. To date, \$48,742.00 has been encumbered.

Funding Source	2025 Adopted Budget	2026 Proposed Budget	Total Appropriations
PMP Funds	\$555,000	\$75,000	\$630,000
Municipal State Aid	-	\$900,000	\$900,000
Special Assessments	-	\$50,000	\$50,000
Water Utility Funds	-	\$50,000	\$50,000
Sewer Utility Funds	-	\$50,000	\$50,000
TOTAL	\$555,000	\$1,125,000	\$1,680,000

With estimated improvement costs of \$934,949.94, a budget reduction may be requested of the Council at a future date. Typically, budget amendments are presented at the time construction bids are opened and awarded by the City Council.

Public Outreach/Input

The project is being conducted pursuant to MN Statutes, Chapter 429 and is compliant with all public notification requirements thereof.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. 26-05 Feasibility Report - Final
2. 26-05 Location Map



City of Blaine

Signature Copy

Resolution: RES 25-178

Resolution to Receive Feasibility Report, Order Improvements and Order Preparation of Plans & Specifications for the 2026 Street Rehabilitation Project, Improvement Project No. T2605

WHEREAS, pursuant to Resolution No. 25-147 adopted on the 3rd day of September, 2025, by the Blaine City Council, a report has been prepared for the City of Blaine Engineering Department, with reference to the rehabilitation of South Lakes Boulevard from Lakes Parkway to Lakes Parkway, and this report, received by the Council on the 1st Day of December, 2025.

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

1. Such improvements are hereby ordered as proposed in the Feasibility Report.
2. The City Engineer is hereby designated as the Engineer for this improvement and is directed to prepare plans and specifications for the making of this improvement.
3. The City Council declares itself official intent to reimburse itself for the costs of the improvement from the proceeds of tax-exempt bonds.

PASSED by the City Council of the City of Blaine this 1st day of December 2025.



Signed by

Tim Sanders, Mayor

Signed by

Catherine M. Sorensen, City Clerk



FEASIBILITY REPORT

2026 Street Rehabilitation (South Lake Boulevard NE)

CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

NOVEMBER 5, 2025

Prepared for:
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

CITY PROJECT NO. 26-05
WSB PROJECT NO. 031771-000



FEASIBILITY REPORT

2026 STREET REHABILITATION (SOUTH LAKE BLVD NE)

CITY PROJECT NO. 26-05

FOR THE CITY OF BLAINE, MINNESOTA

NOVEMBER 5, 2025

Prepared By:



CERTIFICATION

I hereby certify that this 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.



Nicholas E. Hentges, PE

Date: November 5, 2025

License No.: 44620

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Appendix A

Project Area Map

Appendix B

Opinion of Probable Cost

FEASIBILITY REPORT

EXECUTIVE SUMMARY

The proposed project would rehabilitate South Lake Blvd NE, from Lakes Parkway at the west end and lakes Parkway at the east end, using a 2-inch bituminous mill and overlay. The project will also include a chip seal on the milled surface, prior to placement of the bituminous overlay. The purpose of the chip seal underneath the bituminous overlay is to extend the life of the mill and overlay and delay reflective cracking of the pavement. Additional proposed improvements include replacement of damaged sections of the existing curb and gutter, damaged sections of existing valley gutters, and sections of the existing curb and gutter that do not drain properly, as determined through field inspection.

The total estimated cost of improvements is \$934,949.94. The proposed cost is proposed to be funded with \$900,000 from the City Municipal State Aid Funds, and \$34,949.94 from the City Pavement Management Program Funds.

The proposed project is necessary, cost-effective, and feasible and will result in a benefit to the public.

1 PROJECT HISTORY

The Blaine City Council initiated this project and ordered the preparation of a feasibility report on September 3, 2025. Under Resolution 25-147.

This report is based on field observations, record drawing information, 2024 aerial photography, and topographic survey.

