City of Blaine
City Council

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

AGENDA

1. Call to Order by the Mayor

2. Pledge of Allegiance

3. Roll Call

4. Awards - Presentations - Organizational Business

4.1. 2025-277 Recognition of Spring Lake Park High School Football Team
Sponsors: City Council

4.2. 2025-278 Results of Bond Sale Series 2025A
Sponsors: Jason Zimmerman, Finance Director

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. 2025-279 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

7.2. 2025-280 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

7.3. 2025-281 Motion to Approve 2026 Annual Business Licenses
Sponsors: Cathy Sorensen, City Clerk

7.4. 2025-282 Motion to Adopt the 2026 Fee Schedule
Sponsors: Cathy Sorensen, City Clerk

7.5. RES 25-113 Resolution Abating Nine (9) Assessments on Nine (9) Parcels and Two (2) Future Connection Charges on Two (2) Parcels
Sponsors: Daniel Schluender, Director of Engineering

7.6. RES 25-195 Resolution to Receive Feasibility Report and Order Public Hearing for the 2026 Quincy Area Street Reconstruction, Improvement Project No. T2604
Sponsors: Daniel Schluender, Director of Engineering

7.7. RES 25-196 Resolution to Receive Feasibility Report and Order Public Hearing for the 2026 Meadowbrook Area Street Reconstruction, Improvement Project No. T2606
Sponsors: Daniel Schluender, Director of Engineering

7.8. 2025-283 Motion to Authorize Mayor and City Manager to Enter into a Contract with WSB for Professional Design and Construction Services for the 2026 Street Rehabilitation Project, Improvement Project No. T2605
Sponsors: Daniel Schluender, Director of Engineering

7.9. RES 25-193 Resolution Accepting a Bid From Hawkins, Inc. in the amount of $665,639 for Water Treatment Chemicals for January 1, 2026 to December 31, 2026.
Sponsors: Nick Fleischhacker, Public Works Director, Kristian Gaasland, Public Works Supervisor - Water

7.10. RES 25-200 Resolution Authorizing an Amendment to the 2025 Water Capital Fund Budget in Relation to PFAS Settlements
Sponsors: Nick Fleischhacker, Public Works Director, Kristian Gaasland, Public Works Supervisor - Water

7.11. 2025-284 Motion to Approve Payment to Insight Public Sector for Microsoft Enterprise Agreement Annual License Renewal.
Sponsors: Paul Grosse, IT Manager

7.12. 2025-285 Motion Authorizing Payment to Tyler Technologies for Software License, Technical Support, and Maintenance for the City's New World Financial System
Sponsors: Jason Zimmerman, Finance Director

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

8.1. 2025-286 Motion to Consider Approval of an On-Sale Intoxicating & Sunday Liquor Licenses for Chelas X, Inc. located at 1250 126th Ave NE, Suite 600, Blaine, MN

Sponsors: Cathy Sorensen, City Clerk

8.2. ORD 25-2597 First Reading

Amend City Charter Chapter 5. Initiative and Referendum, Adding Section 5.14 Recall and Chapter 2. Form of Government, Sec. 2.04 Vacancies in the Council

Sponsors: Cathy Sorensen, City Clerk

9. Development Business

9.1. RES 25-199 Resolution Granting a Conditional Use Permit to Operate an Indoor Mini Golf Facility in an Existing Tenant Space in a Community Commercial (B-2) Zoning District at 1033 109th Avenue NE. Putt Town (Case File No. 25-0049/ACK)

Sponsors: Sheila Sellman, Community Development Director

9.2. ORD 25-2589 Second 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. RES 25-182 Resolution Granting Preliminary Plat Approval to Create 11 Lots and one outlot to be Known as Northtown Villas at 9011 and 9021 University Avenue NE and 120 90th Lane NE. Ranger Development (Case File No. 25-0031/SAS)

Sponsors: Sheila Sellman, Community Development Director

9.4. RES 25-181 Resolution Granting a Conditional Use Permit to Allow Construction of 4 Twin Homes (8 Units) and 3 Single-Family (Villas) in the Development Flex (DF) Zoning District 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

9.5. ORD 25-2592 Second 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

9.6. ORD 25-2594 Second 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/EES)
Sponsors: Sheila Sellman, Community Development Director

9.7. RES 25-183 Resolution Granting a Comprehensive Plan Amendment to Change from Community Commercial (CC) to Low Density Residential (LDR) at 8550 Van Buren Street NE. City of Blaine (Case File No. 25-0046/EES)
Sponsors: Sheila Sellman, Community Development Director

9.8. ORD 25-2593 Second 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

9.9. RES 25-201 Summary Resolution for Publication of Ordinance 25-2593 Approving Annual Revisions to the Blaine Zoning Ordinance
Sponsors: Cathy Sorensen, City Clerk

10. Administration

10.1. RES 25-194 Resolution Adopting the 2026 Property Tax Levy and City Budgets
Sponsors: Jason Zimmerman, Finance Director

10.2. RES 25-191 Resolution Adopting the 2026-2030 Capital Improvement Program and Authorizing 2026 Purchases and Projects
Sponsors: Jason Zimmerman, Finance Director

10.3. RES 25-192 Resolution to Transfer Unrestricted General Fund Reserves and Associated Budget Amendments
Sponsors: Jason Zimmerman, Finance Director

10.4. 2025-287 Motion to Authorize Mayor and City Manager to Enter into a Contract with Traut Companies for Construction of Monitoring Wells, Improvement Project No. U2412
Sponsors: Nick Fleischhacker, Public Works Director

10.5. 2025-288 Motion to Approve Memorandum of Understanding with Coon Creek Watershed District for Project U2513
Sponsors: Daniel Schluender, Director of Engineering

10.6. ORD 25-2595 First Reading
Ordinance Amending Chapter 2 - Administration, Article V. - Ordinance Violations, Division 2. Administrative Adjudication and Chapter 86 - Utilities, Division 2 - Fire Services, Sec. 86-74
Sponsors: Sheila Sellman, Community Development Director

10.7. ORD 25-2596 First Reading
Ordinance Amending Chapter 22 - Businesses Article V.- Peddlers, Solicitors, and Transient Merchants
Sponsors: Cathy Sorensen, City Clerk

11. Other Business

12. Adjournment

City of Blaine
Staff Report

File Number: 2025-277

Agenda Date	Status
December 15, 2025	
In Control	**File Type**
City Council	Proclamation

Awards - Presentations - Organizational Business - City Council

Agenda Item # 4.1

Recognition of Spring Lake Park High School Football Team

Executive Summary

The Spring Lake Park High School football team recently won the Class 5A Minnesota High School State Championship. Spring Lake Park defeated Chanhassen 24-21 in a thrilling championship game for the state title.

Background

The Spring Lake Park School District boundary covers a significant portion of Blaine. The Blaine City Council wishes to recognize the accomplishments of the Spring Lake Park football team. The team won the 5A Minnesota state championship and represented the City of Blaine with honor and distinction throughout the 2025 season.

The Spring Lake Park Public School District serves a substantial portion of the City of Blaine, including hundreds of Blaine resident students who proudly attend Spring Lake Park High School.

The Blaine City Council extends its heartfelt congratulations and deepest pride to the Spring Lake Park Panthers football team for capturing the 2025 Minnesota State High School League Class 5A State Championship. With an undefeated 13-0 season, culminating in a thrilling 24-21 victory over Chanhassen at U.S. Bank Stadium, the Panthers brought home the program's second state title in school history and its first since 1991.

Strategic Plan Relationship

Board/Commission Review

Financial Impact

Public Outreach/Input

Staff Recommendation

Attachment List

None

City of Blaine
Staff Report

File Number: 2025-278

Agenda Date	Status
December 15, 2025	
In Control	**File Type**
City Council	Presentation

Awards - Presentations - Organizational Business - Jason Zimmerman, Finance Director

Agenda Item # 4.2

Results of Bond Sale Series 2025A

Executive Summary

Representatives from Baker Tilly, the city's municipal advisor, will present the sale results of bond series 2025A.

Background

The City Council's December 2024 adoption of the 2025-2029 Capital Improvement Plan anticipated funding for utility infrastructure improvements, pavement management projects, and various equipment purchases via bonding. On November 3, 2025, the City Council approved resolution 25-179 authorizing the sale of General Obligation Improvement and Utility Revenue Bonds, Series 2025A to support these expenditures.

The Series 2025A bonds are a general obligation of the city, secured by its full faith and credit and taxing power. The bonds have been structured with a repayment term of 15 years for utility improvements, 15 years for pavement management projects, and five years for equipment purchases. Debt service is anticipated to be financed as follows:

- Utility Improvements - Fees charged to utility customers (Water, Sewer, Stormwater).
- Pavement Management Projects - Special assessments applied to benefiting property owners and the property tax levy.
- Equipment Purchases - Fees charged to utility customers.

The bonding for 2025 does not include any proceeds for the purchase of capital equipment that would be used in the general operations of the city, including police squads and plow trucks, as the City Council provided direction at the August 11, 2025, Workshop to fund these items with unrestricted General Fund reserves. Staff has prepared a formal resolution for consideration at the December 15,

2025, City Council Meeting in conjunction with the adoption of the 2026 budget and tax levy.

A "parameters" resolution is essential as it establishes the requisite legal framework and financial boundaries within which the city's professional financial team, comprising the municipal advisor and bond counsel, is authorized to proceed with the marketing and sale of the bonds. Rather than attempting to set every specific detail of the sale immediately, which would be impractical given the inherently fluctuating nature of financial markets, the Parameters Resolution deliberately delegates specific authority to key city officials. This delegation is crucial, as it provides the necessary flexibility for these officials to make final decisions on variable terms, such as the exact interest rates and final maturity dates, at the most financially opportune moment, typically immediately preceding the bond sale. This judicious approach ensures the city can secure the most favorable financial outcome possible. The financial benchmarks, or parameters established for the 2025A bond sale are:
a. Maximum (par) amount of $9,950,000
b. Maximum interest rate (true interest cost) of 4.00%
c. Final maturity date of February 1, 2041
d. Award of sale within 90 days

On November 7, 2025, city staff along with representatives from Baker Tilly, the city's independent municipal advisor, participated in a call with Standard & Poor's Global Ratings (S&P) to evaluate the creditworthiness of Blaine's general obligation debt. On November 20, 2025, S&P affirmed Blaine's AAA rating, citing robust management policies and practices, revenue-raising flexibility, and continued growth in the local economy, lending to operating stability and strong reserves and liquidity despite high debt.

The AAA rating, which is the highest rating assigned by S&P, includes a stable outlook which reflects the expectation that Blaine's continued economic growth, paired with strong management policies and practices, will support balanced operations and a strong overall financial profile while absorbing potentially substantial increases to its total debt.

Bids on the bonds were due at 10:00 a.m. on Tuesday, December 2. A representative from Baker Tilly will be at the meeting to inform the Council of the results of the sale.

Strategic Plan Relationship

Series 2025A will be used to finance utility infrastructure activities, pavement management projects, and the acquisition of capital equipment which aligns with the city's strategic priority of a well-maintained infrastructure and financial stability.

Board/Commission Review

N/A

Financial Impact

Series 2025A proceeds will be used to fund the city's pavement management program, infrastructure improvements and the acquisition of capital equipment, consistent with the 2025-2029 Capital

Improvement Plan (CIP). The associated debt is anticipated to be repaid with the general property tax levy, special assessments, and funds raised by benefiting utility funds.

Public Outreach/Input

On November 3, 2025 the City Council adopted resolution 25-179 providing for the competitively negotiated sale of General Obligation Improvement and Utility Revenue Bonds, Series 2025A, subject to certain parameters.

Staff Recommendation

No action is necessary as this item is for informational purposes only. Representatives from Baker Tilly will present the sales results.

Attachment List

None

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

SCHEDULE OF BILLS PAID
APPROVED ON 12/15/2025 FOR PAYMENTS THE WEEK OF 11/24/2025

Vendor Name	Description	Amount
ALEX'S LAWN AND TURF LLC	Blanket: Monthly Mowing; Tom Ryan Park	$ 2,157.00
ALLINA HEALTH SYSTEM	4th Quarter Education and Medical Direction	$ 1,000.00
AMAZON CAPITAL SERVICES	Air Fresheners and Hand Soap for City Hall Bathrooms	$ 20.06
AMAZON CAPITAL SERVICES	Lids for the cups winter events	$ 58.55
AMAZON CAPITAL SERVICES	Crowns for the boys Prince and Princess Party	$ 13.58
AMAZON CAPITAL SERVICES	Candy canes for Winter events	$ 67.75
AMAZON CAPITAL SERVICES	Plates for Breakfast with Santa	$ 47.94
AMAZON CAPITAL SERVICES	Puzzles for Puzzlepalooza	$ 287.84
AMAZON CAPITAL SERVICES	ArcGIS Literature	$ 223.74
AMAZON CAPITAL SERVICES	Thumb Drives; PW office	$ 69.97
AMAZON CAPITAL SERVICES	Safety Triangles: PW Stock	$ 171.46
AMAZON CAPITAL SERVICES	Flashlights for inspections	$ 23.74
AMAZON CAPITAL SERVICES	2 vacuums for the craft fair	$ 199.98
AMAZON CAPITAL SERVICES	Safety Triangles: PW Stock	$ 171.46
AMAZON CAPITAL SERVICES	Price stickers for kid's shopping	$ 8.99
AMAZON CAPITAL SERVICES	Tablet holder for City inspections vehicle.	$ 19.59
AMAZON CAPITAL SERVICES	Event supplies for Prince and Princess Party	$ 59.95
AMAZON CAPITAL SERVICES	ArcGIS Literature	$ 98.29
ANOKA COUNTY	2025 County Recordings	$ 46.00
ANOKA COUNTY TREASURY DEPARTMENT	Oct. LGO Meeting (1 Councilmember)	$ 13.00
APPLE FORD WHITE BEAR LAKE	Service :Unit 5303 - Truck	$ 3,124.25
APPLE FORD WHITE BEAR LAKE	DOT Inspection: Truck 4604	$ 314.36
ASPEN MILLS INC	Patrol Clothing and Uniforms	$ 12.50
ASPEN MILLS INC	Patrol Clothing and Uniforms	$ 199.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	$ 209.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	$ 399.40
ASPEN MILLS INC	Patrol Clothing and Uniforms	$ 189.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	$ 44.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	$ 124.99
ASPEN MILLS INC	Patrol Clothing and Uniforms	$ 20.00
ASPEN MILLS INC	Patrol Clothing and Uniforms	$ 12.00
ASPEN MILLS INC	Patrol Clothing and Uniforms	$ 262.47
ASPEN MILLS INC	Patrol Clothing and Uniforms	$ 38.55
ASPEN MILLS INC	Patrol Clothing and Uniforms	$ 53.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	$ 99.85
ASPEN MILLS INC	Patrol Clothing and Uniforms	$ 511.48
AUTO AIR AND ACCESSORIES INC	Service on AC : Unit 5295 PD	$ 275.00
AUTOWASH SYSTEMS INC	Car Wash Chemicals & Check 10/17/2025	$ 951.47
AUTOWASH SYSTEMS INC	Car Wash Chemicals & Check 10/31/2025	$ 464.20
BARNUM COMPANIES INC	PD gate planned maintenance	$ 325.00
BARR ENGINEERING COMPANY	Large-scale Pilot Test Work Plan WTP No. 1, I/P 23-21 (	$ 372.50
BLAINE BROTHERS INC	Rear Engine Repair : Unit 2321 (tanker)	$ 2,314.48
BLAINE BROTHERS INC	Repair Drive Shaft/ Suspension : Unit 4606 (Plow Truck)	$ 781.65
BLAINE BROTHERS INC	Air Valve: Unit 1241 Hook Truck	$ 105.03
BLAINE BROTHERS INC	MNDOT Trailer Inspection: #4641	$ 3,732.98
BLAINE CUSTOM APPAREL & AWARDS	HR Logo Apparel	$ 517.00

CAMPION BARROW & ASSOCIATES	Pre-Employment Screening	$	1,450.80
CENTERPOINT ENERGY	750 Clover Leak Pkwy NE - Gas	$	83.59
CENTURYLINK	Public Works Internet Service	$	79.04
CHRONICLES IN HEALTH LLC	Senior activity program	$	30.00
CINTAS CORPORATION	CH mats/rugs	$	197.98
CINTAS CORPORATION	PW: 2025 Uniform/Rug-Towel Rentals	$	210.31
CINTAS CORPORATION	MAYC Mats/Rugs	$	38.42
CINTAS CORPORATION	PW: 2025 Uniform/Rug-Towel Rentals	$	439.60
CINTAS CORPORATION	PW med supply cabinets	$	303.72
CIVICPLUS, LLC	Recodification Project - Final Printed City Charter/City Code	$	345.41
COMCAST	Cable TV	$	36.19
COMCAST	MAYC - Cable TV	$	69.50
COMCAST	Public Works Internet Service	$	201.47
CONNEXUS ENERGY-UTILITY PAYMENTS	October 2025 Electric	$	49,239.29
CREATIVE HOMES INC	Escrow Refund - 4756 128th CIR NE	$	4,800.00
CREATIVE HOMES INC	Escrow Refund - 12855 Stutz CT NE	$	4,800.00
CRYSTEEL TRUCK EQUIPMENT	Hyd Cylinder : PW Stock	$	422.61
D R HORTON INC	Escrow Refund - 4636 132nd LN NE	$	4,700.00
D R HORTON INC	Escrow Refund - 4266 130TH AVE NE	$	4,800.00
D R HORTON INC	Escrow Refund - 4757 132nd CT NE	$	4,900.00
DOUGLAS KERR UNDERGROUND LLC	Hydrant meter deposit refund	$	5,000.00
ELECTRIC PUMP INC	Replacement of Touchscreen @ LS 16	$	895.00
ELECTRIC PUMP INC	Loaner Pump LS#31. P1	$	1,230.00
ELEVATE STRENGTH & NUTRITION	Wellness Event Speaker (Oct. 30)	$	125.00
ETERNITY HOMES LLC	Escrow Refund - 11978 Woodland PKWY NE	$	8,850.00
ETERNITY HOMES LLC	Escrow Refund - 4306 118th CT NE	$	4,900.00
FACTORY MOTOR PARTS COMPANY	Brake Rotors : Unit 5355 PD	$	185.64
FACTORY MOTOR PARTS COMPANY	Brake Rotors : Unit 5355 PD	$	245.62
FASTENAL COMPANY	Nuts/Bolts for Fire Hydrant Flags; Water	$	67.92
FERGUSON ENTERPRISES INC #1657	Water Service Parts/Tool: Water Dept	$	717.45
FERGUSON WATERWORKS #2518	Sewer Service Repairs	$	138.80
FERGUSON WATERWORKS #2518	SLD Cop Disc: Water	$	10.20
FERGUSON WATERWORKS #2518	Part for Pine Grove Park: Irrigation	$	224.50
FERGUSON WATERWORKS #2518	Valve Box Top	$	127.17
FERGUSON WATERWORKS #2518	Plumbing Repair Parts	$	118.32
FOREST LAKE CONTRACTING INC	119th Ave & Radisson Road Raised Signal Steel	$	3,420.00
GOPHER STATE ONE CALL INC	2025 Water & Sewer Locate Fees	$	1,298.70
GRAINGER	Battery pack	$	106.00
HAMMER SPORTS LLC	Refs for Adult Basketball 11/2/2025	$	420.00
HANDT NICHOLAS	Santa for Winter Celebration	$	300.00
HARDWOOD CREEK LUMBER	500 Pieces of Lath : Staking city plow routes	$	441.00
HAWKINS INC	Water Treatment Chemicals	$	14,323.73
HERO PLUMBING HEATING & COOLING	Permit B25-01567 pulled in error. This work does not req permit.	$	60.00
HIRSHFIELD'S PAINT MFG INC	PD - Paint	$	29.98
HORIZON ROOFING INC	CH roof repairs	$	5,325.00
HORIZON ROOFING INC	PW roof repairs	$	9,350.00
HOSE PROS LLC	Adapter to drain Filters: Water Plants	$	85.39
HYDRAULIC SPECIALTY INC	88" Hydraulic suction Hose: Unit 4505 (Truck)	$	88.88
HYDRAULIC SPECIALTY INC	Hydro Fitting: Unit 1235 (Hook Truck)	$	13.53
HY-VIZ INC.	Fire Hydrant Markers; Water Dept	$	5,725.00
IMPACT PROVEN SOLUTIONS	2025 Utility Billing Invoicing	$	5,619.75
INSIGHT PUBLIC SECTOR INC	Microsoft Azure IaaS	$	2,788.17
INSIGHT PUBLIC SECTOR INC	Acrobat Pro for Lori Carbajal	$	64.14

INSIGHT PUBLIC SECTOR INC	NetMotion Secure Access Licenses	$	278.25
INSTRUMENTAL RESEARCH INC	Water Sample Testing; 2025 Blanket	$	1,000.00
JOB GLORIA D	Cooking program 11/17/2025	$	275.00
JOHNSON LITHO GRAPHICS OF EAU CLAIRE LTD	November/December 2025 City Newsletter	$	14,702.07
JONATHAN HOMES OF MN LLC	Escrow Refund - 4782 131st CT NE	$	5,000.00
KRAFT MECHANICAL LLC	RPZ testing: PW Building	$	290.00
LANDBRIDGE ECOLOGICAL	2025 BMP & Mitigation Maintenance (Ref PO 25-1362)	$	725.00
LANDS' END BUSINESS OUTFITTERS	Community Outreach Clothing and Uniforms	$	65.85
LANGUAGE LINE SERVICES INC	2025 Translation and Interpretation Services for the year	$	440.84
LAWSON PRODUCTS INC	Socket Head/Slip Hook/Grab Hook: PW Stock	$	1,209.38
LAWSON PRODUCTS INC	40 1/2 Quick Couples : Shop Supplies	$	2,426.28
LAWSON PRODUCTS INC	B/O Anchor Shackle : PW Stock	$	97.04
LITTLE FALLS MACHINE INC	Spinner/Motor/Disc/ Mounts: Unit 1235 (Hook Truck)	$	1,730.26
LOCKRIDGE GRINDAL NAUEN PLLP	2025 State Advocacy Services (Year 2 of 3 Year Contract)	$	3,166.66
MACQUEEN EQUIPMENT INC	Filters : Unit #1322 Trackless sidewalk	$	1,644.86
MANSFIELD OIL COMPANY	Fuel Delivery - October	$	11,229.37
MARSDEN CENTRAL LLC	PW cleaning carpet	$	1,080.00
MARSDEN CENTRAL LLC	PW November janitorial services	$	2,550.67
MC TOOL & SAFETY SALES	PW Safety Supplies - Gloves/Glasses	$	195.55
MENARDS - BLAINE	Sealant, cord, washers, hooks	$	68.18
MENARDS - BLAINE	Air filters	$	113.86
MENARDS - BLAINE	Ratchet Straps: Water Trailers	$	69.96
MENARDS - BLAINE	Tree Protector/Guard: Forestry Tree work	$	46.29
MENARDS - BLAINE	1" Hose : PW	$	45.98
MENARDS - BLAINE	Light Bulbs: BBC Garage	$	44.90
MENARDS - BLAINE	General Supplies - Batteries for Patrol	$	46.24
MENARDS - BLAINE	Bulb/Sanct. North, Mice Traps/LAC	$	34.36
MENARDS - BLAINE	Book scrapper, sealer	$	65.54
MENARDS - BLAINE	Snow shovel, shaker, scoop	$	65.56
MENARDS - BLAINE	Butane for Sampling Torches: Treatment Plant	$	11.91
METRO SALES INCORPORATED	Copier Support and Maintenance	$	601.29
MIDWAY FORD COMPANY	Belt : Unit 5222 PD	$	43.78
MINNESOTA EQUIPMENT - HAM LAKE	Fuel Filter: Unit 1322 Sidewalk Trackless	$	339.81
MN DEPT OF LABOR AND INDUSTRY	CH - Boiler license	$	25.00
MWP RECREATION	Playground Parts: Lakeside Commons Park	$	410.24
NATIONAL SPORTS CENTER	Hydrant meter deposit refund	$	400.00
NATIONAL SPORTS CENTER	Hydrant meter deposit refund	$	400.00
OLSEN CHAIN & CABLE INC	Annual Hoist Inspection; Mechanic Shop	$	600.00
OLSEN CHAIN & CABLE INC	Annual WTP Hoist Inspections; Water	$	1,290.00
OPENGOV INC	In Person Training: Water	$	535.77
OPTUM FINANCIAL INC	FSA and HSA Account Monthly Fee September 2025	$	541.75
OPTUM FINANCIAL INC	FSA and LPFSA Monthly Account Fee October 2025	$	90.00
O'REILLY AUTOMOTIVE INC	Exhaust Clamp; Sidewalk Mach 1266	$	30.38
O'REILLY AUTOMOTIVE INC	Light Bulbs : Unit 1266 (Sidewalk Machine)	$	44.25
O'REILLY AUTOMOTIVE INC	Filter/Bulb: Vehicle 5298/Sidewalk Mach 1266	$	30.80
O'REILLY AUTOMOTIVE INC	Filter/Bulb: Vehicle 5298/Sidewalk Mach 1266	$	37.80
O'REILLY AUTOMOTIVE INC	Brakes: Unit 3416 (truck) Filters: PW Stock	$	354.68
O'REILLY AUTOMOTIVE INC	WL10109 Filters: PW	$	60.88
O'REILLY AUTOMOTIVE INC	Battery Terminal : Unit 3416 (Truck)	$	59.30
PHASOR ELECTRIC COMPANY	Street Light Repair; Multiple locations on Radisson Rd	$	2,240.00
PRECISE MRM LLC	2025 PW GPS Management	$	1,660.00
PRINT CENTRAL	Business Cards: Public Works	$	55.00
PRINT CENTRAL	Business Cards: Public Works	$	39.00

PRO-TEC DESIGN INC	Door repair at BBC	$	274.50
REBYL SPORTS INC	Invoice for Building Inspections Team Apparel Order	$	573.50
ROBINSON LANDSCAPING INC	54 Rolls of Sod/Curb Stop Repair/ 121st & Davenport	$	243.00
ROSELAWN STABLES	Horse and Trolley for Winter Celebration	$	1,800.00
ROTARY CLUB OF BLAINE-HAM LAKE	January through March 2026 Dues for Emily Krech	$	200.00
RUFFRIDGE JOHNSON EQUIPMENT CO INC	3" Valves: Tanker 2321	$	446.28
SCHINDLER ELEVATOR CORPORATION	CH elevator repair	$	1,384.81
SHORT ELLIOTT HENDRICKSON INC	Utility Permit Coordination/Inspections, I/P 25-43	$	24,850.00
SNAP-ON INDUSTRIAL	Manhole cover tool: Sewer Dept	$	232.92
SNAP-ON INDUSTRIAL	Tools for Sewer truck 4653	$	4,660.94
STORM EQUIPMENT LLC	Wing Level Indicator : Unit 1282 (Cat Wheel Loader)	$	384.51
SUBURBAN TIRE WHOLESALE INC	Tires: Unit 5317 PD	$	711.20
SUBURBAN TIRE WHOLESALE INC	Tires: Unit 5298 PD	$	622.64
THE FERGUSON GROUP LLC	2025 Federal Advocacy Services (Approved 12/18/24 by MO 23-644)	$	5,250.00
T-MOBILE USA INC	Phone Ping fees ICR 25152937 and Cell dump 25214169	$	115.00
T-MOBILE USA INC	Phone Ping fees ICR 25152937 and Cell dump 25214169	$	300.00
TREVIPAY	Saw for Hydrant Bolts: Water	$	175.74
TREVIPAY	Supplies/Tools for (4) Sewer Trucks	$	4,623.85
TREVIPAY	Ratchet Straps: Water Trailers	$	148.12
TRI-STATE BOBCAT INC	Hydro Slit Seeder 20"	$	4,727.96
TRI-STATE BOBCAT INC	Hydra 18" Sod Cutter	$	5,995.18
TYLER TECHNOLOGIES INC	Pooled Cash and Bank Reconciliation	$	878.00
TYLER TECHNOLOGIES INC	Pooled Cash and Bank Reconciliation	$	585.00
UNIT SOLUTIONS	4 MK10 Training Rifles with Magazines	$	7,659.36
USA BLUEBOOK (#657220)	Chemical Testing Supplies (Back ordered)	$	53.58
VERIZON WIRELESS	10/11/25-11/10/25 Telephone Service	$	12,594.34
W S & D PERMIT SERVICE	Job cancelled, work not started. Refund 80% of permit B25-02519.	$	80.00
W S & D PERMIT SERVICE	Job cancelled, work not started. Refund 80% of permit B25-03012.	$	80.00
WALTERS RECYCLING & REFUSE INC	Dumpster trash disposal	$	350.57
WALTERS RECYCLING & REFUSE INC	Organics Collection 2025	$	150.00
WALTERS RECYCLING & REFUSE INC	Garbage and Recycling Contract	$	522,263.35
WATER CONSERVATION SERVICES INC	Water Leak Locates (2): 10/30 105th & 11/04 National	$	1,155.30
XCEL ENERGY	10563 Packard St NE - Siren	$	10.24
XCEL ENERGY	4206 Woodland Pkwy NE - Signal	$	66.22
XCEL ENERGY	9191 Lincoln St NE - Bandshell	$	195.51
ZIEGLER INC	Door Latch : Unit 1119 Grader	$	107.29
ZIEGLER INC	Air Filters; Generator WTP 1	$	214.98
BROUILLARD STANLEY	Prescription Safety Glasses - Stan Inspections Department	$	201.20
BROWN SEAN	Men's Work Shirts for BI Team Apparel - Sean B. Inspections Dept	$	225.75
CHOUINARD TIMOTHY	Class A License fees Reimbursement	$	19.00
PENO DUDLEY	Peno - Reimbursement boiler license	$	20.00
		$	832,899.05

CITY OF BLAINE

SUBSET OF PAYMENTS BETWEEN $20,000 AND $50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 12/15/2025 FOR PAYMENTS THE WEEK OF 11/24/2025

Vendor Name	Description	Amount
SHORT ELLIOTT HENDRICKSON INC	Utility Permit Coordination/Inspections, I/P 25-43	$ 24,850.00
CONNEXUS ENERGY-UTILITY PAYMENTS	October 2025 Electric	$ 49,239.29

CITY OF BLAINE

SCHEDULE OF BILLS PAID
APPROVED ON 12/15/2025 FOR PAYMENTS THE WEEK OF 11/26/2025

Vendor Name	Description	Amount
ADVANCED GRAPHIX INC	Decal Repairs for 5344	$ 251.50
ALL AUTO GLASS LLC	Windshield Repair squad 5259	$ 571.21
BJORKLUND COMPANIES LLC	Washed Sand: Field Manit - Various Parks	$ 2,518.47
BLAINE AREA PET HOSPITAL PA	Vet services for K9 Andy	$ 170.67
BOUND TREE MEDICAL LLC	Medical supplies for patrol operations	$ 57.40
CENTURYLINK	Baseball Complex Telephone	$ 133.06
COMCAST	Fiber Internet Service	$ 1,360.00
DIVERSIFIED PAVING	2024 Trail Maintenance, I/P 24-42	$ 22,890.76
DUCHARME ANDREA	Home Improvement Grant Reimbursement	$ 2,754.00
FRIENDLY CHEVROLET INC	Brake Pads: PD Stock	$ 98.90
FRIENDLY CHEVROLET INC	Brake Pads: PD Stock	$ 296.70
J J KELLER & ASSOCIATES INC	Regulations posters	$ 1,421.50
J J KELLER & ASSOCIATES INC	Credit	$ (657.23)
JOHNSON SHERRY	Home Improvement Grant Reimbursement	$ 1,827.00
LARSON CYNTHIA	Home Improvement Grant Reimbursement	$ 976.64
LRS PORTABLES OF MINNESOTA	Satellite Rental; October 2025	$ 9,217.84
MBPTA	Annual renewal of MBPTA membership for Permit Techs-Inspections	$ 200.00
MINNESOTA EQUIPMENT - ROGERS	Knob/Switch: Unit 1276 (Tractor)	$ 389.79
MINNESOTA EQUIPMENT - ROGERS	Filters : PW Stock	$ 292.94
MSP LEXINGTON MEADOWS	Remaining escrow refund, SP21-0006	$ 10,000.00
NEWBY JASON	Home Improvement Grant Reimbursement	$ 2,944.00
NORTH OAKS PAVING	Maintenance/Repair Paving: Territorial Park Trails	$ 54,612.50
OFFICE OF MNIT SERVICES	Telephone and Internet Services	$ 178.14
QC DANCE INC	Payment for fall dance classes	$ 2,072.00
RASOOL ADEELA	Home Improvement Grant Reimbursement	$ 1,470.00
ROADKILL ANIMAL CONTROL	2025 Disposal of Dead Deer (October)	$ 387.00
STOY SUZANNE	Home Improvement Grant Reimbursement	$ 1,129.00
SUN LIFE FINANCIAL	Long Term Disability Insurance-monthly	$ 5,538.13
SUN LIFE FINANCIAL	Long Term Disability Insurance-monthly	$ 5,465.10
TEGL/AREP OAKWOOD LP	Remaining escrow refund, PC20-0048, Oakwood Ponds 5th	$ 12,750.00
TEGL/AREP OAKWOOD LP	Remaining escrow refund, PC22-0031, Oakwood Ponds 6th	$ 7,250.00
THE LINCOLN NATIONAL LIFE INSURANCE COMPANY	Life Insurance - monthly	$ 7,696.75
THE LINCOLN NATIONAL LIFE INSURANCE COMPANY	Life Insurance - monthly	$ 7,713.75
WSB & ASSOCIATES INC	2025 GIS Consulting Services	$ 7,172.00
XCEL ENERGY	October 2025 Electric	$ 23,803.55
		$ 194,953.07

CITY OF BLAINE

SUBSET OF PAYMENTS BETWEEN $20,000 AND $50,000 FROM THE SCHEDULE OF BILLS PAID APPROVED ON 12/15/2025 FOR PAYMENTS THE WEEK OF 11/26/2025

Vendor Name	Description	Amount
DIVERSIFIED PAVING	2024 Trail Maintenance, I/P 24-42	$ 22,890.76
XCEL ENERGY	October 2025 Electric	$ 23,803.55

PAYROLL CHECKS & WIRE TRANSFERS

MONTH: NOVEMBER 2025

PAYROLL CHECKS

DATE	VENDOR	DESCRIPTION	AMOUNT
11/06/25	VENDOR CHECKS	CHECK # 80080 - 80081	$1,399.68
11/06/25	EMPLOYEES	DIRECT DEPOSITS	$665,359.31
11/20/25	VENDOR CHECKS	CHECK # 80082 - 80090	$8,656.58
11/20/25	EMPLOYEES	DIRECT DEPOSITS	$659,445.00

WIRE TRANSFERS

DATE	VENDOR	DESCRIPTION	AMOUNT
11/06/25	STATE OF MINNESOTA	PAYROLL TAXES	$44,966.21
11/06/25	IRS	PAYROLL TAXES	$200,631.19
11/06/25	PERA		$200,361.04
11/06/25	MSRS, GREAT WEST, NATIONWIDI	DEFERRED COMP & H.S.A	$60,897.80
11/20/25	STATE OF MINNESOTA	NOVEMBER SALES TAX	$133,361.00
11/19/25	21ST CENTURY BANK	CREDIT CARDS	$34,428.98
11/20/25	STATE OF MINNESOTA	PAYROLL TAXES	$45,243.05
11/20/25	IRS	PAYROLL TAXES	$200,424.55
11/20/25	PERA		$199,564.41
11/20/25	MSRS, GREAT WEST, NATIONWIDI	DEFERRED COMP & H.S.A	$59,263.52

TOTAL: $2,514,002.32

City of Blaine
City Council Workshop

December 1, 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; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; Parks and Recreation Director Jerome Krieger; Economic Development Specialist Ruth Tucker; City Attorney Eric Larson; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

3. New Business

3.1. 2025-261 Municipal Cannabis III
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 award, the city issued a Request for Professional Services (RFP) – Municipal Cannabis Store Operator in early June to organizations that had previously expressed interest in partnering with the City. Proposals were due June 27, 2025.

Ms. Tucker explained the city received three submissions, which council reviewed and interviewed on August 25. Following those interviews, council selected Voyageurs Cannabis to advance to a second round while staff continued outreach to additional potential partners. Twisted Hat Cannabis subsequently submitted a proposal and was interviewed along with Voyageurs on November 10. At the conclusion of the November 10 interviews, council directed staff to obtain clarification from each applicant on several items discussed during the meeting. Staff also contacted other Minnesota cities that have worked with or conducted due diligence on the applicants to gather additional feedback regarding performance, responsiveness, and overall experience. With the additional information collected, council is now asked to review and discuss the proposals and determine whether to move forward with one of the applicants. This meeting is intended solely for council deliberation; the applicants were not in attendance. Following discussion, council may provide direction on whether—and with whom—to continue negotiations. If council chooses to proceed with a partner, staff will begin drafting the necessary agreements. This work would begin immediately and is anticipated to be completed prior to the end of Q1 2026.

Mayor Sanders thanked staff for all of their background work on this topic then asked how the council wanted to proceed.

Councilmember Newland indicated he would like to rule out Twisted Hat as a potential partner. He was of the opinion Voyageur would be a more flexible partner with the city. He commented on how time was on the city's side given the supply chain concerns facing the cannabis market and recommended the city proceed slowly on this new venture.

Councilmember Robertson stated she leaned towards two options. She understood the council has been discussing this topic for a long time but explained the council would have to consider how to fund a building. She noted the Voyageur representative stated the city would have one chance to get this right and if this were the case, she wanted to be sure the city had done things right. She indicated she supported the council having more conversations to ensure the municipal cannabis shop was premier.

Councilmember Massoglia explained he did not disagree with Councilmembers Newland or Robertson but supported city staff having conversations with Voyageur to further explore what the experts are seeing. He indicated the city would not be first to market in Blaine. He supported the city having conversations on what spot would work for a municipal cannabis retail shop.

Councilmember Larson questioned how the Anoka municipal dispensary compared to the projections for Blaine. Ms. Tucker reported the projections for Anoka were pretty on par when compared to the projections from Voyageur. Mr. Thorvig indicated the projection sheet was provided mostly to compare revenues. He stated Anoka was unique in that they were funding the entire build and would be staffing the municipal cannabis shop with city employees, similar to a municipal liquor shop.

Councilmember Fleming stated she did not want to lead Voyageur down a path if the city was also pursuing alternative options.

Councilmember Larson inquired which option would make the city the most money. Ms. Tucker stated this would depend on how well the store did. City Attorney Larson explained under the Voyageur option, there would be a three-year operating agreement. He indicated with Twisted Hat the city would be in a partnership with three or four other entities and a nexus would have to be negotiated.

Councilmember Larson questioned if changes could be made to the Voyageur agreement after three years. Mr. Larson stated this would be allowed if the city decided to make changes to operations. He indicated there would be more flexibility working with Voyageur than with Twisted Hat.

Councilmember Larson supported the city moving forward with Voyageur.

Councilmember Ford indicated the Twisted Hat proposal was very narrow in scope. He supported the city pursuing discussions with Voyageur.

Mayor Sanders explained he believed discussions should be pursued with Voyageur letting them know they would be moving on to the next round and if terms could not be reached, the city could then pursue other alternatives.

Councilmember Robertson reiterated that at some point in time, dollars would need to come from the city and the council would have to consider where these dollars would come from.

Council consensus was to begin work on a potential agreement with Voyageur Cannabis letting them know they have moved onto the next round, while staff continues to explore city costs.

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

City Manager Thorvig stated at the November 10, 2025, city council workshop, the council discussed potential broadband franchise fee options. The council directed North Metro Television (NMTV) staff to prepare a proposal and present it to the city council to discuss and consider. NMTV staff and the NMTV cable commission have discussed franchise fees. NMTV will continue to experience a reduction in revenue due to declining PEG and cable franchise fee collection. Broadband franchise fees, running through NMTV would provide an additional revenue stream to support NMTV operations. If franchise fees are explored, they can either be managed and run through NMTV or done by the city independently. If they are managed by NMTV, NMTV would collect a portion of the revenue and distribute the remainder to member cities. Further discussion would need to occur about financial equitability. For example, currently, PEG and cable franchise fees are collected by NMTV and funds are distributed to all member cities based on subscriber numbers. In 2024, NMTV collected $1,774,95 in PEG and cable franchise fees and distributed $82,257 to the city of

Blaine from PEG and cable franchise fee revenue. Discussion would need to occur on the distribution of broadband franchise fees, including how much would be retained by NMTV and how fees would be disbursed amongst member cities. Alternatively, the city could explore broadband franchising on their own and retain 100% of the proceeds. City Attorney, Eric Larson will be providing information to council separately weighing the pros and cons to both approaches. Given ongoing discussions by NMTV on exploring franchise fees and the desire to have more control over broadband companies entering the 2026 construction season, staff is seeking feedback from the city council whether to A.) consider broadband franchise fees and B.) whether to work jointly with NMTV or explore the endeavor on our own.

Eric Houston, Co-Executive Director at NMTV, provided the council with a presentation on a potential broadband franchise, then shared that Mike Bradley, attorney for NMTV in attendance, recently negotiated the very first broadband franchise in the state of Minnesota.

Mike Bradley, attorney for NMTV, introduced himself and thanked the council for their time. He discussed his experience with the City of Woodbury and the South Washington County Telecommunications Commission while working on the first broadband franchise in the state of Minnesota. He stated this was an exciting development for local governments across the metro area. He indicated the law had changed slightly, which now allows cities to consider whether broadband was a telecommunication or cable service. He reported Woodbury determined broadband to be a cable service and delegated its cable commission to pursue a franchise fee. He indicated the same authority could be given to NMTV on behalf of the City of Blaine. He commented on the benefits of pursuing franchise fees versus permitting. He reported NMTV was prepared to work with the city and its other member cities to franchise broadband.

Mr. Houston stated NMTV was ready to work on a broadband franchise for Blaine and that NMTV would be honored to administer this franchise.

Mr. Thorvig stated if the city were to take on the franchise on its own, he was concerned about the upfront workload and ongoing management. He explained he liked the proposal from NMTV noting this organization was fully capable of pursuing and administering the broadband franchise.

Councilmember Massoglia indicated there were a lot of benefits to having NMTV administer the broadband franchise. He explained he did not mind having NMTV do the administrative work but noted he did not support the revenue split with the fee-based structure. He proposed a flat fee structure be considered with the fee being $50,000 to begin with. He was of the opinion timing was important and recommended this matter move forward to the NMTV board in December.

Councilmember Newland asked where the broadband franchise fee would come from. Mr. Bradley explained a fee would be negotiated with the broadband provider. He hoped the fee would be 5% but this was not guaranteed. He further discussed the potential revenues that could be collected by the city if broadband franchise fees were pursued.

Councilmember Ford indicated he could support NMTV administering the broadband

franchise. He explained he did not support the city hiring more staff and managing the franchise.

Councilmember Robertson stated she did not want to bring additional costs to city staff. She said she understood NMTV was looking for new revenue streams as was the city. She indicated she could support the proposed legal fees but did have concerns with the fee structure and other extra fees.

Danika Petreson, Co-Executive Director at NMTV, commented on how legal fees and staff time would go up tremendously if the City of Blaine were to pursue a broadband franchise with seven different companies.

Councilmember Fleming was of the opinion the percentage split was off. She supported the city helping NMTV through the broadband franchise, but recommended the percentage be lowered to 25%. Mr. Houston encouraged the council to not get caught up on the proposed percentages noting these numbers were a starting point that could be negotiated.

Mayor Sanders supported the city working with NMTV on a broadband franchise.

Councilmember Massoglia reiterated that he would like to see the city pursue a flat fee versus a percentage for NMTV that can be reevaluated annually or every few years. He asked if this item would be able to go before the cable commission in December. Mr. Bradley indicated he did not believe there was enough time to negotiate terms on the broadband franchise before the December 17 cable commission meeting.

Councilmember Massoglia inquired if the broadband franchise could be pursued in the spring of 2026. Mr. Bradley believed this could be accomplished.

Council consensus was to move forward with negotiating a broadband franchise with NMTV with a parallel path towards funding.

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

Community Development Director Sellman stated a park and ride facility was operated by Metro Transit at Paul Parkway and Ulysses Street from 2014 to 2020. The route serving that park and ride was suspended starting in 2020 with the numerous suspensions of commuter routes related to the COVID-19 pandemic. In 2025, Metro Transit completed Network Now, a comprehensive study of the transit system, which resulted in numerous changes to routes and resulted in the permanent closure of several routes that were initially suspended in 2020. The route serving the Paul Parkway park and ride was permanently closed earlier this year. This facility is one of numerous throughout the metro area that Metro Transit is working through the disposition process on. The construction of the park and ride was partially funded by Anoka County and the Federal Highway Administration (FHWA). Set procedures must be followed for disposition of assets funded by FHWA and Metro Transit is currently working through that process. The property is expected to be advertised for sale in 2026. Staff is seeking feedback from the City Council on the zoning and land use

classifications for the property and if the City is interested in purchasing a portion of the property for overflow parking at Blaine Baseball Complex.

Parks and Recreation Director Krieger further discussed how there was a need for additional parking at the Blaine Baseball Complex. He explained that this complex had 262 parking spaces for eight fields, six baseball fields, the miracle field and a lacrosse/foodball field. He stated the city receives complaints about parking at this complex, noting there were 133 less parking spaces at the Blaine Baseball Complex versus the Lexington Baseball Complex. He indicated he was in contact with the Met Council to see what their plans were for the park and ride and negotiated the use of the park and ride June through September for $1,000. He reported if the city was interested in developing the first two parcels, he encouraged the council to consider retaining the western parcel for parking. He commented further on the cost to build a new parking lot.

Councilmember Massoglia stated he supported keeping the existing land use designation for this property because the council did not want an apartment building on this property. Councilmember Fleming agreed.

Councilmember Ford indicated the city needed more apartments in this city and the lack of affordable housing was a concern.

Councilmember Robertson inquired if there was an opportunity to pursue PBD or high density zoning instead of having multi-family on this property. Ms. Sellman explained the PBD designation would allow for a multi-family apartment building on this site. She commented she did not believe the city had $500,000 to $700,000 for a new parking lot for the baseball complex. She stated the city may benefit from pursuing a mix-used development on this corner because the surrounding commercial was doing well.

Councilmember Massoglia agreed, stating all the new businesses in this area were doing well.

Councilmember Newland indicated he did not believe there was an immediate need to change the zoning. He suggested this be done once there was interest in the site. He anticipated this parcel would become more valuable once the TH65 project was complete. He stated he understood there was a need for more parking at the baseball complex then asked when the Met Council would be putting this property on the market. Ms. Sellman reported this parcel would be going on the market in 2026.

Mayor Sanders stated there had to be places in the city where HDR fit and noted this may not be a terrible location for HDR.

Council consensus was to retain the existing land use and not pursue purchase of the site for parking at this time, but supported negotiating possible acreage dedication at the time of sale for some parking options.

4. Other Business

Mr. Thorvig shared that the sidewalk snow plowing topic had been pulled from the agenda this

evening to be part of a larger discussion at the upcoming council retreat.

5. Adjournment

The workshop adjourned at 7:04PM.

City of Blaine
City Council

December 1, 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 7:11PM 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; Finance Director Jason Zimmerman; Assistant Finance Director Kyle Stasica; Accounting Manager Haley Chapman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; Parks and Recreation Director Jerome Krieger; City Attorney Eric Larson; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

4. Awards - Presentations - Organizational Business

None.

5. Communications

City Manager Thorvig commented on the removal of Item 10.2 noting this item would be brought back to the council for further discussion at the upcoming retreat.

Councilmember Massoglia stated while he was disappointed this item was being tabled, he

looked forward to the upcoming discussion.

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 7:13PM.

Grace Schrunk, 950 113th Avenue NE, expressed concerns about the direction taken by the city to remove a tree on her property that she didn't believe needed to be removed. She said she did not believe it was right that she was responsible for removing a tree just because her neighbor was of the opinion it may fall on his property. She also shared she took the aerial photo of the water tower that now hangs in the council chambers.

Cindy Holzinger, Blaine resident, shared concerns regarding how late the snowplowing was after the recent snow event. She indicated she did not support the city plowing all sidewalks. She had concerns regarding how much her property taxes were slated to increase, noting all of her bills were on the rise. She stated she did not support the city pursuing broadband franchise fees. She expressed concern with the number of drones she saw from her property and noted her water quality was poor.

Dean Kruchten, 3017 Aspen Lake Drive, stated he had concerns with how his property taxes were proposed to increase by nearly 30% in the coming year. He indicated the city would be pricing residents out of their homes and asked that the council consider curbing expenses.

There being no further input, Mayor Sanders closed the Open Forum at 7:25PM.

7. Approval of Consent Agenda:

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

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

Motion adopted unanimously.

7.1. 2025-264 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

Finance Director Zimmerman stated 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

Mr. Zimmerman explained 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.

Mr. Zimmerman reported 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. 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.

Mr. Zimmerman indicated 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.

Mr. Zimmerman stated 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. At the proposed 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. He commented on the proposed levy increases for comparable cities and asked for comments or questions from the council.

Mayor Sanders opened the public hearing at 8:12PM.

Steve Mitchell, 11815 Dunkirk Circle, explained he had concerns about his property tax increase overall and encouraged the city council to be more fiscally responsible. He reported he moved to Blaine from Eagan to be closer to his grandchildren and stated the tax increases in Blaine were not reasonable.

There being no additional public input, Mayor Sanders closed the public hearing at 8:14PM.

Councilmember Robertson thanked the members of the public that addressed the council regarding the budget and tax levy. She clarified not all seven members of the city council support the proposed tax levy. She indicated she was working diligently to exercise the most fiscal responsibility as possible. She reported there were some expenditures that were out of the council's control, such as the paid family medical leave, which would cost the city $1.7 million. She discussed how the council was working to reduce its reliance on bonding but rather was working to pre-fund debt. She explained over 70% of the city's budget covered public safety and public works. She indicated the council was doing its very best when it comes to keeping costs down and was working to move through the next few years to pay off debt. She noted her property taxes have also doubled since she moved into the community. She thanked the finance team for their patience with her. She encouraged the public to be patient with the city because change takes time.

Councilmember Massoglia thanked staff for the detailed presentation. He indicated he did not support the budget last year. He was of the opinion the council had to take a really hard look at the approach it was taking with the budget in order to level out spending. He thanked City Manager Thorvig and Finance Director Zimmerman for working to reduce the levy from 12% to 9.9%. He supported the council considering what non-essential city services can be cut from the budget. He discussed how Blaine's tax levy had increased 145% in 10 years. He said he did not believe this was sustainable, nor was it responsible. He thanked staff for all of their efforts to get the tax levy below 10% but said it was his hope the council could have further discussions in the coming year in order to make some hard decisions and responsible cuts.

Councilmember Newland indicated the council takes the budget process very seriously. He explained the council first discussed the budget in February and has been reviewing this topic every month since that time. He stated there was a lot of give and take in order to get to the end result. He commented that the proposed increase for homeowners may not always be an increase. He reported the council works on the budget most of the year. He discussed how Blaine does not have any additional income sources such as LGA, municipal liquor or franchise fees but rather has to cover its entire budget through property taxes. He reported the council was discussing how to bring in new revenue streams to assist with bringing relief to taxpayers. He indicated the council was working to make positive changes when it comes to debt and debt financing.

Councilmember Ford stated the council does not like raising taxes but works to keep taxes

at a manageable level. He indicated the councilmembers pay taxes as well. He explained the city could not run like a business because the city could not make a profit, nor does the city have shareholders.

Councilmember Larson discussed how the disparity calculations and home values changed each and every year, which had an impact on a homeowners' property taxes. She indicated she voted no on the budget and tax levy last year and was struggling with the proposed levy for 2026.

Mayor Sanders thanked the finance team for all of their work on the truth in taxation presentation. He commented on how the city relies heavily on property taxes from residential homes and noted the council was working to bring in new commercial developments to assist with creating more balance in property taxes. He appreciated how the council had a plan in place when it comes to outside debt and noted the council was also looking at new revenue streams to assist with reducing levy increases.

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

Community Development Director Sellman stated 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.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to adopt a Resolution Granting a Twelve-Month Extension for Recording the Final Plat of McNeil Addition Creating Two Lots at 4324 117th Avenue NE.

Motion adopted unanimously.

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

Ms. Sellman requested the council hold the 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.

Declared by Mayor Sanders that Ordinance No. 25-2589, "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," be introduced and placed on file for second reading at the December 15, 2025 Council meeting.

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

Ms. Sellman stated 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.

Declared by Mayor Sanders that Ordinance No. 25-2594, "Ordinance Approving a Rezoning from County Road 10 Mixed Use (MU) to Single Family Residential (R-1) at 8550 Van Buren Street NE," be introduced and placed on file for second reading at the December 15, 2025 Council meeting.

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

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

Declared by Mayor Sanders that Ordinance No. 25-2592, "Ordinance Approving a Rezoning from Community Commercial (B-2) to Light Industrial (I-1) at 8501 Old West 35W Service Drive NE," be introduced and placed on file for second reading at the December 15, 2025 Council meeting.

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

Ms. Sellman requested the council introduce an ordinance for the annual revisions to the Blaine zoning ordinance.

Declared by Mayor Sanders that Ordinance No. 25-2593, "Ordinance Approving Annual

Revisions to the Blaine Zoning Ordinance. City of Blaine," be introduced and placed on file for second reading at the December 15, 2025 Council meeting.

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

Director of Engineering Schluender stated 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.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.

Moved by Councilmember Massoglia, seconded by Councilmember Larson, to adopt a Resolution to Receive Feasibility Report, Order Improvements and Order Preparation of Plans & Specifications for the 2026 Street Rehabilitation Project, Improvement Project No. T2605.

Motion adopted 6-1 (Councilmember Robertson opposed).

11. Other Business

None.

12. Adjournment

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adjourn the meeting at 8:56PM.

Motion adopted unanimously.

City of Blaine
Staff Report

File Number: 2025-281

Agenda Date	Status
December 15, 2025	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 7.3

Motion to Approve 2026 Annual Business Licenses

Executive Summary

Council is asked to approve the 2026 annual business license renewals. License renewals will allow establishments to sell tobacco products and provide services by license holders.

Background

Staff has received license renewals for the following license types, which are eligible for renewal on January 1, 2026:

- Garbage Haulers
- Pawnbroker
- Massage Enterprises
- Massage Therapists (approved administratively)
- Tobacco

Renewals are contingent upon all city code requirements being met, fees paid, and background checks completed prior to issuance of all licenses. Council has the authority to approve or deny any of these licenses for reasons outlined in the City Code.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

Issuance of license renewals are included in the adopted fee schedule.

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve the 2026 business license renewals.

Attachment List

None

City of Blaine
Staff Report

File Number: 2025-282

Agenda Date	Status
December 15, 2025	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: - Cathy Sorensen, City Clerk

Agenda Item # 7.4

Motion to Adopt the 2026 Fee Schedule

Executive Summary

Annually the City Council is ask to review and adopt a fee schedule for the upcoming year.

Background

Staff has conducted a thorough review of the city's current fee schedule and is recommending the changes listed in the "2026 Proposed" column displayed for each department within the online fee schedule. Due to accessibility requirements, the fee schedule is now web-based instead of displayed in an attachment. If approved, the 2026 fee schedule will take effect on January 1, 2026.

Department comments are listed below:

Community Development

Tree Replacement

Payments into the City's reforestation account are made under a few different circumstances when tree planting would be required on private land related to a development or construction project, and the applicant opts to pay for tree planting on public land instead of planting the tree on their site. Recent bidding for public works tree planting projects has found the lowest cost to be $777 per tree for a 1-1.5" tree with watering bag and mulch. Therefore, staff is recommending increasing the fee from $400 per tree to $700 per tree.

Park dedication

The park dedication ordinance was updated in 2024 to comply with a Minnesota Supreme Court ruling regarding park dedication in another suburb. Under the new ordinance, commercial park dedication is determined based on the average land value within the zoning district. The same methodology was used to calculate park dedication rates as last year. Due to some changes in how the county values certain types of commercial and industrial properties, rates for the standard industrial districts

decreased while all other districts stayed approximately the same or increased. The districts with the most expected platting activity are B-5 and PBD, which stayed approximately the same.

Parks and Recreation
Proposed increase for shelter rentals at Aquatore in an attempt to recoup some of the additional maintenance costs for trash pick-up on the weekends at the park shelters. Additionally, damage costs have been built into the rental fee.

Beach shelter rentals will now be full-day only. Half-day rentals will be eliminated since the majority of last year's bookings were for full days. The shelter rental fee was increased as the fee will now include parking for guests.

Strategic Plan Relationship

The fee schedule pertains to financial sustainability.

Board/Commission Review

n/a

Financial Impact

The establishment of proper fees to adequately cover the cost of certain programs the city provides helps to limit the reliance on property taxes to fund discretionary public services.

Public Outreach/Input

n/a

Staff Recommendation

By motion adopt the 2026 fee schedule which will take effect on January 1, 2026.

Attachment List

None

City of Blaine

Signature Copy

Resolution:

Motion to Adopt the 2026 Fee Schedule

City of Blaine

Signature Copy

Ordinance:

Motion to Adopt the 2026 Fee Schedule

City of Blaine
Staff Report

File Number: RES 25-113

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

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

Agenda Item # 7.5

Resolution Abating Nine (9) Assessments on Nine (9) Parcels and Two (2) Future Connection Charges on Two (2) Parcels

Executive Summary

Based on auditors' findings over the past few cycles, nine (9) separate parcels have nine (9) separate unpaid or inactive assessments that have been levied over the last few decades. In addition, two (2) parcels with future connection charges will be abated.

Background

Based on auditors' findings over the past few cycles, nine (9) separate parcels have nine (9) separate unpaid or inactive assessments that have been levied over the last few decades. In addition, two (2) parcels with future connection charges will be abated. The assessments for these parcels were levied as follows: 3 in 1966, 1 in 1968, 1 in 1979, 2 in 1981, 1 in 1982, 2 in 1984, and 1 in 2003.

In addition, two (2) parcels contained future connection charges (charges to be collected upon development) that were not collected at the time of development.

Staff has reviewed each parcel and found that several contain stormwater ponds, are small remnant pieces of property that are tax-exempt, or are no longer able to be developed.

The parcels listed below total an amount to be abated of $170,802.02. A listing of the parcels eligible for the abatement and the amounts are listed below (see attachment for additional details):

PIN	AMOUNT TO ABATE	DESCRIPTION
05-31-23-31-0069	$7,406.72	Inactive Parcel - Subdivided

35-31-23-31-0009	$7,765.03	Pond - Exempt
24-31-23-41-0021	$289.69	Inactive Parcel - Subdivided
31-31-23-33-0006	$383.53	Exempt - Bus Terminal
32-31-23-24-0001	$33.15	Exempt - Pond
32-31-23-24-0003	$131.84	Exempt - Pond
32-31-23-24-0004	$5,509.03	Exempt - Pond
26-31-23-14-0011	$21,072.06	Exempt - Pond
26-31-23-14-0012	$21,072.06	Exempt - Pond
01-31-23-43-0006	$30,999.02	Future Connection Charge - Not collected
01-31-23-43-0007	$76,139.89	Future Connection Charge - Not collected
TOTAL	**$170,802.02**	

Strategic Plan Relationship

Board/Commission Review

None

Financial Impact

The assessments and future connection charges will not be collected and associated receivables will be removed from the city's financial reports.

Public Outreach/Input

None

Staff Recommendation

By motion, approve the resolution.

Attachment List

1. Parcels for Abatement 2025

City of Blaine

Signature Copy

Resolution: RES 25-113

Resolution Abating Nine (9) Assessments on Nine (9) Parcels and Two (2) Future Connection Charges on Two (2) Parcels

WHEREAS, the city council levied assessments on the parcels described on attached list; and

WHEREAS, it has been determined that the properties are either Inactive, Tax Forfeit, or exempt; and

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

1. The inactive, tax forfeit, or exempt assessments on the parcels described as PIN 05-31-23-31-0069, PIN 35-31-23-31-0009, PIN 24-31-23-41-0021, PIN 31-31-23-33-0006, PIN 32-31-23-24-0001, PIN 32-31-23-24-0003, PIN 32-31-23-24-0004, PIN 26-31-23-14-0011, PIN 26-31-23-14-0012, PIN 01-31-23-43-0006, PIN 01-31-23-43-0007 in the amount of $170,802.02 and any penalties and interest, if any, are hereby abated.

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

Signed by _____

Tim Sanders, Mayor

Signed by _____

Catherine M. Sorensen, City Clerk

TAX FORFEIT - ABATEMENT
12/31/2024

PIN NUMBER	Amount	Fund	Finance Fund	Reason	Parcel Description
05-31-23-31-0069	$ 7,406.72	83/019	363	Inactive-Property	RE-PLAT
35-31-23-31-0009	$ 7,765.03	80/283	501	Tax Forfeit MN Trust	POND
24-31-23-41-0021	$ 289.69	80/232	501	Inactive	RE-PLAT
31-31-23-33-0006	$ 383.53	80/257	501	Exempt-Bus Terminal	RE-PLAT
32-31-23-24-0001	$ 33.15	80/221	501	Exempt-County	POND
32-31-23-24-0003	$ 131.84	80/221	501	Exempt-County	POND & BLDG
32-31-23-24-0004	$ 5,509.03	80/221	501	Exempt-County	BLDG
26-31-23-14-0011	$ 21,072.06	81/287	501	Exempt-County-Hwy	POND
26-31-23-14-0012	$ 21,072.06	81/287	501	Exempt-County-Hwy	POND
26-31-23-11-0031	$ 452.18	79/927	501	No longer TF- Homestead	RE-PLAT
	$ 605.99	80/927			
	$ 1,873.86	80/930			
501 FUND TOTAL	$ 59,188.42				
GRAND TOTAL	**$ 66,595.14**				

PIN 05-31-23-31-0069 (Peterson's Estate 1st Add)-Inactive Parcel. The original assessment 83/019 (project 98-18) was $41,136.00. The parcel was divided 10/2003 to make Daileys Fair Oaks addition. Nine (9) new pins are 05-31-23-31-0151 through 05-31-23-31-0159. The $41,136.00 assessment was divided equally amongst the new pins ($4,570.66 on 8 parcels and $4,570.72 on 1 parcel = $41,136.00). According to the special assessment searches from the previous assessment program the $41,136 was paid in full. The nine (9) parcels above were divided again 12/2003 to create 9 new pins, 05-31-23-0160 through 05-31-23-0168. I do not know what the $7,406.72 is or where it came from.

PIN 35-31-23-31-0009 (Roberts Addition). Original assessment 80/283 (project 77-18) was $9,706.82 (1980). The parcel is an outlot/ pond. I don't know where this amount $7,765.03 came from. I am assuming the tax forfeit paid $1,941.79 and the balance was $7,765.03?

PIN 24-31-23-41-0021 - Inactive Parcel. This parcel was tax forfeit. Original assessment 80/232 (project 67-7) was $360.94. There was a partial pre-payment made on 4/21/82 for $71.25. The remaining balance is $289.69.

PIN 31-31-23-33-0006 - Inactive Parcel. This parcel was tax forfeit. Original assessment 80/257 (project 71-4) was $2,556.86. No idea where the $383.53 amount came from.

PIN 32-31-23-24-0001 - Pond (unplatted) County-owned exempt property. Original assessment 80/221 (project 64-1) I cannot find the original assessment amount. I don't know what the $33.15 amount is; it could be a remaining balance from the original assessment?

PIN 32-31-23-24-0003 - Pond (unplatted) Anoka County owned, exempt property. Assessment 80/221 (project 64-1). I cannot find the original assessment amount. I don't know what the $131.84 amount is; it could be a remaining balance from the original assessment?

PIN 32-31-23-24-0004 - Bldg (unplatted) Anoka County owned, exempt property. Assessment 80/221 (project 64-1). Original assessment amount $7,345.38. Original owner was Blaine EDA-sold 7/14/2011. This could be the remaining balance of the assessment?

PIN 26-31-23-14-0011 - Pond (Centennial Green) Anoka County owned, exempt property. Assessment 81/287 (project 77-04). Original assessment amount $35,150.10. There was a partial abatement at some point, the remaining balance is $21,072.06.

PIN 26-31-23-14-0012 - Pond (Centennial Green) Anoka County owned, exempt property. Assessment 81/287 (project 77-04). Original assessment amount $35,150.10. There was a partial abatement at some point, the remaining balance is $21,072.06.

PIN 26-31-23-11-0031 - Assessment 79/927 (project 81-1), original assessment amount $452.18. Assessment 80/927 (project 81-1), original assessment $605.99. Assessment 80/930 (project 81-1) original assessment amount $1,873.86. Parcel was tax forfeit.

THE PINS BELOW ARE NOT ON LIST BUT CAN BE "ABATED".

PIN 01-31-23-43-0006 - Inactive Parcel (Julian Meadows). Future Connection charge to be collected upon development amount $30,999.02. This was not an assessment. The connection charges were not collected.

PIN 01-31-23-43-0007 - Inactive Parcel (Julian Meadows). Future Connection charge to be collected upon development amount $76,139.89. This was not an assessment. The connection charges were not collected.

City of Blaine
Staff Report

File Number: RES 25-195

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

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

Agenda Item # 7.6

Resolution to Receive Feasibility Report and Order Public Hearing for the 2026 Quincy Area Street Reconstruction, Improvement Project No. T2604

Executive Summary

Council is asked to receive the feasibility report for the 2026 Quincy Area Street Reconstruction, Improvement Project No. T2604 and order a public hearing.

Background

At the September 3, 2025, City Council meeting, Council initiated the 2026 Quincy Area Street Reconstruction project and ordered the preparation of a feasibility report. The 2026 Quincy Area Street Reconstruction project consists of the reconstruction of the following streets:

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

The project consists of city streets with rural sections and no curb and gutter. The method of reconstruction will be a full reconstruction to the city standard residential street with concrete curb and gutter and will be further explained in the feasibility report.

The estimated cost of these proposed improvements is $4,710,940 with $1,009,962 to be assessed to the benefitting properties over a 15-year period. $3,055,658 is proposed to be paid from the City's Pavement Management Program Fund, and $645,320 is proposed to be paid from the City's Public

Utility Funds. The proposed project is necessary, cost-effective, and feasible, and will result in a benefit to the properties proposed to be assessed.

Schedule of Actions

September 3, 2025	Initiate Project and Order Preparation of Feasibility Report
December 15, 2025	Receive Feasibility Report and Order Public Hearing
December 16, 2025	Public Information Meeting/Open House
January 5, 2026	Hold public hearing, order improvements, order preparation of plans and specifications
March 16, 2026	Approve plans and specifications, order advertisement for bids
April 2026	Open Bids
April 2026	Award Contract
May - September 2026	Construct Improvements
Spring 2027	Hold Assessment Hearing
January 2028	First Assessment payment due with real estate taxes

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 assessments and bond proceeds placed in the City Pavement Management Program Fund and Public Utility Funds. This project was previously identified in the 2025-2029 Capital Improvement Program (CIP) as "2026 Quincy Street Area Street Reconstructions", which was adopted via resolution 24-230 on December 16, 2024 and included a 2025 project budget of $980,000 for pre-construction consulting services. The proposed 2026-2030 CIP appropriates $3,190,500 and includes consulting, construction, and contingency, bringing the total project budget to $4,170,500.

To date, $92,987 has been encumbered. With estimated improvement costs of $4,710,940, future adjustments may be needed in 2026. Typically, no budget amendments are presented until construction bids are opened and awarded by the City Council.

Funding Source	2025 Adopted Budget	2026 Proposed Budget	Total Proposed Budget
Levy Supported Bonds	$980,000	$1,936,000	$2,916,000
Special Assessment Bonds	-	$670,000	$670,000
Water Utility Funds	-	$500,000	$500,000
Sewer Utility Funds	-	$84,500	$84,500
TOTAL	**$980,000**	**$3,190,500**	**$4,170,500**

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. 26-04 Location Map
2. 26-04 Feasibility Report - Final

City of Blaine

Signature Copy

Resolution: RES 25-195

Resolution to Receive Feasibility Report and Order Public Hearing for the 2026 Quincy Area Street Reconstruction, Improvement Project No. T2604

WHEREAS, pursuant to Resolution No. 25-146 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 reconstructions of 105th Lane from Quincy Boulevard to east cul-de-sac, 106th Avenue from Jefferson Street to Quincy Boulevard, Madison Street from Territorial Road to 106th Avenue, Madison Street from 106th Avenue to 109th Avenue, Quincy Boulevard from Territorial Road to 109th Avenue, Monroe Drive from Madison Street to 109th Avenue, Madison Street from west cul-de-sac to Madison Street (south of 106th Avenue), Madison Street from west cul-de-sac to Madison Street (north of 106th Avenue) and this report received by the Council on the 15th Day of December 2025.

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

1. The Council will consider the improvement in accordance with the report finding the improvement necessary, cost-effective, and feasible, resulting in a benefit to the properties proposed to be assessed and will consider the assessment of benefiting property for all or a portion of the cost of the improvement pursuant to the Minnesota Statutes, Chapter 429, at an estimated total cost of the improvement of $4,710,940.

2. A Public Hearing shall be held on such proposed improvement on the 5th day of January 2026, at 7:00PM in the Council Chambers of City Hall, and the City Clerk shall give mailed and published notice of such hearing and improvement as required by law.

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

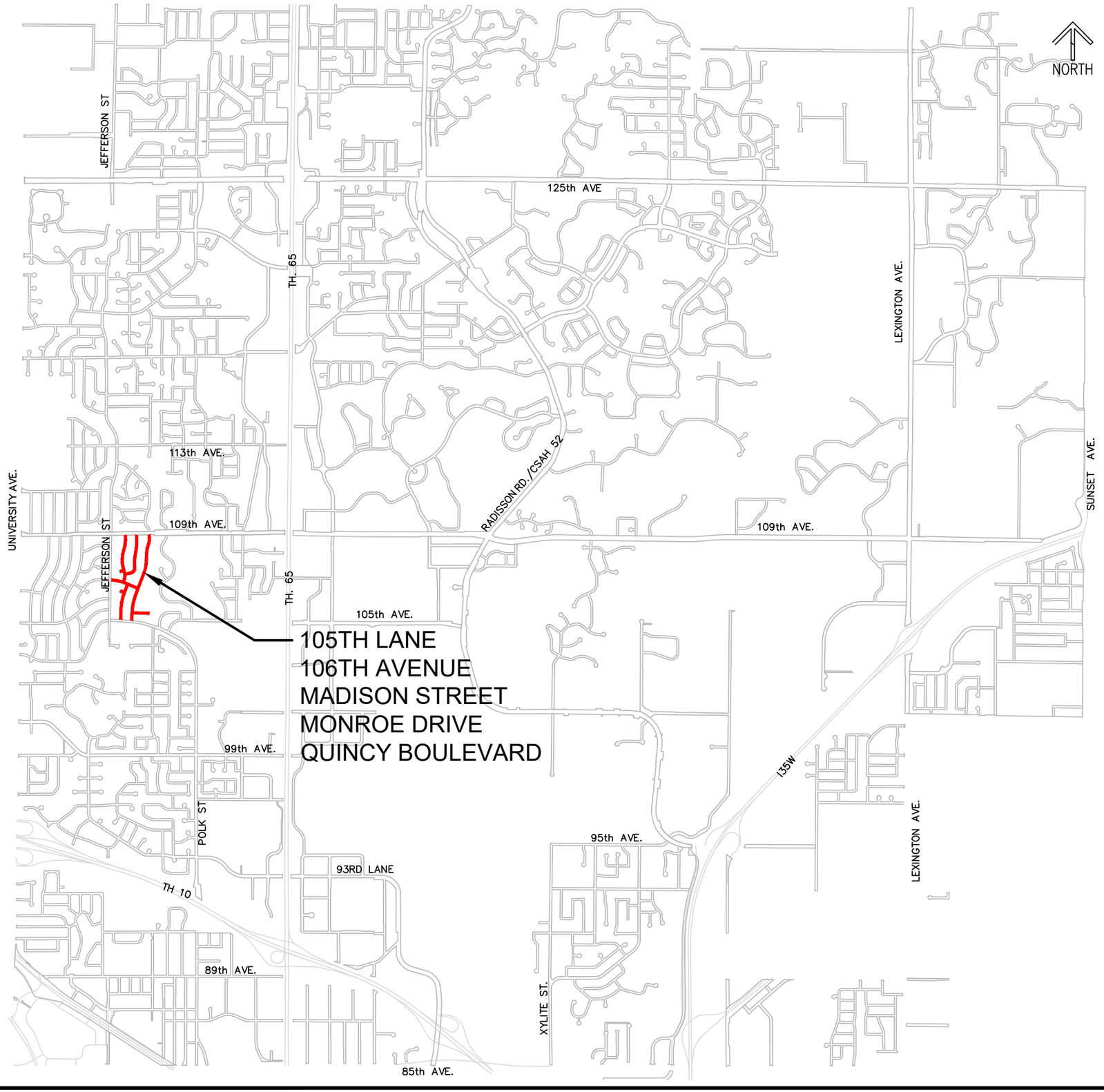
CITY OF BLAINE THE GREAT SEAL OF THE STATE OF MINNESOTA MINNESOTA

Signed by _____

Tim Sanders, Mayor

Signed by _____

Catherine M. Sorensen, City Clerk



2026 QUINCY AREA STREET RECONSTRUCTION

CITY OF BLAINE
PAVEMENT MANAGEMENT PROGRAM

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

BOLTON & MENK

Real People. Real Solutions.

Feasibility Report for

Improvement Project No. 26-04
Pavement Management Program

2026 Quincy Area Street Reconstruction Project

Bolton & Menk, Inc. Project No. 25X.140584
December 15, 2025

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

By: _____

Michael Warner, P.E.
License No. 44693

Submitted by:
Bolton & Menk, Inc.
3507 High Point Drive North
Bldg. 1, Suite E130
Oakdale, MN 55128

Table of Contents

I. EXECUTIVE SUMMARY 1
II. PROJECT HISTORY 1
III. PROJECT AREA CHARACTERISTICS 1
A. STREETS AND UTILITIES 1
B. DRAINAGE CHARACTERISTICS 2
C. MISCELLANEOUS EXISTING CHARACTERISTICS 2
IV. PROPOSED IMPROVEMENTS 2
A. SANITARY SEWER 3
B. WATER MAIN 3
C. STREET CONSTRUCTION 3
D. STORM DRAINAGE 3
V. IMPACT OF PROPOSED IMPROVEMENTS 3
VI. SUMMARY OF ESTIMATED PROJECTS COSTS 4
VII. ASSESSMENT METHODOLOGY 4
VIII. FINANCING 5
IX. SCHEDULE 6
X. PROJECT FEASIBILITY AND RECOMMENDATION 6

Appendix

Appendix A – Figures

- Figure 1: Location Map
- Figure 2: Assessable Properties

Appendix B – Exhibits

- Exhibit 1: Proposed Assessment Roll – Single Family Residential

I. EXECUTIVE SUMMARY

The proposed project consists of full reconstruction, including new concrete curb and gutter, aggregate base, bituminous pavement, and storm sewer improvements on the following rural, residential streets:

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

Additional proposed improvements on the above streets include replacement of watermain valves and hydrants, sanitary sewer manhole castings, traffic control signage, and appurtenant construction.

The location of the proposed project area within the City of Blaine is shown on attached Figure 1 in Appendix A.

The total estimated project cost of the proposed improvements is **$4,710.940.00**, of which **$1,009,961.91** is proposed to be assessed over a fifteen-year period. In addition, replacement of existing sanitary sewer castings and rings and select hydrants and valves at an estimated cost of **$645,320.00** is proposed to be paid for by City Public Utility Funds. The remaining portion of **$3,055,658.09** is proposed to be paid from the City's Pavement Management Program Fund.

The project is necessary, cost-effective, and feasible and would result in a benefit to the properties proposed to be assessed.

II. PROJECT HISTORY

The Blaine City Council initiated the project and ordered the preparation of a feasibility report on September 3, 2025, with Resolution No. 25-146.

This report is based on field observations, record drawing information, aerial photography, and a topographic survey performed during the fall of 2025.

III. PROJECT AREA CHARACTERISTICS

A. STREETS AND UTILITIES

The streets in the proposed project areas were originally constructed in the 1960's with a section consisting of approximately 3 inches of bituminous pavement on 4 inches of aggregate base and no concrete curb and gutter. The streets received a 1.5-inch bituminous mill and overlay in 2001. The pavement has reached the point of failure with significant block, transverse, and longitudinal cracking and has failed to a point where an overlay is not feasible.

The sanitary sewer system consists of 8-inch diameter vitrified clay pipe (VCP) that has previously been lined. The northern portion of the neighborhood drains to 109th Avenue and

then east to the trunk sanitary sewer main located on the eastern edge of the neighborhood. The southern portion of the neighborhood drains south to Territorial Road and then east to the trunk sanitary sewer main.

The watermain throughout the neighborhood is 6-inch diameter cast iron pipe (CIP) with trunk watermains surrounding the project area along 109th Avenue, Jefferson Street, and Territorial Road.

The storm sewer system consists of 12-inch to 27-inch diameter RCP along with catch basins and manholes. The storm sewer system drains from the west to the east into existing ponds located just east of the project neighborhood.

B. DRAINAGE CHARACTERISTICS

The project site is divided into four primary drainage districts:

- Northern District: Runoff generated along the northern portions of the site is collected by existing catch basins and conveyed north to the 109th Avenue trunk storm sewer.
- North-Central District: Runoff from the north-central portion of the site is collected in existing catch basins and routed east, ultimately discharging to an unnamed basin (CCP-37) located along the eastern project boundary. This basin is part of the County Ditch 39 system.
- South-Central District: Drainage from the south-central portion of the site is collected and conveyed toward the storm sewer system along Quincy Boulevard, which discharges into an existing swale located along the south side of Quincy Park, and then to CCP-26.
- Southern District: The remaining portion of the site, consisting of the southernmost ends of Madison Street and Quincy Boulevard, drains south into the Territorial Road trunk storm sewer through existing catch basins located near the project limits.

C. MISCELLANEOUS EXISTING CHARACTERISTICS

Preliminary GIS-based soil mapping indicates that the project area consists primarily of Hydrologic Soil Group (HSG) A and B soils, which are generally conducive to infiltration. Most of the site lies within a Low Vulnerability Drinking Water Supply Management Area (DWSMA), while the northwest corner encroaches into a Moderate Vulnerability DWSMA. Infiltration practices are acceptable within both Low and Moderate Vulnerability DWSMA's.

An Emergency Response Area (ERA) has been identified along the western end of the project, encompassing the Jefferson Street and 106th Avenue intersection. Infiltration is prohibited within designated ERA boundaries.

Considering these site constraints, volume-reduction Best Management Practices (BMPs) strategically located outside of the ERA boundary—along with sump structures at primary outfall locations—are proposed as the primary stormwater treatment measures for this project.

IV. PROPOSED IMPROVEMENTS

The proposed improvements consist of full reconstruction of all the streets to the city's standard residential street typical section, including B418 concrete curb and gutter, and storm sewer repairs and replacements. The existing storm sewer system will be supplemented with new storm

sewer as needed.

The existing sanitary sewer castings and adjusting rings would be replaced. 14 hydrants and the associated valves are proposed to be replaced as well as 15 mainline valves. The improvements are necessary, cost-effective, and feasible. It is not anticipated that any additional right-of-way would be needed for the project. Each improvement is further described as follows:

A. SANITARY SEWER

Public Works and Engineering staff have reviewed the existing sanitary sewer along the project corridor and concur that there are no issues with the existing mains. All sanitary sewer piping on the project was lined with a cured-in-place pipe between 2009 and 2011. The project would include the removal and replacement of the existing manhole castings and adjusting rings on all sanitary structures.

B. WATERMAIN

Public Works and Engineering staff have reviewed the watermain installation dates and watermain break data along the project corridor and concur that the existing cast iron watermain installed in the mid-1960s has no issues indicating the need for replacement or repair. The hydrants and valve boxes were also inspected. All valves and old-style hydrants are proposed to be replaced within the project area.

C. STREET CONSTRUCTION

All streets would be reconstructed to the city's standard typical section for reconstructed residential streets, which consists of 3.5 inches of bituminous pavement over 4 inches of class 5 aggregate base and B418 concrete curb and gutter. The current street width is approximately 30 feet from edge to edge of pavement. It is proposed to reconstruct these streets to the city standard width of 29 feet from back of curb to back of curb.

D. STORM DRAINAGE

To improve drainage characteristics throughout the project site, existing roadways will be narrowed by approximately one foot to reflect the City's standard street section and fitted with new concrete curb and gutter. New storm sewer will be installed where necessary, existing storm sewer structures will be rehabilitated or replaced, and multiple best management practices (BMPs) will be incorporated to meet applicable Coon Creek Watershed District (CCWD) stormwater management requirements. Sump catch basins will also be installed, where appropriate, to aid in sediment removal and enhance water quality treatment.

As mentioned previously in paragraph III.C of this report, a defined Low and Moderate Vulnerability DWSMA has been identified to cover the entirety of the project site with soil types that are conducive to infiltration. Therefore, volume reduction BMPs strategically placed throughout the project site, in addition to sump structures at primary outfall locations, will be considered the primary stormwater treatment features implemented as part of this project.

V. IMPACT OF PROPOSED IMPROVEMENTS

The proposed street improvements would not create any new maintenance issues for the Public Works staff other than the annual cleaning of added sump manholes. City staff would work with affected property owners and the Contractor to resolve any situations that arise during construction. Short term traffic delays, construction dust and noise, and erosion would occur. Efforts to minimize these impacts include the restriction of work hours and dust and erosion

control measures. Any disturbance that occur to existing yards, sprinkler systems, and driveways would be restored.

VI. SUMMARY OF ESTIMATED PROJECTS COSTS

A breakdown of the estimated construction and administrative costs is shown in the following table. All costs are based on anticipated unit prices for the 2026 construction season and include a 10% contingency to account for elements of construction that are unknown at this time.

Estimated Project Costs		
Item		**Total**
Construction Costs		
Street/Storm Sewer		$3,127,400
Water Main		$378,800
Sanitary Sewer		$117,600
Total Estimated Construction Costs		**$3,623,800**
Administrative Costs		
Engineering	18%	$652,284
Assessment	1%	$36,238
Legal	1%	$36,238
Administration	5%	$181,190
Capitalized Interest	4%	$144,952
Bonding	1%	$36,238
Total Estimated Administrative Costs		**$1,087,140**
Total Estimated Project Costs		**$4,710,940**

VII. ASSESSMENT METHODOLOGY

It is proposed that the project be assessed over 15 years in accordance with the City's Assessment Policy. All streets would be assessed using methods described within the City of Blaine Special Assessment Policy, which will include using the unit assessment method for the single-family residential properties.

In accordance with the City of Blaine Special Assessment Policy, 35% of the street and storm sewer project costs are assessed to single-family zoned residential properties that have assessable frontage along the project area. Public utility funds are responsible for 100% of the sanitary sewer and water main costs.

See Figure 2 in Appendix A for the parcels proposed to be assessed and Exhibit 1 for the proposed assessment roll.

VIII. FINANCING

Based on the previous Estimated Project Costs table, the total estimated project cost is **$4,710,940.00**. The proposed project would be temporarily financed by the city. Permanent funding would be provided by the Pavement Management Program (PMP) Funds, Public Utility Funds, and the costs assessed to the benefiting parcels in accordance with the current City of Blaine Special Assessment Policy and Minnesota Statutes Chapter 429, Special Assessment Laws.

A breakdown of the costs assigned to each funding source to finance the estimated projects costs for each street is shown in the following table:

Financing Summary	
Item	**Funding Source**
Temporary Funding Source	City Internal Funds
Permanent Funding Source	PMP Funds, Public Utility Funds, and Assessments
Financing	**Total**
Total Paid from PMP Funds	$3,055,658
Total Paid from Public Utility Funds	$645,320
Total Generation from Assessments	$1,009,962
Total Financing	**$4,710,940**

A. FINANCE STATEMENT

With reference to this Feasibility Report for Improvement Project 26-04 as prepared by Bolton & Menk, Inc., dated December 15, 2025:

1. The project would be temporarily funded through existing City internal funds whereupon permanent financing would be obtained through the city's Pavement Management Program Funds, Public Utility Funds, and assessments.

2. Sufficient moneys are currently available from the City's internal funds to temporarily fund the special assessment portion of the project. It is estimated that **$1,009,961.91** would be assessed.

3. Sufficient moneys are currently available from the City's Pavement Management Fund and Public Utility Fund to pay for the proposed street and utility improvements for the project at an estimated cost of **$3,700,978.09**.

IX. SCHEDULE

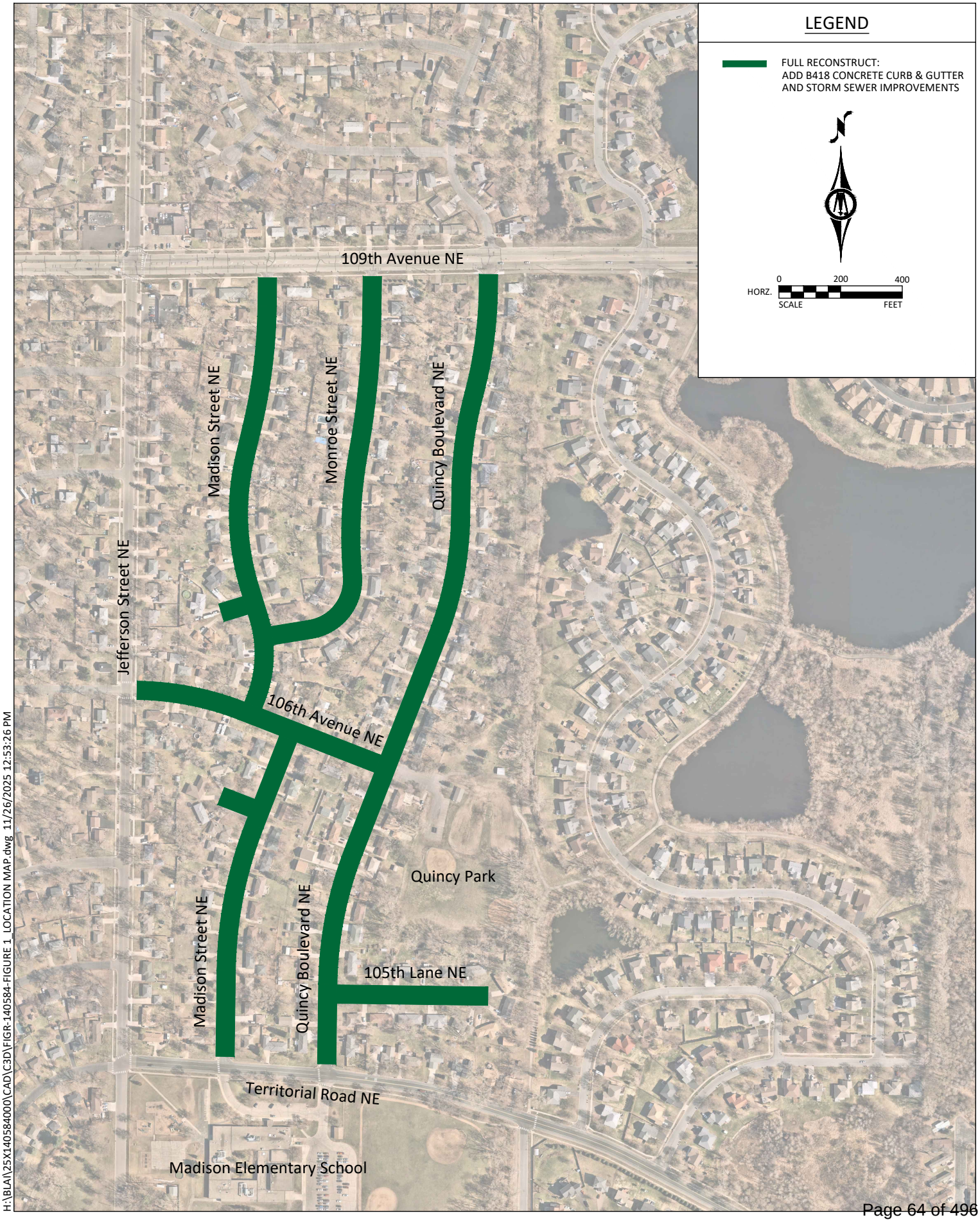
The following schedule allows for construction to be completed during the 2026 construction season:

Proposed Project Schedule	
December 15, 2025	Receive feasibility report, order public hearing
December 16, 2025	Public information meeting/open house
January 5, 2026	Hold public hearing, order improvements, order preparation of plans & specifications
March 16, 2026	Approve plans & specifications, order advertisement for bids
April 2026	Open bids
April 2026	Award contract
May - Sept 2026	Construct improvements
Spring 2027	Hold assessment hearing
January 2028	First assessment payment due with real estate taxes

X. PROJECT FEASIBILITY AND RECOMMENDATION

The project as proposed is technically and financially feasible, cost effective, and would result in a benefit to the properties proposed to be assessed. It is recommended that the Council accept this report, hold a public hearing, and order the proposed improvements.

Appendix A: Figures



H:\BLA\25X140584000\CAD\C3D\FIGR-140584-FIGURE 1_LOCATION MAP.dwg 11/26/2025 12:53:26 PM

H:\BLA\25X140584000\CAD\C3D\FIGR-140584-FIGURE 2_ASSESSABLE PROPERTIES.dwg 11/19/2025 9:19:41 AM

Appendix B: Exhibits

PROJECT 26-04

2026 QUINCY AREA STREET RECONSTRUCTION

CITY OF BLAINE

EXHIBIT NO. 1 - SINGLE FAMILY RESIDENTIAL
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	**$2,562,500**		*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)			
ADMINISTRATIVE COSTS	$768,750					
TOTAL COST	$3,331,250					
RESIDENTIAL ASSESSMENT RATE	x 35%		TOTAL FRONT FOOTAGE		RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	**$1,165,938**	÷	**15716.0 LF**	=	**$74.19**	

RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
$74.19	**X**	**13613.2 LF**	**=**	**$1,009,961.82**	**÷**	**171**	**=**	**$5,906.21**

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
19-31-23-12-0002	10815 QUINCY BLVD NE	LUONG, VIVIAN	1	$5,906.21	$5,906.21
19-31-23-12-0003	10809 QUINCY BLVD NE	STRAND, BRENT	1	$5,906.21	$5,906.21
19-31-23-12-0004	10803 QUINCY BLVD NE	ROGERS MICHELLE & DALE	1	$5,906.21	$5,906.21
19-31-23-12-0005	10725 QUINCY BLVD NE	MESSERSCHMIDT, JACKIE	1	$5,906.21	$5,906.21
19-31-23-12-0006	10721 QUINCY BLVD NE	BOURKE, JONATHAN A	1	$5,906.21	$5,906.21
19-31-23-12-0007	10715 QUINCY BLVD NE	AMUNDSON RACHEL	1	$5,906.21	$5,906.21
19-31-23-12-0008	10709 QUINCY BLVD NE	BROWN AUTUMN	1	$5,906.21	$5,906.21
19-31-23-12-0009	10703 QUINCY BLVD NE	CONRADI DONALD G & B D	1	$5,906.21	$5,906.21
19-31-23-12-0010	10661 QUINCY BLVD NE	SEGNER, BRIAN J	1	$5,906.21	$5,906.21
19-31-23-12-0011	10655 QUINCY BLVD NE	BIENIEK, ROBIN	1	$5,906.21	$5,906.21
19-31-23-12-0012	10651 QUINCY BLVD NE	SCRIBNER, NICOLE J	1	$5,906.21	$5,906.21
19-31-23-12-0013	10645 QUINCY BLVD NE	MONSAAS, BRADLEY	1	$5,906.21	$5,906.21
19-31-23-12-0014	10639 QUINCY BLVD NE	STOLTZMANN TRUSTEE, CATHERINE J	1	$5,906.21	$5,906.21
19-31-23-12-0015	10635 QUINCY BLVD NE	LIVINGSTON, SUSAN	1	$5,906.21	$5,906.21
19-31-23-12-0016	10629 QUINCY BLVD NE	KRALL, SHANNON C	1	$5,906.21	$5,906.21
19-31-23-12-0017	10623 QUINCY BLVD NE	CASTRODALE NEESHIA L & G A	1	$5,906.21	$5,906.21
19-31-23-12-0019	10814 QUINCY BLVD NE	BROWN BRANDON	1	$5,906.21	$5,906.21
19-31-23-12-0020	10808 QUINCY BLVD NE	KARLS TRUSTEE, STEVEN C	1	$5,906.21	$5,906.21

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	**$2,562,500**					
ADMINISTRATIVE COSTS	$768,750					
TOTAL COST	$3,331,250					
RESIDENTIAL ASSESSMENT RATE	x 35%					
ASSESSABLE COST	**$1,165,938**	÷	TOTAL FRONT FOOTAGE	=	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
			15716.0 LF		**$74.19**	

*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)

RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
$74.19	**X**	**13613.2 LF**	**=**	**$1,009,961.82**	**÷**	**171**	**=**	**$5,906.21**

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
19-31-23-12-0021	10802 QUINCY BLVD NE	MURPHY MICHAEL J	1	$5,906.21	$5,906.21
19-31-23-12-0022	10724 QUINCY BLVD NE	MUNION, DAVID A	1	$5,906.21	$5,906.21
19-31-23-12-0023	10720 QUINCY BLVD NE	BEAN, BRIAN	1	$5,906.21	$5,906.21
19-31-23-12-0024	10714 QUINCY BLVD NE	SCHULTZ PAUL G	1	$5,906.21	$5,906.21
19-31-23-12-0025	10708 QUINCY BLVD NE	WICKSTROM, JEREMY J	1	$5,906.21	$5,906.21
19-31-23-12-0026	10702 QUINCY BLVD NE	TOUSIGNANT JAMES T	1	$5,906.21	$5,906.21
19-31-23-12-0027	10660 QUINCY BLVD NE	GAY MELVIN LEE	1	$5,906.21	$5,906.21
19-31-23-12-0028	10654 QUINCY BLVD NE	OMANA RITA	1	$5,906.21	$5,906.21
19-31-23-12-0029	10650 QUINCY BLVD NE	SMIEJA, BRENDA L	1	$5,906.21	$5,906.21
19-31-23-12-0030	10644 QUINCY BLVD NE	DALE THOMAS CODY	1	$5,906.21	$5,906.21
19-31-23-12-0031	10638 QUINCY BLVD NE	BROUNSTEIN, REBECCA A	1	$5,906.21	$5,906.21
19-31-23-12-0032	10632 QUINCY BLVD NE	HARTMAN, CAROL J	1	$5,906.21	$5,906.21
19-31-23-12-0033	10626 QUINCY BLVD NE	HERNANDEZ, MOISES A	1	$5,906.21	$5,906.21
19-31-23-12-0034	10618 QUINCY BLVD NE	MOENING WILLIAM A & JOAN G	1	$5,906.21	$5,906.21
19-31-23-12-0035	10607 MADISON ST NE	BRONSON LAWRENCE & VICTORIA	1	$5,906.21	$5,906.21
19-31-23-12-0036	10615 MONROE DR NE	ANDERSON ANNETTE M	1	$5,906.21	$5,906.21
19-31-23-12-0037	10619 MONROE DR NE	WHITE, KRYSTAL R	1	$5,906.21	$5,906.21
19-31-23-12-0038	10627 MONROE DR NE	LUNDBERG ZACHARY S	1	$5,906.21	$5,906.21
19-31-23-12-0039	10631 MONROE DR NE	NEWBY, HEIDI A	1	$5,906.21	$5,906.21
19-31-23-12-0040	10639 MONROE DR NE	WILLET JAMES L & KIMBERLY S	1	$5,906.21	$5,906.21
19-31-23-12-0041	10643 MONROE DR NE	EVANS, MARIAH	1	$5,906.21	$5,906.21
19-31-23-12-0042	10651 MONROE DR NE	WAHL TRUSTEE, WALTER H	1	$5,906.21	$5,906.21
19-31-23-12-0043	10655 MONROE DR NE	RUMBLE JAMES A & STACEY J	1	$5,906.21	$5,906.21
19-31-23-12-0044	10663 MONROE DR NE	HUFF JAMES W & LOIS J	1	$5,906.21	$5,906.21
19-31-23-12-0045	10667 MONROE DR NE	KIENHOLZ JASON R & ANDREA L	1	$5,906.21	$5,906.21
19-31-23-12-0046	10705 MONROE DR NE	HAHN LESLIE K	1	$5,906.21	$5,906.21
19-31-23-12-0047	10707 MONROE DR NE	WADDLE RYAN CHARLES	1	$5,906.21	$5,906.21

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	**$2,562,500**					
ADMINISTRATIVE COSTS	$768,750					
TOTAL COST	$3,331,250					
RESIDENTIAL ASSESSMENT RATE	x 35%					
ASSESSABLE COST	**$1,165,938**	÷	TOTAL FRONT FOOTAGE	=	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
			15716.0 LF		**$74.19**	

*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)

RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
$74.19	**X**	**13613.2 LF**	**=**	**$1,009,961.82**	**÷**	**171**	**=**	**$5,906.21**

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
19-31-23-12-0048	10713 MONROE DR NE	QUIRK, TIMOTHY P	1	$5,906.21	$5,906.21
19-31-23-12-0049	10719 MONROE DR NE	CAPGROW HOLDINGS JV SUB XI LLC	1	$5,906.21	$5,906.21
19-31-23-12-0050	10805 MONROE DR NE	SOULE, BECKY	1	$5,906.21	$5,906.21
19-31-23-12-0051	10809 MONROE DR NE	KOSKIE DUANE R & SHERRY S	1	$5,906.21	$5,906.21
19-31-23-12-0052	10813 MONROE DR NE	FRIEBRANZ PAMELA M & WILLIAM M	1	$5,906.21	$5,906.21
19-31-23-12-0055	10812 MONROE DR NE	HAALAND JON	1	$5,906.21	$5,906.21
19-31-23-12-0056	10806 MONROE DR NE	HRUBY, STEVEN T	1	$5,906.21	$5,906.21
19-31-23-12-0057	10804 MONROE DR NE	TRAUFLER, DONALD A	1	$5,906.21	$5,906.21
19-31-23-12-0058	10718 MONROE DR NE	HOYLE PAUL C & PETRA U	1	$5,906.21	$5,906.21
19-31-23-12-0059	10712 MONROE DR NE	GOOD DOMUS DUO LLC	1	$5,906.21	$5,906.21
19-31-23-12-0060	10706 MONROE DR NE	THEIRINGER, LOGAN	1	$5,906.21	$5,906.21
19-31-23-12-0061	10704 MONROE DR NE	WATSON, KATHLEEN M	1	$5,906.21	$5,906.21
19-31-23-12-0062	10666 MONROE DR NE	DUNN JACOB	1	$5,906.21	$5,906.21
19-31-23-12-0063	10662 MONROE DR NE	WHITE, JENNEH	1	$5,906.21	$5,906.21
19-31-23-12-0064	10654 MONROE DR NE	HEINRICH ALEXANDRA	1	$5,906.21	$5,906.21
19-31-23-12-0065	10650 MONROE DR NE	DENNY VICKIE S	1	$5,906.21	$5,906.21
19-31-23-12-0066	10642 MONROE DR NE	YANG, LOTUA	1	$5,906.21	$5,906.21
19-31-23-12-0067	10626 MONROE DR NE	SULLIVAN STACY C & JANA O	1	$5,906.21	$5,906.21
19-31-23-12-0068	10614 MONROE DR NE	BASHAM, LYNN M	1	$5,906.21	$5,906.21
19-31-23-12-0069	10619 MADISON ST NE	GENOSKY FRANCIS J & D A	1	$5,906.21	$5,906.21
19-31-23-12-0070	10625 MADISON ST NE	DENNIS NANCY L	1	$5,906.21	$5,906.21
19-31-23-12-0071	10631 MADISON ST NE	PELOQUIN CHERYL J	1	$5,906.21	$5,906.21
19-31-23-12-0072	10637 MADISON ST NE	ST LEDGER, JOHN T	1	$5,906.21	$5,906.21
19-31-23-12-0073	10643 MADISON ST NE	MARVIN JOHN HAROLD	1	$5,906.21	$5,906.21
19-31-23-12-0074	10649 MADISON ST NE	TENNEY GREGORY ROBERT	1	$5,906.21	$5,906.21
19-31-23-12-0075	10701 MADISON ST NE	SINGH, SHELLY	1	$5,906.21	$5,906.21
19-31-23-12-0076	10707 MADISON ST NE	MERRITT JAMES R	1	$5,906.21	$5,906.21

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	**$2,562,500**					
ADMINISTRATIVE COSTS	$768,750					
TOTAL COST	$3,331,250					
RESIDENTIAL ASSESSMENT RATE	x 35%					
ASSESSABLE COST	**$1,165,938**	÷	TOTAL FRONT FOOTAGE	=	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
			15716.0 LF		**$74.19**	

*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)

RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
$74.19	**X**	**13613.2 LF**	**=**	**$1,009,961.82**	**÷**	**171**	**=**	**$5,906.21**

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
19-31-23-12-0077	10713 MADISON ST NE	DAVIS, JULIE ANNE	1	$5,906.21	$5,906.21
19-31-23-12-0078	10719 MADISON ST NE	WIEBUSCH, SHEILA	1	$5,906.21	$5,906.21
19-31-23-12-0079	10801 MADISON ST NE	ADAMS, NANCY L	1	$5,906.21	$5,906.21
19-31-23-12-0080	10807 MADISON ST NE	SENICA FRANCIS	1	$5,906.21	$5,906.21
19-31-23-12-0081	10813 MADISON ST NE	CELL, PENNY A	1	$5,906.21	$5,906.21
19-31-23-12-0084	10812 MADISON ST NE	ELTON ERIC B & SUSAN M	1	$5,906.21	$5,906.21
19-31-23-12-0085	10806 MADISON ST NE	ARNOLD, DEREK W	1	$5,906.21	$5,906.21
19-31-23-12-0086	10800 MADISON ST NE	SCZEPANSKI, NICHOLE M	1	$5,906.21	$5,906.21
19-31-23-12-0087	10718 MADISON ST NE	PHANTHAVONG MICHAEL	1	$5,906.21	$5,906.21
19-31-23-12-0088	10712 MADISON ST NE	BRISCOE, KARI ELIZABETH	1	$5,906.21	$5,906.21
19-31-23-12-0089	10706 MADISON ST NE	SATNIK KRISTINA	1	$5,906.21	$5,906.21
19-31-23-12-0090	10700 MADISON ST NE	MUNDWILER, JEFF	1	$5,906.21	$5,906.21
19-31-23-12-0091	10648 MADISON ST NE	JOLY MELISSA	1	$5,906.21	$5,906.21
19-31-23-12-0092	10642 MADISON ST NE	RADEMACHER DAVID E & C R	1	$5,906.21	$5,906.21
19-31-23-12-0093	10636 MADISON ST NE	WISTRCILL JOYCE	1	$5,906.21	$5,906.21
19-31-23-12-0094	10630 MADISON ST NE	MAHAFFEY THOMAS	1	$5,906.21	$5,906.21
19-31-23-12-0095	10624 MADISON ST NE	KOCH TRUSTEE, WILLIAM J	1	$5,906.21	$5,906.21
19-31-23-12-0096	10620 MADISON ST NE	YAMAGUCHI GLENN H & MARY B	1	$5,906.21	$5,906.21
19-31-23-12-0097	10616 MADISON ST NE	SCHUETTE CHRISTOPHER JOHN	1	$5,906.21	$5,906.21
19-31-23-12-0098	10612 MADISON ST NE	WALVOORT, BRIANNA	1	$5,906.21	$5,906.21
19-31-23-12-0099	613 106TH AVE NE	YANG YONG YEE	1	$5,906.21	$5,906.21
19-31-23-12-0100	607 106TH AVE NE	FIECKE, CHAD	1	$5,906.21	$5,906.21
19-31-23-13-0001	10617 QUINCY BLVD NE	OBRIEN DIANE L	1	$5,906.21	$5,906.21
19-31-23-13-0002	10613 QUINCY BLVD NE	GIBBONS DEVIN	1	$5,906.21	$5,906.21
19-31-23-13-0003	10609 QUINCY BLVD NE	DUROCHE, CHERIE LYNN	1	$5,906.21	$5,906.21
19-31-23-13-0004	10603 QUINCY BLVD NE	HEIKKINEN, KYLE K	1	$5,906.21	$5,906.21
19-31-23-13-0005	10610 QUINCY BLVD NE	ECKERMAN DEAN W & LINDA R	1	$5,906.21	$5,906.21

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	**$2,562,500**		*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)			
ADMINISTRATIVE COSTS	$768,750					
TOTAL COST	$3,331,250					
RESIDENTIAL ASSESSMENT RATE	x 35%		TOTAL FRONT FOOTAGE		RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	**$1,165,938**	÷	**15716.0 LF**	=	**$74.19**	

RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
$74.19	**X**	**13613.2 LF**	**=**	**$1,009,961.82**	**÷**	**171**	**=**	**$5,906.21**

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
19-31-23-13-0006	10606 QUINCY BLVD NE	WICKS RANDALL S & CHRISTINE L	1	$5,906.21	$5,906.21
19-31-23-13-0007	10602 QUINCY BLVD NE	BIEGANEK ANNA	1	$5,906.21	$5,906.21
19-31-23-13-0008	675 106TH AVE NE	SCHMAHL, ROBERT	1	$5,906.21	$5,906.21
19-31-23-13-0009	669 106TH AVE NE	ADELMANN GERALD L & B A	1	$5,906.21	$5,906.21
19-31-23-13-0010	663 106TH AVE NE	HELLMAN ALEC	1	$5,906.21	$5,906.21
19-31-23-13-0011	10601 MADISON ST NE	RIMMER, MIKE	1	$5,906.21	$5,906.21
19-31-23-13-0012	10604 MADISON ST NE	FELLOWS STEVEN V & THORESON D	1	$5,906.21	$5,906.21
19-31-23-13-0013	600 106TH AVE NE	STEWART, SHANNON N	1	$5,906.21	$5,906.21
19-31-23-13-0014	612 106TH AVE NE	JENKINS, LYMAN L	1	$5,906.21	$5,906.21
19-31-23-13-0015	618 106TH AVE NE	MIRANDA FRANCISCO C	1	$5,906.21	$5,906.21
19-31-23-13-0016	624 106TH AVE NE	GASPAR, JEFFREY S	1	$5,906.21	$5,906.21
19-31-23-13-0017	10594 MADISON ST NE	ONSAGER TRUSTEE, MONICA JOANNE	1	$5,906.21	$5,906.21
19-31-23-13-0018	10590 MADISON ST NE	ASHTON PROPERTIES LLC	1	$5,906.21	$5,906.21
19-31-23-13-0019	10586 MADISON ST NE	KILLEBREW MICHAEL J & SANDRA L	1	$5,906.21	$5,906.21
19-31-23-13-0020	10582 MADISON ST NE	LENTSCH RONALD J & KAREN F	1	$5,906.21	$5,906.21
19-31-23-13-0021	10578 MADISON ST NE	CHILSTROM M J & PORTER R M	1	$5,906.21	$5,906.21
19-31-23-13-0022	10574 MADISON ST NE	LEDMAN, MICHAEL	1	$5,906.21	$5,906.21
19-31-23-13-0023	10560 MADISON ST NE	LILLEDAHL ROBERT J & TRACEY A	1	$5,906.21	$5,906.21
19-31-23-13-0024	10546 MADISON ST NE	RETRUM SR TRUSTEE, JAMES O	1	$5,906.21	$5,906.21
19-31-23-13-0025	10536 MADISON ST NE	MARTIN, DYLAN M	1	$5,906.21	$5,906.21
19-31-23-13-0026	10522 MADISON ST NE	CASTLE VIEW HOLDINGS II LLC	1	$5,906.21	$5,906.21
19-31-23-13-0027	10512 MADISON ST NE	CLIFTON PROPERTIES LLC	1	$5,906.21	$5,906.21
19-31-23-13-0028	10500 MADISON ST NE	ELDIEN, HELEN J	1	$5,906.21	$5,906.21
19-31-23-13-0029	10478 MADISON ST NE	RICHARD TRUSTEE DAVID J	1	$5,906.21	$5,906.21
19-31-23-13-0030	10454 MADISON ST NE	HENDRICKSON RONALD L & D M	1	$5,906.21	$5,906.21
19-31-23-13-0044	10595 MADISON ST NE	INGALLS ALVIN C & PHYLLIS A	1	$5,906.21	$5,906.21
19-31-23-13-0045	664 106TH AVE NE	AULT, CAROL L	1	$5,906.21	$5,906.21

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	**$2,562,500**					
ADMINISTRATIVE COSTS	$768,750					
TOTAL COST	$3,331,250					
RESIDENTIAL ASSESSMENT RATE	x 35%					
ASSESSABLE COST	**$1,165,938**	÷	TOTAL FRONT FOOTAGE **15716.0 LF**	=	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT **$74.19**	

*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)

RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
$74.19	**X**	**13613.2 LF**	**=**	**$1,009,961.82**	**÷**	**171**	**=**	**$5,906.21**

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
19-31-23-13-0046	10592 QUINCY BLVD NE	RICHARDSON, MICHAEL L	1	$5,906.21	$5,906.21
19-31-23-13-0047	10588 QUINCY BLVD NE	LOPEZ, ISAAC	1	$5,906.21	$5,906.21
19-31-23-13-0048	10584 QUINCY BLVD NE	LARSON TRUSTEE, MARIE F	1	$5,906.21	$5,906.21
19-31-23-13-0049	10580 QUINCY BLVD NE	BOOTH WILLIAM J & WENDY A	1	$5,906.21	$5,906.21
19-31-23-13-0050	10574 QUINCY BLVD NE	KLEIN, MELISSA K	1	$5,906.21	$5,906.21
19-31-23-13-0051	10568 QUINCY BLVD NE	BIXBY SPENCER	1	$5,906.21	$5,906.21
19-31-23-13-0052	10562 QUINCY BLVD NE	REEVE RANDALL W & CHERYL R	1	$5,906.21	$5,906.21
19-31-23-13-0053	10556 QUINCY BLVD NE	CONVERSE GLENNA J	1	$5,906.21	$5,906.21
19-31-23-13-0054	10550 QUINCY BLVD NE	10550 QUINCY LLC	1	$5,906.21	$5,906.21
19-31-23-13-0055	10510 QUINCY BLVD NE	LINDBERG AUSTIN A	1	$5,906.21	$5,906.21
19-31-23-13-0056	10460 QUINCY BLVD NE	ROME, TONY A	1	$5,906.21	$5,906.21
19-31-23-13-0057	10450 QUINCY BLVD NE	BEHRENDT MARILYN J	1	$5,906.21	$5,906.21
19-31-23-13-0059	10453 MADISON ST NE	HINRICHS ALAN	1	$5,906.21	$5,906.21
19-31-23-13-0060	10469 MADISON ST NE	JACOBS THOMAS C	1	$5,906.21	$5,906.21
19-31-23-13-0061	10485 MADISON ST NE	GLASS MICHAEL S & AMY M	1	$5,906.21	$5,906.21
19-31-23-13-0062	10505 MADISON ST NE	CORNELIUS CHERYL M	1	$5,906.21	$5,906.21
19-31-23-13-0063	10525 MADISON ST NE	GOODE, JOHN	1	$5,906.21	$5,906.21
19-31-23-13-0064	10535 MADISON ST NE	BALCOME JAMES A & NANCY K	1	$5,906.21	$5,906.21
19-31-23-13-0065	10545 MADISON ST NE	ATNEOSEN, KIRK M	1	$5,906.21	$5,906.21
19-31-23-13-0066	10555 MADISON ST NE	MILLER, STEPHEN	1	$5,906.21	$5,906.21
19-31-23-13-0067	10565 MADISON ST NE	RYDER NICK E & THERESE M	1	$5,906.21	$5,906.21
19-31-23-13-0068	10575 MADISON ST NE	NELSON PATRICK L & LOXY L	1	$5,906.21	$5,906.21
19-31-23-13-0069	10585 MADISON ST NE	WILSON-NAUSNER CHRISLEY E	1	$5,906.21	$5,906.21
19-31-23-13-0070	10593 QUINCY BLVD NE	BRESSLER DONALD J & DIANE K	1	$5,906.21	$5,906.21
19-31-23-13-0071	10587 QUINCY BLVD NE	KELLAR TRUSTEE, CHERYL A	1	$5,906.21	$5,906.21
19-31-23-13-0072	10581 QUINCY BLVD NE	WIEBUSCH MICHAEL E ETAL	1	$5,906.21	$5,906.21
19-31-23-13-0073	10575 QUINCY BLVD NE	MANOCCHIO MARTIN	1	$5,906.21	$5,906.21

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	**$2,562,500**					
ADMINISTRATIVE COSTS	$768,750					
TOTAL COST	$3,331,250					
RESIDENTIAL ASSESSMENT RATE	x 35%					
ASSESSABLE COST	**$1,165,938**	**÷**	TOTAL FRONT FOOTAGE	**=**	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
			15716.0 LF		**$74.19**	

*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)

RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
$74.19	**X**	**13613.2 LF**	**=**	**$1,009,961.82**	**÷**	**171**	**=**	**$5,906.21**

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
19-31-23-13-0074	10569 QUINCY BLVD NE	RUDOLPH LONNIE N & MARILYNN E	1	$5,906.21	$5,906.21
19-31-23-13-0075	10563 QUINCY BLVD NE	SWANSON IRENE DOROTHY	1	$5,906.21	$5,906.21
19-31-23-13-0076	10557 QUINCY BLVD NE	BYINGTON JEANETTE	1	$5,906.21	$5,906.21
19-31-23-13-0077	10551 QUINCY BLVD NE	WHITE ROSE SUSAN	1	$5,906.21	$5,906.21
19-31-23-13-0078	707 105TH LN NE	KOSKI, OLIVER	1	$5,906.21	$5,906.21
19-31-23-13-0079	713 105TH LN NE	HIBBEN BRUCE S & LISA S	1	$5,906.21	$5,906.21
19-31-23-13-0080	719 105TH LN NE	SHEVCHUK, BORIS	1	$5,906.21	$5,906.21
19-31-23-13-0081	725 105TH LN NE	RICH, BRIAN H	1	$5,906.21	$5,906.21
19-31-23-13-0082	742 105TH LN NE	NGUYEN VAN THANH	1	$5,906.21	$5,906.21
19-31-23-13-0083	736 105TH LN NE	WOOD, KRISTY	1	$5,906.21	$5,906.21
19-31-23-13-0084	730 105TH LN NE	XIONG MENG	1	$5,906.21	$5,906.21
19-31-23-13-0085	726 105TH LN NE	SEALS, MARTIN S	1	$5,906.21	$5,906.21
19-31-23-13-0086	720 105TH LN NE	LARSON TRUSTEE RICHARD A	1	$5,906.21	$5,906.21
19-31-23-13-0087	714 105TH LN NE	NORDLAND, KRISTI FAYE	1	$5,906.21	$5,906.21
19-31-23-13-0088	708 105TH LN NE	FIELDS MARK A & JONI L	1	$5,906.21	$5,906.21
19-31-23-13-0089	700 105TH LN NE	LOUKS KYLE	1	$5,906.21	$5,906.21
19-31-23-13-0090	10451 QUINCY BLVD NE	HEMRIC SR, RICHARD W	1	$5,906.21	$5,906.21
19-31-23-13-0096	731 105TH LN NE	MORRISON, TONI M	1	$5,906.21	$5,906.21
		TOTALS:	**171**		**$1,009,961.91**

City of Blaine
Staff Report

File Number: RES 25-196

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

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

Agenda Item # 7.7

Resolution to Receive Feasibility Report and Order Public Hearing for the 2026 Meadowbrook Area Street Reconstruction, Improvement Project No. T2606

Executive Summary

Council is asked to receive the feasibility report for the 2026 Meadowbrook Area Street Reconstruction, Improvement Project No. T2606 and order a public hearing.