2 PROJECT AREA CHARACTERISTICS

South Lake Blvd NE was constructed in 2004 as a 52-foot wide, 2-lane with bike lanes in each direction, urban street with a bituminous pavement section consisting of 3 ½ inches of bituminous pavement over 6 inches of class 5 aggregate base. The street also contains a 16-foot-wide raised median down the center, dedicated left turn lanes at several intersecting streets, a 6-foot-wide concrete sidewalk along the west and south side of the street, and an 8-foot-wide bituminous trail along the east and north side of the street. South Lake Blvd NE received a seal coat in 2020, and no other improvements since the original construction in 2004. The pavement is in fair condition with minor cracking and few small depressions occurring. The current condition of the pavement allows for a mill and overlay to extend the pavement life. Further degradation of the pavement beyond its current condition would result in the need for pavement replacement. Approximately 5% of the concrete curb and gutter, including valley gutter, is in need of replacement. The public utilities are in good condition and do not need repairs or replacements.

The project area is located within both Coon Creek Watershed District and the Rice Creek Watershed District. No portion of this project will impact wetlands as identified on the City's wetland inventory map. Storm water runoff from South Lake Blvd NE is captured and controlled with catch basins and storm sewer pipe systems that discharge to storm water ponds located on both sides of the street along the corridor.

See Appendix A for the Project Location Map.

2.1 Existing Conditions Photos

The following photos were taken during a site inspection on September 10, 2025, and are representative of conditions along South Lake Blvd NE.

FEASIBILITY REPORT



Figure 2-1 Existing Conditions South Lake Blvd NE at 119th Ave NE (looking south)

FEASIBILITY REPORT



Figure 2-2 Existing Conditions South Lake Blvd NE at Aspen Lake Dr NE (looking north)

FEASIBILITY REPORT



Figure 2-3 Existing Conditions South Lake Blvd NE at Flanders Circle NE (looking north)

FEASIBILITY REPORT



Figure 2-4 Existing Conditions South Lake Blvd NE at Dunkirk Circle NE (looking north)

3 PROPOSED IMPROVEMENTS

3.1 Street Construction

The proposed improvements consist of a 2-inch bituminous mill and overlay, including a chip seal placed on the milled surface prior to the bituminous overlay. The purpose of the chip seal is to extend the life of the mill and overlay by delaying reflective cracking. The improvements will also include replacement of up to 5% of the total length of the existing curb and gutter, including valley gutter, along the corridor.

Additional right-of-way will not be needed for the project.

A bituminous mill and overlay is a cost-effective method to extend the life of the pavement by 10 or more years.

3.2 Sanitary Sewer

Public Works and Engineering staff have reviewed the existing sanitary sewer within the project area. The existing sanitary sewer system was installed just prior to when the roadway was first

FEASIBILITY REPORT

constructed in 2004. This review has determined that no improvements are necessary to the sanitary sewer system.

All existing castings located within the existing street section will remain as-is.

3.3 Water Main

Public Works and Engineering staff have reviewed the water main installation dates and water main break data in the project area and concur that the existing ductile iron water main pipe was installed just prior to when the roadways were first constructed in 2004 and has no issues indicating the need for replacement or repair.

All existing gate valve boxes located within the existing street section will remain as-is.

3.4 Storm Sewer

The project area is located within both Coon Creek Watershed District and the Rice Creek Watershed District. No portion of this project will impact wetlands as identified on the City's wetland inventory map. Storm water runoff from South Lake Blvd NE is captured and controlled with catch basins and storm sewer pipe systems that discharge to storm water ponds located on both sides of the street along the corridor. All storm water ponds receiving runoff from within the project limits are located in the Coon Creek Watershed District.

Due to the proposed construction methods, total site disturbance and proposed impervious increases being below one cumulative acre, the Coon Creek Watershed District, Rice Creek Watershed District, and MPCA stormwater management regulations will not apply to this project.