Background

At the September 3, 2025, City Council meeting, Council initiated the 2026 Meadowbrook Area Street Reconstruction project and ordered the preparation of a feasibility report. The 2026 Meadowbrook Area Street Reconstruction project consists of the reconstruction of the following streets:

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

The project consists of city streets with concrete curb and gutter. The method of reconstruction will be a full reconstruction with replacement of pavement and curb and gutter and will be further explained in the feasibility report. The project will be constructed over the period of two years as follows:

2026

• 125th Lane from Jefferson Street to Jackson Street

• 126th Avenue from Madison Street to Jackson Street
• 127th Avenue from Madison Street to Jackson Street
• Jackson Street from 130' north of 125th Avenue to 127th Avenue
• Madison Street from 125th Lane to 127th Avenue

2027
125th Lane from Jackson Street to Polk Street
26th Avenue from Jackson Street to Polk Street
Able Circle from 126th Avenue to north cul-de-sac
Tyler Circle from 126th Avenue to north cul-de-sac

The estimated cost of these proposed improvements is $4,112,300 with $911,202 to be assessed to the benefitting properties over a 15-year period. $2,593,305 is proposed to be paid from the City's Pavement Management Program Fund, and $607,793 is proposed to be paid from the City's Public Utility Funds. The proposed project is necessary, cost-effective, and feasible, and will result in a benefit to the properties proposed to be assessed.

Schedule of Actions

September 3, 2025	Initiate Project and Order Preparation of Feasibility Report
December 15, 2025	Receive Feasibility Report and Order Public Hearing
December 17, 2025	Public Information Meeting/Open House
January 5, 2026	Hold public hearing, order improvements, order preparation of plans and specifications
March 16, 2026	Approve plans and specifications, order advertisement for bids
April 2026	Open Bids
April 2026	Award Contract
May - September 2026	Construct Improvements in Phase 1
May - September 2027	Construct Improvements in Phase 2
Fall 2027	Hold Assessment Hearing
January 2028	First Assessment payment due with real estate taxes

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 assessments and bond proceeds placed in the Pavement Management Program Fund and Public Utility Funds. This project was previously identified in the 2025-2029 Capital Improvement Program (CIP) as "2026 Meadowbrook Area Street Reconstructions", which

was adopted via resolution 24-230 on December 16, 2024 and included a 2025 project budget of $510,000 for pre-construction consulting services. The proposed 2026-2030 CIP appropriates $2,471,000 and includes consulting, construction, and contingency, bringing the total project budget to $2,981,000.

To date, $99,879 has been encumbered. With estimated improvement costs of $4,112,300, the project will be split into two years with future funds proposed to be appropriated in the 2027 CIP for the portion of the project scheduled to be constructed in 2027. The 2026 portion of the project has an estimated total cost of $2,696,300. The 2027 portion of the project has an estimated total cost of $1,416,000. The proposed 2026-2030 CIP does not contemplate funding in 2027 for this project.

Typically, budget amendments are not presented until construction bids are opened and awarded by the City Council.

Funding Source	2025 Adopted Budget	2026 Proposed Budget	Total Proposed Budget
Levy Supported Bonds	$510,000	$1,447,500	$2,916,000
Special Assessment Bonds	-	$444,500	$670,000
Water Utility Funds	-	$515,000	$500,000
Sewer Utility Funds	-	$64,000	$84,500
TOTAL	**$510,000**	**$2,471,000**	**$2,981,000**

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. 26-06 Location Map
2. 26-06 2-Year Construction Map
3. 26-06 Feasibility Report - Final

City of Blaine

Signature Copy

Resolution: RES 25-196

Resolution to Receive Feasibility Report and Order Public Hearing for the 2026 Meadowbrook Area Street Reconstruction, Improvement Project No. T2606

WHEREAS, pursuant to Resolution No. 25-148, 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 reconstructions of 125th Lane from Jefferson Street to Polk Street, 126th Avenue from Madison Street to Polk Street, 127th Avenue from Madison Street to Jackson Street, Jackson Street from 130' north of 125th Avenue to 127th Avenue, Madison Street from 125th Lane to 127th Avenue, Able Circle from 126th Avenue to north cul-de-sac, Tyler Circle from 126th Avenue to north cul-de-sac and this report received by the Council on the 15th Day of December 2025.

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

1. The Council will consider the improvement in accordance with the report finding the improvement necessary, cost-effective, and feasible, resulting in a benefit to the properties proposed to be assessed and will consider the assessment of benefiting property for all or a portion of the cost of the improvement pursuant to the Minnesota Statutes, Chapter 429, at an estimated total cost of the improvement of $4,112,300,

2. A Public Hearing shall be held on such proposed improvement on the 5th day of January 2026, at 7:00PM in the Council Chambers of City Hall, and the City Clerk shall give mailed and published notice of such hearing and improvement as required by law.

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

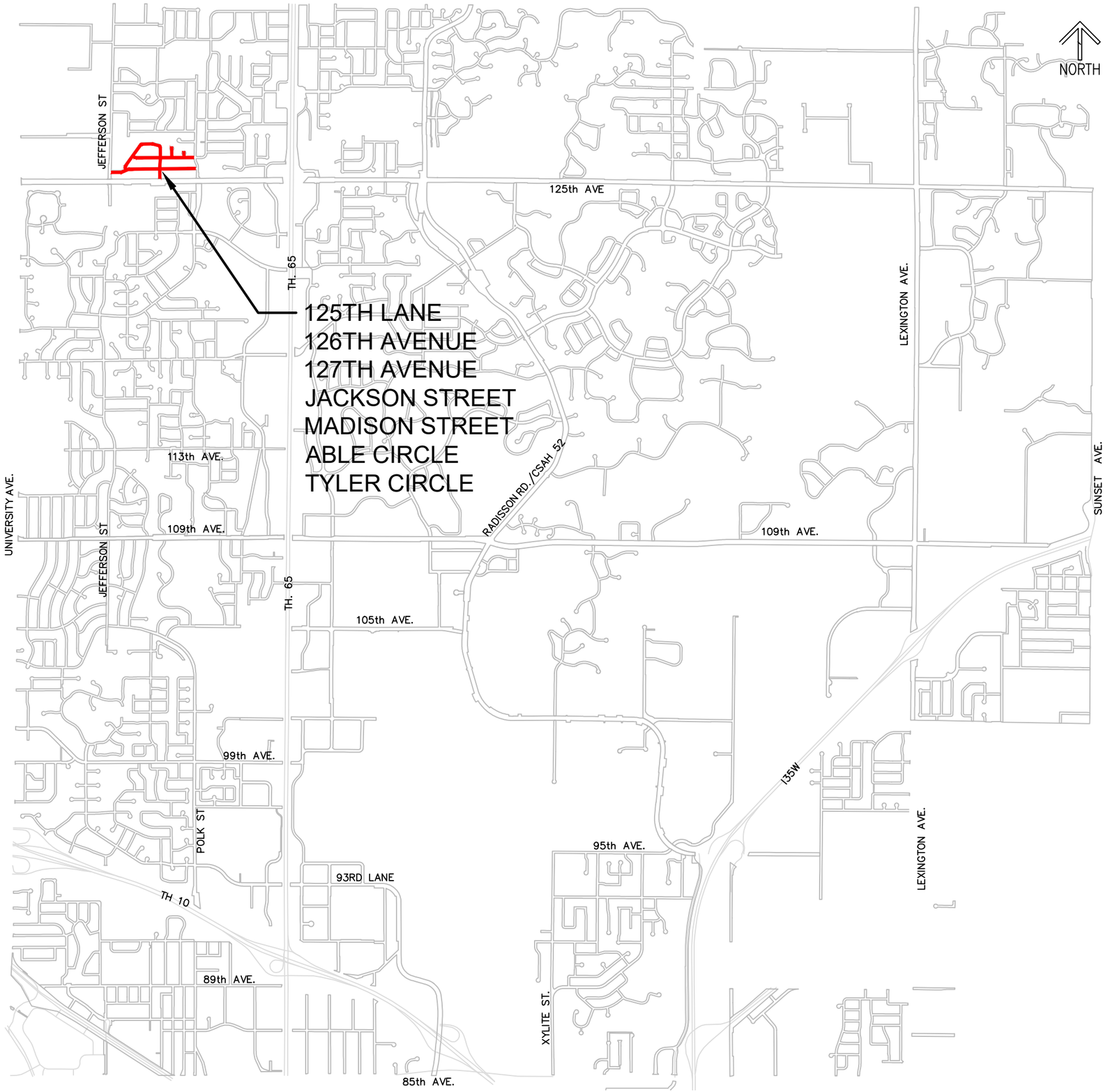
CITY OF BLAINE THE GREAT SEAL OF THE STATE OF MINNESOTA MINNESOTA

Signed by _____

Tim Sanders, Mayor

Signed by _____

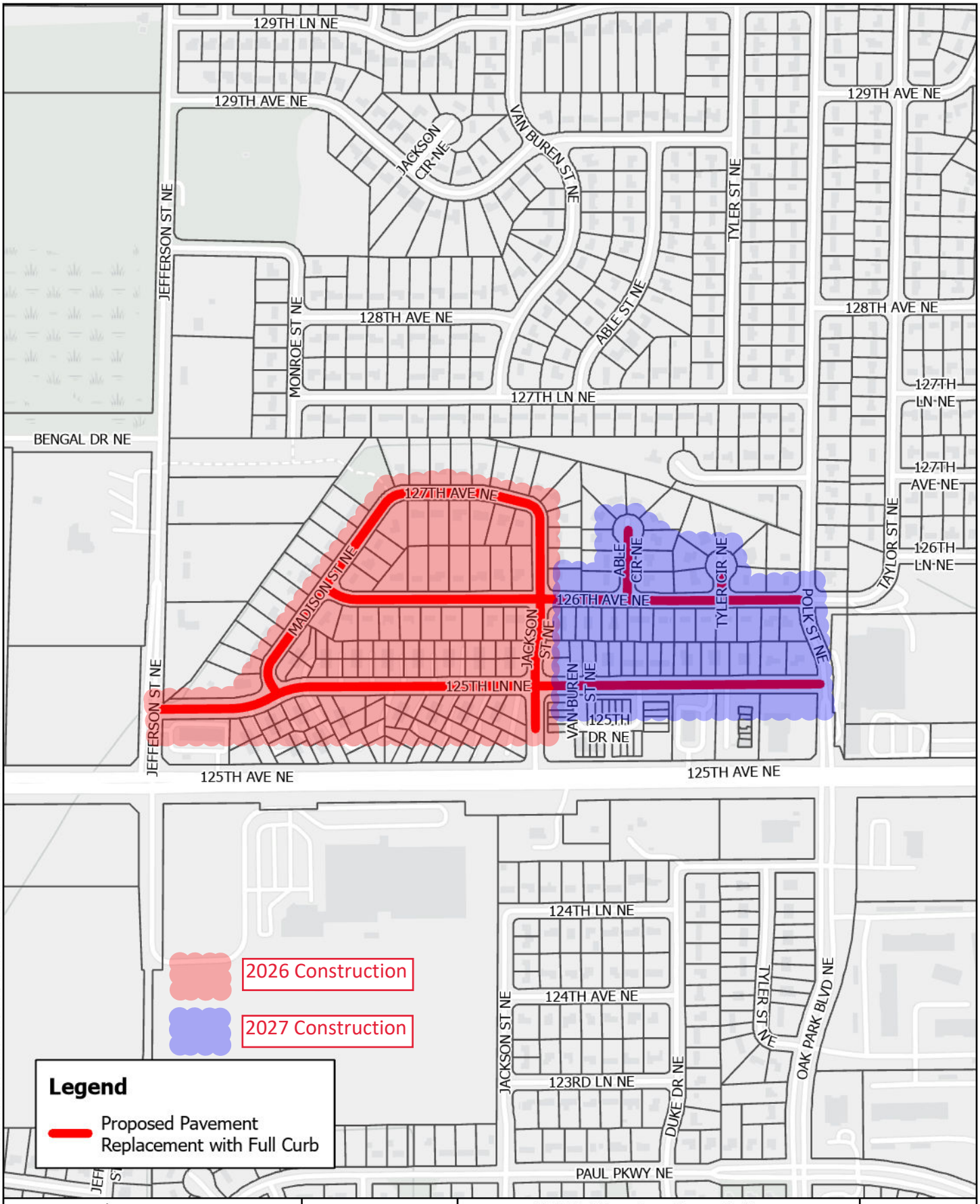
Catherine M. Sorensen, City Clerk



2026 MEADOWBROOK AREA STREET RECONSTRUCTION

CITY OF BLAINE
PAVEMENT MANAGEMENT PROGRAM

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



This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

Feasibility Report

2026 Meadowbrook Area Street Reconstruction

City of Blaine, Minnesota

City No. 26-06

BLAIN 187432 | December 4, 2025

SEH

Building a Better World for All of Us®

Engineers | Architects | Planners | Scientists

Feasibility Report

2026 Meadowbrook Area Street Reconstruction
City of Blaine, Minnesota

City No. 26-06
SEH No. BLAIN 187432

December 4, 2025

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.

Susan Ulvenes, PE

Date: December 4, 2025 License No.: 57904

Reviewed By: Dustin Cesafsky Date: December 4, 2025

Short Elliott Hendrickson Inc.
3535 Vadnais Center Drive
St. Paul, MN 55110-3507
651.490.2000

Executive Summary

The proposed project will reconstruct the streets in the Meadowbrook Park Area which will include pavement removal, concrete curb removal and reinstallation, new bituminous pavement, minor storm drainage improvements, spot water main repair, sanitary sewer casting adjustments and appurtenant construction. The project area includes the streets near Meadowbrook Park as listed in section 2 of this report.

The estimated cost of improvements is $4,112,300 with $911,202 proposed to be assessed over a 15-year period. Replacement of existing sanitary sewer castings/rings at an estimated cost of $94,666, and replacement of water main, malfunctioning gate valves and broken access valve boxes at an estimated cost of $513,127 is proposed to be paid for by City Public Utility Funds. The remaining portion of $2,593,305 is proposed to be paid from the City's Pavement Management Program Fund.

The project is necessary, practical, cost-effective, and feasible, and it will provide a benefit to the properties proposed for assessment.

Contents

1 Project History 1

2 Project Area Characteristics 1

2.1 2026 Meadowbrook Area Street Reconstruction Areas 1

3 Proposed Improvements 2

3.1 Sanitary Sewer 2

3.2 Water Main 2

3.3 Street Construction 3

3.4 Stormwater Drainage 3

4 Impact of Proposed Improvements 4

5 Summary of Estimated Project Costs and Funding 5

6 Assessment Methodology 6

7 Finance 6

7.1 Finance Statement 6

8 Projected Schedule 7

9 Project Feasibility and Recommendation 7

List of Figures

Figure 1 – 2026 Meadowbrook Area Street Reconstruction Area

Figure 2 – Typical Sections

Figure 3 – Ex. Utility Information

Figure 4 – Proposed Utility Information

Figure 5 – Parcel Assessment Map

Figure 6 – Proposed Assessment Roll - Single Family Residential

Figure 7 – Proposed Assessment Roll – Multi Family Residential 35%

Figure 8 – Proposed Assessment Roll – Multi Family Residential 50%

Figure 9 – Proposed Assessment Roll – Commercial/Industrial

List of Appendices

Appendix A Engineers Estimate

SEH is a registered trademark of Short Elliott Hendrickson Inc.

Feasibility Report

2026 Meadowbrook Area Street Reconstruction

Prepared for City of Blaine, Minnesota

1 Project History

The Blaine City Council initiated the project and ordered the preparation of a feasibility report on September 3, 2025, with Resolution No. 25-148.

This report is based on field observations, record drawing information, 2025 aerial photography, and a 2025 topographic survey.

2 Project Area Characteristics

The project area includes the following streets:

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

2.1 2026 Meadowbrook Area Street Reconstruction Areas

2.1.1 Project Area

The streets that occupy the Project Area (see Figure 1) were constructed in the late 1970's with a roadway section that varies from 3" to 5.5" inches of bituminous pavement on 2" to 5" inches of aggregate base with a width that varies from 31-36 feet wide from back of curb to back of curb. The street is an urban section with concrete surmountable curb. There has been no recent maintenance performed on the streets.

The pavement has reached the point of failure with transverse and longitudinal cracking, large patch areas, spot chip seal patching and has failed to a point where an overlay is not feasible (see photo 1). The in-place concrete curb and gutter has moderate cracking, deteriorated joints along with several areas that have settled. The curb has reached the point of needing full replacement.

There is a shared use path entrance for Meadowbrook Park on the corner of 127th Avenue and Madison Street. The trail entrance was reviewed and shows signs of deterioration and settlement. The rest of the trail was not reviewed with this project.

Photo 1

3 Proposed Improvements

The proposed improvements will include replacement of the existing street section along with new 4” barrier curb and gutter. Additional storm sewer will be added in areas where there are drainage issues. The project will also include the replacement of select water main valves and hydrants along with replacement of sanitary and storm sewer manhole castings and rings.

Each improvement is further described below:

3.1 Sanitary Sewer

Public Works and Engineering staff have reviewed the existing sanitary sewer in the project area and concur that there are no issues with the existing services or mains. The sanitary sewer lines throughout the project are lined reinforced concrete pipe (RCP) or polyvinyl chloride (PVC). The project will include spot repair of select sanitary manholes and removal of the existing manhole castings/rings and installation of new castings/rings on all sanitary manholes.

3.2 Water Main

Public Works and Engineering staff has reviewed the water main installation dates and water main break data throughout project area and concur that the existing ductile pipe has no issues indicating the need for replacement or repair. The project will include gate valve repairs and replacement of deficient gate valves along with auxiliary valves on hydrants as identified by the public works staff inspections. All hydrants within the project limits are corroded, they will also be replaced with the project.

3.3 Street Construction

The streets in the project area will consist of 3.5 inches of bituminous pavement over 4 inches of aggregate base (see Figure 2). The in-place concrete surmountable curb will be replaced in full with B418 concrete curb and gutter as it's near the end-of-life expectancy. In addition to the curb and gutter replacement, the street profiles will be adjusted to improve drainage, new barrier curb will allow for better snow plowing practices.

It is not anticipated that additional right-of-way will be needed for the project area.

3.4 Stormwater Drainage

3.4.1 Existing Conditions Capacity Analysis

The storm sewer system was evaluated for capacity using the Rational Method based on the 10-year design storm event from Atlas 14 rainfall data, in accordance with the City of Blaine's design standards. Soils in the project area are classified as Hydrologic Soil Group A, according to the Web Soil Survey database.

The analysis determined that much of the existing storm sewer system is undersized and does not meet current design standards; however, no drainage issues have been reported within the project area. To preserve existing drainage patterns, the trunk storm sewer system will generally remain in place, with isolated segments upsized where capacity is insufficient. Improvements will also be made to storm leads and inlets to accommodate the new concrete curb and gutter.

The project area includes four separate storm sewer systems that ultimately discharge to County Ditch 60. The main trunk line runs primarily south to north beneath the east side of Jackson Street. Due to the trunk line not meeting 10-year design capacity, targeted upsizing of certain segments is recommended. Additionally, catch basins and leads will be adjusted to align with the new curb and gutter, and several new catch basins are proposed to help alleviate standing water during major storm events (see Figure 4).

The storm sewer along Madison Street functions as a separate network that also discharges into County Ditch 60. The trunk line begins at the eastern catch basin located approximately 150 feet north of the 125th Lane and Madison Street intersection and flows west to the county ditch. Our analysis found that the trunk line does not meet the 10-year design capacity, and select segments are recommended for upsizing. To address standing water issues on the roadway during major storm events, additional catch basins are proposed (see Figure 4).

The storm system near the intersection of 125th Lane and Jefferson Street discharges into the pond on the west side of Jefferson Street. The trunk line begins at the catch basin in the southeast corner of the intersection of Jefferson Street and 125th Lane then flows west under Jefferson Street to the pond on the west side of the street.

The storm system near Tyler Circle also discharges into County Ditch 60. There is one catch basin on the north side of the cul-de-sac which drains north ultimately discharging in the ditch.

3.4.2 Proposed Conditions Capacity Analysis

The recommended improvements to the storm sewer networks will address spread capacity issues. The majority of the undersized trunk lines are recommended to remain in place as there have been no reports of flooding. Additional leads are proposed to improve standing water in the

roadway. (Figure 4) Altering the current trunk line could alter the time of concentration causing adverse impacts downstream.

Sump catch basin structures and stormwater treatment will be utilized where appropriate to aid in the removal of sediments to comply with Coon Creek Watershed District requirements.

3.4.3 Stormwater Permitting Requirements

The following entities and associated design requirements will be consulted and adhered to as part of this project, unless noted otherwise in this report.

- Coon Creek Watershed District – a watershed district permit will be required, which will include a full project submittal to the District, as well as District staff conducting a plan review for the project. Coordination meetings are anticipated throughout the final design phase of the project.
- Minnesota Pollution Control Agency – a Storm Water Pollution Prevention Plan will need to be prepared and included in the project plans. This plan will be designed to meet MPCA requirements for stormwater management during and after project construction. A National Pollutant Discharge Elimination Program (NPDES) permit will need to be submitted, most likely by the Contractor, who will use the prepared SWPPP and plans as supporting documentation.

4 Impact of Proposed Improvements

The proposed street improvements will not create new maintenance issues for the Public Works staff other than the annual cleaning of the sump manholes. The City will work with 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 will occur. Efforts to minimize these impacts include the restriction of work hours and dust and erosion control measures included in the project. Any disruptions that occur to existing yards and driveways will be restored. Any disruptions that occur to existing sprinkler systems will be repaired and landscape items in the city right of way will be removed and provided to the owner.

5 Summary of Estimated Project Costs and Funding

Project: 26-06
Description: 2026 Meadowbrook Area Street Reconstruction Project

Cost Item	Percent		Amount
Construction Costs			
Street Construction		$	2,695,774
Water Main			394,713
Sanitary Sewer			72,820
Total Construction Costs		**$**	**3,163,307**
Administrative Costs			
Engineering	18%	$	569,396
Assessment	1%		31,633
Legal	1%		31,633
Administration	5%		158,166
Capitalized Interest	4%		126,532
Bonding	1%		31,633
Total Administrative Costs		**$**	**948,993**
TOTAL ESTIMATED PROJECT COSTS		**$**	**4,112,300**

Temporary Funding Source	City Internal Funds
Permanent Funding Source	Assessments, Pavement Management Program Funds (PMP Funds), and Public Utility Funds

Funding		
Total Paid from Public Utility Funds	**$**	**607,793**
Total Generation from Assessments	**$**	**911,202**
Total Paid from PMP Funds	**$**	**2,593,305**

6 Assessment Methodology

It is proposed that the project be assessed over 15 years in accordance with the City's Assessment Policy. It is proposed to assess this project using the unit method for the single-family residential properties throughout the project areas with the exception of the multi-family and commercial/industrial units which will be assessed by the front foot. Proposed assessments are based on 35% of the entire cost of the improved street section for single family residential properties and varies between 35% and 50% for the multi-family and commercial/industrial parcels depending on the dwelling configuration. The assessments do not include costs for sidewalk, driveway, irrigation, water main, and sanitary sewer work.

See Figure 5 for the proposed parcel assessment map and Figures 6-9 for the proposed assessment rolls.

7 Finance

The proposed project will be temporarily financed by the City. Permanent funding will be provided by the Pavement Management Program Funds, public utility funds, and the costs assessed to the benefiting parcels in accordance with current City Assessment Policy and Minnesota Statutes Chapter 429, Special Assessment Laws.

7.1 Finance Statement

With reference to this Feasibility Report for Improvement Project 26-06 as prepared by the City of Blaine Engineering Department dated December 4, 2025:

1. The project will be temporarily funded through existing City internal funds until permanent financing be obtained through the Pavement Management Program Funds, Public Utility Funds, and assessments.
2. Sufficient moneys are currently available from the City's internal funds to temporarily fund the special assessment portion of the project. It is estimated that $911,202 will be assessed.
3. Sufficient moneys are currently available from the City's Public Utility Funds to pay for proposed utility improvements for street reconstruction at an estimated cost of $607,793.

8 Projected Schedule

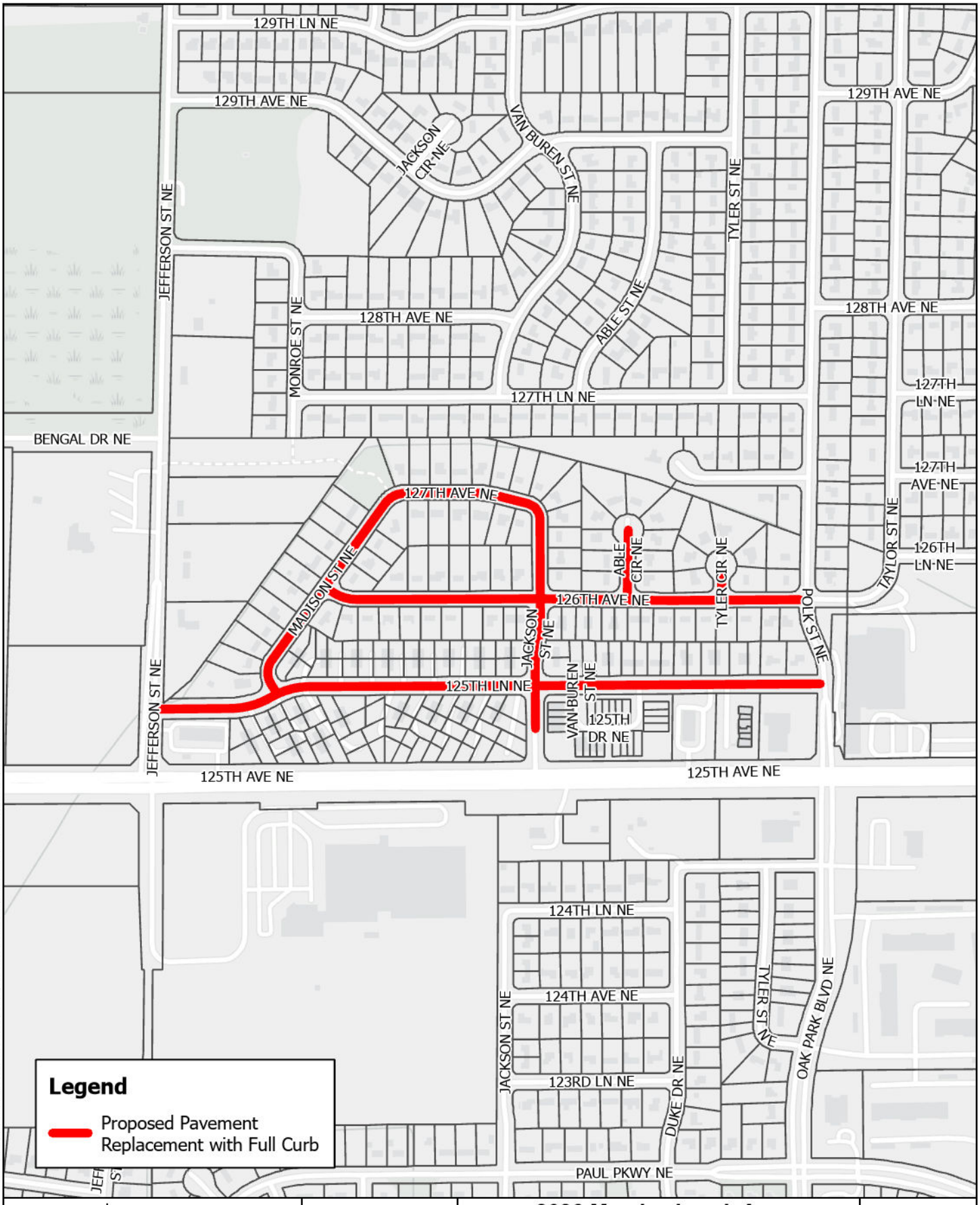
- Receive Feasibility Report, Order Public Hearing..... Dec. 15, 2025
- Resident Open House..... Dec. 17, 2025
- Hold Public Hearing, Order Improvements (Order Preparation of Plans and Specifications).....Jan. 5, 2026
- Approve Plans and Specifications, Order Advertisement for Bids.....March 16, 2026
- Open Bids..... April 15, 2026
- Award Contract ..... April 20, 2026
- Construct Improvements .....2026 - 2027
- Assess Project ..... Fall 2027
- First assessment payment due with real estate taxes .....Jan. 2028

9 Project Feasibility and Recommendation

The project as proposed is technically and financially feasible, cost effective, and will result in a benefit to the properties proposed to be assessed. It is recommended that the Council accept this report, hold the public hearing, and order improvements.

Figures

Figure 1 – 2026 Meadowbrook Area Street Reconstruction Area
Figure 2 – Typical Sections
Figure 3 – Existing Utility Information
Figure 4 – Proposed Utility Information
Figure 5 – Parcel Assessment Map
Figure 6 – Proposed Assessment Roll - Single Family Residential
Figure 7 – Proposed Assessment Roll – Multi-Family Residential 35%
Figure 8 – Proposed Assessment Roll – Multi-Family Residential 50%
Figure 9 – Proposed Assessment Roll – Commercial/Industrial



Print Date: 11/21/2025

Map by: enavratil
Projection: NAD 1983 HARN Adj MN Anoka (US Feet)
Source: Anoka County, City of Blaine, & SEH Inc.

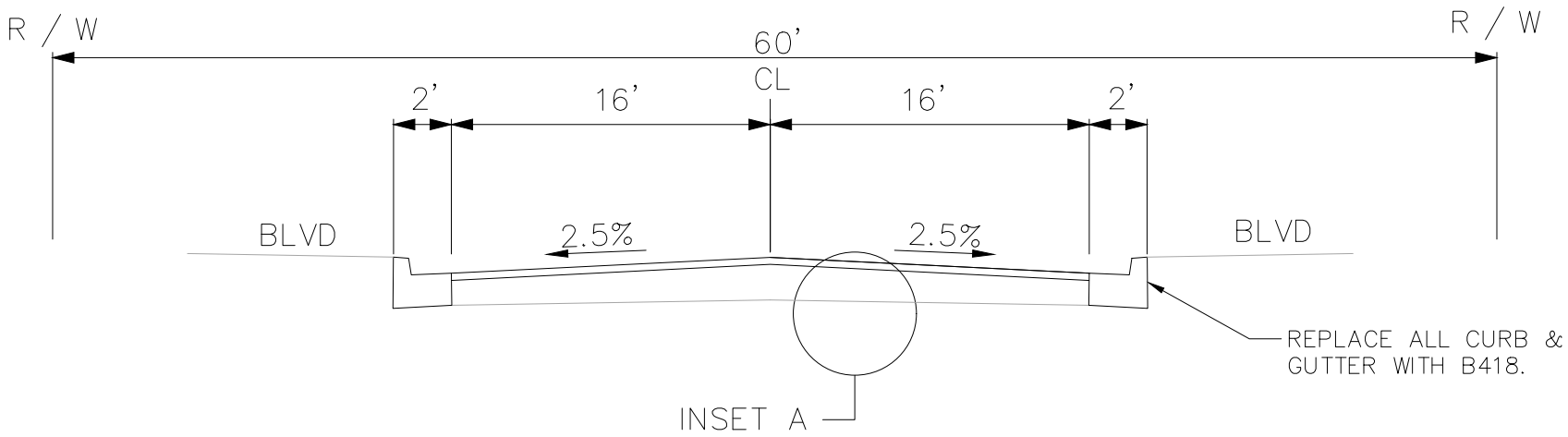
2026 Meadowbrook Area Street Reconstruction

Blaine, MN

Figure 1

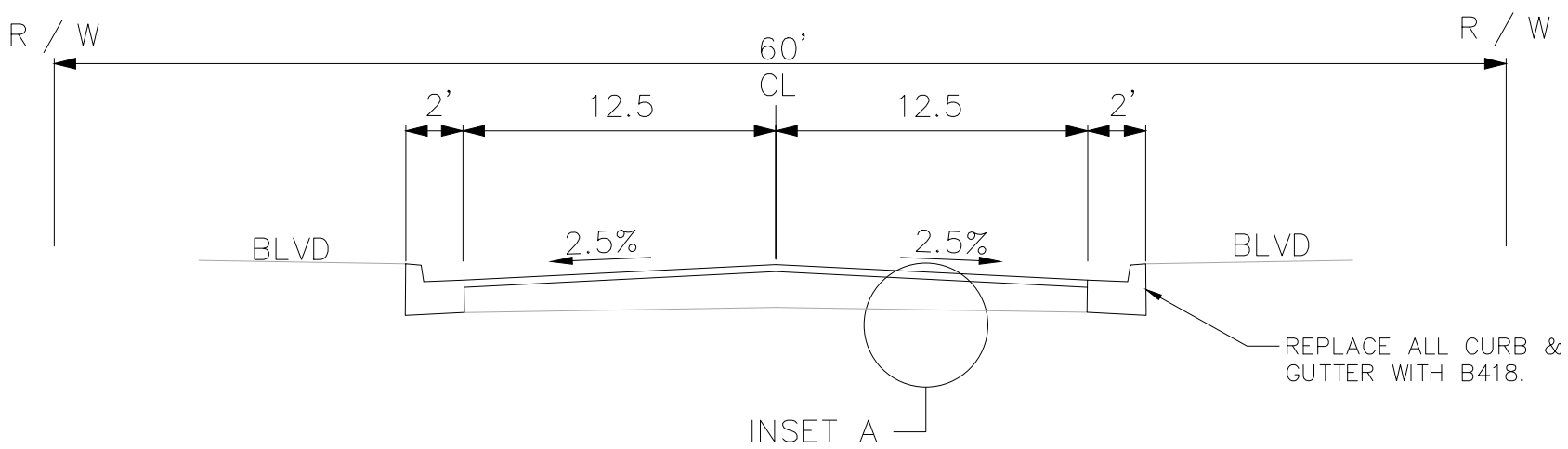
Path: X:\AE\BI\BLAIN\Common\Proposals\2026 Streets Report\BLAIN_2026StreetsRecon\BLAIN_2026StreetsRecon.aprx

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.



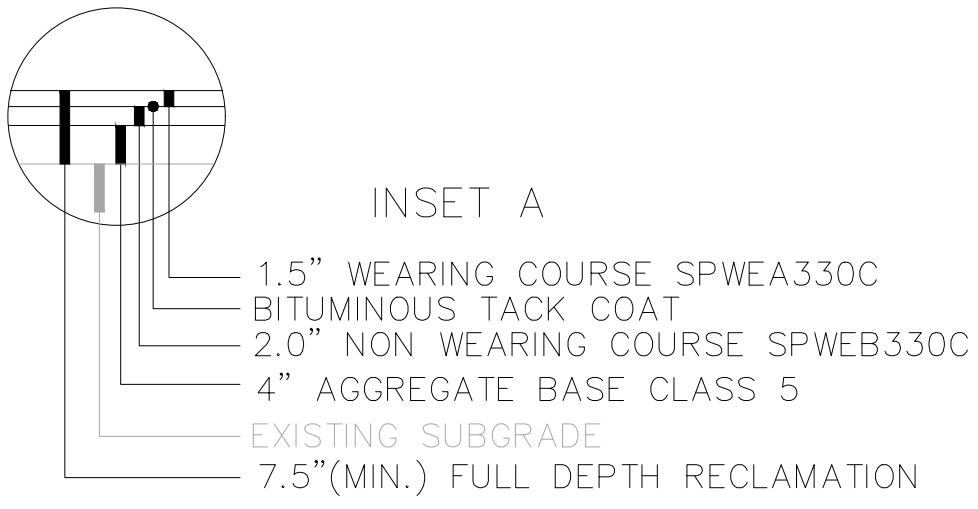
BITUMINOUS REPLACEMENT W/ FULL CURB REPLACEMENT

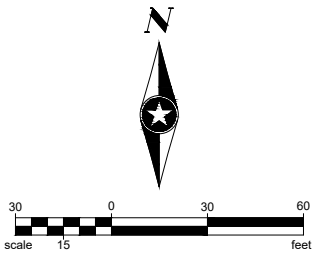
125th Lane
Jackson Street
(STA. 27+00 TO 28+50)



BITUMINOUS REPLACEMENT W/ FULL CURB REPLACEMENT

127th Avenue
126th Avenue
Jackson Street
(STA. 28+50 TO 35+57)
Madison Street
Able Circle
Tyler Circle





PROJECT NO.
BLAIN187432
DATE:
11/21/2025

TYPICAL SECTIONS
BLAINE, MINNESOTA

FIGURE
2

Save: 11/21/2025 2:07 PM enavratil Plot: 11/21/2025 2:09 PM X:\AE\B\BLAIN\187432\4-prelim-dsgn-rpts\TYPICAL SECTIONS.dwg

LEGEND

EXISTING WATERMAIN

EXISTING SANITARY SEWER

EXISTING STORM SEWER

127TH AVE NE

126TH AVE NE

126TH AVE NE

125TH LN NE

125TH LN NE

125TH LN NE

MADISON ST NE

JACKSON ST

ABLE CIR. NE

TYLER CIR. NE

POLK STREET

JEFFERSON STREET NE

JACKSON ST

POLK STREET

COUNTY ROAD 14 (125TH AVE NE)

COUNTY ROAD 14 (125TH AVE NE)

N

30 0 30 60

scale 15 feet

Save: 10/14/2025 2:39 PM ensavrait1 Plot: 10/14/2025 2:40 PM X:\AE\B\BLAIN\187432\4-prelim-dsgn-rpts\UT EXHIBITS.dwg

SEH

PROJECT NO. BLAIN187432

DATE: 10/14/2025

EXISTING UTILITIES
2026 MEADOWBROOK AREA STREET IMPROVEMENTS
BLAINE, MINNESOTA

FIGURE 3

LEGEND

EXISTING WATERMAIN
EXISTING SANITARY SEWER
EXISTING STORM SEWER
STORM SEWER IMPROVEMENTS
WATERMAIN IMPROVEMENTS
SANITARY SEWER IMPROVEMENTS

127TH AVE NE
126TH AVE NE
126TH AVE NE
125TH LN NE
125TH LN NE
125TH LN NE
MADISON ST NE
JACKSON ST
ABLE CIR. NE
TYLER CIR. NE
POLK STREET
JEFFERSON STREET NE
JACKSON ST
POLK STREET
COUNTY ROAD 14 (125TH AVE NE)
COUNTY ROAD 14 (125TH AVE NE)

N

100 0 100 200
scale 50 feet

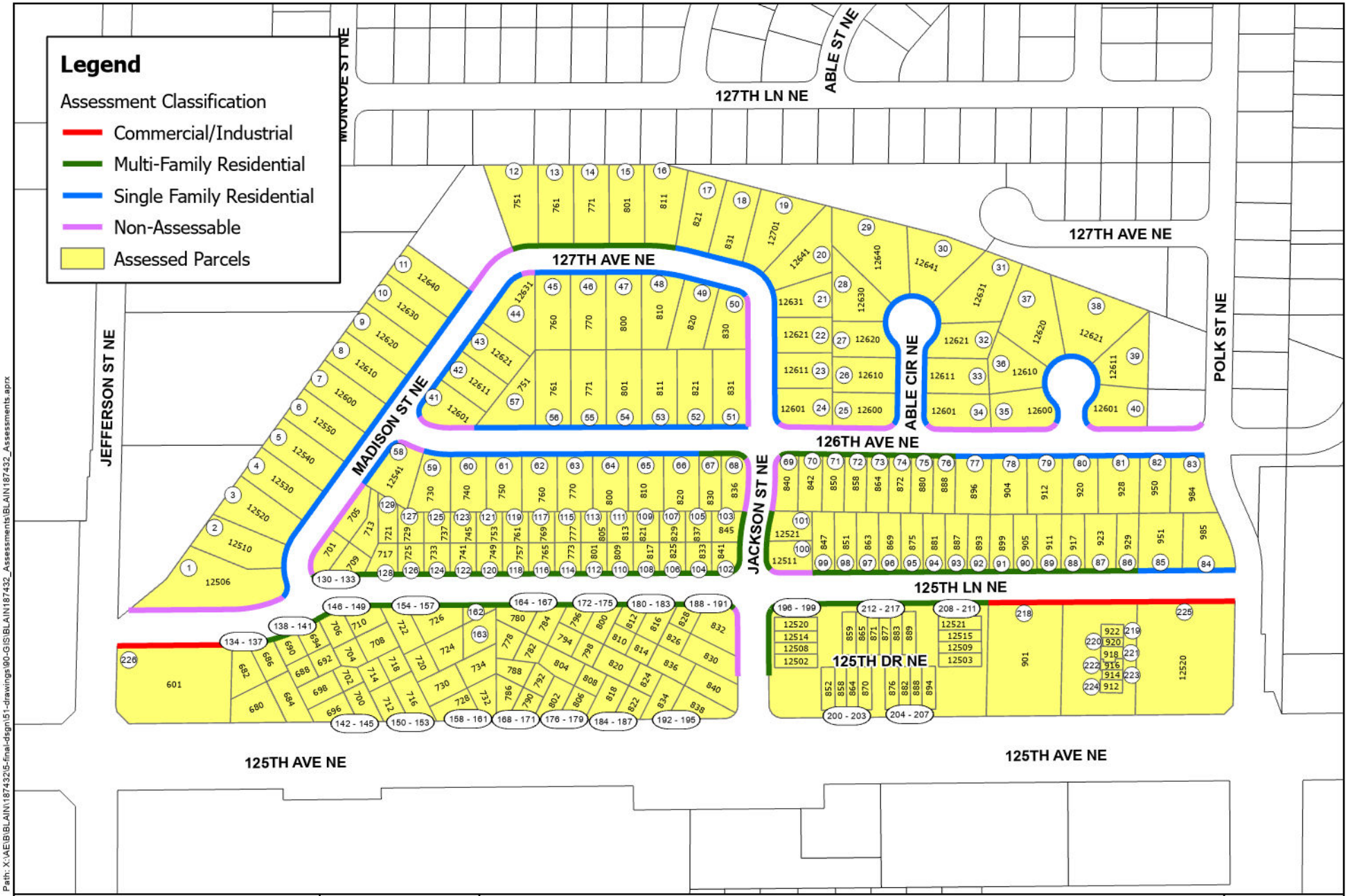
Save: 10/14/2025 2:39 PM enavratil Plot: 10/14/2025 2:44 PM X:\AE\B\BLAIN\187432\4-prelim-dsgn-rpts\UT EXHIBITS.dwg

SEH

PROJECT NO. BLAIN187432
DATE: 10/14/2025

PROPOSED UTILITY IMPROVEMENTS
2026 MEADOWBROOK AREA STREET IMPROVEMENTS
BLAINE, MINNESOTA

FIGURE 4



Path: X:\AE\B\BLAIN\187432\5-final-dsgn\51-drawings\90-GIS\BLAIN187432_Assessments\BLAIN187432_Assessments.aprx

SEH

N

0 150 300 Feet

Project: BLAIN 187432
Print Date: 11/25/2025

Map by: enavratil
Projection: NAD 1983 HARN Adj MN Anoka (US Feet)
Source: Anoka County & SEH Inc.

Assessment Map

2026 Meadowbrook Area Street Reconstruction
Blaine, Minnesota

Figure 5

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

PROJECT 26-06
2026 STREET RECONSTRUCTIONS
MEADOWBROOK PROJECT AREA
CITY OF BLAINE
Figure No. 6 - Single Family Residential
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, STREET OVERSIZING, WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)

CONSTRUCTION COSTS*	$2,296,287					
ADMINISTRATIVE COSTS	$688,886					
TOTAL COST	$2,985,173				RESIDENTIAL ASSESSMENT	
RESIDENTIAL RATE	x 35%		TOTAL FRONT FOOTAGE		RATE PER FRONT FOOT	
ASSESSABLE COST	**$1,044,811**	÷	**13433.0 LF**	=	**$77.78**	

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
$77.78	**X**	**5773.0 LF**	**=**	**$449,023.94**	**÷**	**75**	**=**	**$5,986.99**

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
1	063123430043	12506 MADISON ST NE	DOUBLE E PROPERTIES LLC	1	$5,986.99	$5,986.99
2	063123430044	12510 MADISON ST NE	ALQAYSI ABDULNASER	1	$5,986.99	$5,986.99
3	063123430006	12520 MADISON ST NE	VANG CHEEKA	1	$5,986.99	$5,986.99
4	063123430007	12530 MADISON ST NE	HELD GARY	1	$5,986.99	$5,986.99
5	063123430008	12540 MADISON ST NE	DO TRUSTEE LINH H	1	$5,986.99	$5,986.99
6	063123430009	12550 MADISON ST NE	SURMA JEANNE ANN	1	$5,986.99	$5,986.99
7	063123430010	12600 MADISON ST NE	LONGERBONE, JOSEPH	1	$5,986.99	$5,986.99
8	063123430011	12610 MADISON ST NE	TELLEVIK MARCUS	1	$5,986.99	$5,986.99
9	063123430012	12620 MADISON ST NE	SCHUSTER, ANDREW	1	$5,986.99	$5,986.99
10	063123430013	12630 MADISON ST NE	JOHNSON, BROOKS	1	$5,986.99	$5,986.99
11	063123430014	12640 MADISON ST NE	RANDLE, THOMAS CRAIG	1	$5,986.99	$5,986.99
12	063123430015	751 127TH AVE NE	LAYON, RYAN	1	$5,986.99	$5,986.99
13	063123430016	761 127TH AVE NE	HUNT NICKOLIS	1	$5,986.99	$5,986.99
14	063123430017	771 127TH AVE NE	LOMAX, ZACHARY	1	$5,986.99	$5,986.99
15	063123430018	801 127TH AVE NE	GORDON TRUSTEE GREGORY DANA	1	$5,986.99	$5,986.99
16	063123430019	811 127TH AVE NE	PETERSON JOSEPH LEE	1	$5,986.99	$5,986.99
17	063123430020	821 127TH AVE NE	NELSON, RICHARD	1	$5,986.99	$5,986.99
18	063123440012	831 127TH AVE NE	BASSETT BRAD	1	$5,986.99	$5,986.99
19	063123440013	12701 JACKSON ST NE	AITRAISS, JENNIFER	1	$5,986.99	$5,986.99
20	063123440014	12641 JACKSON ST NE	HEIDECKER DERON A & BEVERLY A	1	$5,986.99	$5,986.99
21	063123440015	12631 JACKSON ST NE	SANTOS CHRISTIAN GOMEZ	1	$5,986.99	$5,986.99
22	063123440016	12621 JACKSON ST NE	JOHNSON EDWIN E	1	$5,986.99	$5,986.99
23	063123440017	12611 JACKSON ST NE	SANDE GARY DEAN & DIANNA M	1	$5,986.99	$5,986.99
24	063123440018	12601 JACKSON ST NE	PELARSKI BRENDA R	1	$5,986.99	$5,986.99
25	063123440019	12600 ABLE CIR NE	MARIHART KEVIN A & JOANNE D	1	$5,986.99	$5,986.99
26	063123440020	12610 ABLE CIR NE	KADLEC JASON A & TIFFANI M	1	$5,986.99	$5,986.99
27	063123440021	12620 ABLE CIR NE	FORSTER TRUSTEE PATRICIA J	1	$5,986.99	$5,986.99
28	063123440022	12630 ABLE CIR NE	STUART JAMES L	1	$5,986.99	$5,986.99
29	063123440023	12640 ABLE CIR NE	HAWIYA, MEGERSO	1	$5,986.99	$5,986.99
30	063123440024	12641 ABLE CIR NE	FISCHER, KELLY	1	$5,986.99	$5,986.99
31	063123440025	12631 ABLE CIR NE	THE DO TONYKHANG & THUONG	1	$5,986.99	$5,986.99
32	063123440026	12621 ABLE CIR NE	NALIPINSKI, JOE	1	$5,986.99	$5,986.99
33	063123440027	12611 ABLE CIR NE	XIONG BOON	1	$5,986.99	$5,986.99
34	063123440028	12601 ABLE CIR NE	BRUENDER, CORY M	1	$5,986.99	$5,986.99
35	063123440029	12600 TYLER CIR NE	CHAPIN LYLE AND BETTY	1	$5,986.99	$5,986.99
36	063123440030	12610 TYLER CIR NE	CLEMSON, MICHAEL J	1	$5,986.99	$5,986.99
37	063123440031	12620 TYLER CIR NE	ANDERSON ASHLEY	1	$5,986.99	$5,986.99
38	063123440032	12621 TYLER CIR NE	GEORGE TRUSTEE, BLAIR S	1	$5,986.99	$5,986.99
39	063123440033	12611 TYLER CIR NE	GERARD RICHARD J & BETH C	1	$5,986.99	$5,986.99
40	063123440034	12601 TYLER CIR NE	SCHMIDT ZARA A	1	$5,986.99	$5,986.99
41	063123430021	12601 MADISON ST NE	THAO HYLENG T	1	$5,986.99	$5,986.99
42	063123430022	12611 MADISON ST NE	LYTWYN, CHRISTOPHER B	1	$5,986.99	$5,986.99
43	063123430023	12621 MADISON ST NE	ACKMAN, RICHARD	1	$5,986.99	$5,986.99
44	063123430024	12631 MADISON ST NE	SEWALD, JONATHON W	1	$5,986.99	$5,986.99
45	063123430025	760 127TH AVE NE	ROBERTS CHRISTOPHER MICHAEL	1	$5,986.99	$5,986.99
46	063123430026	770 127TH AVE NE	LAU KEVIN D	1	$5,986.99	$5,986.99
47	063123430027	800 127TH AVE NE	WALTHOUR, SUSAN RUTH	1	$5,986.99	$5,986.99
48	063123430028	810 127TH AVE NE	SCHUELLER MICHAEL J	1	$5,986.99	$5,986.99
49	063123430029	820 127TH AVE NE	MOUA, KONG CHENG	1	$5,986.99	$5,986.99
50	063123440052	830 127TH AVE NE	BAUS NICHOLAS	1	$5,986.99	$5,986.99
51	063123440053	831 126TH AVE NE	LYNUM LAUREN	1	$5,986.99	$5,986.99
52	063123430030	821 126TH AVE NE	WEILER JACQUELYN M	1	$5,986.99	$5,986.99
53	063123430031	811 126TH AVE NE	GRUNDTNER, HOWARD	1	$5,986.99	$5,986.99
54	063123430032	801 126TH AVE NE	XIONG, MAIKAO	1	$5,986.99	$5,986.99
55	063123430033	771 126TH AVE NE	KUBESH CAROL J	1	$5,986.99	$5,986.99
56	063123430034	761 126TH AVE NE	PRO OPERAM SUB XIV LLC	1	$5,986.99	$5,986.99
57	063123430035	751 126TH AVE NE	ELUJOBA CESLEN	1	$5,986.99	$5,986.99
58	063123430045	12541 MADISON ST NE	THAO DAVID	1	$5,986.99	$5,986.99
59	063123430046	730 126TH AVE NE	DEGAGA, BINIAM D	1	$5,986.99	$5,986.99
60	063123430047	740 126TH AVE NE	SCOTT, SEAN	1	$5,986.99	$5,986.99
61	063123430048	750 126TH AVE NE	METROPOLITAN COUNCIL	1	$5,986.99	$5,986.99
62	063123430049	760 126TH AVE NE	CARDENAS CESAR F URGILES	1	$5,986.99	$5,986.99
63	063123430050	770 126TH AVE NE	PHA, SHEE YEE	1	$5,986.99	$5,986.99
64	063123430051	800 126TH AVE NE	CORKINS JR KEVIN	1	$5,986.99	$5,986.99
65	063123430052	810 126TH AVE NE	BWD PROPERTIES 810 LLC	1	$5,986.99	$5,986.99
66	063123430053	820 126TH AVE NE	WADE RICKY J	1	$5,986.99	$5,986.99
77	063123440058	896 126TH AVE NE	MARTINEZ ARELI L	1	$5,986.99	$5,986.99
78	063123440003	904 126TH AVE NE	GEISER LORI	1	$5,986.99	$5,986.99
79	063123440004	912 126TH AVE NE	CAMPOS, VICENTE LEDESMA	1	$5,986.99	$5,986.99
80	063123440005	920 126TH AVE NE	OCHU, DENISE M	1	$5,986.99	$5,986.99
81	063123440006	928 126TH AVE NE	SEAVER, JOSHUA C	1	$5,986.99	$5,986.99
82	063123440097	950 126TH AVE NE	CROWE TRUSTEE ROBERT D	1	$5,986.99	$5,986.99

PROJECT 26-06
2026 STREET RECONSTRUCTIONS
MEADOWBROOK PROJECT AREA
CITY OF BLAINE
Figure No. 6 - Single Family Residential
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	$2,296,287	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, STREET OVERSIZING, WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)				
ADMINISTRATIVE COSTS	$688,886					
TOTAL COST	$2,985,173					
RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE		RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT		
ASSESSABLE COST	**$1,044,811**	**÷**	**13433.0 LF**	**=**	**$77.78**	

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
$77.78	**X**	**5773.0 LF**	**=**	**$449,023.94**	**÷**	**75**	**=**	**$5,986.99**

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
83	063123440098	984 126TH AVE NE	STICKNEY, KAY H	1	$5,986.99	$5,986.99
84	063123440099	985 125TH LN NE	GILMORE ROBERT L	1	$5,986.99	$5,986.99
85	063123440100	951 125TH LN NE	YAHYA, ASHRAF	1	$5,986.99	$5,986.99

PROJECT 26-06

2026 STREET RECONSTRUCTIONS

MEADOWBROOK PROJECT AREA

CITY OF BLAINE

Figure No. 7 - Multi-Family Residential (35%)

PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, STREET OVERSIZING, WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)

CONSTRUCTION COSTS*	$2,296,287			MULTI-FAMILY RESIDENTIAL	
ADMINISTRATIVE COSTS	$688,886			ASSESSMENT RATE PER FRONT	
TOTAL COST	$2,985,173				
MULTI-FAMILY RATE	x 35%	TOTAL FRONT FOOTAGE		FOOT	
ASSESSABLE COST	**$1,044,811**	**÷ 13433.0 LF**	**=**	**$77.78**	

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
67	063123440094	830 126TH AVE NE	FELLAND, JACQUELINE E	49.9	$77.78	$3,883.02
68	063123440093	836 126TH AVE NE	KINSEL, TYLER	49.9	$77.78	$3,883.02
69	063123440095	840 126TH AVE NE	SOVICH JUSTIN	49.9	$77.78	$3,883.02
70	063123440096	842 126TH AVE NE	SIEG CARLEEN R	49.9	$77.78	$3,883.02
71	063123440070	850 126TH AVE NE	DOTZLER, HERBERT C	49.9	$77.78	$3,883.02
72	063123440071	858 126TH AVE NE	ZHANG JIAN YING	49.9	$77.78	$3,883.02
73	063123440072	864 126TH AVE NE	ZAPPA MARK & JEFFERS LINDA	49.9	$77.78	$3,883.02
74	063123440073	872 126TH AVE NE	JOHNSON LANA	49.9	$77.78	$3,883.02
75	063123440074	880 126TH AVE NE	MALAT ELAINE M	49.9	$77.78	$3,883.02
76	063123440075	888 126TH AVE NE	MAYOTTE, DUSTIN	49.9	$77.78	$3,883.02
86	063123440077	929 125TH LN NE	HANSON STEVEN J	49.9	$77.78	$3,883.02
87	063123440076	923 125TH LN NE	HOGAN, COLLEEN B	49.9	$77.78	$3,883.02
88	063123440087	917 125TH LN NE	JADINAK R J & NELSON K A	49.9	$77.78	$3,883.02
89	063123440088	911 125TH LN NE	BOISVERT D A & MCEACHERN G	49.9	$77.78	$3,883.02
90	063123440089	905 125TH LN NE	HAMBLETON RHONDA L	49.9	$77.78	$3,883.02
91	063123440090	899 125TH LN NE	HAMBLETON RHONDA	49.9	$77.78	$3,883.02
92	063123440084	893 125TH LN NE	MOORE JILL VICTORIA	49.9	$77.78	$3,883.02
93	063123440083	887 125TH LN NE	THOMPSON, KRISTOPHER	49.9	$77.78	$3,883.02
94	063123440104	881 125TH LN NE	CHAN, SHERMAN C	49.9	$77.78	$3,883.02
95	063123440103	875 125TH LN NE	GRUNDTNER DONALD J	49.9	$77.78	$3,883.02
96	063123440078	869 125TH LN NE	MOROZ, VLADIMIR	49.9	$77.78	$3,883.02
97	063123440079	863 125TH LN NE	MOROZ, VERONICA	49.9	$77.78	$3,883.02
98	063123440092	851 125TH LN NE	RED STONE REAL ESTATE LLC	49.9	$77.78	$3,883.02
99	063123440091	847 125TH LN NE	BLESENER, SUZANNE M	49.9	$77.78	$3,883.02
100	063123440086	12511 JACKSON ST NE	PEDERSON, DAREK L	49.9	$77.78	$3,883.02
101	063123440085	12521 JACKSON ST NE	BORGAN JR, JEFFERY	49.9	$77.78	$3,883.02

PROJECT 26-06
2026 STREET RECONSTRUCTIONS
MEADOWBROOK PROJECT AREA
CITY OF BLAINE
Figure No. 8 - Multi-Family Residential (50%)
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, STREET OVERSIZING, WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)

CONSTRUCTION COSTS*	$2,296,287				
ADMINISTRATIVE COSTS	$688,886				
TOTAL COST	$2,985,173			MULTI-FAMILY RESIDENTIAL	
MULTI-FAMILY RATE	x 50%		TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	**$1,492,587**	**÷**	**13433.0 LF**	**=**	**$111.11**

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
102	063123440066	841 125TH LN NE	RUCH JOSIAH J	32.9	$111.11	$3,659.69
103	063123440065	845 125TH LN NE	CHAN, DANNY	32.9	$111.11	$3,659.69
104	063123440067	833 125TH LN NE	FALLDIN JR, DOUGLAS A	32.9	$111.11	$3,659.69
105	063123440068	837 125TH LN NE	GANZER AMANDA	32.9	$111.11	$3,659.69
106	063123430055	825 125TH LN NE	BIER, DOUGLAS G	32.9	$111.11	$3,659.69
107	063123430054	829 125TH LN NE	RAAB STEFANIE	32.9	$111.11	$3,659.69
108	063123430056	817 125TH LN NE	BRUCHMANN, SANDRA J	32.9	$111.11	$3,659.69
109	063123430057	821 125TH LN NE	MEYER KATHLEEN ANN	32.9	$111.11	$3,659.69
110	063123430059	809 125TH LN NE	WING DARCI LYN	32.9	$111.11	$3,659.69
111	063123430058	813 125TH LN NE	MEYER, JOLENE MARIE	32.9	$111.11	$3,659.69
112	063123430060	801 125TH LN NE	KLINGA, MICHELLE A	32.9	$111.11	$3,659.69
113	063123430061	805 125TH LN NE	ROBINHOOD PROPERTY LLC	32.9	$111.11	$3,659.69
114	063123430063	773 125TH LN NE	THAO GAO JOUA	32.9	$111.11	$3,659.69
115	063123430062	777 125TH LN NE	HOPSON DELISIA L	32.9	$111.11	$3,659.69
116	063123430064	765 125TH LN NE	CHRISTENSEN LEIZL	32.9	$111.11	$3,659.69
117	063123430065	769 125TH LN NE	DAVIS NATALIE G	32.9	$111.11	$3,659.69
118	063123430067	757 125TH LN NE	JIK PROPERTIES LLC	32.9	$111.11	$3,659.69
119	063123430066	761 125TH LN NE	SCHULTZ AMELIA R	32.9	$111.11	$3,659.69
120	063123430068	749 125TH LN NE	RALSTON, ALEXANDRA J	32.9	$111.11	$3,659.69
121	063123430069	753 125TH LN NE	RALSTON, ALEXANDRA J	32.9	$111.11	$3,659.69
122	063123430071	741 125TH LN NE	LEPOUCE DAWN E	32.9	$111.11	$3,659.69
123	063123430070	745 125TH LN NE	KORDIAK MICHAEL	32.9	$111.11	$3,659.69
124	063123430072	733 125TH LN NE	THIEDE JEANNIE M	32.9	$111.11	$3,659.69
125	063123430073	737 125TH LN NE	DOONER JAMES	32.9	$111.11	$3,659.69
126	063123430075	725 125TH LN NE	MACKENTHUN, ROSEANN	32.9	$111.11	$3,659.69
127	063123430074	729 125TH LN NE	ENGELSTAD LINDSTROM, LINNEA ANN	32.9	$111.11	$3,659.69
128	063123430076	717 125TH LN NE	ZOR CORETA	32.9	$111.11	$3,659.69
129	063123430077	721 125TH LN NE	REYNOLDS, MICHAEL	32.9	$111.11	$3,659.69
130	063123430079	709 125TH LN NE	LABEAUX JOHN P	32.9	$111.11	$3,659.69
131	063123430078	713 125TH LN NE	WISSBAUM WILLIAM	32.9	$111.11	$3,659.69
132	063123430080	701 125TH LN NE	JENSEN JEFFREY G	32.9	$111.11	$3,659.69
133	063123430081	705 125TH LN NE	JORDAN JULI	32.9	$111.11	$3,659.69
134	063123430138	682 125TH LN NE	SCHNAPP II, KENNETH R	17.3	$111.11	$1,920.35
135	063123430137	680 125TH LN NE	EKURE, SYBIL	17.3	$111.11	$1,920.35
136	063123430136	686 125TH LN NE	SERACKI KAITLYN	17.3	$111.11	$1,920.35
137	063123430134	684 125TH LN NE	KORKO, MIRVA	17.3	$111.11	$1,920.35
138	063123430135	690 125TH LN NE	HARRINGTON JULIE A	17.3	$111.11	$1,920.35
139	063123430131	688 125TH LN NE	LARSON MARTA L	17.3	$111.11	$1,920.35
140	063123430133	694 125TH LN NE	SCHULTZ JASON E	17.3	$111.11	$1,920.35
141	063123430132	692 125TH LN NE	HIGGINS INVESTMENTS LLC	17.3	$111.11	$1,920.35
142	063123430130	698 125TH LN NE	MOSER, DEBRA	17.3	$111.11	$1,920.35
143	063123430129	696 125TH LN NE	BELL, KEVIN	17.3	$111.11	$1,920.35
144	063123430128	702 125TH LN NE	WOJCIAK GREGORY W	17.3	$111.11	$1,920.35
145	063123430125	700 125TH LN NE	KUSCH, RACHEL R	17.3	$111.11	$1,920.35
146	063123430126	706 125TH LN NE	WEST II, JOHN ANDREW	17.3	$111.11	$1,920.35
147	063123430127	704 125TH LN NE	HIGGINS INVESTMENTS LLC	17.3	$111.11	$1,920.35
148	063123430123	710 125TH LN NE	SKIMLAND, RICHARD N	17.3	$111.11	$1,920.35
149	063123430122	708 125TH LN NE	JENSON JANE M	17.3	$111.11	$1,920.35
150	063123430120	714 125TH LN NE	HIGGINS INVESTMENTS LLC	17.3	$111.11	$1,920.35
151	063123430119	712 125TH LN NE	PONTO TAMMY	17.3	$111.11	$1,920.35
152	063123430121	718 125TH LN NE	RICHTER WAYNE A	17.3	$111.11	$1,920.35
153	063123430118	716 125TH LN NE	JESKE, HEATHER	17.3	$111.11	$1,920.35
154	063123430124	722 125TH LN NE	SWISHER JUDY L	17.3	$111.11	$1,920.35
155	063123430117	720 125TH LN NE	GRAVDAL SHARON A	17.3	$111.11	$1,920.35
156	063123430142	726 125TH LN NE	RIES MARY	17.3	$111.11	$1,920.35
157	063123430139	724 125TH LN NE	WEINHANDL ALEXANDER D	17.3	$111.11	$1,920.35
158	063123430115	730 125TH LN NE	LADWIG, BRIANNA M	17.3	$111.11	$1,920.35
159	063123430116	728 125TH LN NE	VEENHUIS, HEATHER	17.3	$111.11	$1,920.35
160	063123430111	734 125TH LN NE	PODANY, WAYNE M	17.3	$111.11	$1,920.35
161	063123430112	732 125TH LN NE	GULLICKSON, AVA	17.3	$111.11	$1,920.35
164	063123430109	780 125TH LN NE	OLSON, MATTHEW	17.3	$111.11	$1,920.35
165	063123430107	778 125TH LN NE	WINGMAN PROPERTY LLC	17.3	$111.11	$1,920.35
166	063123430103	784 125TH LN NE	WELCH, CHRISTOPHER D	17.3	$111.11	$1,920.35
167	063123430108	782 125TH LN NE	SCHROEDL PATRICIA J	17.3	$111.11	$1,920.35
168	063123430106	788 125TH LN NE	REESE DEANN M	17.3	$111.11	$1,920.35
169	063123430110	786 125TH LN NE	ROBB JUSTIN	17.3	$111.11	$1,920.35
170	063123430104	792 125TH LN NE	BORCHARDT JR, KENNETH O	17.3	$111.11	$1,920.35
171	063123430105	790 125TH LN NE	PETERS STEVEN D	17.3	$111.11	$1,920.35
172	063123430096	796 125TH LN NE	RASMUSSEN MAGGIE	17.3	$111.11	$1,920.35
173	063123430100	794 125TH LN NE	BECK JESSICA ANNE	17.3	$111.11	$1,920.35
174	063123430095	800 125TH LN NE	OPENDOOR PROPERTY TRUST I	17.3	$111.11	$1,920.35
175	063123430097	798 125TH LN NE	OBRASKE KEITH	17.3	$111.11	$1,920.35
176	063123430102	804 125TH LN NE	CARHILL, STEVE R	17.3	$111.11	$1,920.35
177	063123430101	802 125TH LN NE	GEIST, DONNA	17.3	$111.11	$1,920.35
178	063123430098	808 125TH LN NE	PAT SQUARED LLC	17.3	$111.11	$1,920.35
179	063123430099	806 125TH LN NE	STEPPE TRUSTEE, JANET LOUISE	17.3	$111.11	$1,920.35
180	063123430092	812 125TH LN NE	DAVIS GARY L	17.3	$111.11	$1,920.35
181	063123430090	810 125TH LN NE	DO TRUSTEE MICHAEL H	17.3	$111.11	$1,920.35
182	063123430087	816 125TH LN NE	JOHNSON, KEVIN S	17.3	$111.11	$1,920.35

PROJECT 26-06
2026 STREET RECONSTRUCTIONS
MEADOWBROOK PROJECT AREA
CITY OF BLAINE
Figure No. 8 - Multi-Family Residential (50%)
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, STREET OVERSIZING, WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)

CONSTRUCTION COSTS*	$2,296,287					
ADMINISTRATIVE COSTS	$688,886					
TOTAL COST	$2,985,173				MULTI-FAMILY RESIDENTIAL	
MULTI-FAMILY RATE	x 50%		TOTAL FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	**$1,492,587**	**÷**	**13433.0 LF**	**=**	**$111.11**	

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
183	063123430091	814 125TH LN NE	MCDONALD, EDWARD E	17.3	$111.11	$1,920.35
184	063123430094	820 125TH LN NE	MAPPLEBECK MICHAEL V	17.3	$111.11	$1,920.35
185	063123430093	818 125TH LN NE	FRISCH, MELISSA A	17.3	$111.11	$1,920.35
186	063123430088	824 125TH LN NE	MCINTYRE TAVARIS	17.3	$111.11	$1,920.35
187	063123430089	822 125TH LN NE	AMERINE, DENNIS M	17.3	$111.11	$1,920.35
188	063123430082	828 125TH LN NE	MOREHOUSE, SHAWNDA L	17.3	$111.11	$1,920.35
189	063123430084	826 125TH LN NE	KARELS-JOHNSON JULIE A	17.3	$111.11	$1,920.35
190	063123440080	832 125TH LN NE	GODFREY, MARLA J	17.3	$111.11	$1,920.35
191	063123440081	830 125TH LN NE	WAGNER I, ROTH	17.3	$111.11	$1,920.35
192	063123430086	836 125TH LN NE	GITZEN, JAMES T	17.3	$111.11	$1,920.35
193	063123430085	834 125TH LN NE	MASON, GYNENE	17.3	$111.11	$1,920.35
194	063123440082	840 125TH LN NE	LETRAN BERTA	17.3	$111.11	$1,920.35
195	063123430083	838 125TH LN NE	SEGBEE NOKUTHULA L	17.3	$111.11	$1,920.35
196	063123440128	12520 VAN BUREN ST NE	SKENDEROVIC, EDIN	22.5**	$111.11	$2,494.92
197	063123440129	12514 VAN BUREN ST NE	YIMER, ZINASH	22.5**	$111.11	$2,494.92
198	063123440130	12508 VAN BUREN ST NE	STEWART, PAUL J	22.5**	$111.11	$2,494.92
199	063123440131	12502 VAN BUREN ST NE	JONES PAMELA K	22.5**	$111.11	$2,494.92
200	063123440132	852 125TH DR NE	JENNRICH TREVOR	22.5**	$111.11	$2,494.92
201	063123440133	858 125TH DR NE	SYVERSON, DEBRA M	22.5**	$111.11	$2,494.92
202	063123440134	864 125TH DR NE	TRIVEDI, JASRAJ J	22.5**	$111.11	$2,494.92
203	063123440135	870 125TH DR NE	HENTGES DOUGLAS MILO	22.5**	$111.11	$2,494.92
204	063123440136	876 125TH DR NE	BERG MICHELLE R	22.5**	$111.11	$2,494.92
205	063123440137	882 125TH DR NE	DZIK BRIAN	22.5**	$111.11	$2,494.92
206	063123440138	888 125TH DR NE	FIATY, LEOPOLD	22.5**	$111.11	$2,494.92
207	063123440139	894 125TH DR NE	WHITNEY PAMELA S	22.5**	$111.11	$2,494.92
208	063123440140	12503 ABLE ST NE	DORR, SCOTT R	22.5**	$111.11	$2,494.92
209	063123440141	12509 ABLE ST NE	GRAF, LEANNE D	22.5**	$111.11	$2,494.92
210	063123440142	12515 ABLE ST NE	SKLUZACEK, CARMEN	22.5**	$111.11	$2,494.92
211	063123440143	12521 ABLE ST NE	HAGAN JOHN D	22.5**	$111.11	$2,494.92
212	063123440149	859 125TH DR NE	LUNDGREN MELISSA MARIE	22.5**	$111.11	$2,494.92
213	063123440148	865 125TH DR NE	ZOWNIROWYCZ, MARIA ELIZABETH	22.5**	$111.11	$2,494.92
214	063123440147	871 125TH DR NE	KEULTJES CAROL ANN	22.5**	$111.11	$2,494.92
215	063123440146	877 125TH DR NE	LAAGER, VERLA	22.5**	$111.11	$2,494.92
216	063123440145	883 125TH DR NE	LEFEBVRE DANIEL	22.5**	$111.11	$2,494.92
217	063123440144	889 125TH DR NE	TAYLOR KARI A	22.5**	$111.11	$2,494.92

** Denotes 150' corner lot credit given

PROJECT 26-06

2026 STREET RECONSTRUCTIONS

MEADOWBROOK PROJECT AREA

CITY OF BLAINE

Figure No. 9 - Commercial/Industrial (50%)

PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)

CONSTRUCTION COSTS*	$2,296,287			COMMERCIAL/INDUSTRIAL	
ADMINISTRATIVE COSTS	$688,886			ASSESSMENT RATE PER FRONT	
TOTAL COST	$2,985,173			FOOT	
COMMERCIAL/INDUSTRIAL RATE	x 50%	TOTAL FRONT FOOTAGE			
ASSESSABLE COST	**$1,492,587**	**÷ 13433.0 LF**	**=**	**$111.11**	

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
218	063123440010	901 125TH AVE NE	BLAINE21 CRE PARTNERS LLC	168.0	$111.11	$18,666.48
219	063123440156	922 125TH LN NE	KUEHL HOLDINGS LLC	28.0	$111.11	$3,111.08
220	063123440155	920 125TH LN NE	918 125TH LAN ENE OFFICE RENTAL LLC	28.0	$111.11	$3,111.08
221	063123440154	918 125TH LN NE	918 125TH LANE NE OFFICE RENTAL LLC	28.0	$111.11	$3,111.08
222	063123440153	916 125TH LN NE	WELTER PROPERTIES LLC	28.0	$111.11	$3,111.08
223	063123440152	914 125TH LN NE	ZELLNER PROPERTIES LLC	28.0	$111.11	$3,111.08
224	063123440151	912 125TH LN NE	GLEN/MAR LLC	28.0	$111.11	$3,111.08
225	063123440101	12520 POLK ST NE	NORTH METRO TELECOMMUNICATIONS	220.0	$111.11	$24,444.20
226	63123430005	601 125TH AVE NE	ONE FAMILY LLC	**110	$111.11	$12,222.10

** Denotes 150' corner lot credit given

Appendix A

Engineers Estimate

Meadowbrook Area Street Reconstruction Feas. Report
Blaine, MN
November 2025

					TOTAL PROJECT	
LINE NO.	**ITEM NO.**	**ITEM DESCRIPTION**	**UNIT**	**UNIT PRICE**	**ESTIMATED TOTAL QUANTITY**	**TOTAL COST**
1	2021.501	MOBILIZATION	LS	$150,000.00	1.00	$150,000.00
2	2101.524	CLEARING	TREE	$400.00	18	$7,200.00
3	2101.504	GRUBBING	TREE	$150.00	18	$2,700.00
4	2104.502	SALVAGE MAILBOX SUPPORT	EA	$100.00	86	$8,600.00
5	2104.502	REMOVE MANHOLE OR CATCH BASIN	EA	$600.00	10	$6,000.00
6	2104.502	REMOVE CASTING (STORM)	EA	$300.00	7	$2,100.00
7	2104.503	REMOVE SEWER PIPE (STORM)	LF	$20.00	206	$4,120.00
8	2104.503	REMOVE CURB AND GUTTER	LF	$8.00	14784	$118,272.00
9	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	$15.00	1167	$17,500.00
10	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	$10.00	2416	$24,160.00
11	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	$7.00	17	$119.00
12	2104.504	REMOVE CONCRETE PAVEMENT	SY	$13.00	90	$1,170.00
13	2104.502	SALVAGE SIGN	EA	$50.00	38	$1,900.00
14	2104.603	EDGE MILL BITUMINOUS PAVEMENT	LF	$6.00	119	$714.00
15	2106.501	EXCAVATION-COMMON (EV) (P)	CY	$30.00	6254	$187,620.00
16	2111.519	TEST ROLLING	RDST	$100.00	72	$7,200.00
17	2112.519	SUBGRADE PREPARATION	RDST	$300.00	72	$21,600.00
18	2123.510	COMMON LABORER	HR	$110.00	20	$2,200.00
19	2123.510	3.0 CU YD FRONT END LOADER	HR	$220.00	20	$4,400.00
20	2123.610	3 C.Y. BACKHOE	HR	$260.00	20	$5,200.00
21	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HR	$120.00	109	$13,080.00
22	2130.523	WATER	MGAL	$55.00	144	$7,920.00
23	2211.507	AGGREGATE BASE CL V	TON	$25.00	4910	$122,750.00
24	2215.504	FULL DEPTH RECLAMATION	SY	$2.00	22291	$44,582.00
25	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	$4.00	1116	$4,464.00
26	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	$95.00	2177	$206,815.00
27	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C) (DRIVEWAYS/PATCHING)	TON	$200.00	477	$95,400.00
28	2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,C)	TON	$90.00	2900	$261,000.00
29	2503.503	12" RC PIPE SEWER CL V	LF	$70.00	56	$3,920.00
30	2503.503	15" RC PIPE SEWER CL V	LF	$75.00	261	$19,575.00
31	2503.503	18" RC PIPE SEWER CL V	LF	$80.00	695	$55,600.00
32	2503.503	24" RC PIPE SEWER CL III	LF	$110.00	74	$8,140.00
33	2503.503	27" RC PIPE SEWER CL III	LF	$160.00	48	$7,680.00
34	2502.503	30" RC PIPE SEWER CL III	LF	$180.00	8	$1,440.00
35	2503.604	4" INSULATION	SY	$90.00	28	$2,520.00
36	2504.602	CURB STOP CASTING ASSEMBLY (FORD A-1)	EA	$500.00	21	$10,500.00
37	2506.502	CONSTRUCT DRAINAGE STRUCTURE TYPE K	EA	$3,500.00	7	$24,500.00
38	2506.502	CONSTRUCT DRAINAGE STRUCTURE 48-4020	EA	$5,000.00	8	$40,000.00
39	2506.502	CONSTRUCT DRAINAGE STRUCTURE 60-4020	EA	$7,800.00	2	$15,600.00
40	2506.502	CONSTRUCT DRAINAGE STRUCTURE 72-4020	EA	$11,000.00	3	$33,000.00

Meadowbrook Area Street Reconstruction Feas. Report
Blaine, MN
November 2025

					TOTAL PROJECT	
LINE NO.	**ITEM NO.**	**ITEM DESCRIPTION**	**UNIT**	**UNIT PRICE**	**ESTIMATED TOTAL QUANTITY**	**TOTAL COST**
41	2506.502	CASTING ASSEMBLY- STORM	EA	$1,100.00	27	$29,700.00
42	2506.502	ADAPTER PLATE	EA	$900.00	5	$4,500.00
43	2507.502	CONNECT TO EXISTING STORM SEWER (PIPE & STRUCTURE)	EA	$1,500.00	12	$18,000.00
44	2531.503	CONCRETE CURB AND GUTTER (B418)	LF	$18.00	14784	$266,112.00
45	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SY	$78.00	1167	$91,000.00
46	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SY	$90.00	260	$23,400.00
47	2531.618	TRUNCATED DOMES	SF	$60.00	16	$960.00
48	2521.518	4" CONCRETE SIDEWALK	SF	$9.00	2100	$18,900.00
49	2521.518	6" CONCRETE SIDEWALK	SF	$18.00	100	$1,800.00
50	2531.604	8" CONCRETE VALLEY GUTTER	SY	$130.00	90	$11,700.00
51	2540.601	IRRIGATION ALLOWANCE	LS	$20,000.00	1.00	$20,000.00
52	2540.601	LANDSCAPE ALLOWANCE	LS	$15,000.00	1.00	$15,000.00
53	2540.601	STORMWATER TREATMENT ALLOWANCE	LS	$50,000.00	1.00	$50,000.00
54	2540.602	TEMP MAILBOX BANK	EA	$5,000.00	2	$10,000.00
55	2540.602	INSTALL SALVAGED MAIL BOX SUPPORT	EA	$180.00	86	$15,480.00
56	2540.602	NEW MAIL BOX SUPPORT	EA	$180.00	12	$2,160.00
57	2563.601	TRAFFIC CONTROL	LS	$15,000.00	1.00	$15,000.00
58	2564.518	INSTALL SIGN TYPE C	EA	$500.00	28	$14,000.00
59	2565.518	INSTALL SIGN TYPE SPECIAL	EA	$500.00	10	$5,000.00
60	2564.602	INSTALL SIGN SUPPORT	EA	$300.00	38	$11,400.00
61	2573.502	CONIFEROUS TREE 6' HT B&B	TREE	$750.00	9	$6,750.00
62	2573.502	DECIDUOUS TREE 2.5" CAL B&B	TREE	$850.00	11	$8,925.00
63	2573.502	STORM DRAIN INLET PROTECTION (WIMCO)	EA	$320.00	27	$8,640.00
64	2573.503	SILT FENCE, TYPE MS	LF	$3.00	500	$1,500.00
65	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LF	$5.00	500	$2,500.00
66	2574.507	COMMON TOPSOIL BORROW (CV)	CY	$40.00	2170	$86,800.00
67	2575.504	SODDING TYPE LAWN	SY	$8.00	19712	$157,696.00
68	2582.503	4" DBLE SOLID LINE (YELLOW) MULTI COMP	LF	$8.00	315	$2,520.00

SUBTOTAL	$2,450,704.00
CONTINGENCIES 10%	$245,070.00
STREETS TOTAL	$2,695,774.00

Meadowbrook Area Street Reconstruction Feas. Report
Blaine, MN
November 2025

					TOTAL PROJECT	
LINE NO.	**ITEM NO.**	**ITEM DESCRIPTION**	**UNIT**	**UNIT PRICE**	**ESTIMATED TOTAL QUANTITY**	**TOTAL COST**
1	2104.502	SALVAGE HYDRANT	EA	$1,500.00	11	$16,500.00
2	2104.502	REMOVE GATE VALVE & BOX	EA	$550.00	25	$13,750.00
3	2104.503	REMOVE WATER MAIN	LF	$20.00	305	$6,100.00
4	2504.602	ADJUST GATE VALVE & BOX	EA	$600.00	27	$16,200.00
5	2502.602	6" DUCTILE IRON PIPE WATERMAIN	LF	$90.00	205	$18,450.00
6	2502.602	8" DUCTILE IRON PIPE WATERMAIN	LF	$155.00	70	$10,850.00
7	2502.602	12" DUCTILE IRON PIPE WATERMAIN	LF	$170.00	30	$5,100.00
8	2504.602	HYDRANT & VALVE	EA	$11,000.00	11	$121,000.00
9	2504.602	6" GATE VALVE & BOX	EA	$4,000.00	4	$16,000.00
10	2504.602	8" GATE VALVE & BOX	EA	$5,500.00	7	$38,500.00
11	2504.602	12" GATE VALVE & BOX	EA	$8,000.00	3	$24,000.00
12	2504.602	DUCTILE IRON FITTINGS	LB	$20.00	694	$13,880.00
13	2504.602	CONNECT TO EXISTING WATERMAIN	EA	$1,500.00	39	$58,500.00
					SUBTOTAL	$358,830.00
					CONTINGENCIES 10%	$35,883.00
					WATER MAIN TOTAL	$394,713.00
1	2104.502	REMOVE CASTING (SANITARY)	EA	$400.00	30	$12,000.00
2	2506.502	CASTING ASSEMBLY - SANITARY	EA	$1,500.00	30	$45,000.00
3	2506.603	RECONSTRUCT STRUCTURE (SANITARY)	LF	$1,000.00	9.2	$9,200.00
					SUBTOTAL	$66,200.00
					CONTINGENCIES 10%	$6,620.00
					SANITARY TOTAL	$72,820.00
					Construction Costs	$3,163,307.00
					Adminstration Costs	$948,993.00
					Total	**$4,112,300.00**

Building a Better World for All of Us®

Sustainable buildings, sound infrastructure, safe transportation systems, clean water, renewable energy and a balanced environment. Building a Better World for All of Us communicates a company-wide commitment to act in the best interests of our clients and the world around us.

We're confident in our ability to balance these requirements.

JOIN OUR SOCIAL COMMUNITIES

City of Blaine
Staff Report

File Number: 2025-283

Agenda Date	Status
December 15, 2025	
In Control	**File Type**
City Council	Motion

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

Agenda Item # 7.8

Motion to Authorize Mayor and City Manager to Enter into a Contract with WSB for Professional Design and Construction Services for the 2026 Street Rehabilitation Project, Improvement Project No. T2605

Executive Summary

Council is requested to approve a contract for professional services for final design and construction services for the 2026 Street Rehabilitation Project, Improvement Project No. T2605 in the amount of $87,402.

Background

On September 3, 2025 Council initiated the 2026 Street Rehabilitation Project, Improvement Project No. T2605 with Resolution No. 25-147. Also at the September 3, 2025 Council meeting, WSB, which is one of the engineering firms in the pre-approved consultant pool approved by Council, was awarded a contract to prepare the preliminary design and a feasibility report. At that time, it was stated that after completion of the feasibility report and upon ordering the improvements, a contract for final design and construction services would be negotiated with WSB.

The Engineering Department recently requested and received a proposal for final design and construction services for the 2026 Street Rehabilitation Project from WSB in the amount of $87,402. Staff has reviewed this proposal and determined that the fees are justified and reasonable. City council is also asked to approve a 10% contingency to bring the total project budget to $96,142.

This project will be funded through Municipal State Aid funds and Pavement Management Program funds.

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of well-maintained infrastructure management by providing high quality city streets.

Board/Commission Review

Not required.

Financial Impact

The 2025-2029 Capital Improvement Program (CIP), which was adopted by the City Council via resolution 24-230 on December 16, 2024, appropriated $555,000 of funding for preliminary consulting services. The proposed 2026-2030 CIP appropriates $1,125,000 and includes consulting, construction, and contingency, bringing the total project budget to $1,680,000.

To date, $48,742 has been encumbered. The contract, including contingencies for engineering services as proposed, is within the approved 2025 and proposed 2026 consulting budget. As shown in the feasibility report, the project is anticipated to be funded by Municipal State Aid funds and not the General Obligation bonds as originally adopted in the 2025 and 2026 Capital Improvement Plans. Consistent with past practice, budget amendments, if necessary, are presented at the time construction bids are opened and awarded by the City Council.

Funding Source	2025 Adopted Budget	2026 Proposed Budget	Total Proposed Budget
Levy Supported Bonds	$555,000	$75,000	$630,000
Municipal State Aid	-	$900,000	$900,000
Special Assessments Bonds	-	$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**

Public Outreach/Input

The project will follow the public outreach guidelines set forth in MN Chapter 429 Statutes.

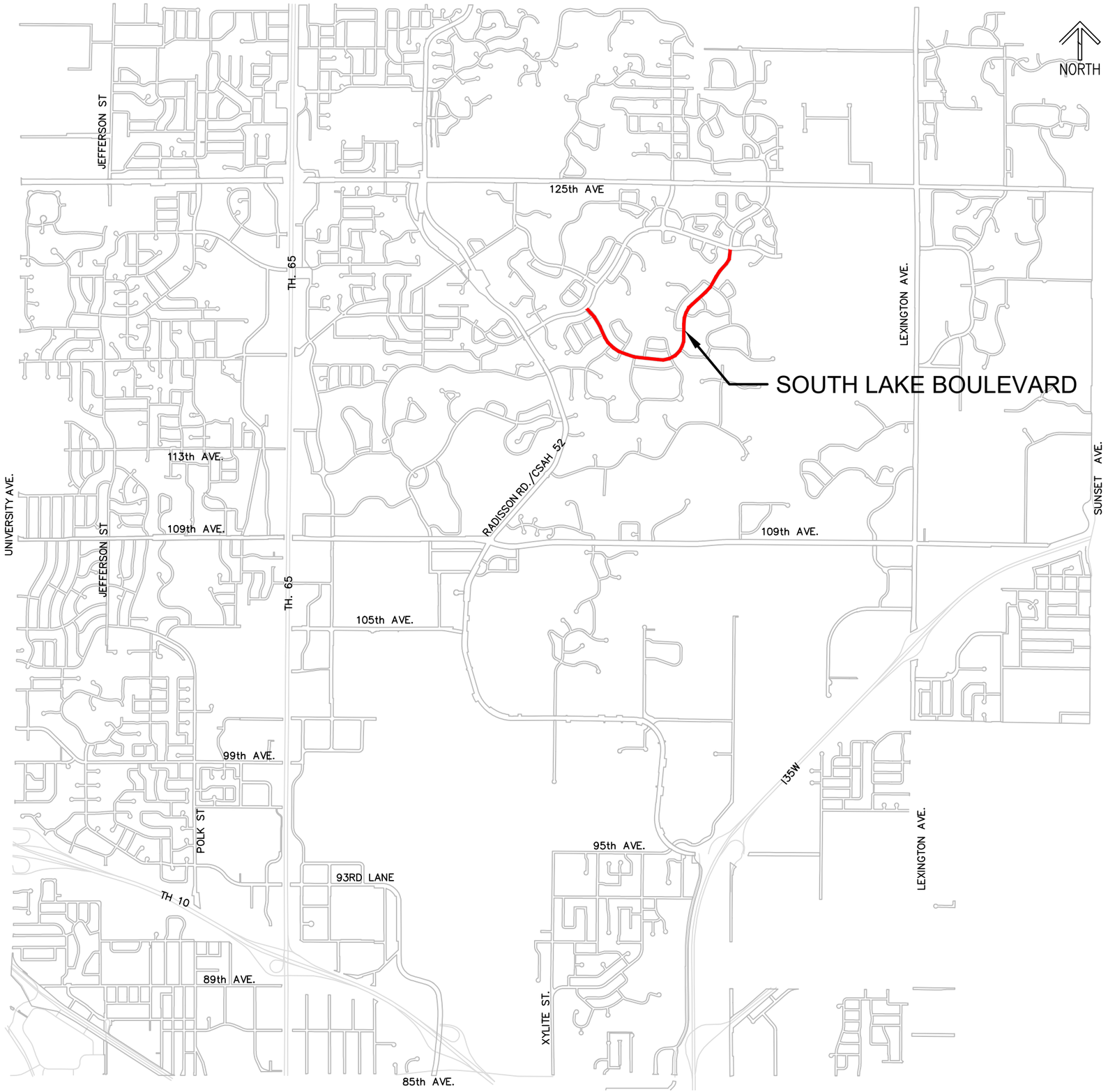
Staff Recommendation

By motion, authorize the Mayor and City Manager to enter into a contract with WSB in the amount of $87,402 for final design and construction services for the 2026 Street Rehabilitation Project, Improvement Project No. T2605. In addition, authorize a 10% contingency to bring the total project budget to $96,142 and authorize the City Engineer to sign all change orders up to the authorized project budget amount.

Attachment List

1. 26-05 Location Map

2. Agreement- 2026 Street Rehabilitation Project Final Design and Construction



2026 STREET REHABILITATION

CITY OF BLAINE
PAVEMENT MANAGEMENT PROGRAM

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

PROFESSIONAL SERVICES AGREEMENT

This Agreement (“Agreement”) is made as of December 15, 2025 (Effective Date), by and between City of Blaine, MN, 10801 Town Square Drive NE, Blaine, Minnesota 55449, United States, herein referred to as (“Client”) and WSB LLC, 701 Xenia Avenue South, Suite 300, Minneapolis, Minnesota 55416, United States, herein referred to as (“Consultant”) to provide professional services (“Services”) by Consultant in connection with the following project: 2026 Street Rehabilitation Project (South Lake Blvd NE) Final Design and Construction, located in City of Blaine ("Project").

ARTICLE 1 - SCOPE AND DESCRIPTION OF SERVICES (“SCOPE OF SERVICES”)
Please see the attached Scope of Services and Compensation (“Exhibit A”).

ARTICLE 2 - PERIOD OF SERVICE
The Services described under Scope of Services shall be completed expeditiously and professionally so as to maintain the agreed upon schedule. The schedule may be modified by the parties by agreement or as a result of an excusable delay caused by Force Majeure, a Client Delay, Change in Law or unforeseen conditions at the Project site.

ARTICLE 3 - COMPENSATION
Unless otherwise stated in the Scope of Services, Consultant shall perform the work on a time and materials basis and invoice for its work monthly. If not stated in Exhibit A, fees will be according to Consultant’s current fee schedule. Fee schedules are valid for the calendar year in which they are issued. Each invoice shall include details for the time and reimbursable expenses incurred the previous month. Reimbursable expenses shall include but are not limited to, travel and lodging, mileage, print and plotting charges, shipping charges, messenger delivery charges, plus all taxes (including sales taxes), fees, including but not limited to permit, application, testing, and recording fees, imposts, or stamps required by State, Federal, Municipal, or other government agencies in the providing of Services.

Client agrees to pay all invoices within thirty (30) days of receiving same. Any invoice not paid within thirty (30) days of the original invoice date shall bear interest at the lower of 1.5% per month or the highest rate permitted by applicable law on the unpaid balance.

If Client fails to pay any amount by the applicable due date, Consultant shall have the right to suspend work and withhold Instruments of Service (as defined below) until payment in full, including interest, is received. Consultant shall have no liability whatsoever to Client for any costs or damages that result from such suspension or withholding of Instruments of Service, and Consultant shall be entitled to reimbursement of all costs incurred while work is suspended. If Consultant resumes services after payment by Client, the time schedule and fees for remaining Services shall be equitably adjusted.

If Client fails to pay any amount by the applicable due date, Consultant shall have the right to commence collection efforts, and all collection costs incurred by Consultant shall become immediately due and payable to Consultant as such collection costs are incurred. Collection costs include, but are not limited to, legal fees, collection agency fees, court costs, and reasonable staff costs for Consultant's staff time spent in efforts to collect the overdue balance.

Client’s failure to pay Consultant in accordance with this Agreement shall constitute a material breach of this Agreement and shall be cause for Consultant to suspend performance or terminate this Agreement.

If the Services are suspended by Client for more than thirty (30) calendar days, consecutive or aggregate, Consultant shall be compensated for Services performed prior to such suspension. When the Services are resumed, Consultant shall be compensated for time and expenses incurred in the interruption and resumption of Services. Consultant’s fees for the remaining Services and the time schedules shall be equitably adjusted.

ARTICLE 4 – ADDITIONAL SERVICES
In the event of any changes in the Scope of Services, Client Delay, changed or unforeseen conditions, Change in Law or event of Force Majeure, Client agrees to issue an Amendment for Additional Services (“AAS”) to equitably adjust Consultant’s fees and the time of performance. If Consultant is caused to increase its Scope of Services and Client does not issue an AAS that is acceptable to Consultant, compensation for the expanded Scope of Services shall be on an hourly basis according to Consultant's then-current standard rate schedule (“Rate Schedule”), plus reimbursable expenses.

A “Client Delay” shall include a delay caused by the Client failing to make timely decisions, a delay in the delivery of Client ordered equipment or supplies, or a delay by a Client-hired contractor or consultant not timely completing work upon which Consultant’s work is dependent. “Force Majeure” is defined below in Article 13. A “Change in Law” is a change in the applicable laws or regulations applicable to the Project when the change occurs after the date of this Agreement.

ARTICLE 5 - CLIENT’S RESPONSIBILITIES
Client agrees to provide to Consultant in a timely manner all available information, requirements, and limitations relevant to Consultant's performance of its Scope of Services, including, but not limited to, objectives, schedule, constraints and criteria, space requirements, flexibility, expandability, special equipment, systems, and site requirements. Client furnished information shall also include data (and professional interpretations thereof) prepared by or services performed by others, including where applicable, but not limited to, previous reports, core borings, sub-surface explorations, hydrographic and hydrogeologic surveys, laboratory tests and inspection of samples, materials and equipment; appropriate professional interpretations of the foregoing data; environmental assessment and impact statements; property, boundary, easement, right-of-way, topographic and utility surveys; property description; zoning, deed and other

land use restrictions; and other special data. Consultant may rely on the accuracy of the Client's supplied information and use such information in the development of Consultant's Scope of Services. The accuracy of the Client's information is the Client's responsibility. Client shall update any information it provides if Client becomes aware of any changes in circumstances. Consultant shall endeavor to verify the information provided and shall promptly notify the Client if the Consultant discovers that any information or services furnished by the Client is in error or is inadequate for its purpose. Client shall also notify the Consultant whenever the Client observes or otherwise becomes aware of any defect in construction or design.

Client shall furnish right-of-way entry and continuous unimpaired access to the Project site for Consultant to perform its Scope of Services. Client shall also require all Utilities with facilities in the Client's right of way to locate and mark said utilities upon request, relocate and/or protect said utilities as determined necessary to accommodate work, submit a schedule of the necessary relocation/protection activities to the Client for review and comply with agreed upon schedule.

Where appropriate, Client shall endeavor to identify, remove and/or encapsulate asbestos products or materials or pollutants located in the project area prior to accomplishment by the Consultant of any work.

Client shall render decisions in a timely manner pertaining to documents submitted by Consultant to avoid unreasonable delay in the orderly and sequential progress of the Services, including acting promptly to approve all pay requests or requests for information by Consultant. Client shall furnish the services of other consultants when such services are requested by Consultant and are reasonably required by the scope of the Project.

Client shall designate a Client Representative with authority to transmit and receive instructions and information, interpret and define the Client's policies with respect to services rendered by the Consultant, and authority to make decisions as required for Consultant to complete services.

Client shall provide such legal, accounting and insurance counseling services as may be required and bear all costs incidental to compliance with the requirements of this article.

ARTICLE 6 - INDEMNIFICATION

To the fullest extent permitted by law, subject to the limitations set forth below in this Agreement, Client and Consultant shall indemnify and hold harmless the other and its respective directors, officers, employees, and representatives from and against all legal liability for claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by the indemnitor's negligent acts, errors, or omissions. Neither party shall have a duty to defend the other party and no duty to defend is created by this Agreement.

ARTICLE 7 - LIABILITY LIMITATION

Client and Consultant have evaluated the parties' relative risks and benefits associated with this Project, including Consultant's fee relative to the risks assumed, and agree to allocate certain of the associated risks. To the fullest extent permitted by law, the total aggregate liability of Consultant (and its employees and sub-consultants) to Client for all injuries, damages, claims, losses, or expenses (including attorney fees and expert fees) arising out of Consultant's services or this Agreement is limited to the greater of Consultant's project fee or $50,000, and Client agrees to hold Consultant harmless for any liability more than such amount. This limitation shall apply regardless of available insurance coverage, cause(s), or the theories of liability, including, but not limited to, breach of contract, negligence, contribution, indemnity, or other remedies.

ARTICLE 8 - STANDARD OF CARE

Consultant will perform the Services in a manner consistent with the level of care and skill ordinarily exercised by members of Consultant's profession currently practicing under similar conditions in the same locale. EXCEPT AS SPECIFICALLY STATED HEREIN, CONSULTANT MAKES NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, RELATING TO CONSULTANT'S SERVICES, AND CONSULTANT DISCLAIMS ANY IMPLIED WARRANTIES OR WARRANTIES IMPOSED BY LAW, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

ARTICLE 9 - CONSEQUENTIAL DAMAGES

NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE; LOSS OF USE OR OPPORTUNITY; LOSS OF GOOD WILL; COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES; COST OF CAPITAL; OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.

ARTICLE 10 - DISPUTE RESOLUTION

If a claim or dispute arises out of or relates to Consultant's Services or this Agreement, the parties shall attempt in good faith to settle such claim or dispute through direct discussions.

Any claim or dispute arising out of or related to Consultant's Services or this Agreement (except for collection procedures employed by Consultant and those waived or barred as provided elsewhere in this Agreement) that is not resolved by direct discussions shall be submitted to mediation as a condition precedent to the institution of legal or equitable proceedings by either party. Either party may file a request for mediation. Mediation shall be pursuant to the Construction Industry Mediation Rules of the American Arbitration Association. The Mediator shall be selected by the parties within fifteen (15) days of the request for mediation. Mediation shall proceed in advance of legal or equitable proceedings, which shall be stayed pending the conclusion of mediation for a period of sixty (60) days from the date of

filing, unless stayed for a longer period by agreement of the parties or by court order. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in Minneapolis, Minnesota.

Notwithstanding the foregoing, if a claim or dispute between the parties involves, relates to, or is the subject of a mechanic's lien or construction lien arising out of Consultant's Services, Consultant may proceed in accordance with applicable law to comply with all statutory requirements, including those related to lien notice and filing deadlines, prior to the commencement or conclusion of mediation or other form of alternative dispute resolution agreed to by the parties.

ARTICLE 11 - TERMINATION

Either party may terminate this Agreement for convenience and without cause upon twenty-one (21) calendar days written notice.

Either party may terminate this Agreement for cause upon ten (10) calendar days written notice for one or more of the following reasons:

1. The other party's material breach of this Agreement;
2. Assignment of this Agreement without the written consent of the other party;
3. Suspension of the Project or Consultant's Services for more than thirty (30) calendar days, consecutive or aggregate; or
4. Material changes in the conditions under which this Agreement was executed, the Scope of Services, the nature of the Project, or the failure of the parties to reach an agreement on compensation and/or scheduling adjustments necessitated by such changes.

In the event of termination of this Agreement by either party, regardless of the reason for termination, Client shall, within fifteen (15) days of termination, pay Consultant in full for all services rendered and costs incurred by Consultant up to the date of termination. Additionally, and notwithstanding any language in this Agreement to the contrary, within sixty (60) days of termination, Client shall reimburse Consultant for all expenses incurred by Consultant in connection with the orderly termination of this Agreement, including, but not limited to, demobilization, reassignment of personnel, associated overhead costs, and all other expenses resulting from the termination.

ARTICLE 12 - INSURANCE

Consultant shall carry the following insurance:

Workers Compensation	Statutory
Employers Liability	$1,000,000
General Liability	$1,000,000 Each Occurrence/ $1,000,000 Aggregate
Automobile Liability	$1,000,000 Combined Single Limit
Professional Liability	$3,000,000 Per Claim/ $3,000,000 Annual Aggregate

General Liability shall name the Client as an additional insured. The insurer agrees to give thirty (30) days written notice in the event of cancellation by the insurer.

ARTICLE 13 - MISCELLANEOUS

A. WORK PRODUCT / DOCUMENT OWNERSHIP

Except as otherwise provided in Exhibit B (if applicable), the following shall apply to the ownership of documents and work product:

Unless Client requests otherwise, Consultant will provide its documents and materials both in a hard copy and in an electronic format. Because electronic documents may be modified intentionally or inadvertently, Client agrees that Consultant will not be liable for any losses or damages resulting from any change in an electronic document after Consultant transmits it to Client. All documents, including reports, drawings, calculations, specifications, CADD materials, computers software or hardware or other work product prepared by Consultant pursuant to this Agreement are Consultant’s Instruments of Services for use solely with respect to this Project and, unless otherwise provided, Consultant shall be deemed the owner of these Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyright. If Client has paid Consultant in full for its Services, Client shall be permitted to retain copies, including reproducible copies, of Consultant’s Instruments of Service for Client’s information, reference and use in connection with the Project. Consultant’s Instruments of Service shall not be used by the Client or others on other projects, for additions for this Project or for completion of this Project by others, except with Consultant's agreement in writing and with appropriate compensation to Consultant. In consideration of Client's use of Consultant's Instruments of Service, Client shall, to the fullest extent permitted by law, indemnify and hold harmless Consultant, its directors, officers, agents, and employees from all claims arising out of the reuse or misuse of such Instruments of Service. Under no circumstances shall transfer of the Consultant's Instruments of Service be deemed a sale by the Consultant, and the Consultant makes no warranties, either express or implied, of merchantability and fitness for any particular purpose.

Copies of documents that may be relied upon by Client are limited to the printed copies (also known as hard copies) that are signed or sealed by Consultant. Files in electronic format furnished to Client are only for convenience of Client. Any conclusion or information obtained or derived from such electronic files will be at the user’s sole risk. Consultant makes no representations as to long term compatibility, usability or readability of electronic files.

B. HAZARDOUS MATERIALS

Client represents to Consultant that no hazardous materials exist at the Project site. If there are hazardous materials at the Project site, the Client must inform Consultant of the type, quantity, and location of such hazardous materials. If hazardous materials are discovered at the Project site then Consultant will notify the Client and, to the extent required by law, notify the appropriate governmental authority. If Consultant or any other entity encounters hazardous materials at the Project site then Consultant may without any liability to Client or any other entity suspend services until such time as Client retains the appropriate entities to identify and (as appropriate) abate, remediate, or remove the hazardous material. Client agrees that Consultant has been retained to perform professional services and shall not be required to become an arranger, operator, generator, or transporter of hazardous material (as defined by law). Client hereby agrees to indemnify and hold harmless Consultant for all claims losses and damages arising out of the existence of hazardous materials on the Project site.

C. UNDERGROUND UTILITY AND STRUCTURE CLEARANCE

Where requested by Client, Consultant will perform customary research to assist Client in locating and identifying subterranean structures or utilities. However, Consultant may reasonably rely on information from the Client and information provided by local utilities related to structures or utilities and will not be liable for damages incurred where Consultant has complied with the standard of care and acted in reliance on that information. The Client agrees to waive all claims and causes of action against the Consultant for claims by Client or its contractors relating to the identification, removal, relocation, or restoration of utilities, or damages to underground improvements resulting from subsurface penetration locations established by the Consultant.