4 IMPACT OF PROPOSED IMPROVEMENTS

The proposed improvements will not create any new maintenance issues for the Public Works staff. The City will work with the affected property owners and the Contractor to resolve any situation that may arise during construction. Short term traffic delays, construction dust and noise, and erosion may occur. Efforts to minimize these impacts include communication to the public during construction, proper construction signing, and dust and erosion control measures. All of which will be included in the bidding documents.

FEASIBILITY REPORT

5 SUMMARY OF ESTIMATED COSTS AND FUNDING

Project No.: 26-05 (SAP 106-XXX-XXX)

Description: 2026 Street Rehabilitation (South Lake Blvd NE)

Cost Item	Percent	Amount
Construction Costs		
Street Construction		\$ 719,192.27
Total Estimated Construction Costs		\$ 719,192.27
Administrative Costs		
Engineering	19%	\$ 136,646.53
Legal	1%	\$ 7,191.92
Administration	5%	\$ 35,959.61
Capitalized Interest	4%	\$ 28,767.69
Bonding	1%	\$ 7,191.92
Total Administrative Costs	30%	\$ 215,757.68
Total Estimated Project Costs:		\$ 934,949.94

All Costs are anticipated to be State Aid eligible

Funding

Total Paid from City Municipal State Aid Funds: \$ 900,000.00

Total Paid from Pavement Management Program Funds: \$ 34,949.94

See Appendix B for the Opinion of Probable Cost.

FEASIBILITY REPORT

6 FINANCE

The proposed project will temporarily be financed by the city. Permanent funding will be provided by Pavement Management Program Funds and City Municipal State Aid Funds.

6.1 Finance Director Statement

With reference to this Feasibility Report for Improvement Project 26-05 as prepared by WSB dated November 5, 2025:

- A. The project will be temporarily funded through the existing City internal funds whereupon permanent financing will be obtained through the City's Pavement Management Program Funds and City Municipal State Aid Funds
- B. Sufficient monies are currently available from the City Municipal State Aid Funds to pay for the proposed eligible improvements and are estimated to cost \$900,000.00
- C. Sufficient monies are currently available from the City's Pavement Management Program Funds to pay for the remaining portion of the proposed improvements and are estimated to cost \$34,949.94.

FEASIBILITY REPORT

7 PROJECT SCHEDULE

December 1, 2025	Receive Feasibility Report Order Improvements and Order Preparation of Plans and Specifications
March 2026	Approve Plans and Specifications Order Advertisement for Bids
April 2026	Open Bids
May 2026	Award Contract
June - July 2026	Construct Improvements

8 FEASIBILITY AND RECOMMENDATION

The project as proposed is necessary, technically and financially feasible, cost effective, and will result in a benefit to the public. It is recommended that the Council accept this report, hold a public hearing, and order improvements.

APPENDIX A

Project Location Map

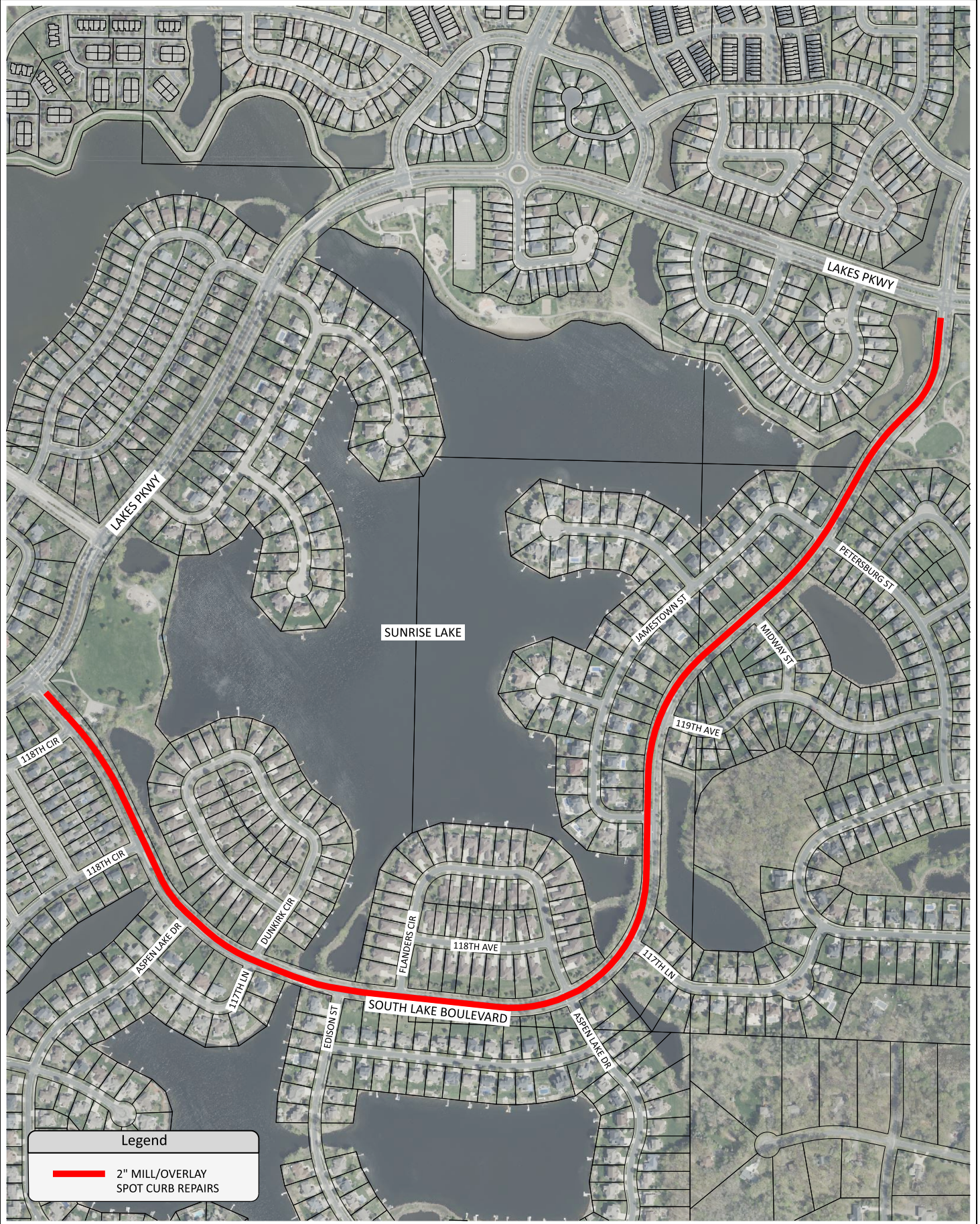


Exhibit 1: Project Location Map
South Lake Boulevard
Mill and Overlay and Spot Curb Repairs
City of Blaine, Minnesota



0 300 600
SCALE IN FEET



APPENDIX B

Opinion of Probable Cost

OPINION OF PROBABLE COST - FEASIBILITY

WSB Project: 2026 Street Rehabilitation (South Lake Blvd NE) CP 26-05, SAP 106-XXX-XXX
 Project Locat: City of Blaine, Minnesota
 WSB Project 031771-000