D. THIRD-PARTY RELIANCE

All Services provided by Consultant are for Client's and Consultant's sole benefit and exclusive use with no third-party beneficiaries intended. Reliance upon the Services and any work product is limited to Client and is not intended to benefit any third party.

E. CONSTRUCTION SERVICES

If requested by Client in the Scope of Services or AAS, Consultant shall visit the project during construction to become familiar with the progress and quality of the contractors' work and to determine if the work is proceeding, in general, in accordance with plans, specifications or other contract documents prepared by Consultant for the Client. The Client has not retained the Consultant to make detailed inspections or to provide exhaustive or continuous project review and observation services. Consultant does not guarantee the performance of, and shall have no responsibility for, the acts, errors or omissions of any contractor, subcontractor, supplier or any other entity furnishing materials or performing any work on the project.

Client acknowledges Consultant will not direct, supervise or control the work of contractors or their subcontractors, nor shall Consultant have authority over or responsibility for the contractors' means, methods, or procedures of construction. Consultant's services do not include review or evaluation of the Client's, contractor's or subcontractor's safety measures, or job site safety. Job site safety shall be the sole responsibility of the contractor who is performing the work.

For Client-observed projects, the Consultant shall be entitled to rely upon and accept representations of the Client's observer. If the Client desires more extensive project observation or full-time project representation, the Client shall request such services be provided by the Consultant as an additional service. Consultant and Client shall then enter into an AAS detailing the terms and conditions of the requested project observation.

F. SUBMITTALS AND PAY APPLICATIONS

If the Scope of Services includes the Consultant reviewing and certifying the amounts due the contractor, the Consultant's certification for payment shall constitute a representation to the Client, that to the best of the Consultant's knowledge, information and belief, the contractor's work has progressed to the point indicated and that the quality of the work is in general accordance with the documents issued by the Consultant. The issuance of a certificate for payment shall not be a representation that the Consultant has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from subcontractors and material suppliers and other data requested by the Client to substantiate the contractor's right to payment, or (4) ascertained how or for what purpose the contractor has used money previously paid on account of the contract sum. Contractor shall remain exclusively responsible for its work.

If the Scope of Services includes Consultant's review and approval of submittals from the contractor, such review shall be for the limited purpose of checking for conformance with the information given and the design concept. The review of submittals is not intended to determine the accuracy of all components, the accuracy of the quantities or dimensions, or the safety procedures, means or methods to be used in construction, and those responsibilities remain exclusively with the Client's contractor.

G. JOB SITE SAFETY

Neither the Services of Consultant, nor the presence of Consultant at the construction/Project site, shall relieve Client, general contractor(s), or subcontractor(s) of any of their responsibilities or duties to perform the work in strict accordance with the contract documents and to comply with all health and safety precautions required by any regulatory agency. Consultant does not have authority or responsibility to control any construction contractor or its employees in connection with their work or any health or safety programs or procedures. Client agrees that contractors and subcontractors are solely responsible for job site safety and warrants that this intent shall be carried out in Client's contracts with contractors. Client also agrees that Client and its contractor(s), jointly and severally and to the fullest extent permitted by law, shall indemnify and hold harmless Consultant and its employees against any liability related to health, injury, or job site safety.

H. OPINIONS OF PROBABLE COST

Opinions, if any, of probable cost, construction cost, financial evaluations, feasibility studies, economic analyses of alternate solutions and utilitarian considerations of operations and maintenance costs provided for are made or to be made on the basis of the Consultant's experience and qualifications and represent the Consultant's best judgment as an experienced and qualified professional design firm. The parties acknowledge, however, that the Consultant does not have control over the cost of labor, material, equipment or services furnished by others or over market conditions or contractor's methods of determining their prices, and any evaluation of any facility to be constructed or acquired, or work to be performed must, of necessity, be viewed as simply preliminary. Accordingly, the Consultant and Client agree that that proposals, bids or actual costs may vary from opinions, evaluations or studies submitted by the Consultant and that Consultant assumes no responsibility for the accuracy of opinions of probable construction costs and Client expressly waives any claims related to the accuracy of opinions of probable construction costs. If Client wishes greater assurance as to probable construction cost, Client shall employ an independent cost estimator as part of its Project responsibilities.

I. FORCE MAJEURE

To the extent any time for performance applies, the affected party shall not be responsible for any delays due to federal, state or municipal actions or regulations, acts of foreign governments, strikes or other labor shortages, equipment or material delays or shortages, delays in issuing applicable permits, acts or omissions of the other party, inclement weather, pandemic, acts of the public enemy, fires, floods, riots, embargos, other acts of God, government shutdown, unforeseen site conditions or any other events or causes beyond the control of Consultant.

J. HEADINGS

The headings used in this Agreement are for convenience only and shall in no way define, limit, or describe the scope or intent of this Agreement or any part hereof.

K. ASSIGNMENT

Client may not assign this Agreement without the written consent of Consultant.

L. ENTIRE AGREEMENT

This Agreement represents and contains the entire agreement and understanding between the parties with respect to the subject matter of this Agreement and supersedes all prior oral and written agreements and understandings.

M. GOVERNING LAW

The Agreement shall be construed, interpreted, and enforced in accordance with the laws of the state in which the Project is located.

N. MODIFICATIONS

This Agreement may be modified only by a written instrument executed by both parties.

O. WAIVER

No delay or failure by either party to exercise any right or remedy under this Agreement, and no partial or single exercise of a right or remedy, will waive that or any other right or remedy.

P. SEVERABILITY

Any invalidity or unenforceability of all or part of a provision of this Agreement shall be severable and shall not affect the validity or enforceability of the remaining part of that provision or other provisions.

Q. EXECUTION

This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and together which shall constitute one and the same agreement. Signatures on this Agreement that are transmitted by fax, email or other electronic means shall be valid and binding.

R. NO PERSONAL LIABILITY

It is intended by the parties to this Agreement that Consultant’s services shall not subject Consultant’s employees, officers or directors to any personal legal exposure for the risks associated with this Agreement. Therefore, and notwithstanding anything to the contrary contained herein, the Client agrees that as the Client’s sole and exclusive remedy for any claim, demand or suit shall be directed and/or asserted only against Consultant, and not against any of Consultant’s individual employees, officers or directors.

S. **LIEN NOTICE – APPLICABLE TO PRIVATE PROJECTS IN MINNESOTA**

ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.

UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN

WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.

T. **GENERAL LIEN NOTICE - APPLICABLE TO PRIVATE PROJECTS IN LOCATIONS OTHER THAN MINNESOTA TO THE EXTENT PERMITTED BY APPLICABLE LAW, AS A PARTY SUPPLYING LABOR OR MATERIALS FOR IMPROVEMENT TO PROPERTY, WE MAY FILE A LIEN AGAINST YOUR PROPERTY IF WE ARE NOT PAID IN ACCORDANCE WITH THIS AGREEMENT.**

IN WITNESS WHEREOF, the parties hereto have made and executed the Agreement as of the day and year first above written.

CITY OF BLAINE, MN	**WSB LLC**
By:	By:
Name: Tim Sanders	Name:
Title: Mayor	Title:
By:	
Name: Erik Thorvig	
Title: City Manager	

Exhibit A

I. Scope of Services

Scope of services includes Final Design and Construction services.

1. FINAL DESIGN/PLAN PREPARATION SERVICES
   A. Project Management
      1) Administration and General Coordination
         a. Administration of the project will include monthly invoicing, contract amendment requests (if necessary), cost and schedule updates, billing preparation, other non-technical work, communication with the necessary project personnel and all other work to ensure all the project tasks are completed on time, within budget and in accordance with applicable state and federallaws, rules and regulations.
         b. General coordination of the project will include scheduling, preparing for, and facilitating the following meetings:
            - Project Management Team meetings (2).
            - Utility design meetings (2)
         c. General coordination will also include coordinating with MnDOT State Aid on plan submittals and approval.

      2) Quality Assurance and Quality Control Functions (QA/QC)
         a. Consultant will perform QA/QC functions throughout the project duration, from final designthrough construction, to ensure the highest quality on all deliverables in alignment with the project schedule.
         b. No changes in project management personnel will be made without written notice to provide consistency. Conditions where changes in key personnel are unavoidable (personnel no longer employed by the firm) are understood. Substitutions based on new projects or other additional workloads will not be favorably received. Likewise, the Client will notify the Consultant if there are changes in key personnel for the Client.

   Deliverables:
   - Schedule updates as needed
   - Facilitate PMT, design, and utility coordination meetings
   - Submit invoices in a timely manner
   - Agendas and meeting minutes

   B. Final Design.
      1) Consultant will complete the final design for the project in accordance with city and MnDOT State Aid standards, which will include the following items:
         a. Roadway Design
            - Base file preparation and plan sheet setup
            - Acquire existing alignment data from Client
         b. Traffic control and construction staging design

   C. Plan Preparation
      1) Consultant will prepare the following plan sections:
         a. Title sheet
         b. Statement of Estimated Quantities
         c. Quantity Tabulations
         d. Earthwork Tabulation
         e. General Layout
         f. General Construction Notes and Details
         g. Typical Sections
         h. Construction Staging and Traffic Control Plan
         i. Removal Plan
         j. Construction Plan
         k. Pavement Marking Plan
         l. Turf establishment and erosion control plan
         m. Surface Water Pollution Prevention Plan (SWPPP)

   D. Permits
         a. Not needed.

   E. Project Manual
      1) Consultant will prepare a project specifications package (Project Manual) that will include all materials that the Client will use in bidding, including the Client's bid proposal form, standard specifications, and special provisions. The Project Manual will include the full set of project specifications and Client standard contract and bidding information, as well as

all required sections per the MnDOT State Aid proposal sequence. Consultant will prepare the advertisement for bid using the Client's template.

F. Opinion of Probable Cost
   1) Consultant will prepare an Engineer's Opinion of Probable Cost at the 60% and 95% design stages for review by the Client. It is anticipated that all items will be state aid eligible. Assessments are not included in this project. Upon receipt of all agency comments from the 95% design stage, the Consultant will prepare the final Engineer's Opinion of Probable Cost for use by the Client for bidding.

The construction documents will be submitted to the Client at the 60%, 95%, and final design stages. The construction documents will be submitted to MnDOT State Aid at the 95% and final design stages. All comments received on the 60% and 95% construction documents will be documented and incorporated into the subsequent construction documents.

Deliverables

- 60% Plans
- 95% Plans
- 100% Final Approved Plans
- Engineer's Opinion of Probable Cost (60%, 95%, Final)
- Project Specifications (Project Manual)

2. CONSTRUCTION SERVICES

Consultant will provide the following construction services throughout the duration of construction.

A. Project Management
   1) Prepare materials for and attend the preconstruction meeting and weekly on-site meetings for the duration of the project.
   2) Communicate with the Client representative and contractor to address project related issues.
   3) Provide understanding of Client's standard construction practices as they relate to the project.
   4) Provide the necessary resources and direction to Consultant personnel to ensure project compliance and quality results.
   5) Review and verify prepared pay vouchers and documented quantities.
   6) Provide the tools and equipment needed for Consultant personnel to perform and meet the expected outcomes of the project including cell phones, computers, iPad's, PPE, testing equipment, and additional supplies needed to perform the work.
   7) Provide services required under this contract as necessary to accommodate the contractor's schedule.

B. Contract Administration
   1) Attend construction meetings for close coordination of day-to-day progress of work and ensure the project is being completed as intended.
   2) Communicate regularly with involved stakeholders to keep them informed regarding the impact of construction to the area, including neighbors, businesses, and local agencies.
   3) Review, document, and file contractor permits, submittals, test reports, and certificates of compliance.
   4) Verify and review all labor submittals that meet requirements.
   5) Accurately verify contract pay items daily.
   6) Prepare all pay vouchers in accordance to project revenues and expenses.
   7) Prepare contract change documents and cost estimates with negotiations with the contractor on any contract changes.
   8) Respond to all contractor requests for information (RFI).
   9) Complete all necessary field finalizing of the project documentation in accordance with project specifications.

C. Construction Inspection Services
   1) Record all construction activities daily, making a complete and accurate record of all events.
   2) Ensure construction practices and materials used on site are compliant with project specifications.
   3) Accurately measure and record contract pay items daily.
   4) Perform daily reviews of construction signing, detour signing, and construction traffic control maintenance.
   5) Perform monthly labor compliance interviews.
   6) Communicate regularly with the Project Manager, contractor, Client, and involved stakeholders.
   7) Provide services required under this contract as necessary to accommodate the contractor's schedule and needs.
   8) Exercise the "Authority and Duties of the Inspector" as necessary.
   9) As-Built Drawings are not needed on this project and not included in this scope.

D. Construction Surveying Services
   1) Verifying datum points are accurate and correct.
   2) Provide all required construction staking including setting benchmark elevation locations.
   3) Providing and maintaining records for documentation.
   4) Coordinate with contractor on private utility relocations.
   5) As-Built Drawings are not needed on this project and not included in this scope.

E. Environmental Services
   1) Perform weekly site reviews of temporary and permanent erosion control measures on the project for compliance with applicable permits and specifications.
   2) Provide weekly inspection report of site compliance items and corrective measures for any deficiencies.
   3) Modify and amend the project SWPPP as required.
   4) Coordinate with local permitting agencies during project construction.

F. Construction Materials Testing Services
   1) Perform laboratory and field testing for soils, aggregate base preparation, concrete, and bituminous.
   2) Provide reports of testing results to Client and inspection personnel.
   3) Coordinate with local and on-site staff for scheduling of testing.

Assumptions: Two (2) weeks construction inspection, five (5) days per week, eight (8) hours per day.
Two (2) weeks construction inspection, five (5) days per week, three (3) hours per day.
Two (2) weeks construction inspection, five (5) days per week, two (2) hours per day.

II. Compensation

Compensation for the scope of services will be rendered on an hourly basis not to exceed the amount of $87,402.00 as detailed below.

FINAL DESIGN/PLAN PREPARATION SERVICES	$9,330.00
CONSTRUCTION SERVICES	$78,072.00
TOTAL	**$87,402.00**

EXHIBIT A.1
FINAL DESIGN AND CONSTRUCTION SERVICES
2026 Street Rehabilitation (South Lake Blvd NE) (26-05)

Task	Description	Nic. Hentges Project Manager	Paul Kyle PM Construction		Megan McDevitt Roadway Graduate Engineer	Constructon Observer	Chuck Kochmann Engineering Technician	Survey Crew	Jim Barich Senior Sruvey Tech	Kory Bonnell Sr. Environmental Scientist	Amy Rein Admin Assistant	Total Hours	Cost
1	**Final Design/Plan Preparation (January - April)**												
	A. Project Management (January - April)												
	i. Project Management, General Coordination, and QA/QC	2										2	$ 530.00
	ii. Agency and Utility Meetings (Assumes 4 total)	2										2	$ 530.00
	B. Final Design (January - February)												
	i. Roadway design (base files and Sheet Setup)	2			4		2					8	$ 1,674.00
	C. Plan Preparation (February- April)												
	i. Title sheet				2							2	$ 334.00
	ii. Estimated Quantities and Tabulations				2							2	$ 334.00
	iii. General Layout with Alignment				2							2	$ 334.00
	iv. Construction Notes and Details				2							2	$ 334.00
	v. Typical Sections				2							2	$ 334.00
	vi. Construction Staging & Traffic Control Plan				2							2	$ 334.00
	vii. Removal Plan				2		2					4	$ 810.00
	viii. Construction Plan				2		2					4	$ 810.00
	ix. Pavement Marking Plan				2							2	$ 334.00
	x. Turf Establishment & Erosion Control Plan				2							2	$ 334.00
	xi. SWPPP				2					2		4	$ 784.00
	D. Permits Not Needed												
	E. Project Manual (April)				**2**						**6**	**8**	**$ 1,186.00**
	F. Opinion of Probable Costs (March - April)				**2**							**2**	**$ 334.00**
	Final Design / Plan Preparation Subtotal	**6**			**30**		**6**			**2**	**6**	**50**	**$ 9,330.00**

Task	Description	Nic Hentges Project Manager	Paul Kyle PM Construction	Environmental Compliance		Constructon Observer	Engineering Technician	Survey Crew	Senior Survey Tech	Sr. Environmental Scientist	Amy Rein Admin Assistant	Total Hours	Cost
2	**Construction Services (June - August)**												
	A. Project Management												
	Project Management (1 hour per week)		12								6	18	$ 3,708.00
	B. Contract Administration												
	Pre-Construction Conference	2	4			3						9	$ 1,962.00
	Weekly Meeting (Assume 1 meeting a week for 4 weeks, 1.5 hours per meeting)	4	6									10	$ 2,488.00
	Labor Compliance (2 Hours every other week)		6									6	$ 1,428.00
	Documentation Review		4									4	$ 952.00
	Contract Administration		4									4	$ 952.00
	Monthly Pay Estimates (2 estimates) (2 hour per month)		4								6	10	$ 1,804.00
	Final Pay Voucher		4			4					4	12	$ 2,160.00
	C. Construction Inspection Services												
	Pre-Project Inspection / Removal Measurements					16						16	$ 2,560.00
	Construction Inspection (6 Weeks)		6			130						136	$ 22,228.00
	Punchlist / Final Inspection					16						16	$ 2,560.00
	D. Construction Surveying Services												
	Construction Survey							60				60	$ 16,500.00
	Office Support								10			10	$ 2,090.00
	Environmental												
	Weekly NPDES Inspections (1 hours per week, for 8 weeks)			8								8	$ 1,040.00
	On Site Documentation (1 hours per week, for 6 weeks)			6								6	$ 780.00
	Post Rain Event Inspections (Assume 1 rain event every other week)			2								2	$ 260.00
	Agency Coordination			2								2	$ 260.00
	Construciton Materials Testing												
	Construction Materials Testing	See the attached construction materials testing fee schedule											$ 9,580.00
	Assume 2 weeks construction inspection, 5 days per week, 8 hours per day on site												
	Assume 2 weeks construction inspection, 5 days per week, 3 hours per day on site												
	Assume 2 weeks construction inspection, 5 days per week, 2 hours per day on site												
	Subtotal	**6**	**70**	**18**		**169**		**60**	**10**		**16**	**349**	**$ 78,072.00**
Total Hours		**12**	**70**	**18**	**30**	**169**	**6**	**60**	**10**	**2**	**22**	**399**	
Hourly Rates		265.00	238.00	130.00	167.00	160.00	238.00	275.00	209.00	225.00	142.00		
Design Total Direct Labor Costs		**$3,180.00**	**$16,660.00**	**$2,340.00**	**$5,010.00**	**$27,040.00**	**$1,428.00**	**$16,500.00**	**$2,090.00**	**$450.00**	**$3,124.00**		**$87,402.00**

TOTAL PROPOSED FEE	**$87,402.00**

City of Blaine

2026 Street Rehabilitation - South Lake Boulevard NE

WSB R-021771-000 / CP 26-05

Construction Materials Testing Estimate of Costs (2024 SALT)

WSB Unit	Test Type/Material	Minimum Required Testing Rate	Quantity of Material	Minimum Tests	Probable Tests	Cost Per Test	Minimum Cost	Probable Cost
Gradation Testing								
3025	Aggregate Base Preparation	Test at Engineer's discretion.	760 SY	0	1	$165.00	$0.00	$165.00
				Total Minimum Cost for Section			$0.00	
				Total Probable Cost for Section				$165.00

WSB Unit	Test Type/Material	Minimum Required Testing Rate	Quantity of Material	Minimum Tests	Probable Tests	Cost Per Test	Minimum Cost	Probable Cost
Compaction Testing - Nuclear Density Gauge and Dynamic Cone Penetrometer								
3500	Aggregate Base Preparation	1 DCP test per 3,000 SY. If test rolled, 1 test / 10,000 SY.	760 SY	1	2	$55.00	$55.00	$110.00
				Total Minimum Cost for Section			$55.00	
				Total Probable Cost for Section				$110.00

WSB Unit	Test Type/Material	Minimum Required Testing Rate	Quantity of Material	Minimum Tests	Probable Tests	Cost Per Test	Minimum Cost	Probable Cost
Moisture Content Test								
3250	Aggregate Base Preparation	1 / 1,000 CY up to 10 maximum. For Quality Compaction: Test as directed by Engineer.	760 SY	1	2	$20.00	$20.00	$40.00
				Total Minimum Cost for Section			$20.00	
				Total Probable Cost for Section				$40.00

WSB Unit	Test Type/Material	Minimum Required Testing Rate	Number of Sources	Minimum Tests	Probable Tests	Cost Per Test	Minimum Cost	Probable Cost
Aggregate Quality								
4030	**Aggregate Base** **Recycled/Salvaged/Reclaimed** Bitumen content	**At the discretion of the Engineer.**	Salvaged	0	0	$190.00	$0.00	$0.00
				Total Minimum Cost for Section			$0.00	
				Total Probable Cost for Section				$0.00

WSB Unit	Test Type/Material	Minimum Required Testing Rate	Quantity of Material	Minimum Tests	Probable Tests	Cost Per Test	Minimum Cost	Probable Cost
Concrete Testing								
2040	Concrete Testing	1 / 100 CY / mix type / day (1 set of 4 cylinders) *Field Cure Cylinders = Additional. Casted Upon Request*	B612: 5 CY D618: 56 CY 8" Valley gutter: 12 CY	3	4	$160.00	$480.00	$640.00
				Total Minimum Cost for Section			$480.00	
				Total Probable Cost for Section				$640.00

WSB Unit	Test Type/Material	Minimum Required Testing Rate	Quantity of Material	Minimum Tests	Probable Tests	Cost Per Test	Minimum Cost	Probable Cost
Bituminous Testing								
4090	Verification Testing - MnDOT Gyratory Mix Properties	1 / mix type / day	9.5W(3,C): 3074 T	2	3	$650.00	$1,300.00	$1,950.00
4080	Compaction / Density Testing	Per Project Special Provisions		6	6	$65.00	$390.00	$390.00
				Total Minimum Cost for Section			$1,690.00	
				Total Probable Cost for Section				$2,340.00

WSB Unit	Test Type/Material	Minimum Required Testing Rate	Number of Sources	Minimum Tests	Probable Tests	Cost Per Test	Minimum Cost	Probable Cost
Miscellaneous Testing								
3253	Topsoil Material - Gradation, Hydrometer, Organic Content, pH	As directed by the Engineer	Sandy Clay Loam	0	1	$415.00	$0.00	$415.00
				Total Minimum Cost for Section			$0.00	
				Total Probable Cost for Section			$415.00	

WSB Unit	Project Charges	Rate ($)	Quantity	Subtotal
CMT02	Field Technician Time	110	12.5	$1,375.00
2160	Trip Charge	120	14	$1,680.00
CMT01	Sample Pick-Up Time	95	18	$1,710.00
CMT90	Project Administration	95	2	$190.00
CMT70	Project Assistant	175	4	$700.00
CMT80	Project Engineer	215	1	$215.00
Field and Overhead Subtotal				**$5,870.00**
Testing Subtotal (minimum-probable)				**$2,245.00 - $3,710.00**

Total Estimated Minimum Cost	$8,115.00
Total Estimated Probable Cost	**$9,580.00**

2026 Rate Schedule

	Billing Rate/Hour
ASSOCIATE | SR. ASSOCIATE | PRINCIPAL | SR. PRINCIPAL	$202 - $291
SR. PROJECT ENGINEER | SR. PROJECT MANAGER	$202 - $263
PROJECT MANAGER	$178 - $199
GRADUATE ENGINEER | PROJECT ENGINEER	$120 - $198
PROJECT MANAGER ASSISTANT	$98 - $161
ENGINEERING TECHNICIAN | ENGINEERING SPECIALIST	$79 - $197
LANDSCAPE ARCHITECT | SR. LANDSCAPE ARCHITECT	$89 - $189
ENVIRONMENTAL SCIENTIST | SR. ENVIRONMENTAL SCIENTIST	$80 - $187
PLANNER | SR. PLANNER	$92 - $195
GIS SPECIALIST | SR. GIS SPECIALIST	$89 - $195
CONSTRUCTION OBSERVER	$121 - $158
SURVEY	
Survey Office Technician	$141 - $176
Drone Pilot	$204
One-Person Crew	$204
Two-Person Crew	$275
OFFICE TECHNICIAN	$70 - $152

Costs associated with word processing, cell phones, reproduction of common correspondence, and mailing are included in the above hourly rates. Vehicle mileage is included in our billing rates [excluding geotechnical and construction materials testing (CMT) service rates]. Mileage can be charged separately, if specifically outlined by contract. | Reimbursable expenses include costs associated with plan, specification, and report reproduction; permit fees; delivery costs; etc. | Multiple rates illustrate the varying levels of experience within each category. | Rate Schedule is adjusted annually.

City of Blaine
Staff Report

File Number: RES 25-193

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

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

Agenda Item # 7.9

Resolution Accepting a Bid From Hawkins, Inc. in the amount of $665,639 for Water Treatment Chemicals for January 1, 2026 to December 31, 2026.

Executive Summary

Staff recommends authorizing the purchase of water treatment chemicals from Hawkins, Inc. in the amount of $665,639 for January 1, 2026, to December 31, 2026.

Background

Bids were received electronically at 10:00 AM, November 20, 2025, for the 2026 Water Treatment Chemicals. Two bids were received; however, one was only a partial submission and will not be considered.

Bids were checked and tabulated, and it has been determined that Hawkins, Inc. is the lowest bidder. Staff recommends that the low bid be accepted, and a contract be entered into with Hawkins, Inc.

Strategic Plan Relationship

This directly relates to strategic priority number three, infrastructure management.

Board/Commission Review

N/A

Financial Impact

The proposed 2026 budget appropriates $892,500 for water treatment chemicals, and the contract with Hawkins falls within the proposed budget. The remaining allocation is reserved for possible future utilization of Water Treatment Plant 4.

Public Outreach/Input

N/A

Staff Recommendation

Staff recommends authorizing the purchase of water treatment chemicals from Hawkins, Inc. in the amount of $665,639 for 2026.

Attachment List

1. Bid Tab - 2026 Water Treatment Chemicals

City of Blaine

Signature Copy

Resolution: RES 25-193

Resolution Accepting a Bid From Hawkins, Inc. in the amount of $665,639 for Water Treatment Chemicals for January 1, 2026 to December 31, 2026.

WHEREAS, the City of Blaine has a responsibility to ensure the availability of safe and reliable water for its residents; and

WHEREAS, the City of Blaine solicited bids for the supply of water treatment chemicals necessary for the operation of the water treatment plants and wells; and

WHEREAS, the bids were publicly opened and reviewed in accordance with applicable procurement laws and regulations on November 20, 2025; and

WHEREAS, the bid submitted by Hawkins, Inc. in the amount $665,639 has been determined to be the most responsive and responsible bid meeting all specifications and requirements; and

WHEREAS, the City of Blaine desires to authorize the purchase of the required water treatment chemicals from Hawkins, Inc. for the period January 1, 2026, to December 31, 2026.

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

1. The bid submitted by Hawkins, Inc. for the supply of water treatment chemicals is hereby accepted.

2. The Mayor and City Manager are authorized to enter into a contract with Hawkins, Inc. for the procurement of water treatment chemicals as specified in the bid documents for the period of January 1, 2026, to December 31, 2026.

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

Signed by _____

Tim Sanders, Mayor

Signed by _____

Catherine M. Sorensen, City Clerk

2026 Water Treatment Chemicals (Jan 1, 2026 thru Dec 31, 2026) (#9906778)
Owner: City of Blaine
Solicitor: City of Blaine Public Works
11/20/2025 10:00 AM CST

					Hawkins, Inc.		Shannon Chemical Corporation	
Line Item	**Item Code**	**Item Description**	**UofM**	**Quantity**	**Unit Price**	**Extension**	**Unit Price**	**Extension**
1	1	Hydrofluosilicic Acid	Gallons	7000	$5.89	$41,230.00	$0.00	$0.00
2	2-1	Chlorine - 1 Ton Cylinder	EA	40	$2,248.00	$89,920.00	$0.00	$0.00
3	2-2	Chorine - 150 LB Cylinder	EA	40	$208.00	$8,320.00	$0.00	$0.00
4	3	Polyphosphate	Gallons	3500	$11.18	$39,130.00	$23.27	$81,445.00
5	4	Zinc Orthophosphate	Gallons	10000	$10.62	$106,200.00	$18.37	$183,700.00
6	5-1	Sulfur Dioxide - 1 Ton Cylinder	EA	5	$1,793.00	$8,965.00	$0.00	$0.00
7	5-1	Sulfur Dioxide - 150 LB Cylinder	EA	5	$251.00	$1,255.00	$0.00	$0.00
8	6	Sulfuric Acid 40%	Gallons	10000	$5.48	$54,800.00	$0.00	$0.00
9	7	Sodium Hypochlorite 12.5% NaOCl	Gallons	46000	$1.98	$91,080.00	$0.00	$0.00
10	8	Sodium Permanganate (20%)	Gallons	9500	$16.37	$155,515.00	$22.77	$216,315.00
11	9	Aqua Hawk 301	Gallons	375	$6.04	$2,265.00	$0.00	$0.00
12	10	Aqua Hawk 375	Gallons	70	$23.00	$1,610.00	$0.00	$0.00
13	11	LPC - 31	Gallons	5300	$12.33	$65,349.00	$0.00	$0.00
			Base Bid Total:			**$665,639.00**		**$481,460.00**

City of Blaine
Staff Report

File Number: RES 25-200

Agenda Date	Status
December 15, 2025	

In Control	File Type
City Council	Resolution

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

Agenda Item # 7.10

Resolution Authorizing an Amendment to the 2025 Water Capital Fund Budget in Relation to PFAS Settlements

Executive Summary

The Public Works Department is seeking authorization to approve an amendment to the 2025 Water Division budget.

Background

In 2024, the City of Blaine elected to remain a participant in the national *Aqueous Film-Forming Foam (AFFF) Products Liability Litigation* (MDL 2873), a class-action lawsuit involving PFAS contamination claims against 3M, DuPont, Tyco, and BASF. As part of the settlement framework, participating public water systems are eligible for compensation based on documented PFAS testing results.

To support the City's participation, the Minnesota Department of Health (MDH) and the City of Blaine completed PFAS testing on all 20 municipal wells. All results to date show PFOS and related regulated PFAS compounds below both state and federal regulatory limits.

Beginning in 2025, settlement payments to the City commenced. Payments from 3M and DuPont have already been received, while payments from Tyco and BASF are anticipated to begin in 2026. To date, payments by Tyco and BASF are unknown but expected to be less than Dupont's payment. Under the terms of the agreement, 3M's payment schedule extends through 2033.

Company	Anticipated Total Net Settlement Award	Actual Paid to Date	Remaining Balance
3M	$1,256,950.96	$742,846.64	$514,104.32
DuPont	$130,224.65	$130,224.60	$0
Tyco	*Payments expected in 2026*	—	—
BASF	*Payments expected in 2026*	—	—

Strategic Plan Relationship

Board/Commission Review

Financial Impact

Due to the timing of testing and finalization of funding, the 2025 adopted budget did not consider these settlements as a funding source for the Water Utility Funds. As such, staff is requesting to amend the 2025 budget to account for the settlement funds already received during the course of the year, and apply the settlements to the Water Capital Fund as a means to further reduce the need for future bonding. The use of these funds for water infrastructure improvements is in alignment with the guidelines of the agreement.

Public Outreach/Input

Staff Recommendation

By resolution, authorize the budget amendment of $873,072 to the Water Capital Fund budget.

Attachment List

None

City of Blaine

Signature Copy

Resolution: RES 25-200

Resolution Authorizing an Amendment to the 2025 Water Capital Fund Budget in Relation to PFAS Settlements

WHEREAS, the City of Blaine elected in 2024 to remain a participant in the *Aqueous Film-Forming Foam (AFFF) Products Liability Litigation* (MDL 2873), a class-action lawsuit involving PFAS contamination claims against 3M, DuPont, Tyco, and BASF; and

WHEREAS, as part of the settlement program, compensation to public water systems is based on verified PFAS testing data; and

WHEREAS, the Minnesota Department of Health and the City of Blaine completed PFAS testing on all twenty (20) municipal wells, and all results were below existing state and federal regulatory limits for PFOS and other regulated PFAS compounds; and

WHEREAS, the City has begun receiving settlement payments from participating defendants, including initial payments from 3M and DuPont in 2025; and

WHEREAS, the total anticipated net settlement awards and payments received to date are as follows:

Company	Anticipated Total Net Settlement Award	Actual Paid	Remaining Balance
3M	$1,256,950.96	$742,846.64	$514,104.32
DuPont	$130,224.65	$130,224.60	$0
Tyco	*Payments anticipated in 2026*	—	—
BASF	*Payments anticipated in 2026*	—	—

WHEREAS, these settlement funds must be recognized in the City's budget and allocated to support water system operations, PFAS monitoring, future remediation-related expenses, capital planning, or other eligible uses as defined in the settlement agreements;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Blaine hereby amends the 2025 Budget as follows:

1. Accepts the AFFF Settlement funds received to date in the total amount of $873,071.24 ($742,846.64 from 3M and $130,224.60 from DuPont); and

2. Authorizes the establishment or use of a designated PFAS Settlement Fund within the Water Capital Fund to receive and track all settlement payments; and

3. Appropriates the settlement revenues for eligible PFAS-related costs consistent with settlement guidelines and city financial policies; and

4. Directs staff to update the city's budget and financial records accordingly and to track all future payments from 3M, Tyco, and BASF as they are received.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council authorizes the City Manager or designee to execute all documents with the AFFF class-action settlement agreements.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Blaine hereby authorizes the following revenue increase(s) to the 2025 budget:

Fund Account	Amount
Water Capital Fund 611.50.530.537.5590-3840 - Claims & Judgements	$ 873,072

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

Signed by _____
Tim Sanders, Mayor

Signed by _____
Catherine M. Sorensen, City Clerk

City of Blaine
Staff Report

File Number: 2025-284

Agenda Date	Status
December 15, 2025	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: - Jason Zimmerman, Finance Director

Agenda Item # 7.11

Motion to Approve Payment to Insight Public Sector for Microsoft Enterprise Agreement Annual License Renewal.

Executive Summary

Staff requests Council approval of the 2026 payment of $127,143.45 for the above-referenced contract pursuant to Blaine City Charter section 6.05, which requires City Council approval of all purchases or contracts worth more than $50,000.

Background

The City is renewing a three-year Enterprise Licensing Agreement with Microsoft based upon contracts negotiated by the State of Minnesota for 2025-2027. The licensing includes PC operating systems, Microsoft Office 365, SQL database licenses, network server licenses, and other specific licensed products. Staff estimated the renewal at $123,000 but will accommodate the variance to the actual price through negotiations on the renewal of other enterprise software products.

Strategic Plan Relationship

This item aligns with the strategic initiatives of a well-maintained infrastructure and enhanced customer service.

Board/Commission Review

N/A

Financial Impact

Funds were appropriated to cover this expenditure in the 2026 general fund budget.

Public Outreach/Input

Staff Recommendation

By motion, approve the payment.

Attachment List

None

City of Blaine
Staff Report

File Number: 2025-285

Agenda Date	Status
December 15, 2025	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: - Jason Zimmerman, Finance Director

Agenda Item # 7.12

Motion Authorizing Payment to Tyler Technologies for Software License, Technical Support, and Maintenance for the City's New World Financial System

Executive Summary

Staff requests City Council approval for the 2026 payment of up to $175,000 for the above-referenced software, in accordance with Blaine City Charter Section 6.05, which requires Council approval for all purchases or contracts exceeding $50,000.

Background

Council is asked to approve payment to Tyler Technologies for support and maintenance of the City's Financial Management software. The system includes multiple software applications currently in use by the City: (1) Financial Management; (2) Payroll & Human Resources; (3) Utility Management; (4) Decision Support; and (5) eSuite. The proposed services and support agreement is for the 2026 calendar year.

Strategic Plan Relationship

Maintenance and support of the City's financial software ensures reliable, well-maintained, and sustainable infrastructure.

Board/Commission Review

Not applicable.

Financial Impact

Funding for licensing, technical support, and maintenance of the city's financial system is appropriated within the General Fund's proposed 2026 Information Technology Department budget.

Public Outreach/Input

Not applicable.

Staff Recommendation

By motion, approve the payment.

Attachment List

None

City of Blaine
Staff Report

File Number: 2025-286

Agenda Date	Status
December 15, 2025	
In Control	**File Type**
City Council	Motion

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

Agenda Item # 8.1

Motion to Consider Approval of an On-Sale Intoxicating & Sunday Liquor Licenses for Chelas X, Inc. located at 1250 126th Ave NE, Suite 600, Blaine, MN

Executive Summary

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

Background

A public hearing is required prior to the approval of on-sale and Sunday intoxicating liquor licenses in the city.

Michael Nguyen, applicant, applied for and received council approval for a wine and 3.2 percent on-sale liquor licenses on October 20, 2025. Mr. Nguyen is now requesting to serve full intoxicating spirits and is applying for an on-sale and Sunday intoxicating liquor licenses rather than the previously approved wine and 3.2 percent on- sale liquor licenses. The applicant included the required license fees, forms and documents. The background investigation was conducted by the Blaine Police Department with no concerns found.

The on-sale and Sunday intoxicating liquor licenses, if approved, would be active through June 30, 2026, and run concurrent with annual liquor license renewals. All required information will be submitted to the state's alcohol and gambling enforcement division upon approval of the licenses by the council, and the current wine and 3.2 percent licenses will be canceled.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

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

Public Outreach/Input

Notice of public hearing was published in *Blaine/Spring Lake Park/Columbia Heights/Fridley Life* and on the city's website as required by code. No feedback was received by the clerk's office. Liquor license fees, adopted annually by city council, provides sufficient funding for review and issuance of the licenses as well as compliance checks and any other necessary license monitoring/enforcement.

Staff Recommendation

Hold a public hearing to receive input regarding the on-sale and Sunday liquor licenses, then by motion approve issuance of on-sale and Sunday intoxicating liquor licenses fo for Chelas X located at 1250 126th Avenue NE, Suite 600, Blaine.

Attachment List

None

City of Blaine
Staff Report

File Number: ORD 25-2597

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

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

Agenda Item # 8.2

First Reading
Amend City Charter Chapter 5. Initiative and Referendum, Adding Section 5.14 Recall and Chapter 2. Form of Government, Sec. 2.04 Vacancies in the Council

Executive Summary

Hold first reading of the proposed ordinance that would provide a recall process for mayor or councilmembers.

Background

In 2022, council directed the charter commission to consider an amendment that would provide for a recall process for an elected mayor or councilmember. It should be noted that Minnesota's constitution and statute provide for recall of elected state officials but not city officials, therefore, any recall process would require a charter amendment. The topic was discussed at the 2022 and 2023 commission meetings, where commissioners discussed reasons where a recall would be allowed, size of the recall committee, and an appropriate threshold required of registered voters on a petition that would trigger a recall election. They reviewed several cities' examples and the proposed ordinance presented was based on the City of Richfield's charter with input from city council regarding restricting reasons for recall to serious cases of malfeasance during the term of office in the performance of the duties of the office.

The council held a public hearing and first reading on the proposed charter amendment on January 17, 2024, with no public input received, but the amendment failed at the February 5, 2024, meeting due to the lack of a unanimous vote. At the November 18, 2025, charter commission meeting, the commission recommended the amendment be brought forward again for public hearing and council consideration. It's important to note that no changes have been made to the proposed charter amendment since it was first presented in 2024.

In addition, redundant language is also being recommended in Sec. 2.05 vacancies in council as well as additional language for vacancies due to a recall, if adopted.

Strategic Plan Relationship

This item relates to the collaboration and engagement strategic priority through council governance.

Board/Commission Review

The charter commission researched and reviewed this topic at length and is presenting the amendment for council consideration.

Financial Impact

There is no financial impact to the ordinance itself but would be in the event a recall election is ever held.

Public Outreach/Input

This item was published in the *Blaine-Spring Lake Park-Fridley Life* and posted on the City's website.

Staff Recommendation

Council is asked to hold first reading of the proposed ordinance as presented. Second reading will be held at the January 5, 2025, council meeting; a unanimous vote of the council is required to adopt a charter amendment.

Attachment List

1. Draft Minutes - Charter Commission - 11-18-25

City of Blaine

Signature Copy
Ordinance: ORD 25-2597

First Reading
Amend City Charter Chapter 5. Initiative and Referendum, Adding Section 5.14 Recall and Chapter 2. Form of Government, Sec. 2.04 Vacancies in the Council

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

CHAPTER 5. INITIATIVE AND REFERENDUM AND RECALL

Sec. 5.13. Reserved.

Section 5.14. The Recall.

No less than twenty-five (25) registered voters eligible to vote on candidates for that office may form themselves into a committee for the purpose of bringing about the recall of any member of council, which is comprised of a mayor and six (6) councilmembers, as outlined in Sec. 2.03. - Elective Offices, or as amended from time to time. If the committee seeks the recall of a ward councilmember, the registered voters constituting the committee must be from that councilmember's ward. The committee must certify to the city clerk the name of the councilmember whose removal is sought, a statement of the grounds for removal in not more than two hundred and fifty (250) words, and the committee's intention to bring about their recall. A copy of this certificate must be attached to each signature paper and no signature paper may be put into circulation previous to such certification.

The Minnesota Constitution and state court decisions restrict the recall of elected city officials to cases of serious malfeasance during the term of office the performance of the duties of the office. The grounds for recall, as set forth in the recall petition, must be predicated on one (1) or more charges of serious malfeasance during the term of office in the performance of the duties of the office. For this purpose the word "malfeasance" means the performance of an act by a councilmember in their official capacity that is wholly illegal and wrongful.

Section 5.15. Recall Petitions.

The petition for the recall of any councilmember must consist of a certificate identical to that filed with the city clerk together with all the signature papers and affidavits thereto attached. All the signatures need not be on one (1) signature paper, but the circulator of every signature paper must make an affidavit that each signature appended to the paper is the genuine signature of the person whose name it purports to be. Every circulator of a signature paper must be a registered voter eligible to vote on candidates for that office. Each signature paper must be in substantially the following form:

RECALL PETITION

Proposing the recall of _____ from the office as _____ which recall is sought for the reasons set forth in the attached certificate.

Committee

This movement is sponsored by the following committee of registered voters eligible to vote on candidates for that office.

	Legal Signature	Name (print legibly)	Address (print legibly)
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
[listing all members of the committee]			

Instructions to Petition Signers

You are being asked to sign a petition. You must be a resident of, and a registered voter in, the City of Blaine and corresponding ward if the subject of the recall petition is not at large. Every person signing this petition must do so in the presence of the person circulating the petition. It is a criminal offense to sign a name other than your own to the petition or to accept compensation for signing your name to the petition. Pursuant to Section 5.16 of Blaine City Charter, twenty (20) percent of the total number of registered voters eligible to vote on candidates for that office at the last preceding regular municipal election is required to be deemed a sufficient petition, which is [X] signatures.

The undersigned registered voters, all being eligible to vote on candidates for that office, understanding the nature of the charges against the councilmember herein sought to be recalled, desire the holding of a recall election for that purpose.

	Date	Legal Signature	Name (print legibly)	Address (print legibly)
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____

The affidavit of the circulator must be attached at the end of the list of signatures.

Section 5.16. Filing of Petition.

Within thirty (30) days after the filing of the original certificate, the committee must file the completed petition in the office of the city clerk. The city clerk must examine the petition within the next ten (10) working days and if the city clerk and/or city attorney finds it irregular in any way, or finds that the number of signers is less than twenty (20) percent of the total number of registered voters eligible to vote on candidates for that office at the last preceding regular municipal election, the city clerk must so notify one (1) or more members of the committee. The

committee shall then be given ten (10) days in which to file additional signature papers and to correct the petition in all other respects, but the committee may not change the statement of the grounds upon which the recall is sought. If at the end of that time the city clerk and/or city attorney finds the petition still insufficient or irregular, the city clerk must notify all the members of the committee to that effect and file the petition in the city clerk's office. No further action shall be taken thereon.

Section 5.17. Recall Election.

If the petition or amended petition is found sufficient, the city clerk must transmit it to the council without delay, and must also officially notify the person sought to be recalled of the sufficiency of the petition and of the pending action. If the councilmember sought to be recalled does not resign within ten (10) days after having been given such notice, the council shall, at its next meeting occurring more than ten (10) days after the receipt by the council of the recall petition, by resolution, provide for the holding of a special recall election as allowed by statute and election law, as amended from time to time. If the special recall election involves one (1) or more ward councilmembers, the recall election must be conducted only within the wards of the affected councilmembers. If it involves a councilmember who is elected at large, the election must be a citywide election.

Section 5.18. Procedure at Recall Election.

The city clerk must include with the published notice of the election the statement of the grounds for recall and also, in not more than five hundred (500) words, the response of the councilmember concerned in justification of their course in office. The election must be conducted in accordance with statute and election law, as amended from time to time.

Section 5.19. Form of Recall Ballot.

The form of the ballot at such election shall be: "Shall _____ be recalled and thereby removed from office?" The name of the councilmember whose recall is sought and their office shall be inserted in the blank. The voters shall be permitted to vote separately "yes" or "no" upon this question. If a majority of those voting on the question of recall vote in favor of recall, the official shall be thereby removed from office, effective as allowed by statute and election law, as amended from time to time.

Section 5.20. Procedure to Fill Vacancy.

In the event that a councilmember is recalled by the voters or resigns after a petition has been filed for their recall, the vacancy must be filled pursuant to Sec. 20.5 – Vacancies in the council.

-

Section 5.21. Term.

The term of the candidate selected by the voters at the special election to fill the unexpired term shall start as soon as the certified results have been canvassed by the council and filed with the city clerk and the person has been duly qualified for office.

Section 5.22. Offenses; penalty.

It is unlawful for a person to:

a. Sign a name other than that person's own name to an initiative, referendum, or recall petition;

b. Circulate an initiative, referendum, or recall petition without required attachments;

c. Circulate an initiative, referendum, or recall petition when unqualified to do so;

d. Sign an initiative, referendum, or recall petition when that person knows they are not qualified to do so;

e. Make a false affidavit in connection with an initiative, referendum, or recall petition;

f. Pay or offer to pay a person, or receive payment or agree to receive payment, for signing an initiative, referendum, or recall petition;

g. Pay or offer to pay a person, or receive payment or agree to receive payment, on a basis related to the number of signatures obtained for circulating an initiative, referendum, or recall petition. This subsection does not prohibit the payment of salary and expenses for circulation of the petition on a basis not related to the number of signatures obtained, as long as the circulators fully disclose all contributions received to the city clerk upon submission of the petitions.

A violation of this section is a misdemeanor punishable in accordance with state law.

Sec. 2.05. Vacancies in the council.

A vacancy in the council shall exist in case of:

(1) The failure of any person elected thereto to qualify on or before the date of the second regular meeting of the new council; or

(2) The death, resignation, removal from office, removal from the city, continuous absence of any councilmember from the city for more than three (3) months; or

(3) The failure of any councilmember without good cause to perform any of the duties of membership in the council for a period of two (2) months; or

(4) The conviction of any such person of a crime for which a sentence of imprisonment for more than one year may be imposed, whether before or after such person's qualification.

If a vacancy on the council is for a period of more than twelve (12) months, the council shall by resolution declare the vacancy to exist and shall by resolution call for a special election as provided in this section.

If a vacancy on the council is for a period of less than twelve (12) months, the council shall by resolution declare that the vacancy exists. Within the next forty-five (45) days, the council shall by resolution appoint an eligible person to the existing vacancy. The appointee shall serve until January 1 following the next regular municipal election, or until their successor is elected

and qualified. ~~At the next regular municipal election, the office will be filled for the unexpired term.~~

The council may by resolution waive its right to appoint to fill a vacancy and may call a special election to be held as soon as legally permissible. If a vacancy on the council is not filled by appointment within the forty-five (45) days following the declaration of the vacancy, the council shall call a special election as provided in this section.

Notwithstanding anything to the contrary herein, any vacancy resulting from a recall election or from a resignation following the filing of a recall petition shall be filled in the manner provided above.

INTRODUCED and read in full this 15th day of December, 2025.

PASSED by the City Council of the City of Blaine this _____ day of _____, 20____.

City of Blaine
Charter Commission

November 18, 2025 | 6:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

Chair Lester called the meeting to order at 7:00PM.

2. Roll Call

PRESENT: Chair Jeffrey Lester, Commissioners Ken Anderson, Tom Doran, Al Goracke, , Terri Homan, Jasen Howard, Abdi Hussein, Trace Ludewig, Ashton Ramsammy, and Arman Tagarro.

ABSENT: Commissioners Ali Khan, Jason Halpern, Jason Hartmann, and Nyle Zikmund

ALSO PRESENT: City Clerk Cathy Sorensen

3. Approval of Minutes

3.1. 2025-557 Approval of Minutes
Sponsors:

Motion by Commissioner Homan, seconded by Commissioner Ludewig, to approve the minutes of October 13, 2025, as presented.

Motion adopted unanimously.

4. Open Forum for Citizen Input

No one appeared.

5. New Business

None.

6. Old Business

6.1. 2025-168 Discussion of Other Sections of Charter for Possible Review - Sec. 6.05 - Purchases and Contracts
Sponsors: Cathy Sorensen, City Clerk

Commissioners further discussed council feedback at the recent workshop as well as the importance of this proposed amendment. Discussion was held on possibly recommending a smaller amount such as $75,000 with a phased plan to increase or wait until after the 2026 election. The commission discussed how they shouldn't consider an election in their process as then they may not be doing their due diligence. They noted there wasn't a strong consensus for an increase at this time and it may be better to postpone formal consideration to the council. Discussion was held about proposing even a modest increase to show the council that the commission heard their feedback but concluded postponing would allow the new city manager to be in place for a full year and provide more transparency. They requested staff to track purchases over the current threshold over the next year to provide better data to the council in 2026.

Motion by Commissioner Anderson, seconded by Commissioner Goracke, to table further consideration of this item until the December 2026 meeting. Motion adopted unanimously.

6.2. 2025-175 Review of Proposed Charter Amendment - Council Recall
Sponsors: Cathy Sorensen, City Clerk

Discussion was held around how the council voted on this amendment in 2024 but that it failed due to lack of a unanimous vote. They discussed how the original direction to create a recall process came from the council which was completed and that they felt it should be brought forward again at this time. They noted no changes were being recommended from 2024 which was fully supported by the six councilmembers seated at that time.

Motion by Commissioner Goracke, seconded by Commissioner Homan, to bring forward the proposed charter amendment for council recall to a public hearing and formal consideration by the city council.

Commissioner Anderson recalled the discussion held at the council workshop in 2024 around malfeasance and non-feasance and if that should be reconsidered. Commission consensus was to bring the amendment forward as proposed in 2024.

Motion adopted unanimously.

6.3. 2025-559 Ward Redetermination Topic Discussion
Sponsors:

The commission discussed the possibility of bringing this item forward again for council consideration. After discussion, the consensus was to include the possibility of any ward redetermination recommendation on the charter commission's work plan for 2027 as it better aligned with the upcoming census. The commission requested when appropriate that they hold a workshop to review in detail new data maps and possible scenarios first in order to make the best recommendation to council.

7. Adjournment

Discussion was held on attendance requirements for commissioners. Ms. Sorensen said those requirements, if any, were likely outlined in statute and that she would research those requirements.

Motion by Commissioner Doran, seconded by Commissioner Ludewig, to adjourn the meeting at

6:43PM.

Motion adopted unanimously.

City of Blaine
Staff Report

File Number: RES 25-199

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

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.1

Resolution Granting a Conditional Use Permit to Operate an Indoor Mini Golf Facility in an Existing Tenant Space in a Community Commercial (B-2) Zoning District at 1033 109th Avenue NE. Putt Town (Case File No. 25-0049/ACK)

Executive Summary

The applicant is proposing an indoor mini-golf facility in a vacant tenant space at 1033 109th Ave. The use is classified as amusement and recreation, which requires a conditional use permit (CUP).

Background

Planning Commission Public Hearing	12/09/25
City Council (Conditional Use Permit)	12/15/25
Action Deadline	01/18/26

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

Evaluation of Request
Planning Analysis
Zoning
The property is zoned Community Commercial (B-2), and is designated Community Commercial (CC).

Surrounding Zoning and Uses
Properties to the north and west are zoned Development Flex (DF), and consist of single-family homes with a land use designation of Low Density Residential (LDR), while property south of 109th Ave is zoned Residential Flex (RF) and designated as Medium Density Residential (MDR). Property directly east of the proposed site is also zoned Community Commercial (B-2), and is designated Community Commercial (CC).

Existing Conditions
The property consists of a multi-tenant building with a restaurant, and a mix of businesses and professional offices.

History
There are no previous approvals for this particular tenant space. The previous use of this tenant space was a women's-only fitness center. The building itself was constructed in 1990.

Site Plan
No exterior modifications to the building or site are proposed.

Parking
The property consists of a 11,250 square foot restaurant, which requires 100 parking spaces. There is approximately 8,000 square feet of building that is used for business and professional offices, which requires 32 parking spaces. The proposed 2,000 square foot mini-golf facility will require 7 parking spaces, for a combined total of 139 parking spaces needed. There are 145 parking stalls available on-site. Parking requirements have been met.

Engineering Analysis
Grading/Storm Drainage
No exterior modifications to the site are proposed. Therefore, there are no changes being made to the existing grading/storm drainage for the property.

Wetlands/Watershed
No exterior modifications to the site are proposed. Therefore, there are no changes would be made to any existing wetlands that might be on the property. No watershed review would be required.

Access/Street Design/Sidewalks/Trails
No exterior modifications to the site are proposed. Therefore, there are no changes being made to the existing access, sidewalks or trails for the property.
No street design required.

Easements/Right-of-way/Permits
No additional easements or right-of-way will be required. 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 work on the project being completed.

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

Section 101-4 Criteria for granting conditional use permits:
The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable.

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
    - The proposed use will be located within an existing tenant space, and will not create an additional burden on public facilities or utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
    - The proposed use will be located in an existing building, and the use will be compatible with adjoining properties and the character of the B-2 zoning district.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
    - The proposed use will not result in modification of the building or property itself. No activity associated with the business is to be conducted outside. The use will not have an adverse effect upon adjacent properties.
4. The use, in the opinion of the city council, shall be reasonably related to the overall needs of the city and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
    - The purpose of the B-2 zoning district is to allow commercial uses serving surrounding neighborhoods with low to moderate traffic uses. The proposed use is consistent with the purposes of the zoning code and zoning district.
6. The use shall not be in conflict with the comprehensive plan of the city.
    - The proposed use is not in conflict with the comprehensive plan.
7. The use will not cause traffic hazards or congestion.
    - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
    - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List:
Zoning and Location Map
Narrative
Floor Plan
Unapproved PC Minutes

Strategic Plan Relationship

Not applicable.