Item Number	Description	Unit	Unit Price	PARTICIPATING	
				SAP 106-XXX-XXX	
				Estimated Quantity	Estimated Cost
A. ROADWAY CONSTRUCTION (ASSESSABLE, STATE AID PARTICIPATING)					
2021.501	MOBILIZATION	LUMP SUM	\$50,000.00	1	\$50,000.00
2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	\$3.00	549	\$1,647.00
2104.503	REMOVE CURB & GUTTER	LIN FT	\$8.50	1,206	\$10,251.00
2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$25.00	54	\$1,350.00
2104.604	REMOVE BITUMINOUS PAVEMENT SPECIAL	SQ YD	\$22.00	268	\$5,896.00
2112.604	AGGREGATE BASE PREPARATION	SQ YD	\$3.50	760	\$2,660.00
2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	\$190.00	20	\$3,800.00
2331.509	BITUMINOUS PATCHING MIXTURE (SPECIAL)	TON	\$220.00	32	\$7,040.00
2232.504	MILL BITUMINOUS SURFACE (2.0")	SQ YD	\$1.60	25,900	\$41,440.00
2356.504	BITUMINOUS UNDERSEAL AGGREGATE	SQ YD	\$2.30	25,900	\$59,570.00
2357.506	BITUMINOUS MATERIAL FOR SEAL COAT	GALLON	\$3.05	9,065	\$27,648.25
2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	95.00	3,074	292,030.00
2502.601	REPAIR IRRIGATION SYSTEM (BOULEVARD)	EACH	\$500.00	5	\$2,500.00
2531.503	CONCRETE CURB & GUTTER DESIGN B612 (SPOT REPLACEMENT	LIN FT	\$57.00	83	\$4,731.00
2531.503	CONCRETE CURB & GUTTER DESIGN B618 (SPOT REPLACEMENT	LIN FT	\$45.00	922	\$41,490.00
2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$160.00	54	\$8,640.00
2563.601	TRAFFIC CONTROL	LUMP SUM	\$45,000.00	1	\$45,000.00