Board/Commission Review

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

Two individuals spoke at the public hearing. They requested more information on the nature of the business and complained about the lighting in the parking lot and the noise from the restaurant during the summer months. The meeting minutes are attached for reference on the public hearing comments.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes 120925

City of Blaine

Signature Copy

Resolution: RES 25-199

Resolution Granting a Conditional Use Permit to Operate an Indoor Mini Golf Facility in an Existing Tenant Space in a Community Commercial (B-2) Zoning District at 1033 109th Avenue NE. Putt Town (Case File No. 25-0049/ACK)

WHEREAS, an application has been filed by N&D Management LLC as Conditional Use Permit Case File No. 25-0049 for Putt Town; and

WHEREAS, said case involves the property described as follows:

Lot 32 Block 2 Creekside Village

WHEREAS, the Blaine Planning Commission held a public hearing on December 9, 2025, and recommended approval regarding said Conditional Use Permit; and

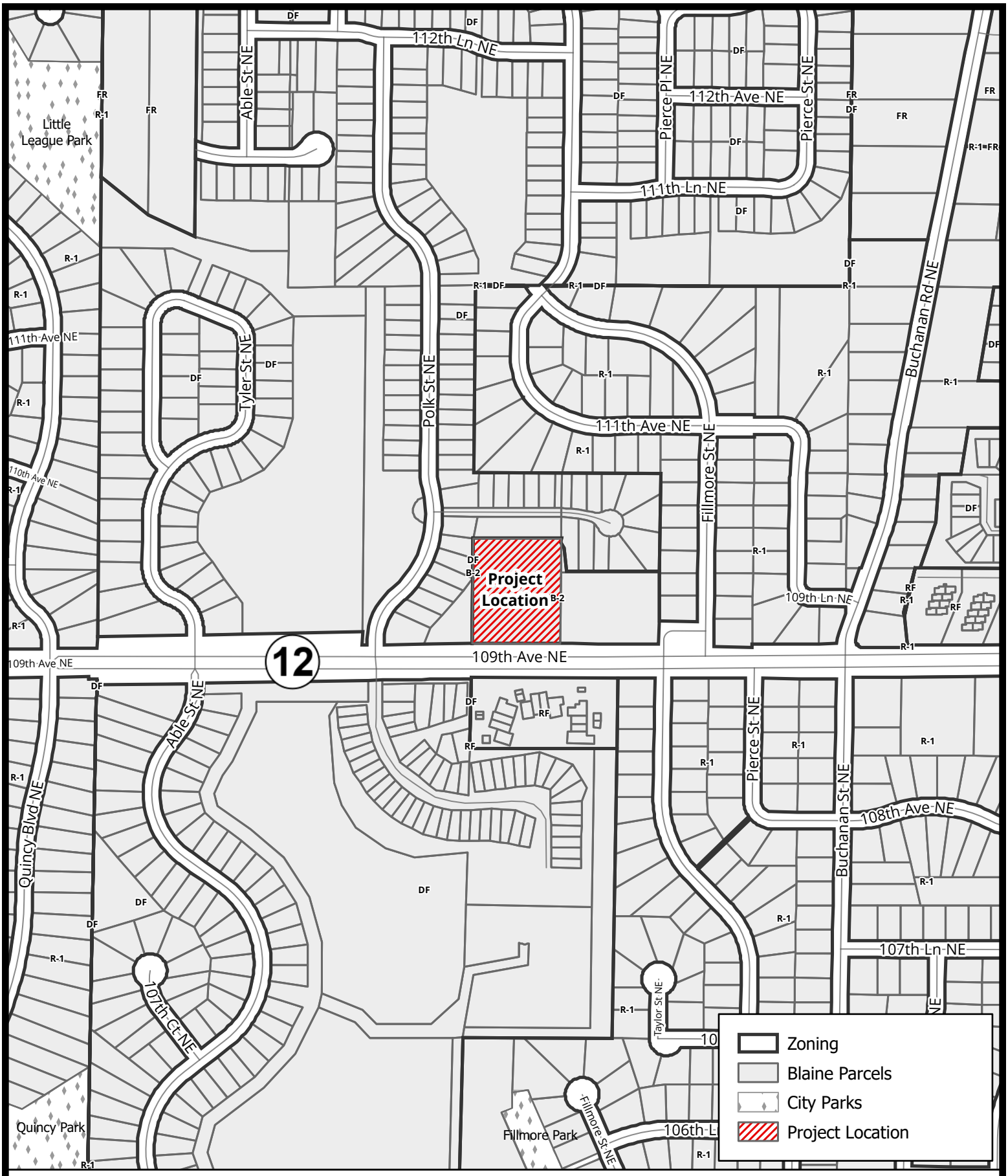
WHEREAS, the Blaine City Council has reviewed said case on December 15, 2025; and

WHEREAS, the criteria identified in Section 101-4 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Sections 101-4 and 113-63(2) of the zoning ordinance to operate an indoor mini golf facility in an existing tenant space, located in a Community Commercial (B-2) zoning district with the following conditions:

1. No activity is to be conducted outside the building.
2. A Certificate of Occupancy is required prior to business operation.

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



Case File No. 25-0049
Putt Town

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

BlaineMN.gov

Family Owned Mini Golf

Hello My name is Nicholas Greener and I am submitting a Request to open up an indoor Mini Golf location at 1033 109th Ave Ne Blaine MN 55449.

The location is perfect for our goal of bringing a family fun place for everyone to enjoy while keeping prices down so a family of 4 can come enjoy their time together without spending $100 just on the entertainment!

My Family and I love to collect and find cool fun things online that we would love to add and share with everyone at our Mini golf location to give a fun a unique experience while enjoying a local adventure!

We are planning on targeting all age groups

We will not be serving food

Parking is very good with front and rear parking

I personally very thankful for this opportunity and if any questions pop up I'm here to answer any of them! Thank you

Bathroom
Office
Storage
Garage Door
Front Door
Desk
Pinball
Vending
Vending
Chairs
10-13-25

City of Blaine
Planning Commission

December 9, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, December 9, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Geiselhart.

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

4. Public Hearing

4.2. 2025-613 Case File No. 25-0049 // Putt Town // 1033 109th Avenue NE
The applicant is requesting a conditional use permit to operate an indoor mini golf facility in an existing tenant space, located in a Community Commercial (B-2) zoning district.
Sponsors: Alex Koberoski, Assistant Planner

The report to the planning commission was presented by Alex Koberoski, Assistant Planner. The public hearing for Case File 25-0049 was opened at 7:09PM.

Malea McGinty, 10965 Polk St NE, expressed concern with the amount of activities that would occur on the outside of the building. She commented on how the noise from the event center was also a concern for her. It was her hope the noise and activities would occur indoors. She asked that the lighting on the property also be addressed because it shines directly into her home.

Linda McDonald, 10571 109th Ct NE, stated she had all the same concerns as her neighbor. She explained she had hoped this property would have been converted into a restaurant and bar.

The public hearing was closed at 7:13PM.

Nate Kveton, property manager, stated he believed Putt Town would be a great addition to the community. He noted Putt Town would have no food but would just be indoor mini-golf.

Commissioner Halpern encouraged the property manager to work with the neighbors to address the noise and lighting concerns.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 25-0049 based on the following conditions:

Case 25-0049:

1. **No activity is to be conducted outside the building.**
2. **A Certificate of Occupancy is required prior to business operation.**

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

Chair Goracke noted this would be on the agenda of the December 15, 2025 city council meeting.

City of Blaine
Staff Report

File Number: ORD 25-2589

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

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.2

Second 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

Second 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 polices 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, approve the ordinance.

Attachment List

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

City of Blaine

Signature Copy
Ordinance: ORD 25-2589

Second 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

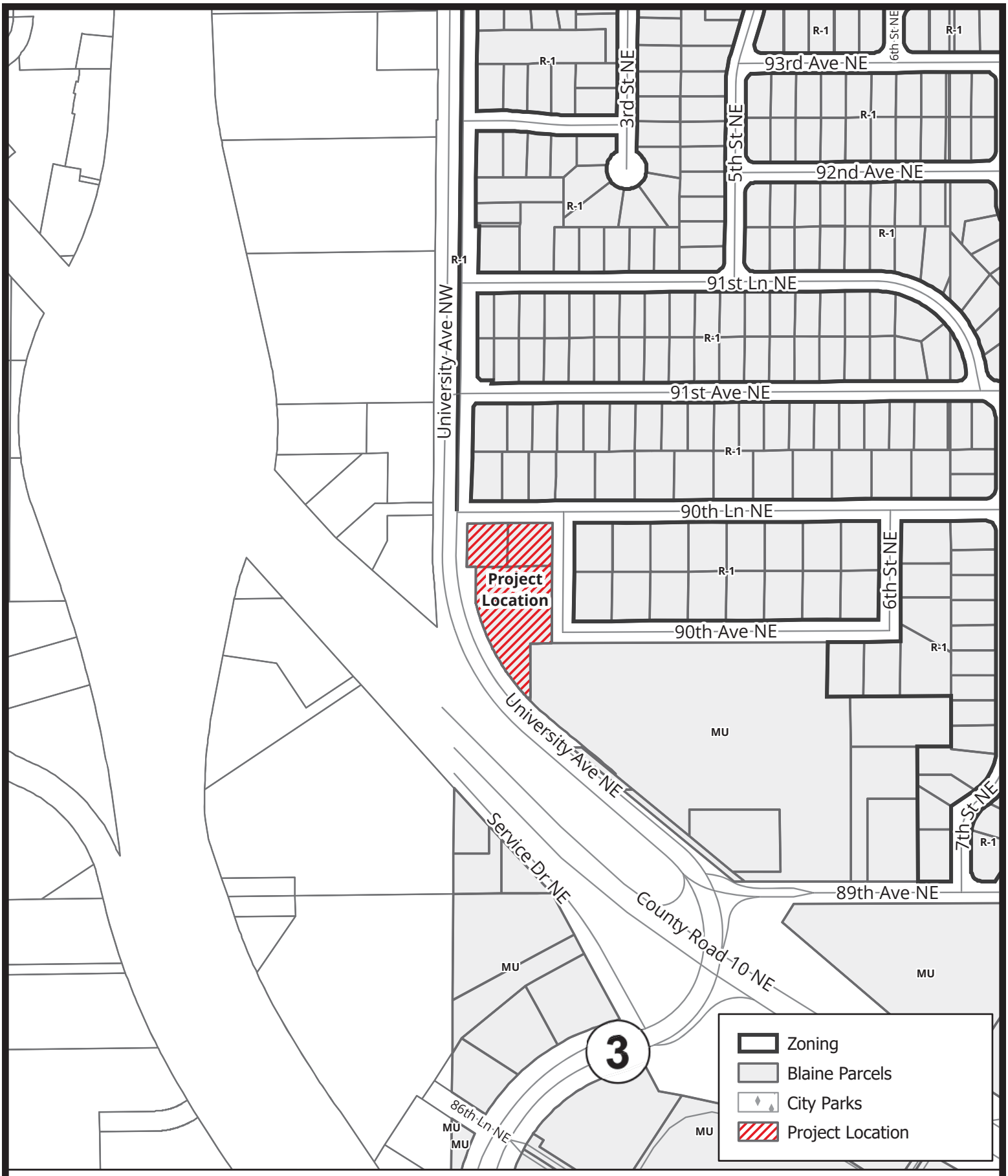
Section 2. The above described property is hereby rezoned from:

~~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 15th day of December, 2025.

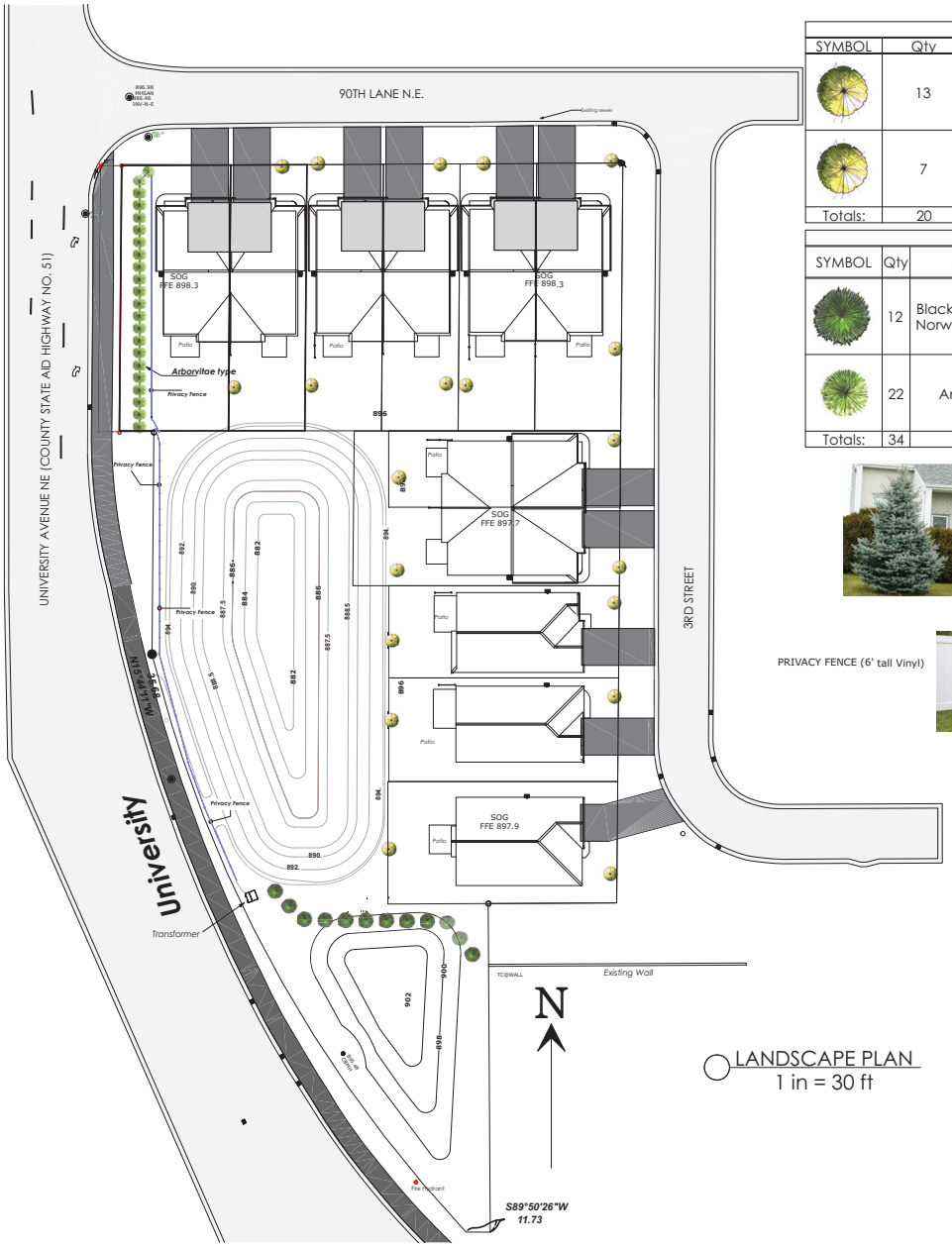


Case File No. 25-0031
Northtown Villas

Scale: 1:4,456

BlaineMN.gov

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



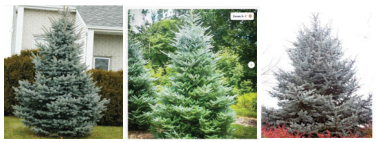
LANDSCAPE PLAN
1 in = 30 ft

DICIDOUS 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 hedberghomes@hedberghomes.com

Builder:

Site Location:
90TH LANE & 3RD STREET
BLAINE

REVISION TABLE

DATE	DESCRIPTION

SHEET INDEX

Label	Title
P-1	LANDSCAPE PLAN

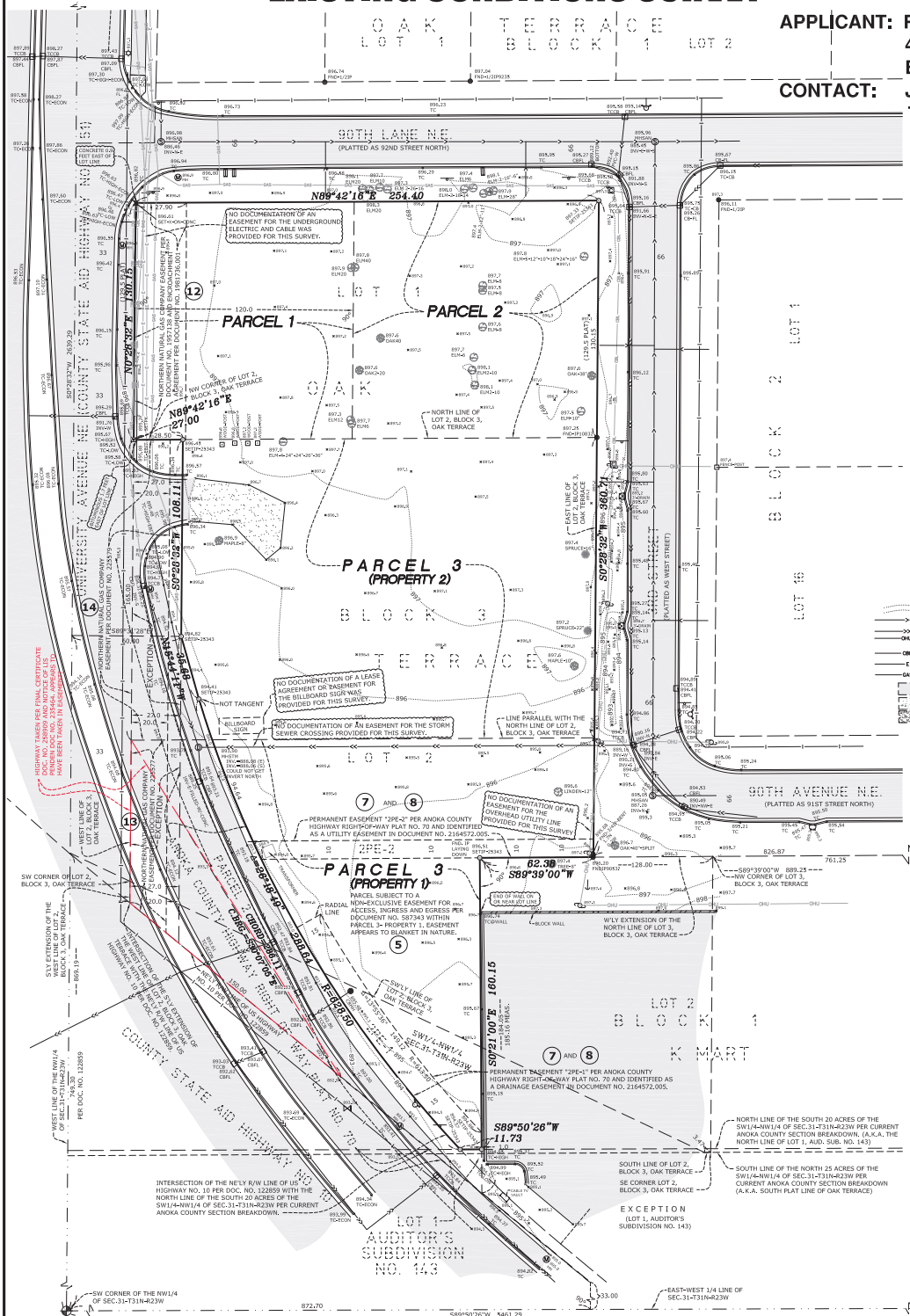
LANDSCAPE PLAN
SHEET: P-1-1
DATE: 10-14-25

EXISTING CONDITIONS SURVEY

~of~ NORTHTOWN VILLAS

APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449

CONTACT: JON BLATTMAN
763-252-8087



BENCHMARK

MNDOT BENCHMARK1
STATION NAME: N 254
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 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: MU - CR 10 MIXED USE

LAND USE: MDR/CC - 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 underlying descriptions, it appears to create an overlap verses 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
Date: 09/30/25 License No. 25343

DRAWN BY: JEN	JOB NO: 250557PP	DATE: 06/09/25	
CHECK BY: JEN	FIELD CREW: JH-JR		
1	06/11/25	REV. STORM SEWER LOC.	JEN
2	07/11/25	CITY SUBMITTAL	JEN
3	09/30/25	CITY RESUBMITTAL	JEN
NO.	DATE	DESCRIPTION	BY

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 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 on the extension Southerly of the West line of said Lot 2 to the intersection with the Northeasterly right of way of US Highway No. 10 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. 122859, thence Southeasterly 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, described as follows: Beginning at the Northwest corner of Lot 3, Block 3, "Oak Terrace"; thence West on the Westerly extension of the North line of said Lot 3 a distance of 128 feet, thence at a right angle Southerly a distance of 185.16 feet to its Intersection with the Northeasterly right of way of U.S. Highway No. 10, thence Southeasterly 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 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 South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to first 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.)

PROPERTY DESCRIPTION IS MISSING THE EXCEPTION OF PARCEL 2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70 AND IDENTIFIED AS DOCUMENT NO. 2164572.005

TITLE WORK DOES NOT REFERENCE PARCEL TAKEN FOR HIGHWAY PURPOSES DESCRIBED IN FINAL CERTIFICATE OF CONDEMNATION (CONDEMNATION PENDING DOC NO. 235464, SAID PARCEL APPEARS TO BE TAKEN IN EASEMENT)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/DD/25.
- Fee ownership is vested in the Blaine Economic Development Authority

PIN NO.	PARCEL ADDRESS
PARCEL 1 31-31-23-23-0042	9021 University Avenue NE, Blaine, MN 55434
PARCEL 2 31-31-23-23-0043	20 90th Lane NE, Blaine, MN 55434
PARCEL 3 31-31-23-23-0059	9011 University Avenue NE, Blaine, MN 55434

- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey is based upon information found in the commitment for title insurance prepared by All American Title Company, LLC, as issuing agents for Old Republic National Title Insurance Company, Commitment No. 139447-25-05 R-1. Schedule B-II Survey Related Exceptions are as follows:

4. Easement for drainage and utility purposes as shown on the recorded plat of Oak Terrace, filed as Document No. 144906. (Surveyor's Note: There were no drainage and utility easements shown on the recorded plat of OAK TERRACE that fall within the surveyed premises.)
5. Covenants, conditions, restrictions, obligations, and easements contained in Declaration of Easement, filed March 24, 1982, as Document No. 587343. (Surveyor's Note: Document No. 587343 refers to a non-exclusive easement for access, ingress and egress purposes. Said easement's location is undefined, but refers to a portion of Parcel 3 - Property 1.)
6. Underground Storage Tank Certificate, and the terms and conditions therein, filed as Document No. 1993027.022. (As to Parcel 1) (Surveyor's Note: Document No. 1993027.022 refers to the fact that there were underground petroleum tanks on Parcel 1. That in 2003 the tanks leaked and that in 2005 MPCA issued a closure letter for the leak.)
7. Anoka County Highway Right-of-Way Plat No. 70, filed December 26, 2007, as Document No. 1957949.001. (Surveyor's Note: ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70 per Document No. 1957949.001 is shown hereon. Said plat also depicted permanent easements over portions of the surveyed premises as shown hereon. The temporary easements depicted on said plat expired on December 31, 2009 and therefore not shown hereon.)
8. Final Certificate In the matter of the condemnation of certain lands for county highway purposes, filed March 1, 2017, as Document No. 2164572.005. (As to Parcels 1 and 3) (Surveyor's Note: Final Certificate per Document No. 2164572.005 refers to the taking of Parcel 2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70 "in fee simple absolute" and the acquiring of permanent easements. Permanent Easement Parcel 2PE-1 is identified as a drainage easement. Permanent Easement Parcel 2PE-2 is identified as a utility easement. Said parcel taking and easements are shown hereon. The temporary easements referenced in said document expired on December 31, 2009 and therefore not shown hereon.)
9. Terms of Variance issued by the City of Blaine for a front yard building setback, dated March 21, 2000, filed March 21, 2000, as Document No. 1491267.0. (As to Parcel 3) (Surveyor's Note: Document No. 1491267.0 refers to the approval of "a 31-foot variance to the 50-foot front yard building setback along 3rd Street NE" with respect to Parcel 3.)
10. Terms of Variance issued by the City of Blaine for a side yard building setback, dated March 21, 2000, filed March 21, 2000, as Document No. 1491268.0. (As to Parcel 3) (Surveyor's Note: Document No. 1491268.0 refers to the approval of "a 15-foot variance to the 20-foot side yard building setback along the north property line" with respect to Parcel 3.)
11. Terms of Variance issued by the City of Blaine for a front parking setback, dated March 21, 2000, filed March 21, 2000, as Document No. 1491269.0. (As to Parcel 3) (Surveyor's Note: Document No. 1491269.0 refers to the approval of "a 12-foot variance to the 30-foot front yard parking setback along 3rd Street NE" with respect to Parcel 3.)
12. 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 owners to construct a sign and bituminous surface within a Northern Natural Gas Company Easement. Said document references a Modification and Amendment of Easement Grant per Document No. 1957138, which defines a the Northern Natural Gas Company easement within Parcel 1 and is shown hereon.)
13. Easement to construct and maintain pipe lines in favor of Northern Natural Gas Company, as further described in Document No. 225577. (As to Parcel 3) (Surveyor's Note: Easement per Document No. 225577 does not fall within the surveyed premises as shown hereon.)
14. Easement to construct and maintain pipe lines in favor of Northern Natural Gas Company, as further described in Document No. 225579. (As to Parcel 3) (Surveyor's Note: Easement per Document No. 225579 does not fall within the surveyed premises as shown hereon.)

FACILITY OPERATORS NOTIFIED

[PER GOPHER STATE ONE TICKET NOS: 251430173, 251430179 AND 251430210]

CODE	COMPANY NAME	MARKING CONCERNS	DAMAGE	CUSTOMER SERVICE
ACSMSP01	ARVIG	(218)346-8174	(218)346-5500	(218)346-8248
ANOKAC01	ANOKA COUNTY	(763)324-3127	(763)324-3100	(763)324-3100
CBLAIN01	CITY OF BLAINE	(763)785-6165	(763)785-6165	(763)785-6165
CCMN03	COMCAST	(800)778-9140	(317)516-2512	(800)778-9140
CCONRP01	CITY OF COON RAPIDS	(763)767-6467	(763)238-3158	(763)767-6479
CTLMN01	CENTURYLINK - CTLQL	(800)778-9140	(877)366-8344	(877)366-8344
EANOKA01	CONNEXUS ENERGY	(763)323-4215	(763)323-2660	(763)323-2600
MCICOL01	MCI	(800)624-9675	(800)624-9675	(800)624-9675
MINGAS03	CENTER POINT ENERGY	(800)778-9140	(612)321-5200	(612)321-4421
NNGAS03	NORTHERN NATURAL GAS	(651)674-4488	(888)367-6671	(402)398-7592
XCEL08	XCEL ENERGY	(612)282-3939	(888)968-9235	(800)895-4999
ZAYO04	ZAYO BANDWIDTH	(800)961-6500	(866)236-2824	(800)961-6500

Location of utilities existing on or serving the surveyed property determined by:

- Observed evidence collected.
- Markings requested by E.G. Rud & Sons, Inc. per Gopher State One Call Ticket Nos. 251430173, 251430179 and 251430210.
- Record drawings provided by the City of Blaine's engineering department.

Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Gopher State One Call locate and other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.

It is undetermined at this time whether the storm sewer running across the surveyed premises has been abandoned or not. No documentation of an easement for the existing storm sewer was provided for this survey.

There are manholes within or near the sidewalk along University Avenue NE. The underground lines running to and from said manholes were not marked up by Gopher State One.

There is also a large transformer along University Avenue NE. The underground utility lines running to and from said transformer were not marked up by Gopher State One.

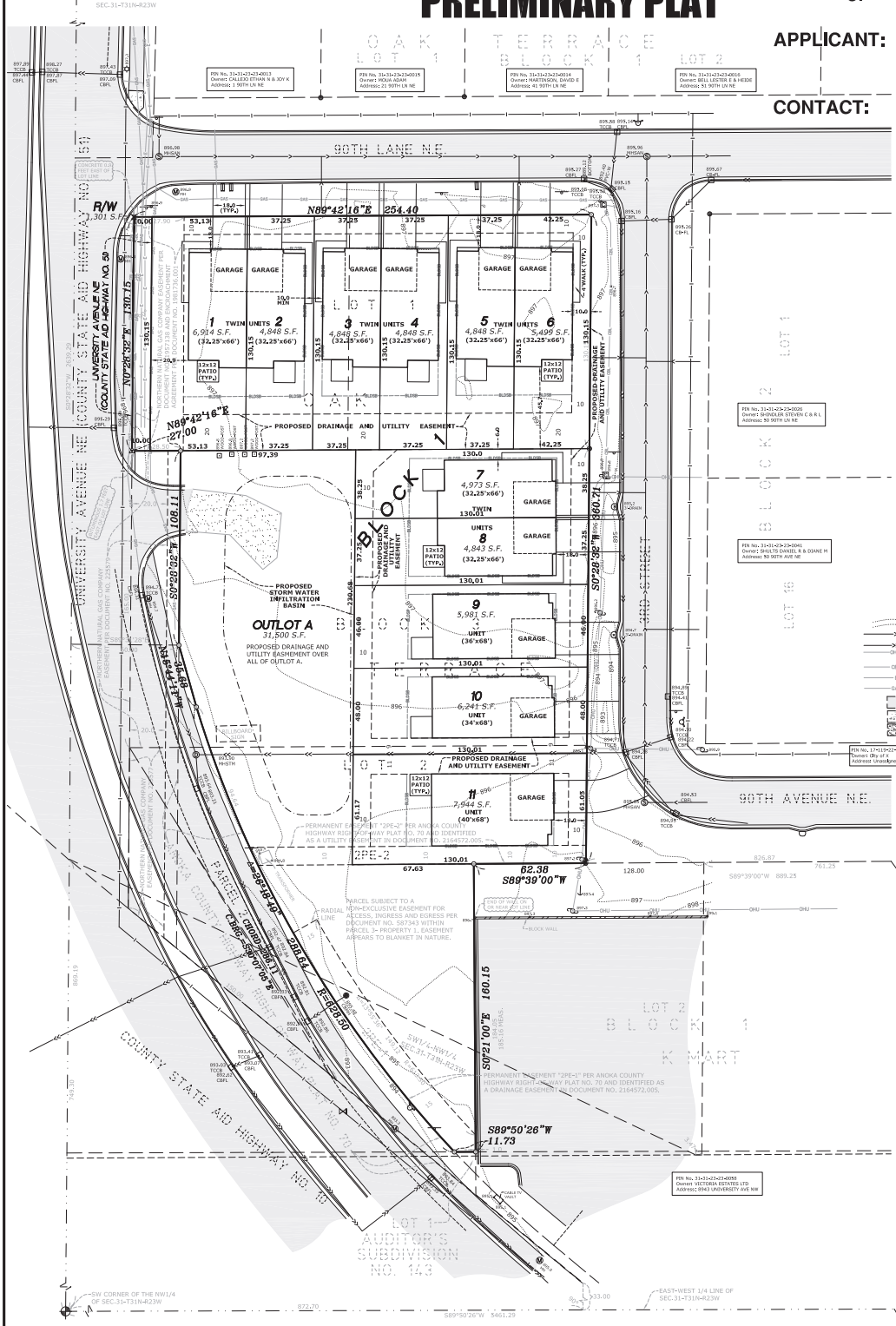
E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
LIno Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

PRELIMINARY PLAT

~of~ NORTHTOWN VILLAS

APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449

CONTACT: JON BLATTMAN
763-252-8087



NORTH

GRAPHIC SCALE

30 0 15 30 60

1 INCH = 30 FEET

BENCHMARK

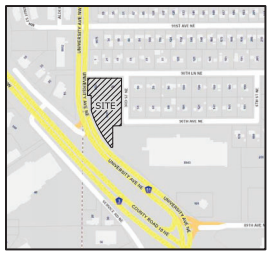
MNDOT BENCHMARK:
STATION NAME: N 254
ELEVATION = 885.70 FEET (NAVD88)

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

PART OF SEC. 31, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

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 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 Southwesterly 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 Northeasterly right of way of US Highway No. 10 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. 122859, thence Southeasterly 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 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, described as follows: Beginning at the Northwest corner of Lot 3, Block 3, "Oak Terrace"; thence West on the Westerly extension of the North line of said Lot 3 a distance of 128 feet, thence at a right angle Southerly a distance of 185.16 feet to its intersection with the Northeasterly right of way of U.S. Highway No. 10, thence Southeasterly 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 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 South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to first 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/DD/25.
- Fee ownership is vested in the Blaine Economic Development Authority

PIN NO.	PARCEL ADDRESS
PARCEL 1 31-31-23-23-0042	9021 University Avenue NE, Blaine, MN 55434
PARCEL 2 31-31-23-23-0043	20 90th Lane NE, Blaine, MN 55434
PARCEL 3 31-31-23-23-0059	9011 University Avenue NE, Blaine, MN 55434

- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top and back of curb.
- See Existing Conditions Survey regarding additional Boundary and Easement Information.

AREA COMPUTATIONS

TOTAL AREA :	2,17 ACRES
TOWNHOME 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/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 TOWNHOME 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 TOWNHOME 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
Rare, threatened, or endangered species preservation	0
Public parks and open spaces	0.72
Arterial Roads	0.03
Future Development	
Commercial Uses	
Gross Density	5.06912
Net Density	7.74648

Net density must match the land use designation from the Comprehensive Plan

LDR	2-5.4 units per acre
L-MDR	2.5-12 units per acre
MDR	6-12 units per acre
M-HDR	8-28 units per acre
HDR	12-28 units per acre
HDR2	12-60 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-JR		
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.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
LIno Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

S:\RUD\CAD\2SPROJ\250557PP\250557PP.DWG

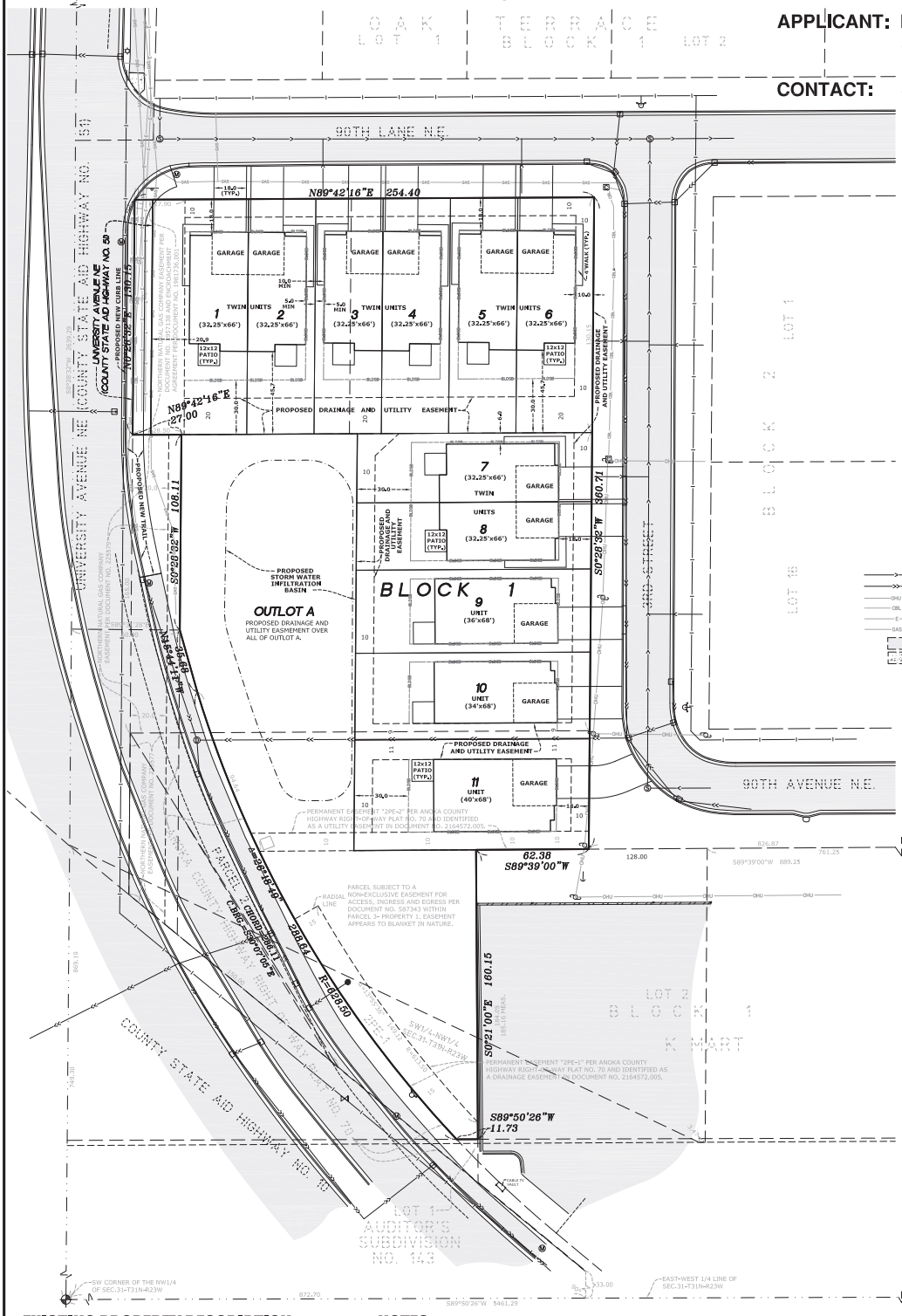
250557PP - SHEET S2

SITE PLAN

~of~ NORTHTOWN VILLAS

APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449

CONTACT: JON BLATTMAN
763-252-8087



NORTH

GRAPHIC SCALE

30 0 15 30 60

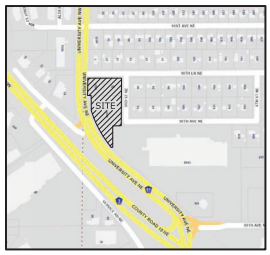
1 INCH = 30 FEET

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

PART OF SEC. 31, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

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 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 Southwesterly 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 Northeasterly right of way of US Highway No. 10 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. 122859, thence Southeasterly 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, described as follows: Beginning at the Northwest corner of Lot 3, Block 3, "Oak Terrace"; thence West on the Westerly extension of the North line of said Lot 3 a distance of 128 feet, thence at a right angle Southerly a distance of 185.16 feet to its Intersection with the Northeasterly right of way of U.S. Highway No. 10, thence Southeasterly 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 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 South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to first 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.)

PROPERTY DESCRIPTION IS MISSING THE EXCEPTION OF PARCEL 2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70 AND IDENTIFIED AS DOCUMENT NO. 2164572.005

TITLE WORK DOES NOT REFERENCE PARCEL TAKEN FOR HIGHWAY PURPOSES DESCRIBED IN PETITION FILED IN DISTRICT COURT AS DOCUMENT NO. 2164572.005 AND ORDER FOR JUDGMENT PENDING PER DOCUMENT NO. 2354464. SAID PARCEL APPEARS TO BE TAKEN IN EASEMENT?

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/DD/25.
- Fee ownership is vested in the Blaine Economic Development Authority

PIN NO.	PARCEL ADDRESS
PARCEL 1 31-31-23-23-0042	9021 University Avenue NE, Blaine, MN 55434
PARCEL 2 31-31-23-23-0043	20 90th Lane NE, Blaine, MN 55434
PARCEL 3 31-31-23-23-0059	9011 University Avenue NE, Blaine, MN 55434

- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top and 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
TOWNHOME 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/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 TOWNHOME 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 TOWNHOME 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
Rare, threatened, or endangered species preservation	0
Public parks and open spaces	0.72
Arterial Roads	0.03
Future Development	
Commercial Uses	
Gross Density	5.06912
Net Density	7.74648

Net density must match the land use designation from the Comprehensive Plan

LDR	2.5-6 units per acre
L-MDR	2.5-12 units per acre
MDR	6-12 units per acre
M-HDR	6-20 units per acre
HDR	12-25 units per acre
HDR2	12-40 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

Date: 09/30/25 License No. 25343

DRAWN BY: JEN	JOB NO: 250557PP	DATE: 07/11/25	
CHECK BY: JEN	FIELD CREW: JH-JR		
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.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
LIno Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

S:\RUD\CAD\2SPRO\250557PP\250557PP-SITE-PLAN.DWG

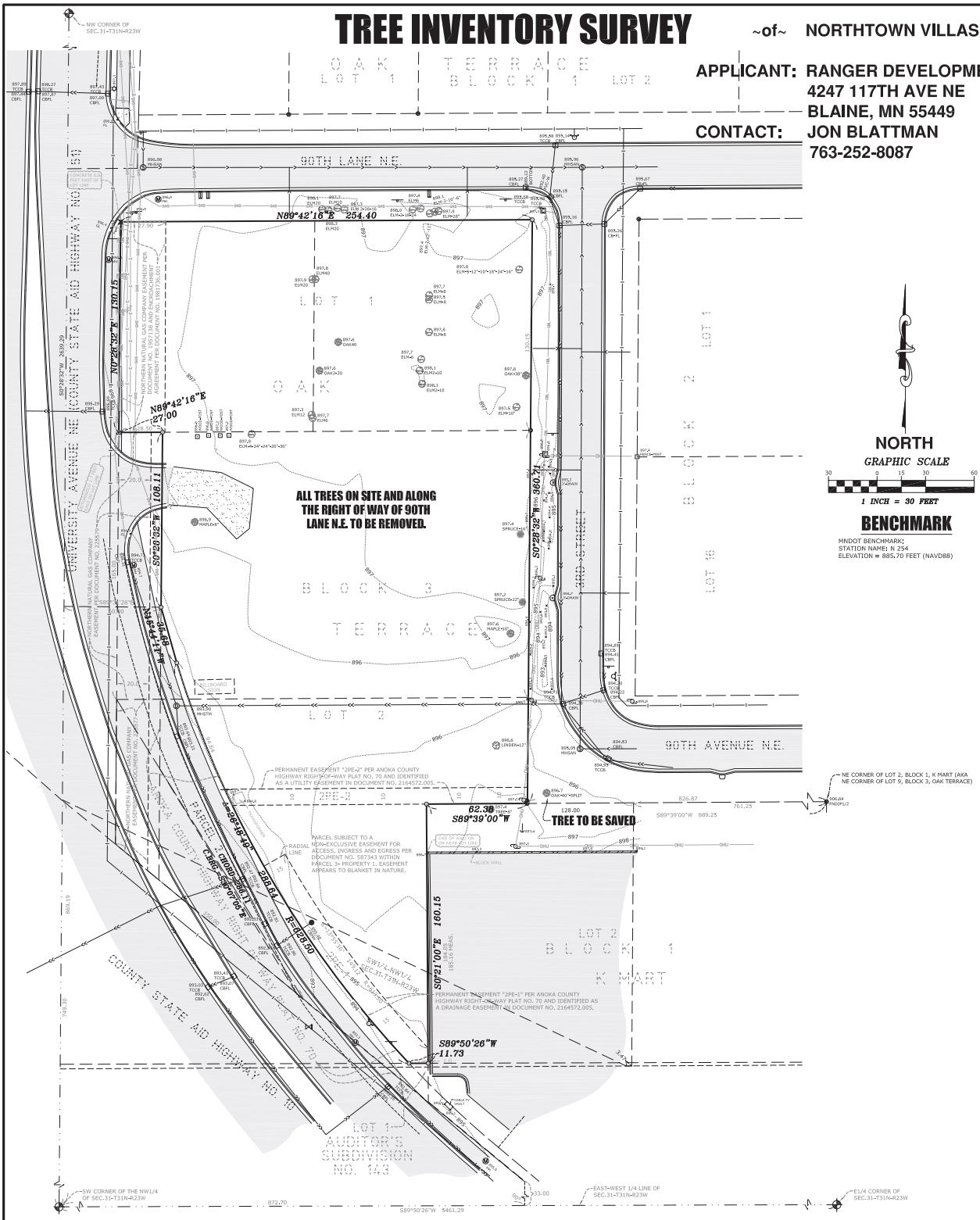
250557PP - SHEET S3

TREE INVENTORY SURVEY

~of~ NORTHTOWN VILLAS

APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449

CONTACT: JON BLATTMAN
763-252-8087



NORTH

GRAPHIC SCALE

30 0 15 30 60

1 INCH = 30 FEET

BENCHMARK

MNDOT BENCHMARK:
STATION NAME: N 254
ELEVATION = 885.70 FEET (NAVD88)

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 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 Southwesterly 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 Northeasterly right of way of US Highway No. 10 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. 122859, thence Southeasterly 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, described as follows: Beginning at the Northwest corner of Lot 3, Block 3, "Oak Terrace"; thence West on the Westerly extension of the North line of said Lot 3 a distance of 128 feet, thence at a right angle Southerly a distance of 185.16 feet to its Intersection with the Northeasterly right of way of U.S. Highway No. 10, thence Southeasterly 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 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 South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to first 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.)

PROPERTY DESCRIPTION IS MISSING THE EXCEPTION OF PARCEL 2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70 AND IDENTIFIED AS DOCUMENT NO. 2164572.005

TITLE WORK DOES NOT REFERENCE PARCEL TAKEN FOR HIGHWAY PURPOSES DESCRIBED IN PETITION FILED IN THE DISTRICT COURT, ANOKA COUNTY, MINNESOTA, CASE NO. 02-CV-25-PENDING PER DOCUMENT NO. 2354464. SAID PARCEL APPEARS TO BE TAKEN IN EASEMENT?

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/DD/25.
- Fee ownership is vested in the Blaine Economic Development Authority
- Bearings shown are on the Anoka County Coordinate System.
- See Existing Conditions Survey for additional boundary and easement information.
- See Removals Plan by Plowe Engineering for tree removals.

PIN NO.	PARCEL ADDRESS
PARCEL 1 31-31-23-23-0042	9021 University Avenue NE, Blaine, MN 55434
PARCEL 2 31-31-23-23-0043	20 90th Lane NE, Blaine, MN 55434
PARCEL 3 31-31-23-23-0059	9011 University Avenue NE, Blaine, MN 55434

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 N.E. to be removed.
- The Oak Tree within the right of way of 90th Avenue N.E. 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
- 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

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-6701
www.egrud.com

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.

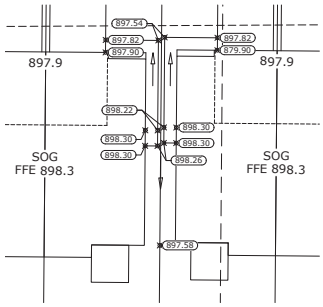
JAMES E. NAPIER
Date: 09/30/25 License No. 25343

DRAWN BY: JEN	JOB NO. 250557PP	DATE: 07/11/25
CHECK BY: JEN	FIELD CREW: JH-JR	

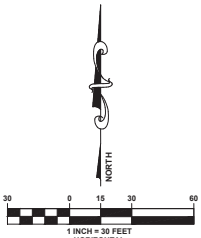
NO.	DATE	DESCRIPTION	BY
1	09/30/25	CITY RESUBMITTAL	JEN
2			
3			

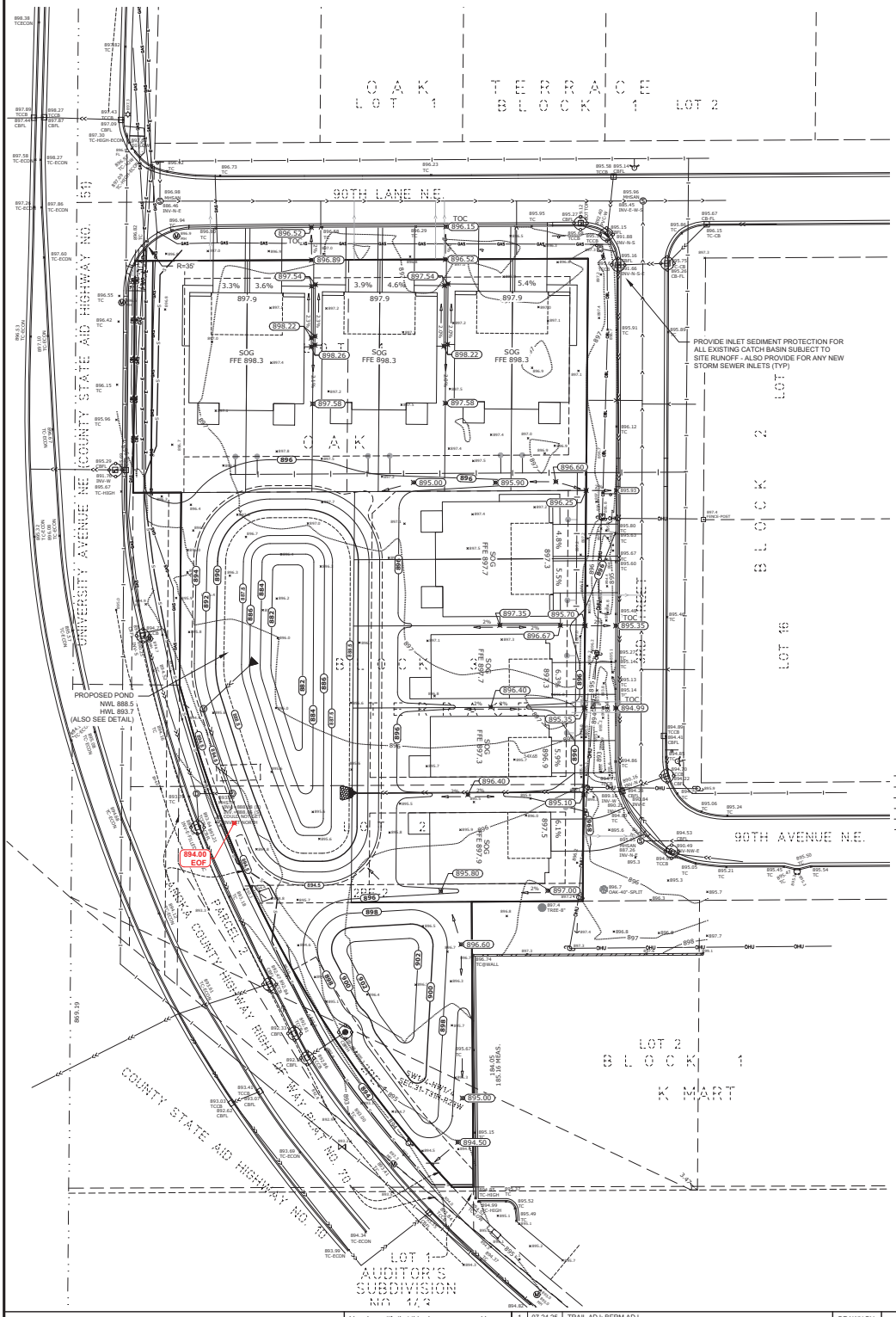
GENERAL NOTES

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 PEDESTAL
- X 952.36 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
- OHU DENOTES OVERHEAD UTILITY
- CBL DENOTES UNDERGROUND CABLE LINE
- E DENOTES UNDERGROUND ELECTRIC LINE
- GAS 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 DRAINTILE AND CLEAN-OUT
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FLARED-END SECTION
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- 928 / 930 PROPOSED CONTOUR
- 920.60 PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- 4.0% PROPOSED DIRECTION OF DRAINAGE
- PROPOSED SILT FENCE
- PROPOSED BIOROLLS
- PROPOSED INLET PROTECTION
- PROPOSED RIP-RAP

811 Know what's below. Call before you dig.

NORTHTOWN VILLAS
BLAINE, MN

GRADING, DRAINAGE & ESC PLAN

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	CCWD COMMENTS
3	09.30.25	SITE LAYOUT ADJUSTMENTS
4		
5		
6		
7		
8		

DRAWN BY: AG
JOB NO: 25-2205
CHECK BY: MQA
DATE: 07/11/25

PLOWE ENGINEERING, INC.
SITE PLANNING & ENGINEERING
6776 LAKE DRIVE SUITE 110 LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

SHEET
C1.1

S:\PLOWE\CAD\2SPRO\2205 HEDBERG HOMES (BLAINE)\2205 CAD\2205 BASE 3.DWG
Thursday, September 25, 2025 7:54:14 PM

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.

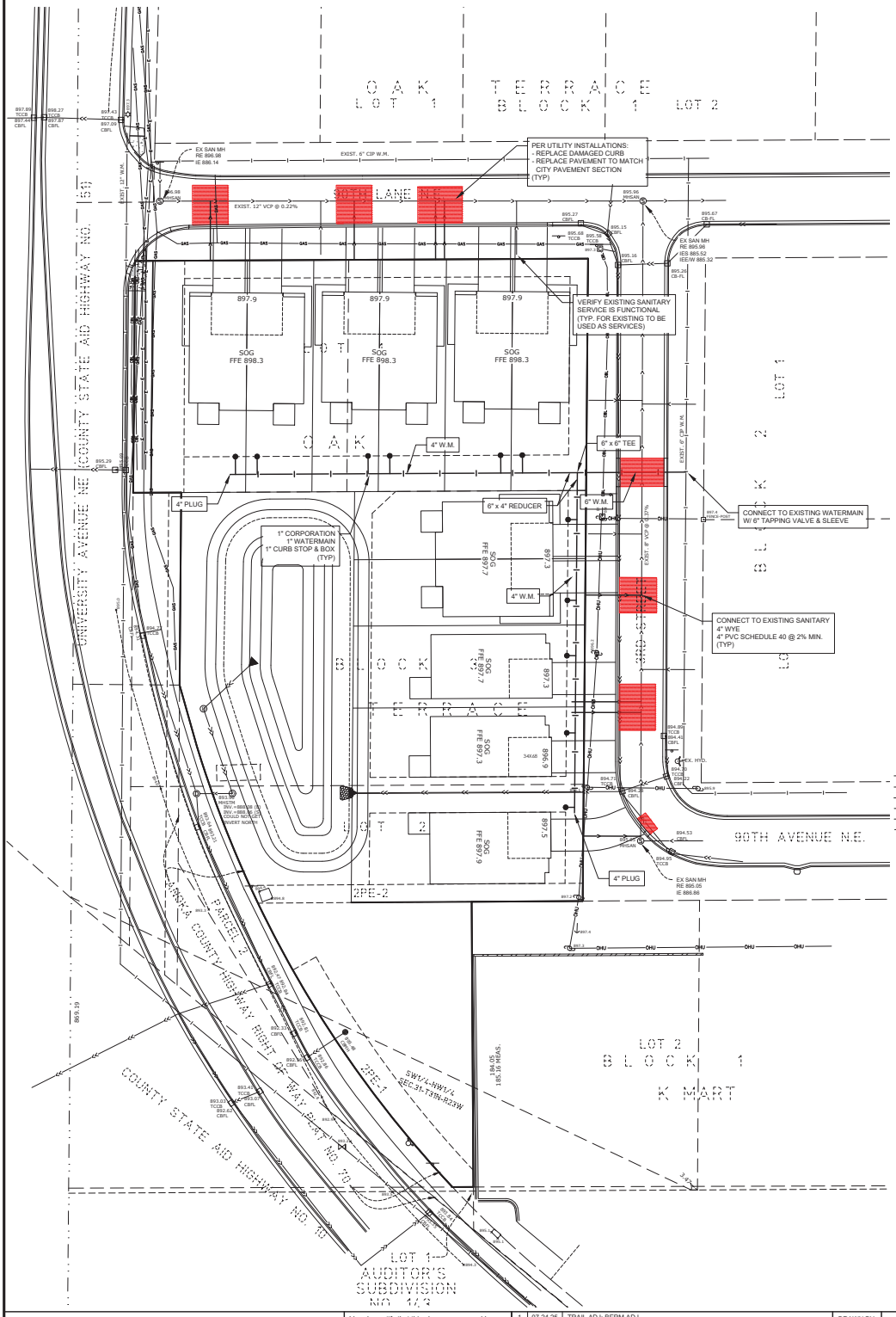
WATERMAIN NOTES

1. WATERMAIN MATERIALS SHALL BE:
   1.1. SERVICES: 1" HDPE ASTM D2239, PE 4710-250 PSW, SIDR 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.

NORTH

30 0 15 30 60

1 INCH = 30 FEET
HORIZONTAL
(22" x 34")



LEGEND

- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- X 952.36 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
- OHU DENOTES OVERHEAD UTILITY
- CBL DENOTES UNDERGROUND CABLE LINE
- E DENOTES UNDERGROUND ELECTRIC LINE
- GAS 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 DRAINTILE AND CLEAN-OUT
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FLARED-END SECTION
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- 928 / 930 PROPOSED CONTOUR
- 920.60 PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- 4.0% PROPOSED DIRECTION OF DRAINAGE
- PROPOSED SILT FENCE
- PROPOSED BIOROLLS
- PROPOSED INLET PROTECTION
- PROPOSED RIP-RAP

811 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: AG
JOB NO: 25-2205
CHECK BY: MQA
DATE: 07/11/25

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
SITE PLANNING & ENGINEERING
PHONE: (651) 361-8210
FAX: (651) 361-8701

SHEET
C2.1

S:\PLOWE\CAD\25PRO\2205 HEDBERG HOMES (BLAINE)\2205 CAD\2205 BASE 3.DWG
Thursday, September 25, 2025 7:54:14 PM

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.

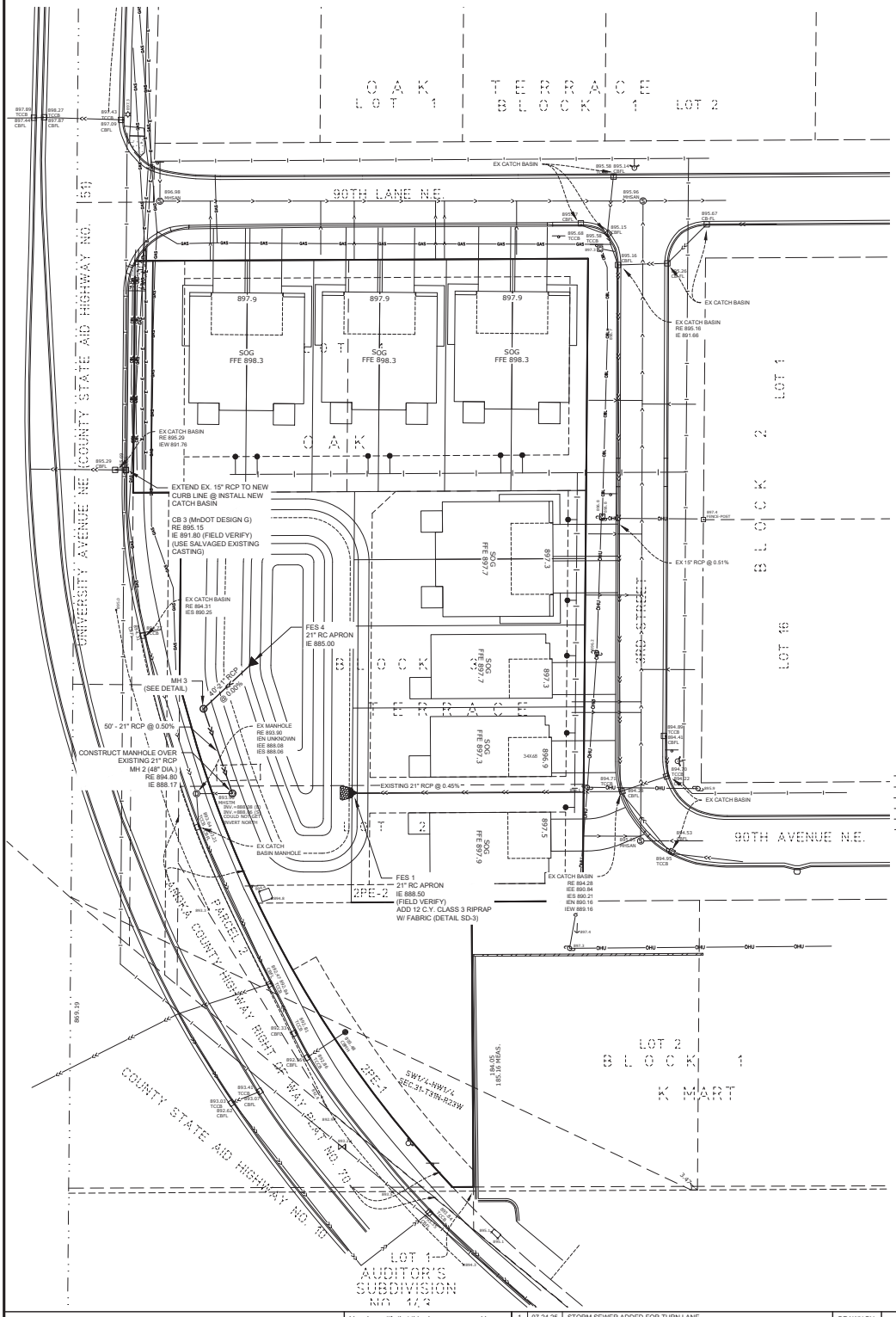
STORM SEWER NOTES

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.

NORTH

30 0 15 30 60

1 INCH = 30 FEET
HORIZONTAL
(22" x 34")



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 DRAINTILE 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, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- PROPOSED DIRECTION OF DRAINAGE
- PROPOSED SILT FENCE
- PROPOSED BIOROLLS
- PROPOSED INLET PROTECTION
- PROPOSED RIP-RAP

Know what's below. Call before you dig.

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 GINKEL
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: AG
JOB NO: 25-2205
CHECK BY: MQA
DATE: 07/11/25

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701
SITE PLANNING & ENGINEERING

SHEET
C2.2

S:\PLOWE\CAD\25PRO\2205 HEDBERG HOMES (BLAINE)\2205 CAD\2205 BASE 3.DWG
Thursday, September 25, 2025 7:54:14 PM

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

Put in a proper turn lane

Eliminate house #1

Install a privacy or sound wall

Plant Pine trees

Welcome to Blaine Sign

save 2 pine trees

SITE PLAN

~of~ NORTHTOWN VILLAS

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

90TH LANE N.E.

90TH AVENUE N.E.

BLOCK 1

OUTLOT A

NORTH
GRAPHIC SCALE
1 INCH = 30 FEET

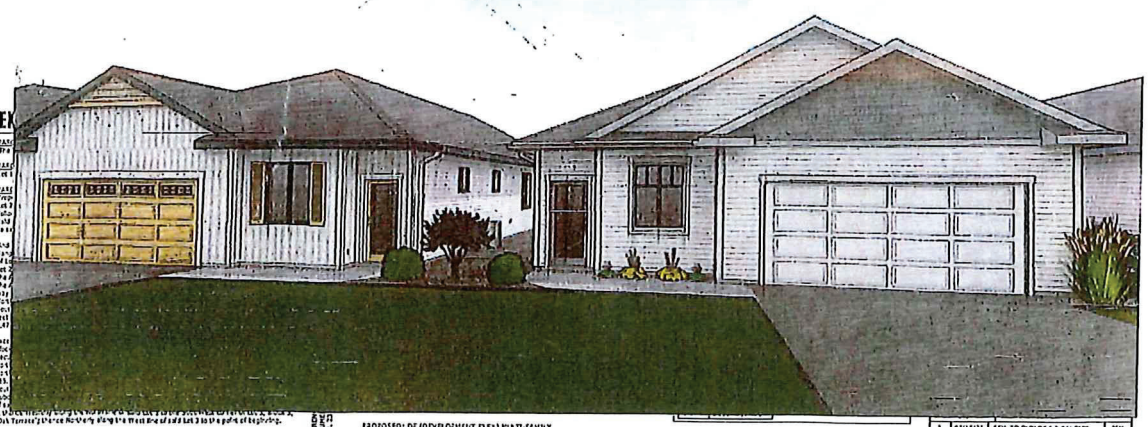
LEGEND

- 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

PART OF SEC. 34, TWP. 31, RNG. 23

ANOKA COUNTY, MINNESOTA
(NO SCALE)



PROPOSED: DF (DEVELOPMENT FLEX) MULTI-FAMILY

THE LOT REQUIREMENTS ARE NOT PREDETERMINED FOR THIS ZONING.

PROPOSED TOWNHOME SETBACKS:

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

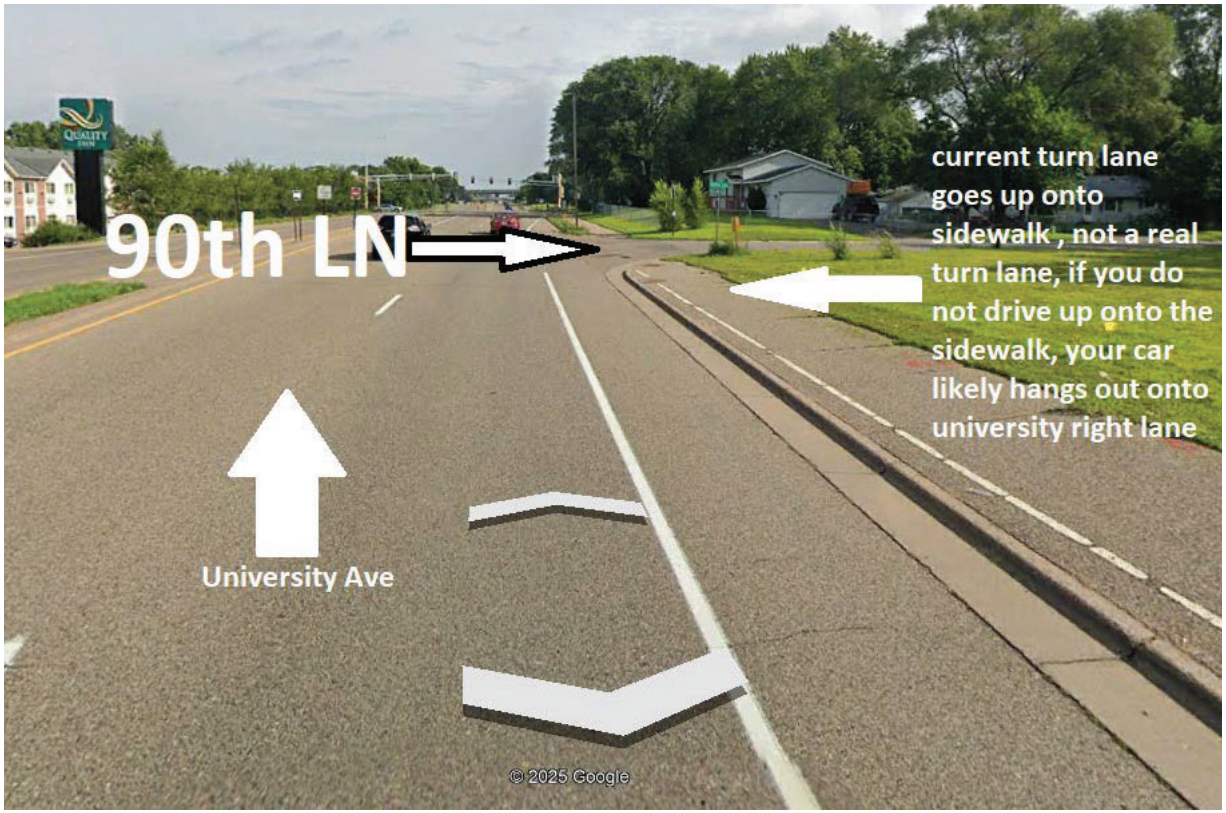
PROPOSED TOWNHOME DEVELOPMENT REQUIREMENTS:

MINIMUM LOT AREA:	5,720 S.F.
MINIMUM LOT WIDTH:	44.0 FEET
MINIMUM LOT DEPTH:	130.0 FEET

NO.	DATE	DESCRIPTION	BY
1	07/10/25	REV. TO OUTLOT A & DENSITY	JKN
2			
3			

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
www.egrud.com

250557PP - SHEET S3


90th LN
current turn lane goes up onto sidewalk , not a real turn lane, if you do not drive up onto the sidewalk, your car likely hangs out onto university right lane
University Ave
© 2025 Google

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 Develompent owner, introduced himself and thanked the commission for considering his request.

Commissinoer 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: RES 25-182

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

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.3

Resolution Granting Preliminary Plat Approval to Create 11 Lots and one outlot to be Known as Northtown Villas at 9011 and 9021 University Avenue NE and 120 90th Lane NE. Ranger Development (Case File No. 25-0031/SAS)

Executive Summary

Preliminary plat approval for 11 lots and one outlot. Eight twin home lots and 3 detached villa lots.

Background

Planning Commission Public Hearing	11/12/25
City Council (Preliminary Plat)	12/01/25
City Council (Final Plat)	12/15/25
Action Deadline	Waived

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

Preliminary Plat
Section 74-46 Preliminary Plat Standards of Review:
The planning commission shall make a recommendation on the preliminary plat considering conformance with the city's comprehensive plan, zoning ordinance, this chapter and all chapters of this Code.

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 preliminary plat.
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, adopt the resolution.

Attachment List

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

City of Blaine

Signature Copy
Resolution: RES 25-182

Resolution Granting Preliminary Plat Approval to Create 11 Lots and one outlot to be Known as Northtown Villas at 9011 and 9021 University Avenue NE and 120 90th Lane NE. Ranger Development (Case File No. 25-0031/SAS)

WHEREAS, an application has been filed by Ranger Development, Case File No. 25-0031 for a preliminary plat known as Northtown Villas; and

WHEREAS, said case involves the division of land described as follows:

Lots 1 and 2, Block 3, Oak Terrace

WHEREAS, the Blaine Planning Commission has reviewed said case file on November 12, 2025; and

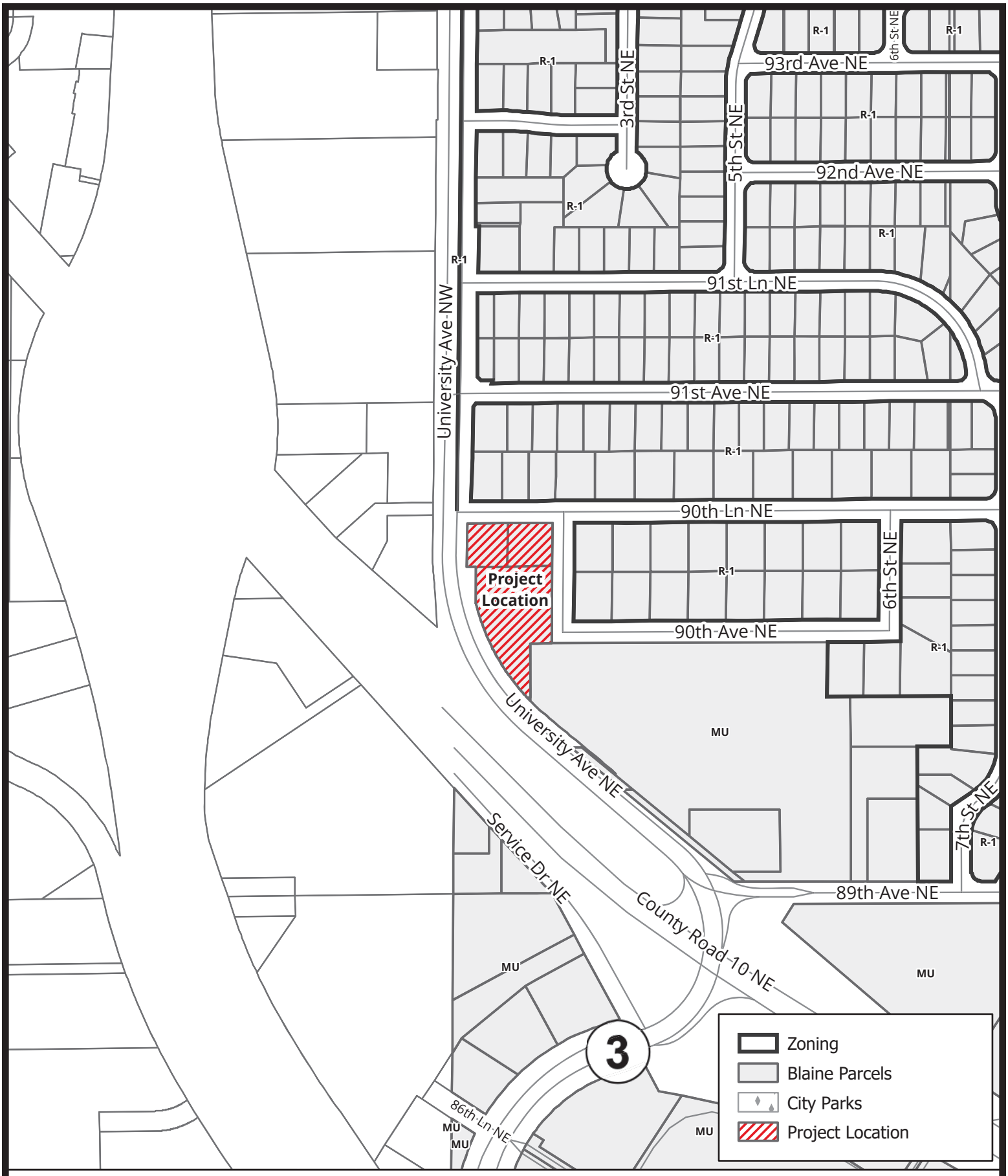
WHEREAS, the preliminary plat meets the general requirements of section 74-46 of the Blaine Zoning Code; and

WHEREAS, the Blaine Planning Commission held a public hearing on November 12, 2025, and recommend approval regarding said plat with conditions; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 74-46 of the subdivision regulations is hereby granted for Northtown Villas permitting preparation of a final plat for approval per Section 74-47 subject to the listed conditions.

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.

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

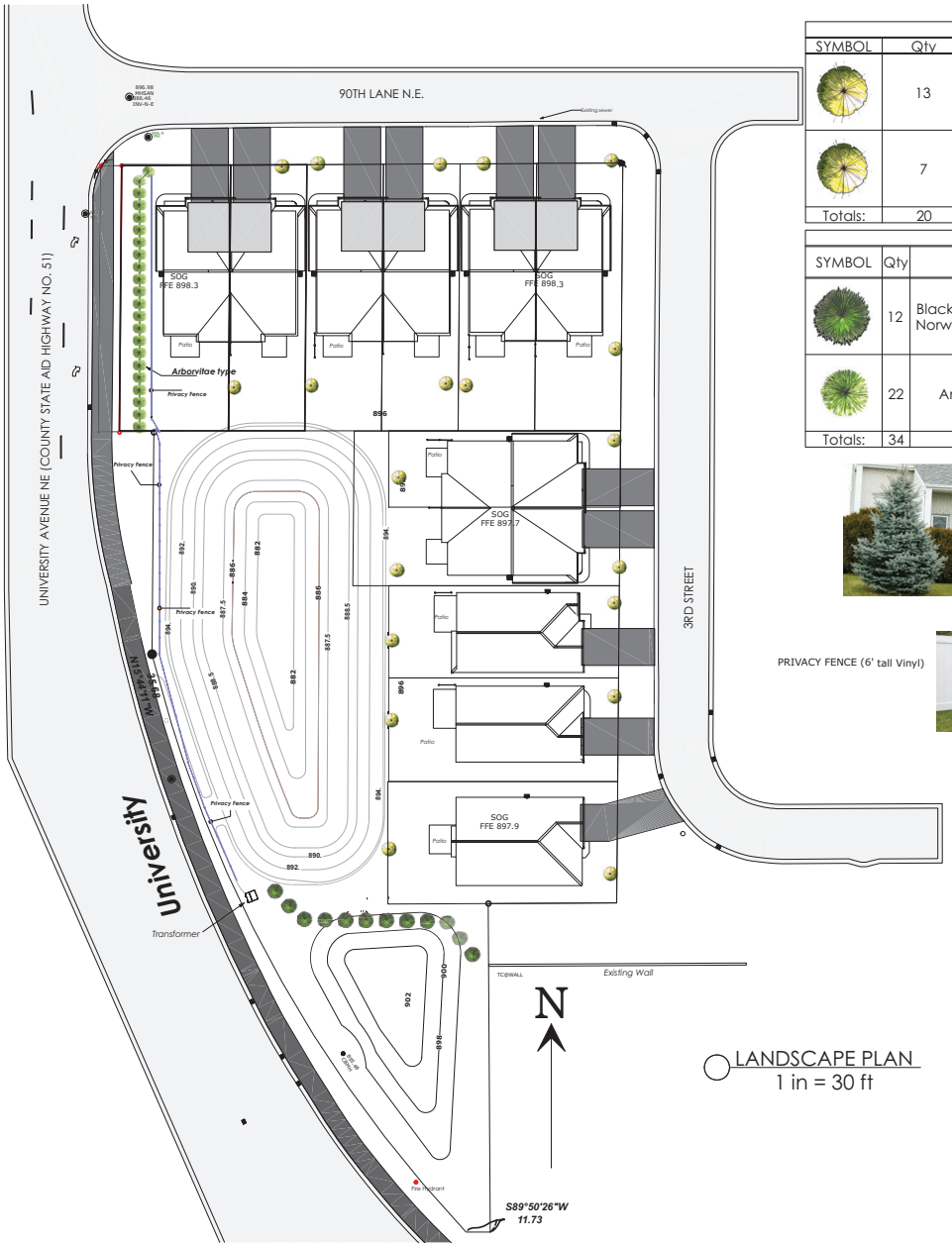


Case File No. 25-0031
Northtown Villas

Scale: 1:4,456

BlaineMN.gov

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



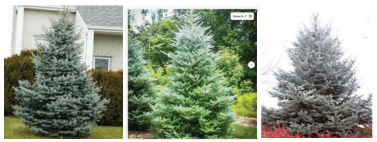
LANDSCAPE PLAN
1 in = 30 ft

DICIDOUS 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 hedbergbomes@hedbergbomes.com

Builder:

Site Location:
90TH LANE & 3RD STREET
BLAINE

REVISION TABLE

DATE	DESCRIPTION

SHEET INDEX

Label	Title
P-1	LANDSCAPE PLAN

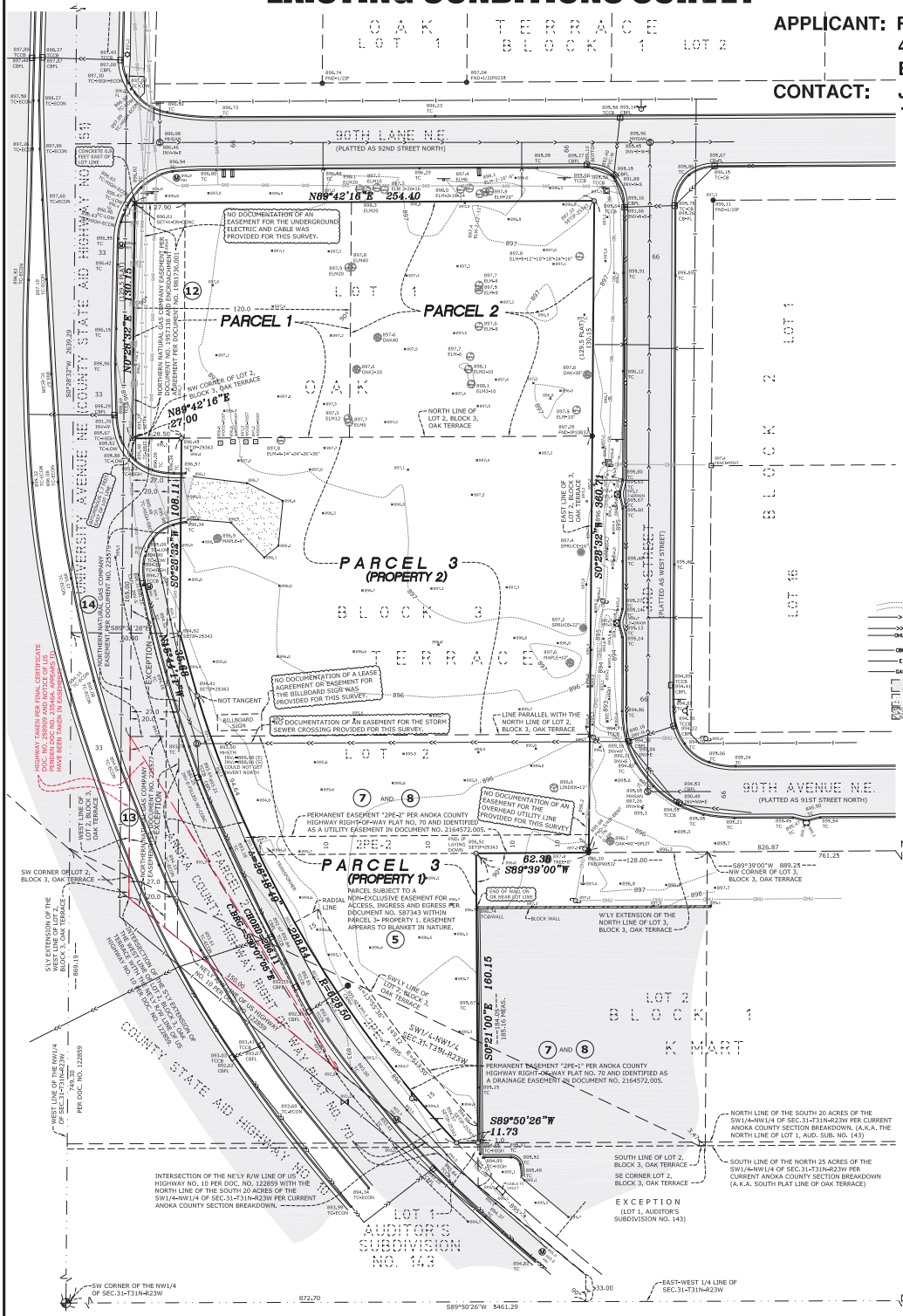
LANDSCAPE PLAN
SHEET: P-1-1
DATE: 10-14-25

EXISTING CONDITIONS SURVEY

~of~ NORTHTOWN VILLAS

APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449

CONTACT: JON BLATTMAN
763-252-8087



NORTH

GRAPHIC SCALE

30 0 15 30 60

1 INCH = 30 FEET

BENCHMARK

MNDOT BENCHMARK1
STATION NAME: N 254
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 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: MU - CR 10 MIXED USE

LAND USE: MDR/CC - 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 underlying descriptions, it appears to create an overlap verses 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

Date: 09/30/25 License No. 25343

DRAWN BY: JEN	JOB NO: 250557PP	DATE: 06/09/25	
CHECK BY: JEN	FIELD CREW: JH-JR		
1	06/11/25	REV. STORM SEWER LOC.	JEN
2	07/11/25	CITY SUBMITTAL	JEN
3	09/30/25	CITY RESUBMITTAL	JEN
NO.	DATE	DESCRIPTION	BY

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 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 on the extension Southerly of the West line of said Lot 2 to the intersection with the Northeasterly right of way of US Highway No. 10 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. 122859, thence Southeasterly 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, described as follows: Beginning at the Northwest corner of Lot 3, Block 3, "Oak Terrace"; thence West on the Westerly extension of the North line of said Lot 3 a distance of 128 feet, thence at a right angle Southerly a distance of 185.16 feet to its Intersection with the Northeasterly right of way of U.S. Highway No. 10, thence Southeasterly 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 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 South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to first 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.)

PROPERTY DESCRIPTION IS MISSING THE EXCEPTION OF PARCEL 2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70 AND DOCUMENT NO. 2164572.005

TITLE WORK DOES NOT REFERENCE PARCEL TAKEN FOR HIGHWAY PURPOSES DESCRIBED IN FINAL CERTIFICATE OF CONDEMNATION FOR HIGHWAY PURPOSES PENDING PER DOCUMENT NO. 235464. SAID PARCEL APPEARS TO BE TAKEN IN EASEMENT?

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/DD/25.
- Fee ownership is vested in the Blaine Economic Development Authority

PIN NO.	PARCEL ADDRESS
PARCEL 1 31-31-23-23-0042	9021 University Avenue NE, Blaine, MN 55434
PARCEL 2 31-31-23-23-0043	20 90th Lane NE, Blaine, MN 55434
PARCEL 3 31-31-23-23-0059	9011 University Avenue NE, Blaine, MN 55434

- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey is based upon information found in the commitment for title insurance prepared by All American Title Company, LLC, as issuing agents for Old Republic National Title Insurance Company, Commitment No. 139447-25-05 R-1. Schedule B-II Survey Related Exceptions are as follows:

4. Easement for drainage and utility purposes as shown on the recorded plat of Oak Terrace, filed as Document No. 144906. (Surveyor's Note: There were no drainage and utility easements shown on the recorded plat of OAK TERRACE that fall within the surveyed premises.)
5. Covenants, conditions, restrictions, obligations, and easements contained in Declaration of Easement, filed March 24, 1982, as Document No. 587343. (Surveyor's Note: Document No. 587343 refers to a non-exclusive easement for access, ingress and egress purposes. Said easement's location is undefined, but refers to a portion of Parcel 3 - Property 1.)
6. Underground Storage Tank Easement, and the terms and conditions therein, filed as Document No. 1993027.022. (As to Parcel 1) (Surveyor's Note: Document No. 1993027.022 refers to the fact that there were underground petroleum tanks on Parcel 1. That In 2003 the tanks leaked and that In 2005 MPCA issued a closure letter for the leak.)
7. Anoka County Highway Right-of-Way Plat No. 70, filed 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 hereon. Said plat also depicted permanent easements over portions of the surveyed premises as shown hereon. The temporary easements depicted on said plat expired on December 31, 2009 and therefore not shown hereon.)
8. Final Certificate In the matter of the condemnation of certain lands for county highway purposes, filed March 1, 2017, as Document No. 2164572.005. (As to Parcels 1 and 3) (Surveyor's Note: Final Certificate per Document No. 2164572.005 refers to the taking of Parcel 2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70 "In fee simple absolute" and the acquiring of permanent easements. Permanent Easement Parcel 2PE-1 is identified as a drainage easement. Permanent Easement Parcel 2PE-2 is identified as a utility easement. Said parcel taking and easements are shown hereon. The temporary easements referenced in said document expired on December 31, 2009 and therefore not shown hereon.)
9. Terms of Variance Issued by the City of Blaine for a front yard building setback, dated March 21, 2000, filed March 21, 2000, as Document No. 1491267.0. (As to Parcel 3) (Surveyor's Note: Document No. 1491267.0 refers to the approval of "a 31-foot variance to the 50-foot front yard building setback along 3rd Street NE" with respect to Parcel 3.)
10. Terms of Variance issued by the City of Blaine for a side yard building setback, dated March 21, 2000, filed March 21, 2000, as Document No. 1491268.0. (As to Parcel 3) (Surveyor's Note: Document No. 1491268.0 refers to the approval of "a 15-foot variance to the 20-foot side yard building setback along the north property line" with respect to Parcel 3.)
11. Terms of Variance Issued by the City of Blaine for a front parking setback, dated March 21, 2000, filed March 21, 2000, as Document No. 1491269.0. (As to Parcel 3) (Surveyor's Note: Document No. 1491269.0 refers to the approval of "a 12-foot variance to the 30-foot front yard parking setback along 3rd Street NE" with respect to Parcel 3.)
12. 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 owners to construct a sign and bituminous surface within a Northern Natural Gas Company Easement. Said document references a Modification and Amendment of Easement Grant per Document No. 1957138, which defines a the Northern Natural Gas Company easement within Parcel 1 and is shown hereon.)
13. Easement to construct and maintain pipe lines in favor of Northern Natural Gas Company, as further described in Document No. 225577. (As to Parcel 3) (Surveyor's Note: Easement per Document No. 225577 does not fall within the surveyed premises as shown hereon.)
14. Easement to construct and maintain pipe lines in favor of Northern Natural Gas Company, as further described in Document No. 225579. (As to Parcel 3) (Surveyor's Note: Easement per Document No. 225579 does not fall within the surveyed premises as shown hereon.)

FACILITY OPERATORS NOTIFIED

[PER GOPHER STATE ONE TICKET NOS: 251430173, 251430179 AND 251430210]

CODE	COMPANY NAME	MARKING CONCERNS	DAMAGE	CUSTOMER SERVICE
ACSMSP01	ARVIG	(218)346-8174	(218)346-5500	(218)346-8248
ANOKAC01	ANOKA COUNTY	(763)324-3127	(763)324-3100	(763)324-3100
CBLAIN01	CITY OF BLAINE	(763)785-6165	(763)785-6165	(763)785-6165
CCMN03	COMCAST	(800)778-9140	(317)516-2512	(800)778-9140
CCONRP01	CITY OF COON RAPIDS	(763)767-6467	(763)238-3158	(763)767-6479
CTLMN01	CENTURYLINK - CTLQL	(800)778-9140	(877)366-8344	(877)366-8344
EANOKA01	CONNEXUS ENERGY	(763)323-4215	(763)323-2660	(763)323-2600
MCICOL01	MCI	(800)624-9675	(800)624-9675	(800)624-9675
MINGAS03	CENTER POINT ENERGY	(800)778-9140	(612)321-5200	(612)321-4421
NNGAS03	NORTHERN NATURAL GAS	(651)674-4488	(888)367-6671	(402)398-7592
XCEL08	XCEL ENERGY	(612)282-3939	(888)968-9235	(800)895-4999
ZAYO04	ZAYO BANDWIDTH	(800)961-6500	(866)236-2824	(800)961-6500

Location of utilities existing on or serving the surveyed property determined by:

- Observed evidence collected.
- Markings requested by E.G. Rud & Sons, Inc. per Gopher State One Call Ticket Nos. 251430173, 251430179 and 251430210.
- Record drawings provided by the City of Blaine's engineering department.

Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Gopher State One Call locate and other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.

It is undetermined at this time whether the storm sewer running across the surveyed premises has been abandoned or not. No documentation of an easement for the existing storm sewer was provided for this survey.

There are manholes within or near the sidewalk along University Avenue NE. The underground lines running to and from said manholes were not marked up by Gopher State One.

There is also a large transformer along University Avenue NE. The underground utility lines running to and from said transformer were not marked up by Gopher State One.

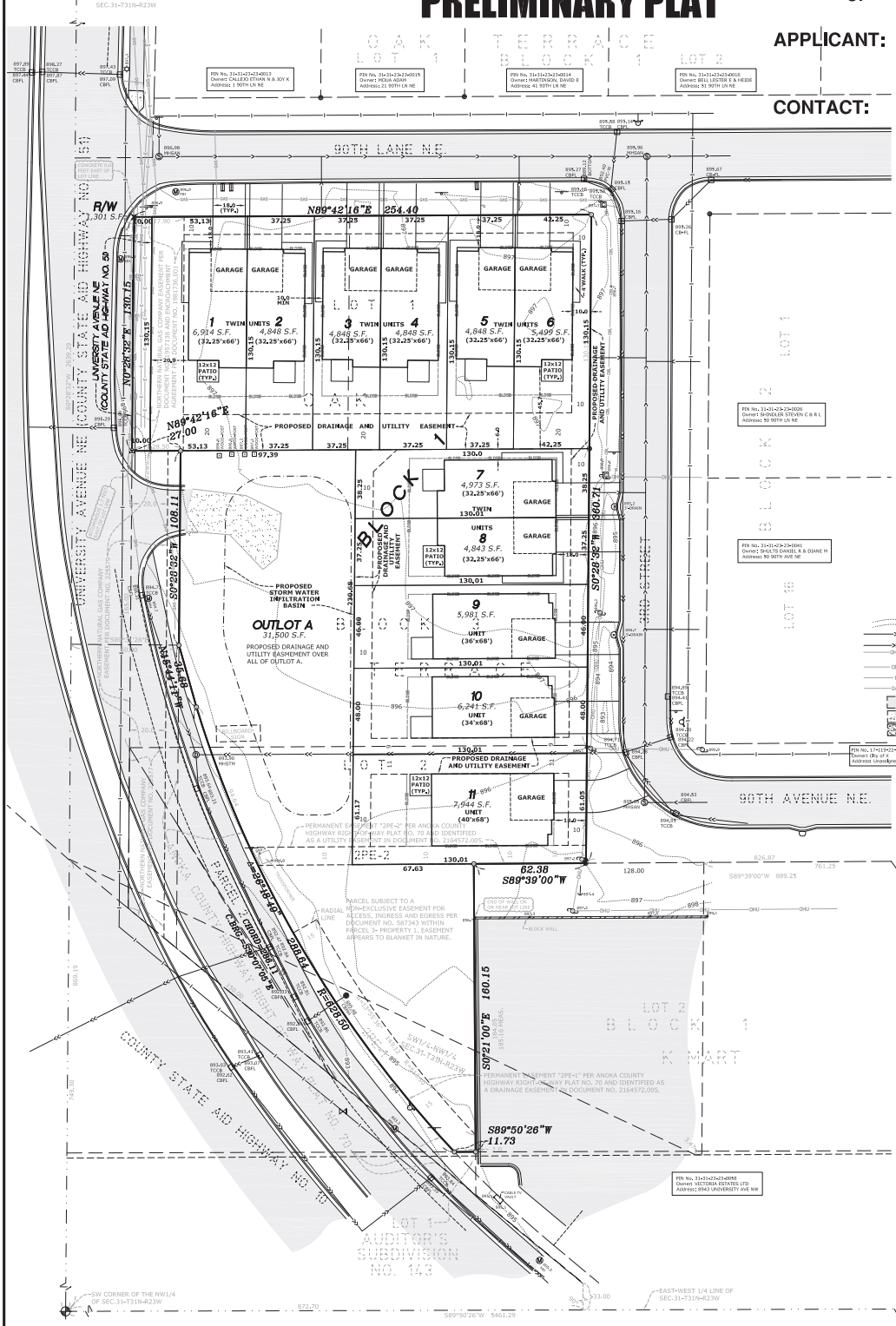
E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
LIno Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

PRELIMINARY PLAT

~of~ NORTHTOWN VILLAS

APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449

CONTACT: JON BLATTMAN
763-252-8087



NORTH

GRAPHIC SCALE

30 0 15 30 60

1 INCH = 30 FEET

BENCHMARK

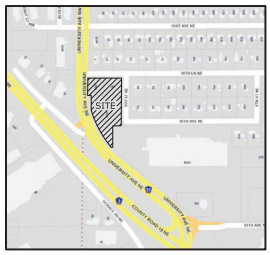
MNDOT BENCHMARK:
STATION NAME: N 254
ELEVATION = 885.70 FEET (NAVD88)

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

PART OF SEC. 31, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

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 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 Southwesterly 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 Northeasterly right of way of US Highway No. 10 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. 122859, thence Southeasterly 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, described as follows: Beginning at the Northwest corner of Lot 3, Block 3, "Oak Terrace"; thence West on the Westerly extension of the North line of said Lot 3 a distance of 128 feet, thence at a right angle Southerly a distance of 185.16 feet to its Intersection with the Northeasterly right of way of U.S. Highway No. 10, thence Southeasterly 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 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 South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to first 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.)

PROPERTY DESCRIPTION IS MISSING THE EXCEPTION OF PARCEL 2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70 AND IDENTIFIED AS DOCUMENT NO. 2164572.005

TITLE WORK DOES NOT REFERENCE PARCEL TAKEN FOR HIGHWAY PURPOSES DESCRIBED IN PETITION FILED IN THE DISTRICT COURT, ANOKA COUNTY, MINNESOTA, AND NOW PENDING PER DOCUMENT NO. 2354464. SAID PARCEL APPEARS TO BE TAKEN IN EASEMENT?

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/DD/25.
- Fee ownership is vested in the Blaine Economic Development Authority

PIN NO.	PARCEL ADDRESS
PARCEL 1 31-31-23-23-0042	9021 University Avenue NE, Blaine, MN 55434
PARCEL 2 31-31-23-23-0043	20 90th Lane NE, Blaine, MN 55434
PARCEL 3 31-31-23-23-0059	9011 University Avenue NE, Blaine, MN 55434

- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top and back of curb.
- See Existing Conditions Survey regarding additional Boundary and Easement Information.

AREA COMPUTATIONS

TOTAL AREA :	2.17 ACRES
TOWNHOME 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/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 TOWNHOME 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 TOWNHOME 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
Rare, threatened, or endangered species preservation	0
Public parks and open spaces	0.72
Arterial Roads	0.03
Future Development	
Commercial Uses	
Gross Density	5.06912
Net Density	7.74648

Net density must match the land use designation from the Comprehensive Plan

LDR	2.5-6 units per acre
L-MDR	2.5-12 units per acre
MDR	6-12 units per acre
M-HDR	8-28 units per acre
HDR	12-28 units per acre
HDR2	12-60 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

Date: 09/30/25 License No. 25343

DRAWN BY: JEN	JOB NO: 250557PP	DATE: 07/11/25	
CHECK BY: JEN	FIELD CREW: JH-JR		
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.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
LIno Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

S:\RUD\CAD\2SPRO\250557PP\250557PP.DWG

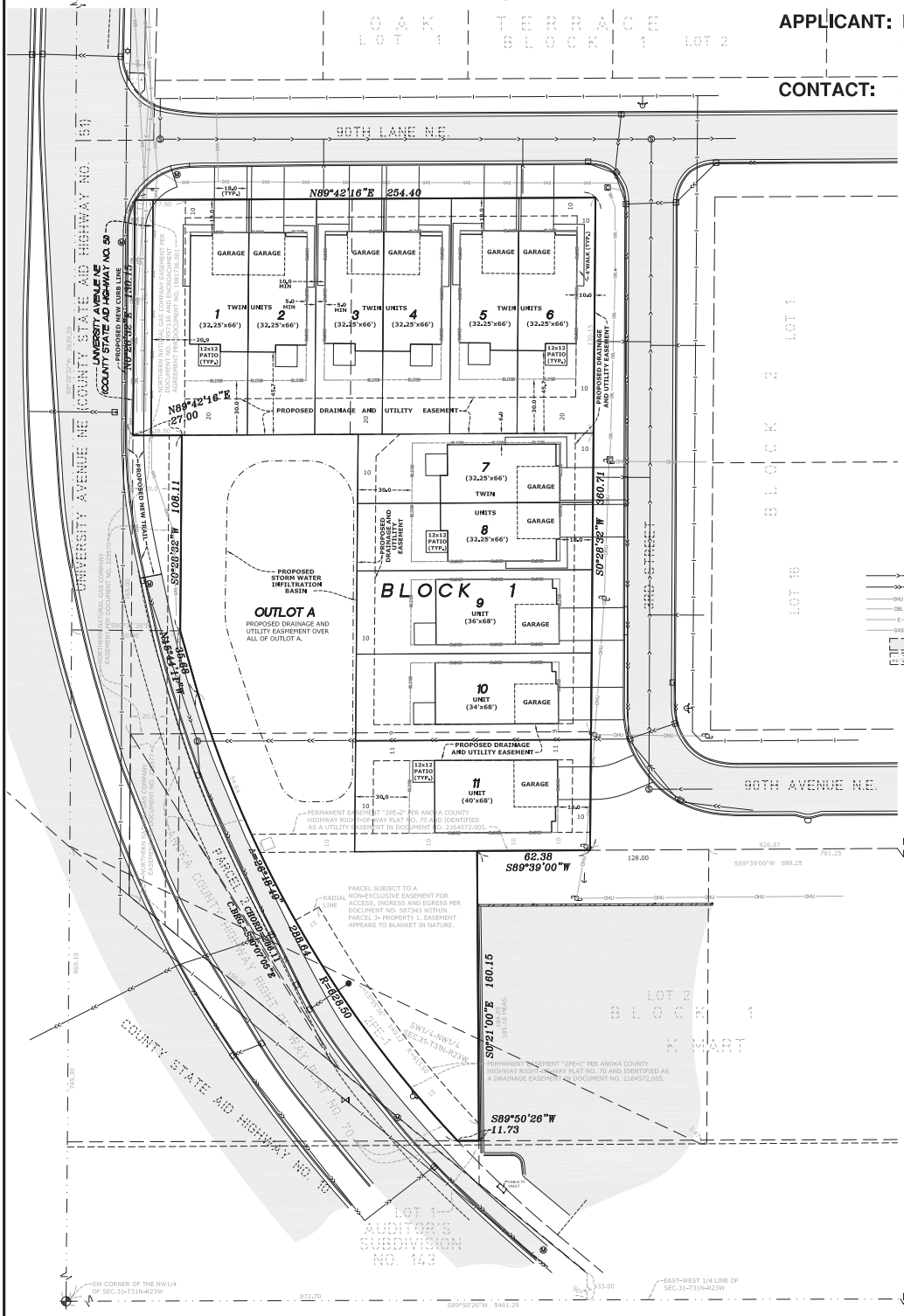
250557PP - SHEET S2

SITE PLAN

~of~ NORTHTOWN VILLAS

APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449

CONTACT: JON BLATTMAN
763-252-8087



NORTH

GRAPHIC SCALE

30 0 15 30 60

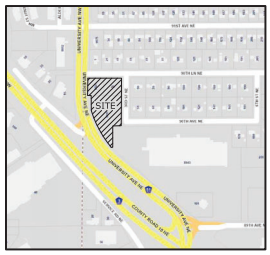
1 INCH = 30 FEET

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

PART OF SEC. 31, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

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 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 Southwesterly 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 Northeasterly right of way of US Highway No. 10 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. 122859, thence Southeasterly 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, described as follows: Beginning at the Northwest corner of Lot 3, Block 3, "Oak Terrace"; thence West on the Westerly extension of the North line of said Lot 3 a distance of 128 feet, thence at a right angle Southerly a distance of 185.16 feet to its Intersection with the Northeasterly right of way of U.S. Highway No. 10, thence Southeasterly 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 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 South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to first 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.)

PROPERTY DESCRIPTION IS MISSING THE EXCEPTION OF PARCEL 2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70 AND IDENTIFIED AS DOCUMENT NO. 2164572.005

TITLE WORK DOES NOT REFERENCE PARCEL TAKEN FOR HIGHWAY PURPOSES DESCRIBED IN PETITION FILED IN DISTRICT COURT, ANOKA COUNTY, MINNESOTA, ON OCTOBER 5, 2021 AND PENDING PER DOCUMENT NO. 2354464. SAID PARCEL APPEARS TO BE TAKEN IN EASEMENT?

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/DD/25.
- Fee ownership is vested in the Blaine Economic Development Authority

PIN NO.	PARCEL ADDRESS
PARCEL 1 31-31-23-23-0042	9021 University Avenue NE, Blaine, MN 55434
PARCEL 2 31-31-23-23-0043	20 90th Lane NE, Blaine, MN 55434
PARCEL 3 31-31-23-23-0059	9011 University Avenue NE, Blaine, MN 55434

- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top and 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
TOWNHOME 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/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 TOWNHOME 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 TOWNHOME 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
Rare, threatened, or endangered species preservation	0
Public parks and open spaces	0.72
Arterial Roads	0.03
Future Development	
Commercial Uses	
Gross Density	5.06912
Net Density	7.74648

Net density must match the land use designation from the Comprehensive Plan

LDR	2.5-6 units per acre
L-MDR	2.5-12 units per acre
MDR	6-12 units per acre
M-HDR	6-20 units per acre
HDR	12-25 units per acre
HDR2	12-40 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
Date: 09/30/25 License No. 25343

DRAWN BY: JEN	JOB NO: 250557PP	DATE: 07/11/25	
CHECK BY: JEN	FIELD CREW: JH-JR		
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.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
LIno Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

S:\RUD\CAD\2SPRO\250557PP\250557PP-SITE-PLAN.DWG

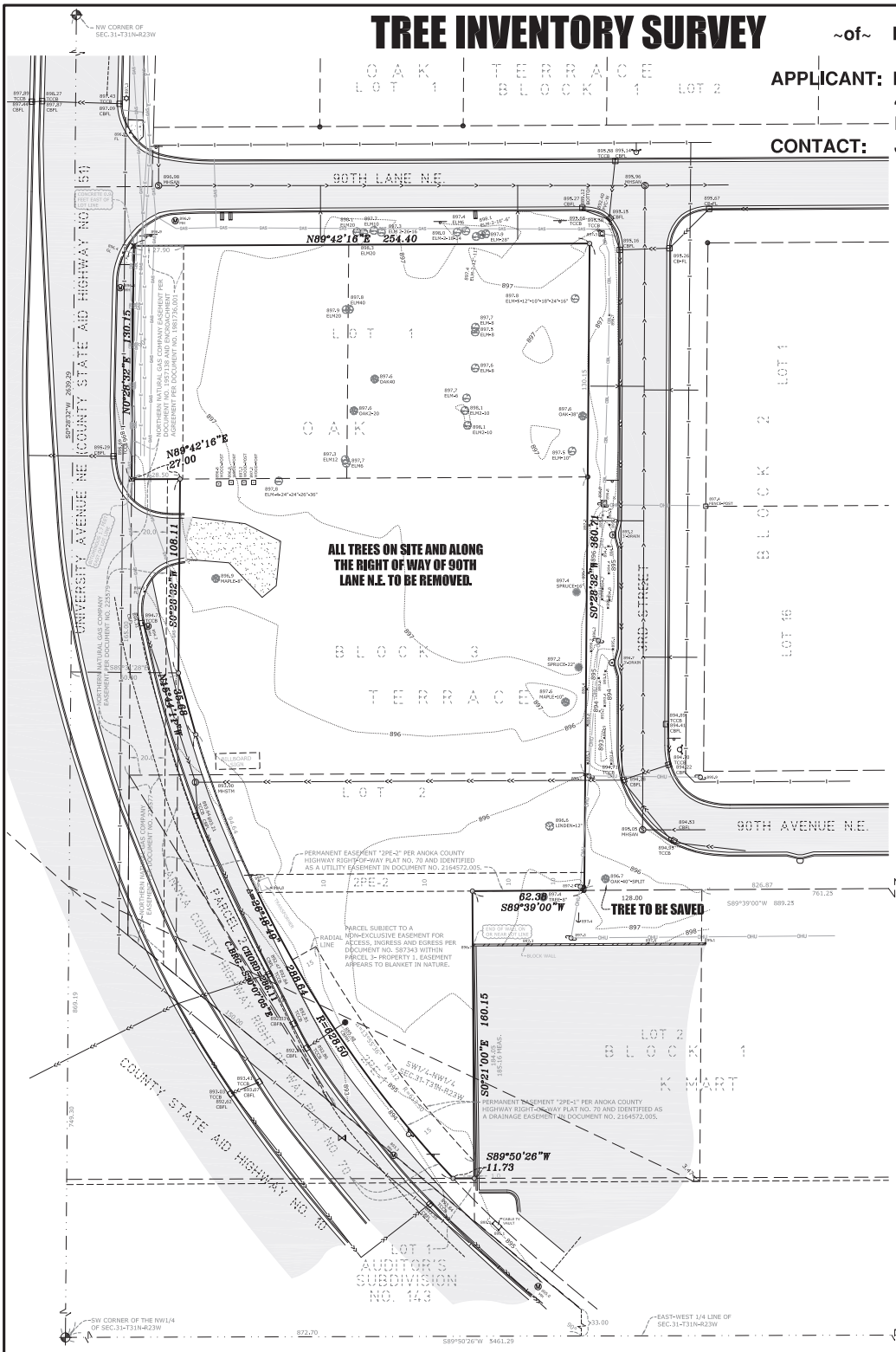
250557PP - SHEET S3

TREE INVENTORY SURVEY

~of~ NORTHTOWN VILLAS

APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449

CONTACT: JON BLATTMAN
763-252-8087



NORTH

GRAPHIC SCALE

30 0 15 30 60

1 INCH = 30 FEET

BENCHMARK

MNDOT BENCHMARK:
STATION NAME: N 254
ELEVATION = 885.70 FEET (NAVD88)

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 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 Southwesterly 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 Northeasterly right of way of US Highway No. 10 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. 122859, thence Southeasterly 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, described as follows: Beginning at the Northwest corner of Lot 3, Block 3, "Oak Terrace"; thence West on the Westerly extension of the North line of said Lot 3 a distance of 128 feet, thence at a right angle Southerly a distance of 185.16 feet to its Intersection with the Northeasterly right of way of U.S. Highway No. 10, thence Southeasterly 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 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 South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to first 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.)

PROPERTY DESCRIPTION IS MISSING THE EXCEPTION OF PARCEL 2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70 AND IDENTIFIED AS DOCUMENT NO. 2164572.005

TITLE WORK DOES NOT REFERENCE PARCEL TAKEN FOR HIGHWAY PURPOSES DESCRIBED IN PETITION FOR CONDEMNATION AND ORDER FOR HEARING ON PETITION AND NOTICE PENDENS PER DOCUMENT NO. 235464. SAID PARCEL APPEARS TO BE TAKEN IN EASEMENT?

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/DD/25.
- Fee ownership is vested in the Blaine Economic Development Authority

PIN NO.	PARCEL ADDRESS
PARCEL 1 31-31-23-23-0042	9021 University Avenue NE, Blaine, MN 55434
PARCEL 2 31-31-23-23-0043	20 90th Lane NE, Blaine, MN 55434
PARCEL 3 31-31-23-23-0059	9011 University Avenue 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 Plowe 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 N.E. to be removed.
- The Oak Tree within the right of way of 90th Avenue N.E. 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
- 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

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-6701
www.egrud.com

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.