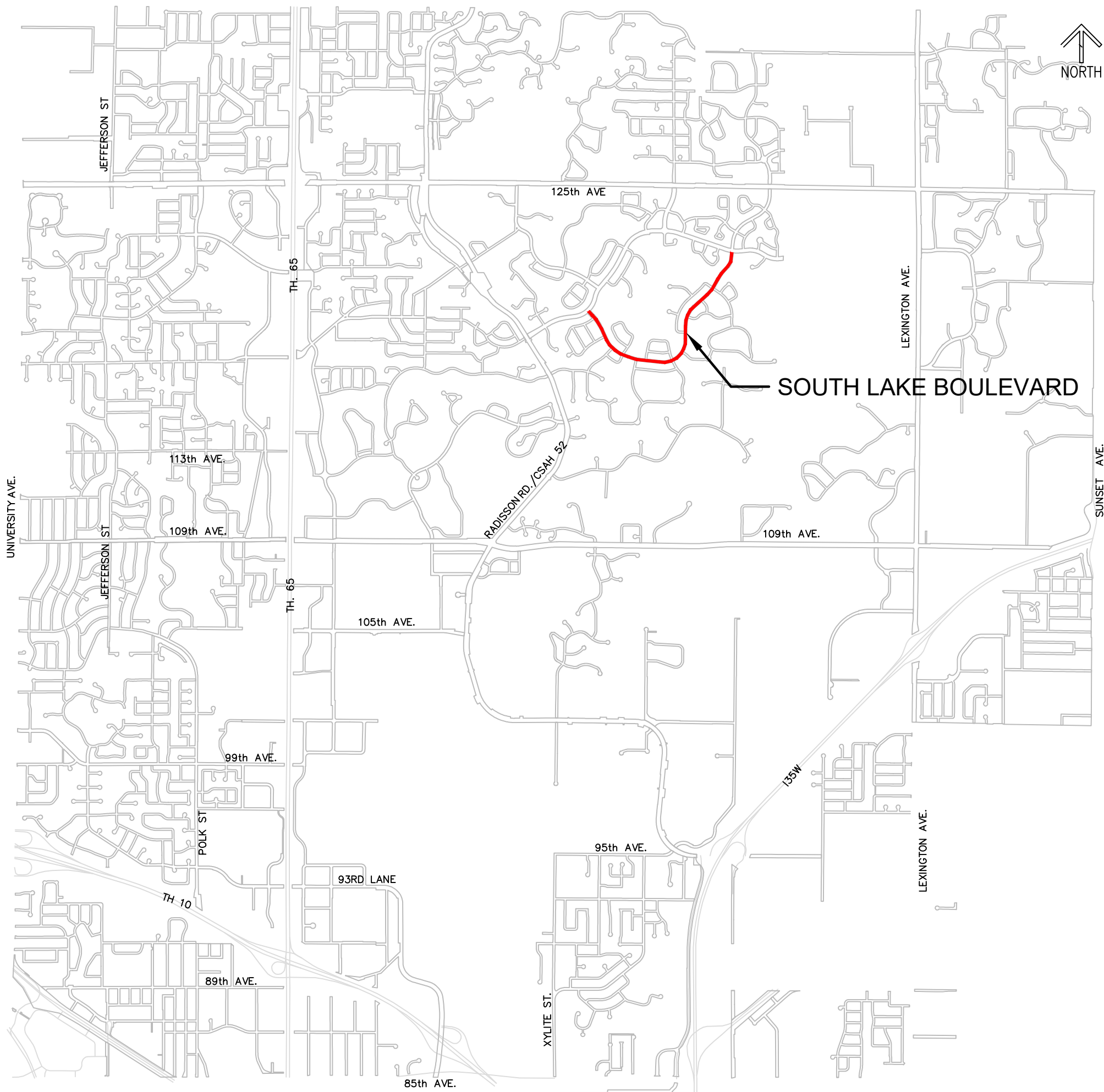
OPINION OF PROBABLE COST - FEASIBILITY

WSB Project: 2026 Street Rehabilitation (South Lake Blvd NE) CP 26-05, SAP 106-XXX-XXX

Project Locat: City of Blaine, Minnesota

WSB Project 031771-000

Item Number	Description	Unit	Unit Price	PARTICIPATING	
				SAP 106-XXX-XXX	
				Estimated Quantity	Estimated Cost
2573.502	STORM DRAIN INLET PROTECTION	EACH	\$210.00	48	\$10,080.00
2574.504	SANDY CLAY LOAM TOPSOIL BORROW (CV)	CU YD	\$75.00	57	\$4,275.00
2574.508	FERTILIZER TYPE 3	POUND	\$4.00	22	\$88.00
2575.508	HYDRAULIC BONDED FIBER MATRIX	POUND	\$4.20	371	\$1,558.20
2575.608	SEED SOUTHERN BOULEVARD	POUND	\$12.00	17	\$204.00
2582.503	4" SOLID LINE MULTI-COMPONENT	LIN FT	\$0.90	13,640	\$12,276.00
2582.503	4" DBLE SOLID LINE MULTI-COMPONENT	LIN FT	\$1.80	240	\$432.00
2582.503	12" SOLID LINE MULTI-COMPONENT	LIN FT	\$9.50	25	\$237.50
2582.518	PAVEMENT MESSAGE MULTI-COMPONENT	SQ FT	\$9.80	1,524	\$14,935.20
2582.518	CROSSWALK MULTI-COMPONENT	SQ FT	\$8.00	504	\$4,032.00
ROADWAY CONSTRUCTION SUBTOTAL					\$ 653,811.15
CONTINGENCY (10%)					\$ 65,381.12
INDIRECT COST (30% OF SUBTOTAL + CONTINGENCY)					\$ 215,757.68
ROADWAY TOTAL					\$ 934,949.94
PROJECT SUMMARY				SAP 106-XXX-XXX	
PROJECT SUBTOTAL (STATE AID PARTICIPATING)					\$ 653,811.15
CONTINGENCY SUBTOTAL					\$ 65,381.12
ENGINEERING (19%)					\$ 136,646.53
LEGAL (1%)					\$ 7,191.92
ADMINISTRATION (5%)					\$ 35,959.61
CAPITILIZED INTEREST (4%)					\$ 28,767.69
BONDING (1%)					\$ 7,191.92
PROJECT TOTAL (STATE AID PARTICIPATING)					\$ 934,949.94
PROJECT TOTAL					\$ 934,949.94



2026 STREET REHABILITATION

CITY OF BLAINE PAVEMENT MANAGEMENT PROGRAM



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