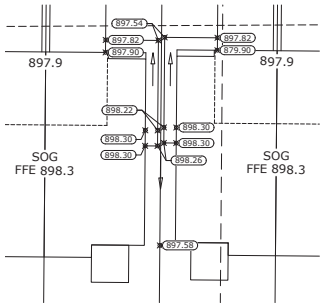
JAMES E. NAPIER
Date: 09/30/25 License No. 25343

DRAWN BY: JEN	JOB NO: 250557PP	DATE: 07/11/25
CHECK BY: JEN	FIELD CREW: JH-JR	

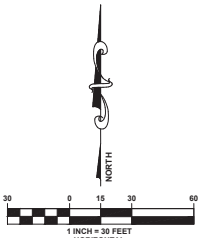
NO.	DATE	DESCRIPTION	BY
1	09/30/25	CITY RESUBMITTAL	JEN
2			
3			

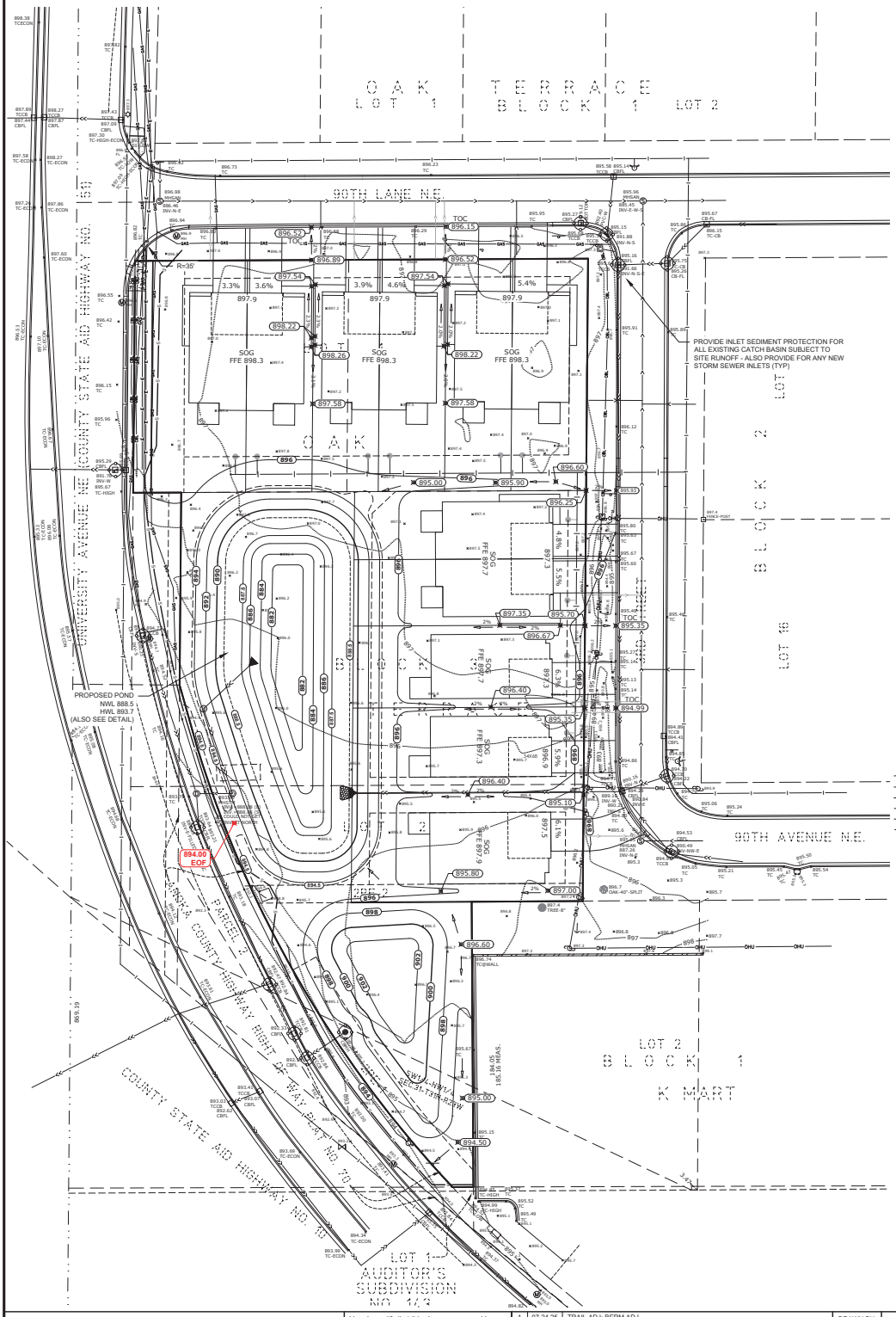
GENERAL NOTES

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 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 DRAINTILE 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, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- PROPOSED DIRECTION OF DRAINAGE
- PROPOSED SILT FENCE
- PROPOSED BIOROLLS
- PROPOSED INLET PROTECTION
- PROPOSED RIP-RAP

Know what's **below.**
Call before you dig.

NORTHTOWN VILLAS
BLAINE, MN

GRADING, DRAINAGE & ESC PLAN

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	CCWD COMMENTS
3	09.30.25	SITE LAYOUT ADJUSTMENTS
4		
5		
6		
7		
8		

DRAWN BY: AG
JOB NO: 25-2205
CHECK BY: MQA
DATE: 07/11/25

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
SITE PLANNING & ENGINEERING
PHONE: (651) 361-8210
FAX: (651) 361-8701

SHEET
C1.1

S:\PLOWE\CAD\2SPRO\2205 HEDBERG HOMES (BLAINE)\2205 CAD\2205 BASE 3.DWG
Thursday, September 25, 2025 7:54:14 PM

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.

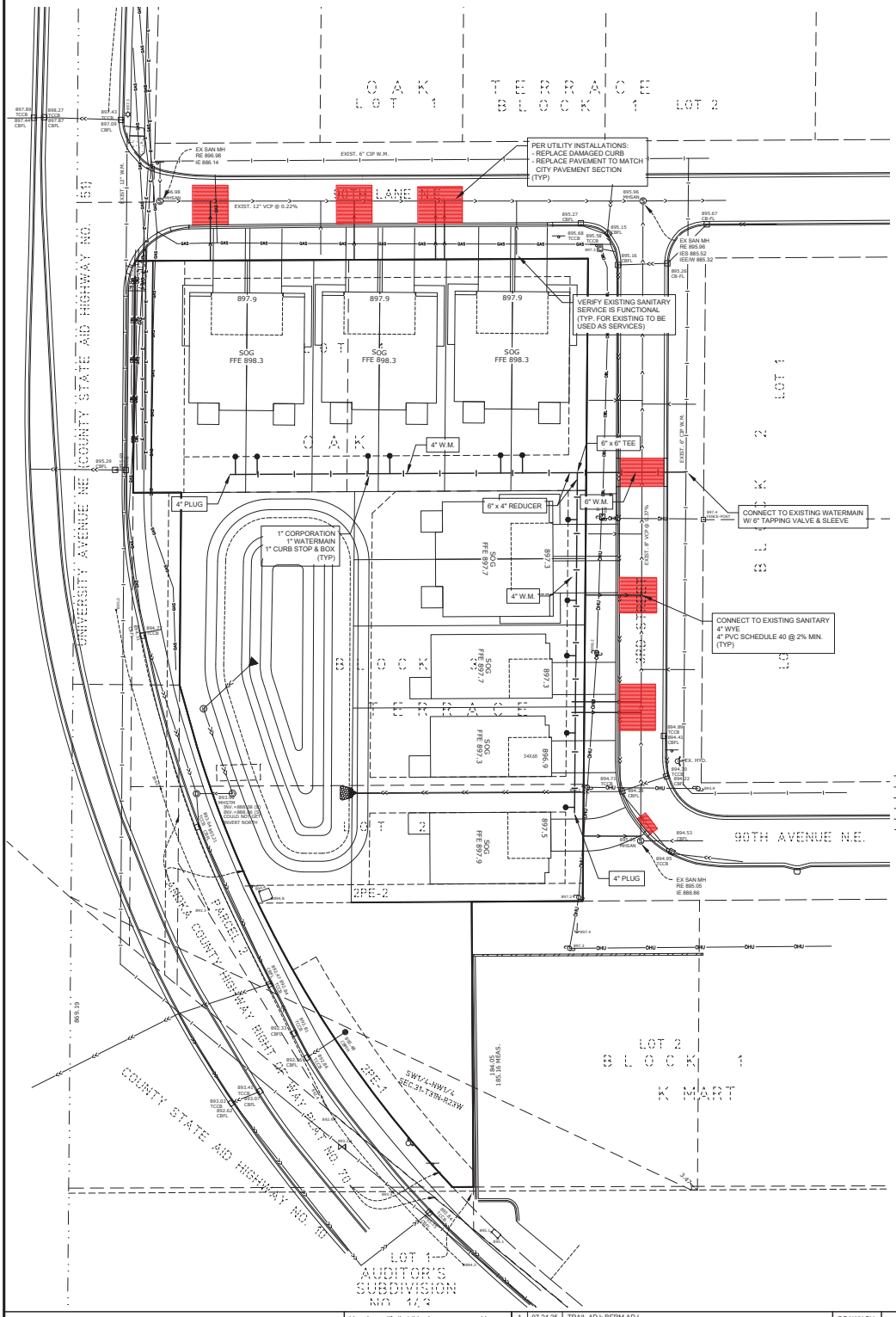
WATERMAIN NOTES

1. WATERMAIN MATERIALS SHALL BE:
   1.1. SERVICES: 1" HDPE ASTM D2239, PE 4710-250 PSW, SIDR 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.

NORTH

30 0 15 30 60

1 INCH = 30 FEET
HORIZONTAL
(22" x 34")



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 DRAINTILE 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, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- PROPOSED DIRECTION OF DRAINAGE
- PROPOSED SILT FENCE
- PROPOSED BIOROLLS
- 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: AG
JOB NO: 25-2205
CHECK BY: MQA
DATE: 07/11/25

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701
SITE PLANNING & ENGINEERING

SHEET
C2.1

S:\PLOWE\CAD\2SPRO\2205 HEDBERG HOMES (BLAINE)\2205 CAD\2205 BASE 3.DWG
Thursday, September 25, 2025 7:54:14 PM

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.

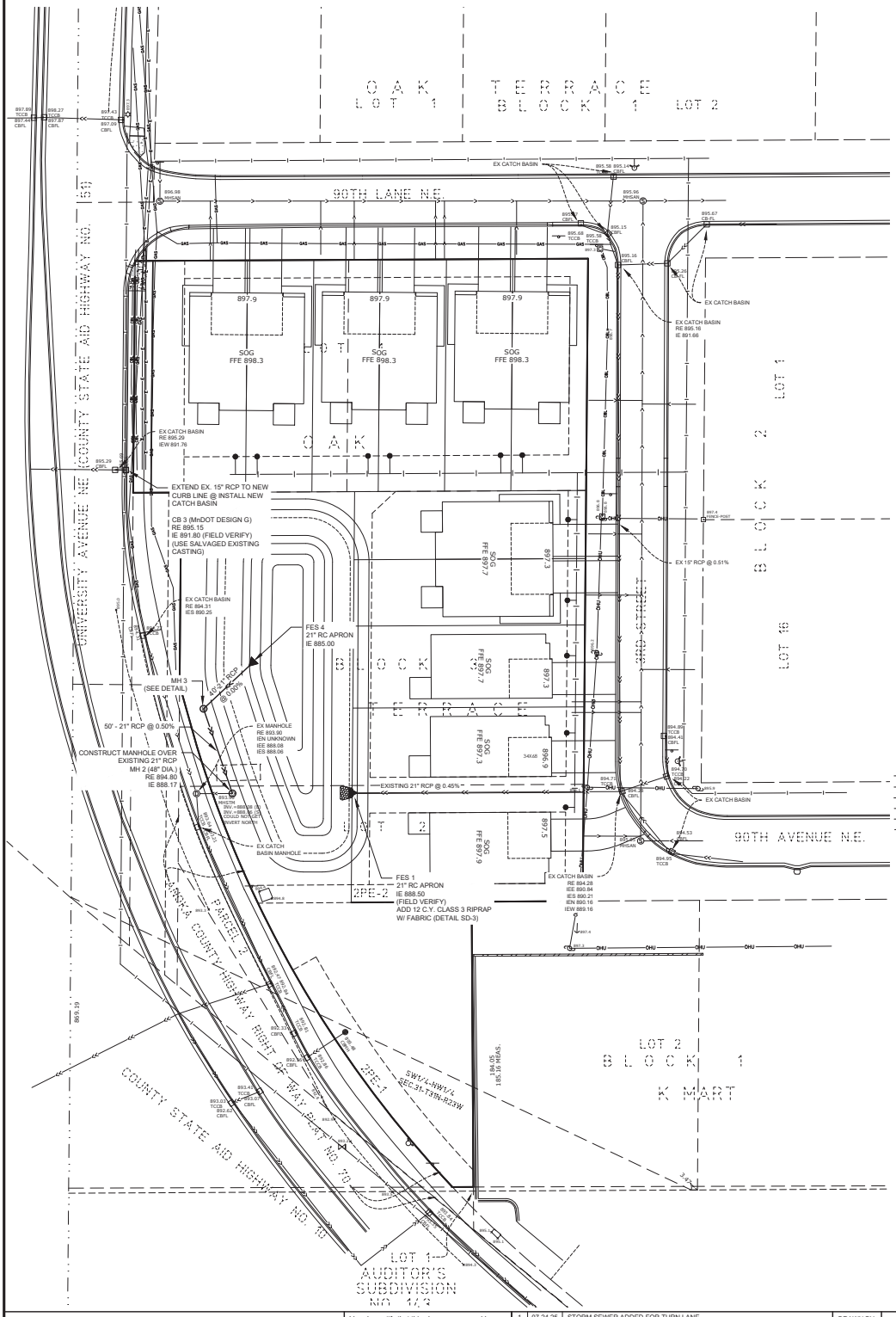
STORM SEWER NOTES

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.

NORTH

30 0 15 30 60

1 INCH = 30 FEET
HORIZONTAL
(22" x 34")



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 DRAINTILE 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, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- PROPOSED DIRECTION OF DRAINAGE
- PROPOSED SILT FENCE
- PROPOSED BIOROLLS
- PROPOSED INLET PROTECTION
- PROPOSED RIP-RAP

Know what's below. Call before you dig.

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 GINKEL
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: AG
JOB NO: 25-2205
CHECK BY: MQA
DATE: 07/11/25

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701
SITE PLANNING & ENGINEERING

SHEET
C2.2

S:\PLOWE\CAD\25PRO\2205 HEDBERG HOMES (BLAINE)\2205 CAD\2205 BASE 3.DWG
Thursday, September 25, 2025 7:54:14 PM

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

Put in a proper turn lane

Eliminate house #1

Install a privacy or sound wall

Plant Pine trees

Welcome to Blaine Sign

save 2 pine trees

SITE PLAN

~of~ NORTHTOWN VILLAS

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

90TH LANE N.E.

90TH AVENUE N.E.

BLOCK 1

OUTLOT A

NORTH
GRAPHIC SCALE
1 INCH = 30 FEET

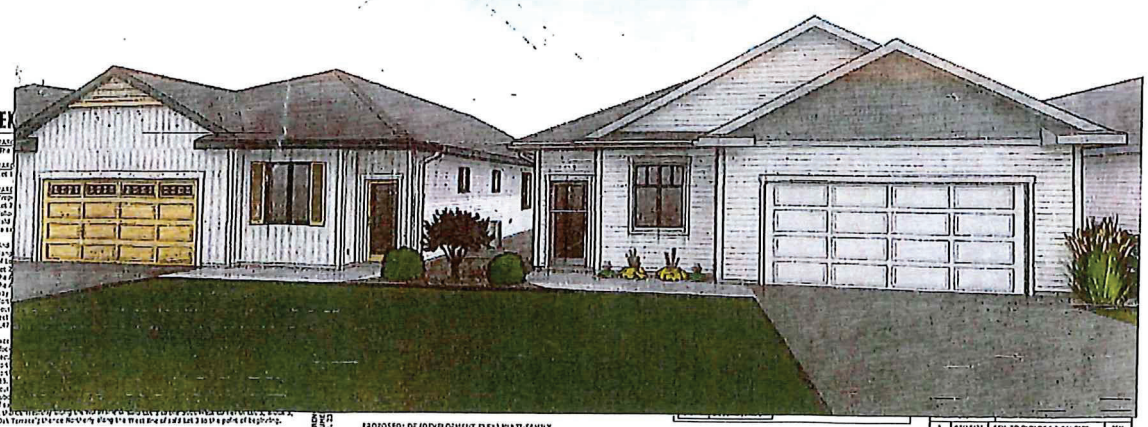
LEGEND

- 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

PART OF SEC. 34, TWP. 31, RNG. 23

ANOKA COUNTY, MINNESOTA
(NO SCALE)



PROPOSED: DF (DEVELOPMENT FLEX) MULTI-FAMILY

THE LOT REQUIREMENTS ARE NOT PREDETERMINED FOR THIS ZONING.

PROPOSED TOWNHOME SETBACKS:

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

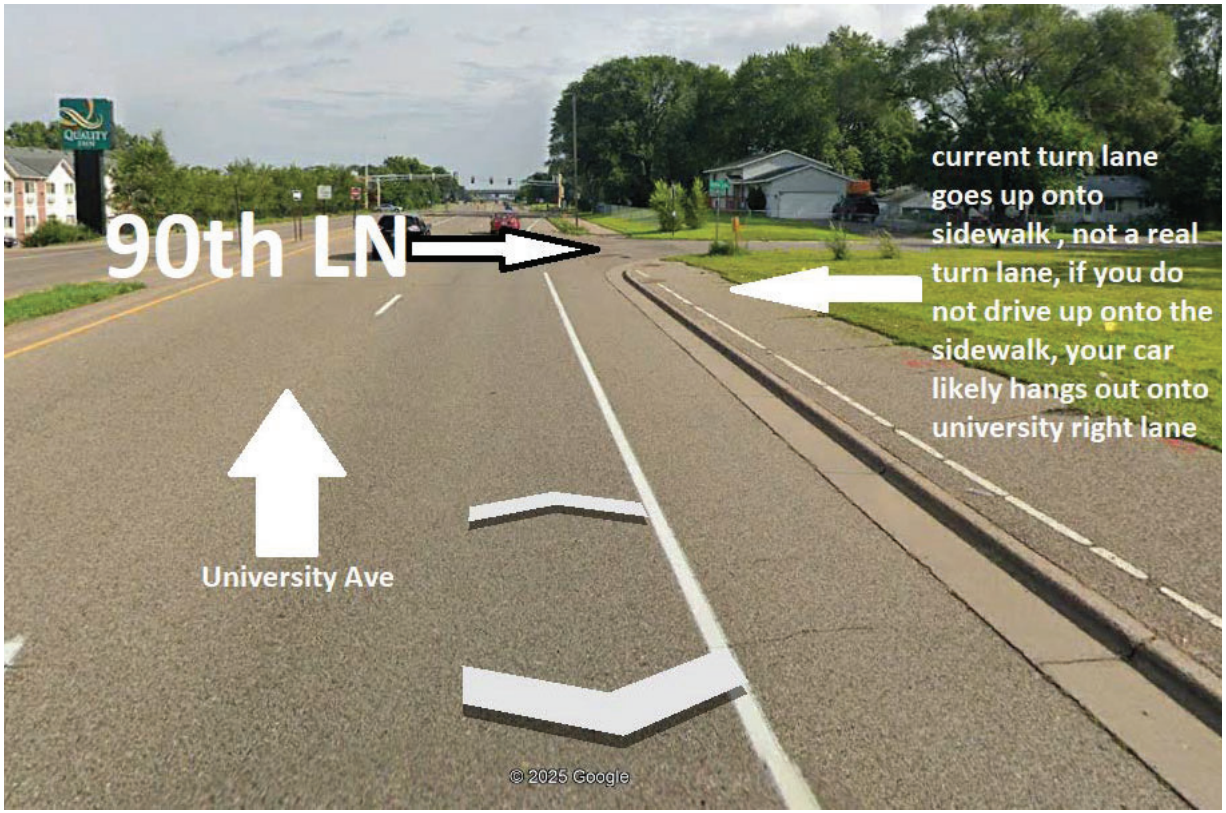
PROPOSED TOWNHOME DEVELOPMENT REQUIREMENTS:

MINIMUM LOT AREA:	5,720 S.F.
MINIMUM LOT WIDTH:	44.0 FEET
MINIMUM LOT DEPTH:	130.0 FEET

NO.	DATE	DESCRIPTION	BY
1	07/11/25	REV. TO OUTLOT A & DENSITY	JKN
2			
3			

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
www.egrud.com

250557PP - SHEET S3


90th LN
current turn lane goes up onto sidewalk , not a real turn lane, if you do not drive up onto the sidewalk, your car likely hangs out onto university right lane
University Ave
© 2025 Google

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 Develompent owner, introduced himself and thanked the commission for considering his request.

Commissinoer 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: RES 25-181

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

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.4

Resolution Granting a Conditional Use Permit to Allow Construction of 4 Twin Homes (8 Units) and 3 Single-Family (Villas) in the Development Flex (DF) Zoning District at 9011 and 9021 University Avenue NE and 120 90th Lane NE. Ranger Development (Northtown Villas) (Case File No. 25-0031/SAS)

Executive Summary

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.

Background

Planning Commission Public Hearing	11/12/25
City Council (Conditional Use Permit)	12/15/25
Action Deadline	Waived

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

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.

Section 101-4 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable.

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
    - Four twinhomes (8 units) and three single-family villa homes will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
    - The proposed homes will be located in a single family neighborhood and will be compatible with adjoining properties. The development meets the intended character of the zoning district.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
    - The use of single-family villas and twin homes will not have an adverse effect on adjacent properties.
4. The use, in the opinion of the city council, shall be reasonably related to the overall needs of the city and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
    - The DF zoning 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 also attempts to create a reasonable balance between the interests of the property owner in freely developing his property with greater flexibility in land uses.
6. The use shall not be in conflict with the comprehensive plan of the city.
    - The land use designation is MDR/CC which allows for medium density residential development.

7. The proposed use will not generate any additional traffic hazard or congestion.
    - The use will not cause a traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
    - The site is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List:
Zoning and Location Map
Site Plan
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 conditional use permit.
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, adopt the resolution.

Attachment List

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

City of Blaine

Signature Copy
Resolution: RES 25-181

Resolution Granting a Conditional Use Permit to Allow Construction of 4 Twin Homes (8 Units) and 3 Single-Family (Villas) in the Development Flex (DF) Zoning District at 9011 and 9021 University Avenue NE and 120 90th Lane NE. Ranger Development (Northtown Villas) (Case File No. 25-0031/SAS)

WHEREAS, an application has been filed by Ranger Development as Conditional Use Permit Case File No. 25-0031 for Northtown Villas; and

WHEREAS, said case involves the property described as follows:

Lots 1 and 2, Block 3, Oak Terrace

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

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

WHEREAS, the criteria identified in Section 101-4 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Sections 74-46, 101-3, and 101-4, Article XII of the zoning ordinance for 4 twin homes (8 units) and 3 detached townhome/villas in the Development Flex (DF) zoning district subject to the following conditions:

Permitted Uses

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

Accessory Uses

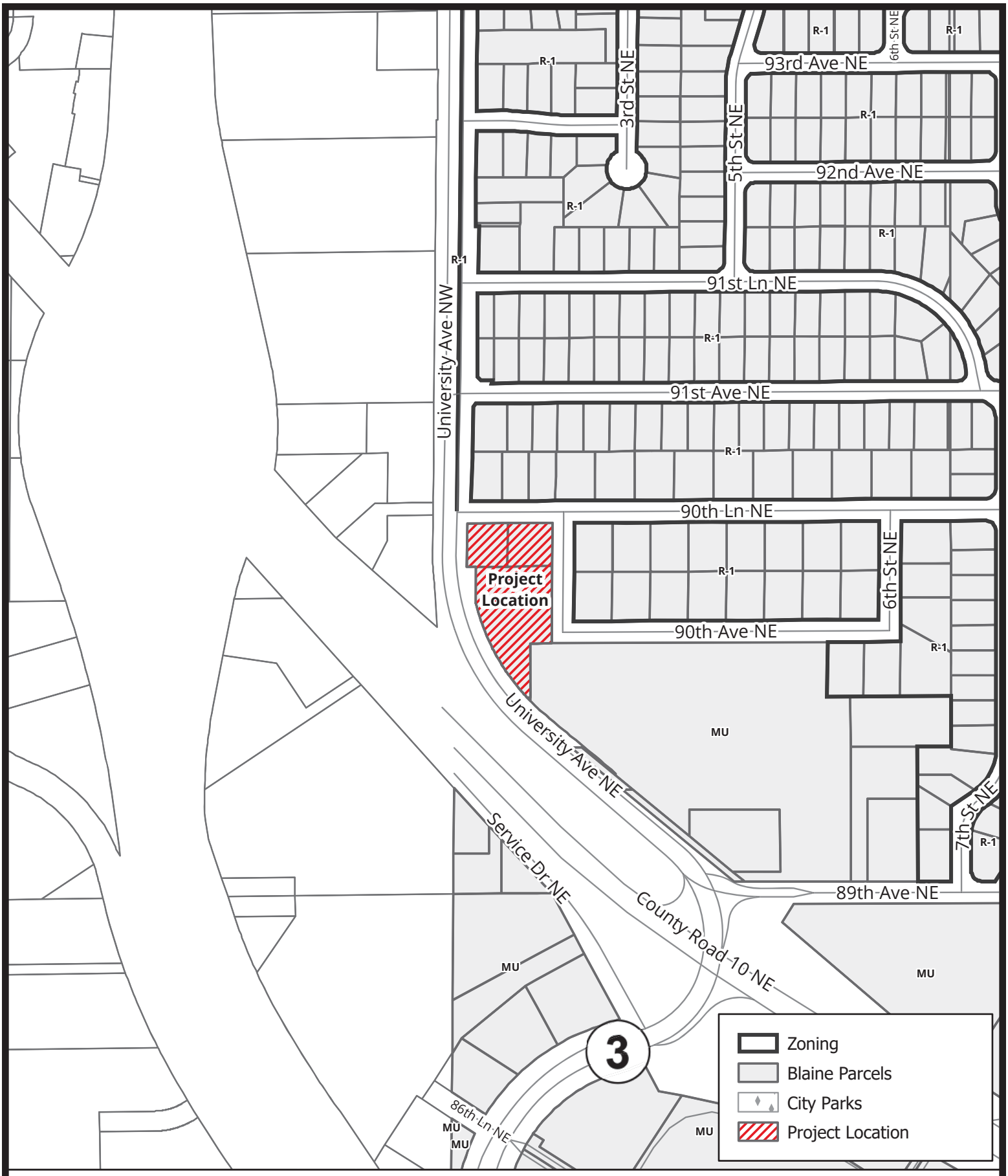
1. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

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.

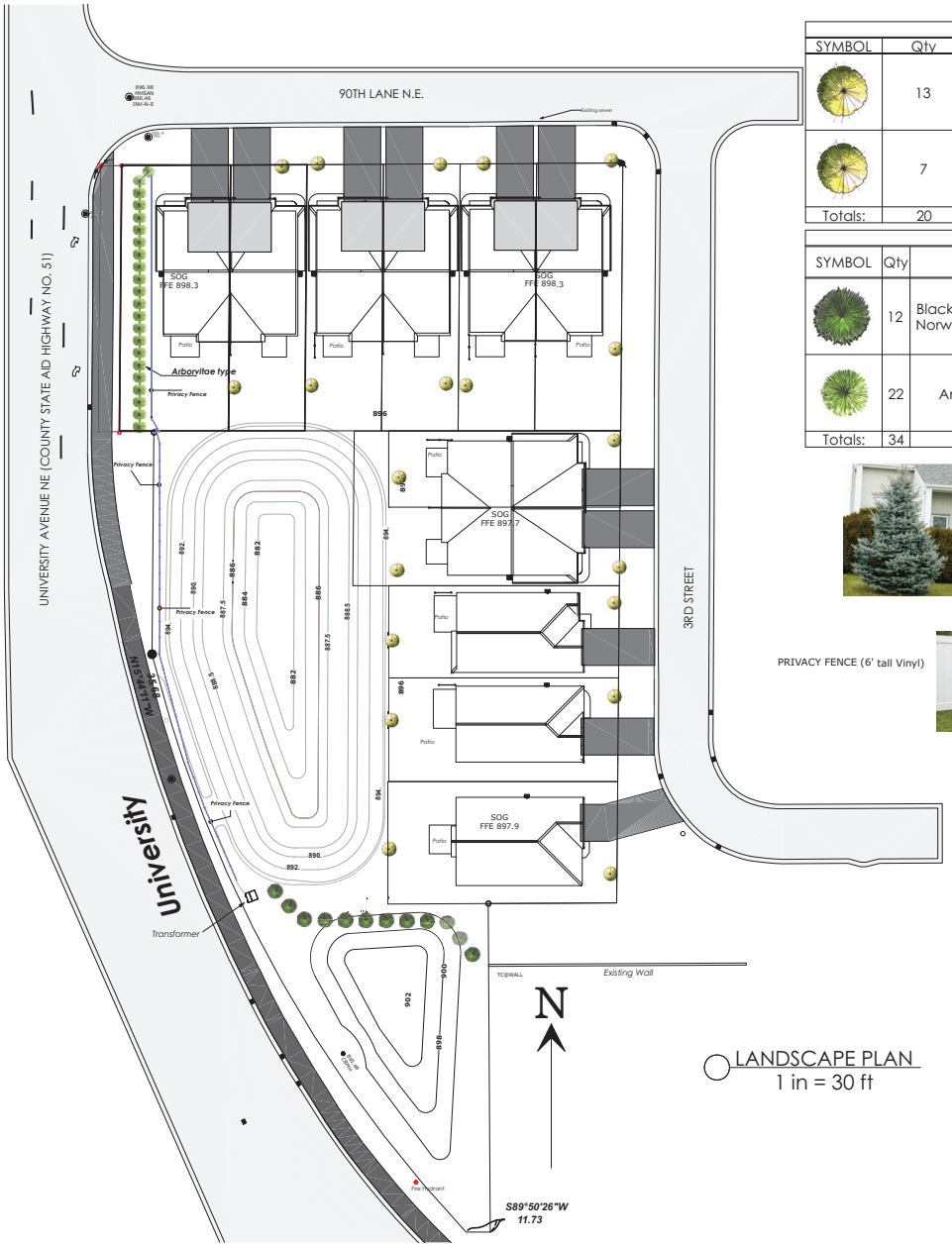
PASSED by the City Council of the City of Blaine this 15th day of December, 2025.



Case File No. 25-0031
Northtown Villas

BlaineMN.gov

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



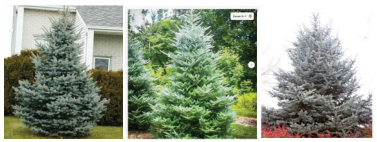
LANDSCAPE PLAN
1 in = 30 ft

DICIDOUS 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 hedberghomes@hedberghomes.com

Builder:

Site Location:
90TH LANE & 3RD STREET
BLAINE

REVISION TABLE

DATE	DESCRIPTION

SHEET INDEX

Label	Title
P-1	LANDSCAPE PLAN

LANDSCAPE PLAN

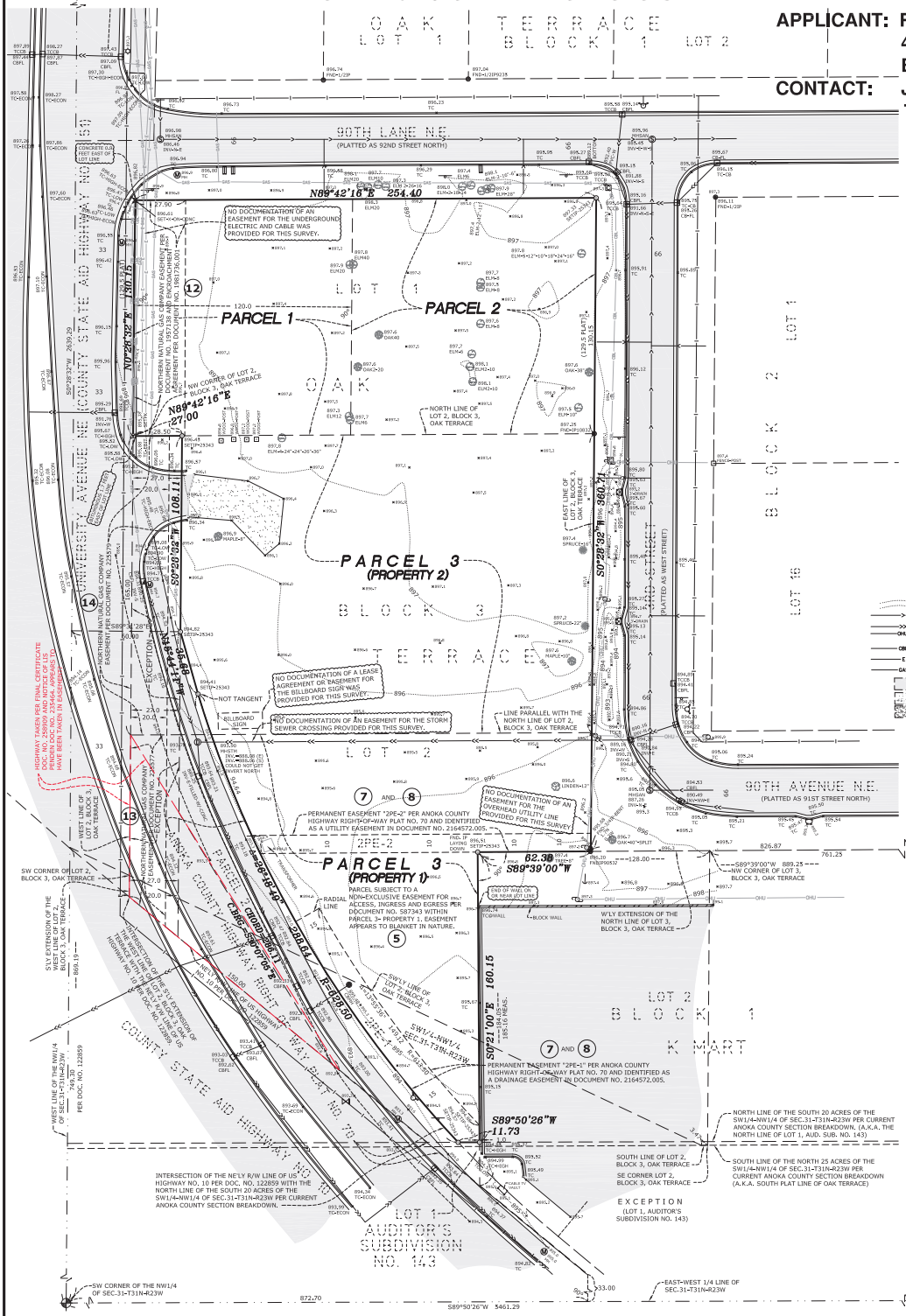
SHEET: **P-1-1**
DATE: 10-14-25

EXISTING CONDITIONS SURVEY

~of~ NORTHTOWN VILLAS

APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449

CONTACT: JON BLATTMAN
763-252-8087



NORTH

GRAPHIC SCALE

30 0 15 30 60

1 INCH = 30 FEET

BENCHMARK

MNDOT BENCHMARK1
STATION NAME: N 254
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 TITLE COMMITMENT SCHEDULE B PART II EXCEPTION NUMBER.

TREE DETAIL

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

NE CORNER OF LOT 2, BLOCK 1, K MART (AKA NE CORNER OF LOT 9, BLOCK 3, OAK TERRACE)

AREA

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

ZONING

EXISTING: MU - CR 10 MIXED USE

LAND USE: MDR/CC - 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 underlying descriptions, it appears to create an overlap verses 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

Date: 09/30/25 License No. 25343

DRAWN BY: JEN	JOB NO: 25055799	DATE: 06/09/25	
CHECK BY: JEN	FIELD CREW: JH-JR		
1	06/11/25	REV. STORM SEWER LOC.	JEN
2	07/11/25	CITY SUBMITTAL	JEN
3	09/30/25	CITY RESUBMITTAL	JEN
NO.	DATE	DESCRIPTION	BY

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 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 on the extension Southerly of the West line of said Lot 2 to the intersection with the Northeasterly right of way of US Highway No. 10 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. 122859, thence Southeasterly 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, described as follows: Beginning at the Northwest corner of Lot 3, Block 3, "Oak Terrace"; thence West on the Westerly extension of the North line of said Lot 3 a distance of 128 feet, thence at a right angle Southerly a distance of 185.16 feet to its Intersection with the Northeasterly right of way of U.S. Highway No. 10, thence Southeasterly 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 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 South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to first 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.)

PROPERTY DESCRIPTION IS MISSING THE EXCEPTION OF PARCEL 2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70 AS DESCRIBED IN DOCUMENT NO. 2164572.005

TITLE WORK DOES NOT REFERENCE PARCEL TAKEN FOR HIGHWAY PURPOSES DESCRIBED IN FINAL CERTIFICATE DOCUMENT NO. 2164572.005 AMENDED PENDING PER DOCUMENT NO. 235464. SAID PARCEL APPEARS TO BE TAKEN IN ESCHEATMENT

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/DD/25.
- Fee ownership is vested in the Blaine Economic Development Authority

PIN NO.	PARCEL ADDRESS
PARCEL 1 31-31-23-23-0042	9021 University Avenue NE, Blaine, MN 55434
PARCEL 2 31-31-23-23-0043	20 90th Lane NE, Blaine, MN 55434
PARCEL 3 31-31-23-23-0059	9011 University Avenue NE, Blaine, MN 55434

- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey is based upon information found in the commitment for title insurance prepared by All American Title Company, LLC, as issuing agents for Old Republic National Title Insurance Company, Commitment No. 139447-25-05 R-1. Schedule B-II Survey Related Exceptions are as follows:

4. Easement for drainage and utility purposes as shown on the recorded plat of Oak Terrace, filed as Document No. 144906. (Surveyor's Note: There were no drainage and utility easements shown on the recorded plat of OAK TERRACE that fall within the surveyed premises.)
5. Covenants, conditions, restrictions, obligations, and easements contained in Declaration of Easement, filed March 24, 1982, as Document No. 587343. (Surveyor's Note: Document No. 587343 refers to a non-exclusive easement for access, ingress and egress purposes. Said easement's location is undefined, but refers to a portion of Parcel 3 - Property 1.)
6. Underground Storage Tank Agreement, and the terms and conditions therein, filed as Document No. 1993027.022. (As to Parcel 1) (Surveyor's Note: Document No. 1993027.022 refers to the fact that there were underground petroleum tanks on Parcel 1. That in 2003 the tanks leaked and that in 2005 MPCA issued a closure letter for the leak.)
7. Anoka County Highway Right-of-Way Plat No. 70, filed 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 hereon. Said plat also depicted permanent easements over portions of the surveyed premises as shown hereon. The temporary easements depicted on said plat expired on December 31, 2009 and therefore not shown hereon.)
8. Final Certificate In the matter of the condemnation of certain lands for county highway purposes, filed March 1, 2017, as Document No. 2164572.005. (As to Parcels 1 and 3) (Surveyor's Note: Final Certificate per Document No. 2164572.005 refers to the taking of Parcel 2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70 "in fee simple absolute" and the acquiring of permanent easements. Permanent Easement Parcel 2PE-1 is identified as a drainage easement. Permanent Easement Parcel 2PE-2 is identified as a utility easement. Said parcel taking and easements are shown hereon. The temporary easements referenced in said document expired on December 31, 2009 and therefore not shown hereon.)
9. Terms of Variance issued by the City of Blaine for a front yard building setback, dated March 21, 2000, filed March 21, 2000, as Document No. 1491267.0. (As to Parcel 3) (Surveyor's Note: Document No. 1491267.0 refers to the approval of "a 31-foot variance to the 50-foot front yard building setback along 3rd Street NE" with respect to Parcel 3.)
10. Terms of Variance issued by the City of Blaine for a side yard building setback, dated March 21, 2000, filed March 21, 2000, as Document No. 1491268.0. (As to Parcel 3) (Surveyor's Note: Document No. 1491268.0 refers to the approval of "a 15-foot variance to the 20-foot side yard building setback along the north property line" with respect to Parcel 3.)
11. Terms of Variance issued by the City of Blaine for a front parking setback, dated March 21, 2000, filed March 21, 2000, as Document No. 1491269.0. (As to Parcel 3) (Surveyor's Note: Document No. 1491269.0 refers to the approval of "a 12-foot variance to the 30-foot front yard parking setback along 3rd Street NE" with respect to Parcel 3.)
12. 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 owners to construct a sign and bituminous surface within a Northern Natural Gas Company Easement. Said document references a Modification and Amendment of Easement Grant per Document No. 1957138, which defines a the Northern Natural Gas Company easement within Parcel 1 and is shown hereon.)
13. Easement to construct and maintain pipe lines in favor of Northern Natural Gas Company, as further described in Document No. 225577. (As to Parcel 3) (Surveyor's Note: Easement per Document No. 225577 does not fall within the surveyed premises as shown hereon.)
14. Easement to construct and maintain pipe lines in favor of Northern Natural Gas Company, as further described in Document No. 225579. (As to Parcel 3) (Surveyor's Note: Easement per Document No. 225579 does not fall within the surveyed premises as shown hereon.)

FACILITY OPERATORS NOTIFIED

[PER GOPHER STATE ONE TICKET NOS: 251430173, 251430179 AND 251430210]

CODE	COMPANY NAME	MARKING CONCERNS	DAMAGE	CUSTOMER SERVICE
ACSMSP01	ARVIG	(218)346-8174	(218)346-5500	(218)346-8248
ANOKAC01	ANOKA COUNTY	(763)324-3127	(763)324-3100	(763)324-3100
CBLAIN01	CITY OF BLAINE	(763)785-6165	(763)785-6165	(763)785-6165
CCMN03	COMCAST	(800)778-9140	(317)516-2512	(800)778-9140
CCONRP01	CITY OF COON RAPIDS	(763)767-6467	(763)238-3158	(763)767-6479
CTLMN01	CENTURYLINK - CTLQL	(800)778-9140	(877)366-8344	(877)366-8344
EANOKA01	CONNEXUS ENERGY	(763)323-4215	(763)323-2660	(763)323-2600
MCICOL01	MCI	(800)624-9675	(800)624-9675	(800)624-9675
MINGAS03	CENTER POINT ENERGY	(800)778-9140	(612)321-5200	(612)321-4421
NNGAS03	NORTHERN NATURAL GAS	(651)674-4488	(888)367-6671	(402)398-7592
XCEL08	XCEL ENERGY	(612)282-3939	(888)968-9235	(800)895-4999
ZAYO04	ZAYO BANDWIDTH	(800)961-6500	(866)236-2824	(800)961-6500

Location of utilities existing on or serving the surveyed property determined by:
- Observed evidence collected.
- Markings requested by E.G. Rud & Sons, Inc. per Gopher State One Call Ticket Nos. 251430173, 251430179 and 251430210.
- Record drawings provided by the City of Blaine's engineering department.

Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Gopher State One Call locate and other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.

It is undetermined at this time whether the storm sewer running across the surveyed premises has been abandoned or not. No documentation of an easement for the existing storm sewer was provided for this survey.

There are manholes within or near the sidewalk along University Avenue NE. The underground lines running to and from said manholes were not marked up by Gopher State One.

There is also a large transformer along University Avenue NE. The underground utility lines running to and from said transformer were not marked up by Gopher State One.

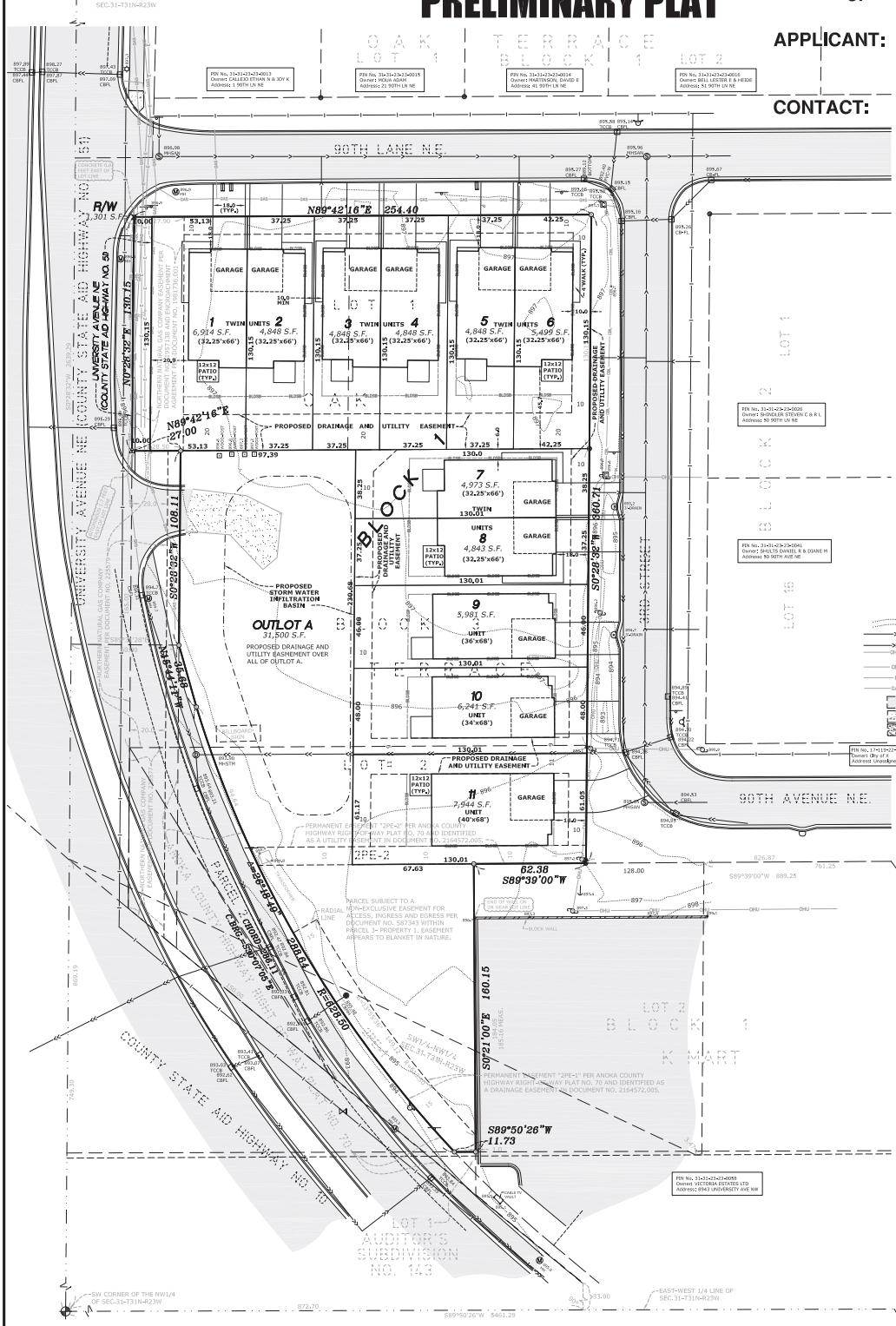
E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
LIno Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

PRELIMINARY PLAT

~of~ NORTHTOWN VILLAS

APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449

CONTACT: JON BLATTMAN
763-252-8087



NORTH

GRAPHIC SCALE

30 0 15 30 60

1 INCH = 30 FEET

BENCHMARK

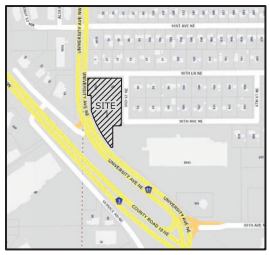
MNDOT BENCHMARK:
STATION NAME: N 254
ELEVATION = 885.70 FEET (NAVD88)

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

PART OF SEC. 31, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

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 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 Southwesterly 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 Northeasterly right of way of US Highway No. 10 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. 122859, thence Southeasterly 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 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, described as follows: Beginning at the Northwest corner of Lot 3, Block 3, "Oak Terrace"; thence West on the Westerly extension of the North line of said Lot 3 a distance of 128 feet, thence at a right angle Southerly a distance of 185.16 feet to its Intersection with the Northeasterly right of way of U.S. Highway No. 10, thence Southeasterly 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 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 South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to first 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.)

PROPERTY DESCRIPTION IS MISSING THE EXCEPTION OF PARCEL 2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70 AND IDENTIFIED AS DOCUMENT NO. 2164572.005

TITLE WORK DOES NOT REFERENCE PARCEL TAKEN FOR HIGHWAY PURPOSES DESCRIBED IN PETITION FILED IN DISTRICT COURT AND ASSIGNED FILE NUMBER 02-CV-25-1944. PENDENS PER DOCUMENT NO. 2354464. SAID PARCEL APPEARS TO BE TAKEN IN EASEMENT?

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/DD/25.
- Fee ownership is vested in the Blaine Economic Development Authority

PIN NO.	PARCEL ADDRESS
PARCEL 1 31-31-23-23-0042	9021 University Avenue NE, Blaine, MN 55434
PARCEL 2 31-31-23-23-0043	20 90th Lane NE, Blaine, MN 55434
PARCEL 3 31-31-23-23-0059	9011 University Avenue NE, Blaine, MN 55434

- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top and back of curb.
- See Existing Conditions Survey regarding additional Boundary and Easement Information.

AREA COMPUTATIONS

TOTAL AREA :	2.17 ACRES
TOWNHOME 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/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 TOWNHOME 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 TOWNHOME 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
Rare, threatened, or endangered species preservation	0
Public parks and open spaces	0.72
Arterial Roads	0.03
Future Development	
Commercial Uses	
Gross Density	5.06912
Net Density	7.74648

Net density must match the land use designation from the Comprehensive Plan

LDR	2.5-6 units per acre
L-MDR	2.5-12 units per acre
MDR	6-12 units per acre
M-HDR	8-28 units per acre
HDR	12-28 units per acre
HDR2	12-60 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
Date: 09/30/25 License No. 25343

DRAWN BY: JEN	JOB NO: 250557PP	DATE: 07/11/25	
CHECK BY: JEN	FIELD CREW: JH-JR		
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.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
LIno Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

S:\RUD\CAD\2SPRO\250557PP\250557PP.DWG

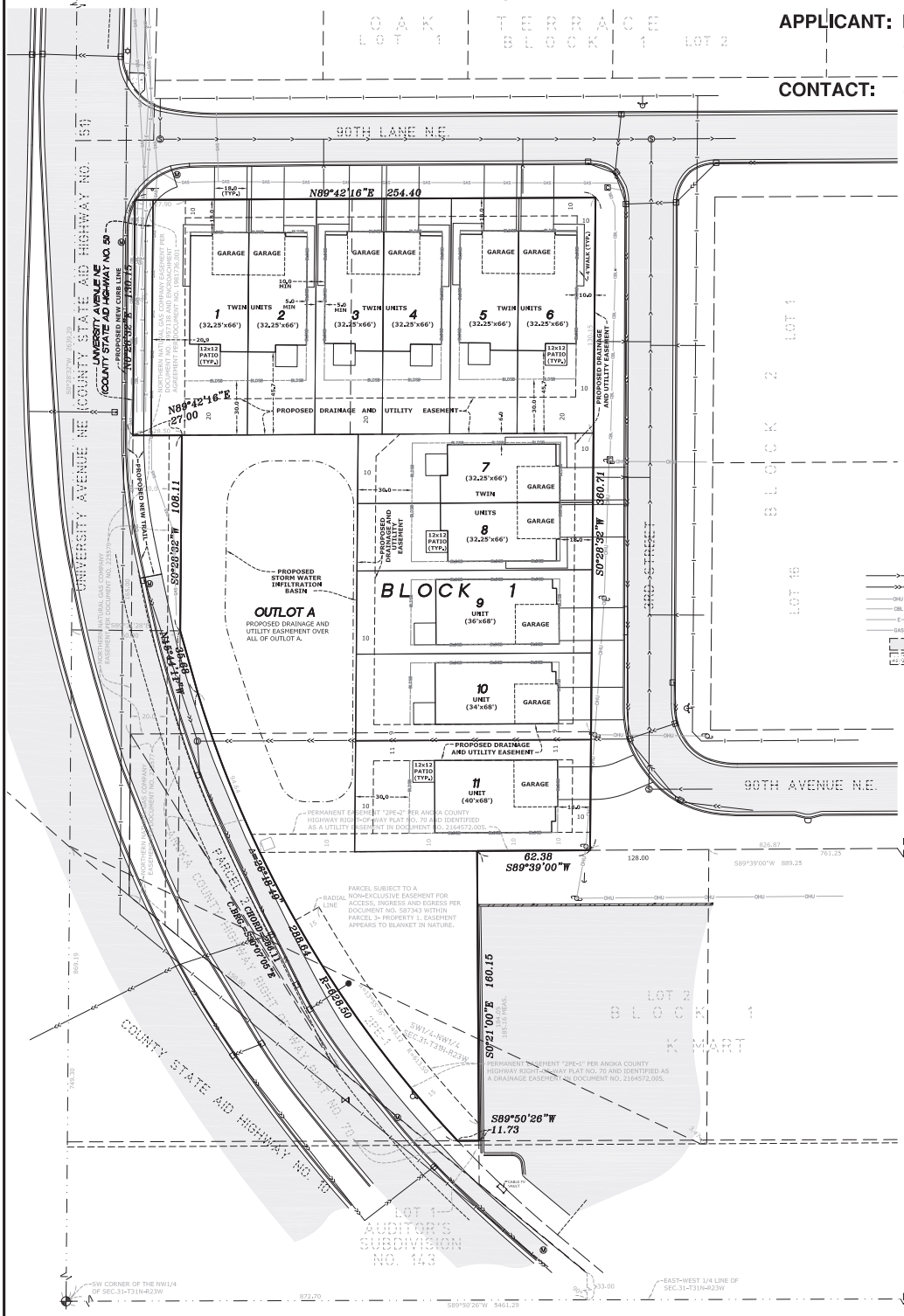
250557PP - SHEET S2

SITE PLAN

~of~ NORTHTOWN VILLAS

APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449

CONTACT: JON BLATTMAN
763-252-8087



NORTH

GRAPHIC SCALE

30 0 15 30 60

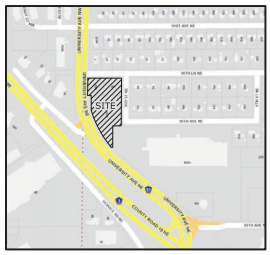
1 INCH = 30 FEET

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

PART OF SEC. 31, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

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 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 Southwesterly 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 Northeasterly right of way of US Highway No. 10 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. 122859, thence Southeasterly 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, described as follows: Beginning at the Northwest corner of Lot 3, Block 3, "Oak Terrace"; thence West on the Westerly extension of the North line of said Lot 3 a distance of 128 feet, thence at a right angle Southerly a distance of 185.16 feet to its Intersection with the Northeasterly right of way of U.S. Highway No. 10, thence Southeasterly 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 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 South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to first 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.)

PROPERTY DESCRIPTION IS MISSING THE EXCEPTION OF PARCEL 2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70 AND IDENTIFIED AS DOCUMENT NO. 2164572.005

TITLE WORK DOES NOT REFERENCE PARCEL TAKEN FOR HIGHWAY PURPOSES DESCRIBED IN PETITION FILED IN DISTRICT COURT, ANOKA COUNTY, MINNESOTA, ON JULY 10, 1946 AND PENDING PER DOCUMENT NO. 235464. SAID PARCEL APPEARS TO BE TAKEN IN EASEMENT?

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/DD/25.
- Fee ownership is vested in the Blaine Economic Development Authority

PIN NO.	PARCEL ADDRESS
PARCEL 1 31-31-23-23-0042	9021 University Avenue NE, Blaine, MN 55434
PARCEL 2 31-31-23-23-0043	20 90th Lane NE, Blaine, MN 55434
PARCEL 3 31-31-23-23-0059	9011 University Avenue NE, Blaine, MN 55434

- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top and 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
TOWNHOME 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/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 TOWNHOME 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 TOWNHOME 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
Rare, threatened, or endangered species preservation	0
Public parks and open spaces	0.72
Arterial Roads	0.03
Future Development	
Commercial Uses	
Gross Density	5.06912
Net Density	7.74648

Net density must match the land use designation from the Comprehensive Plan

LDR	2.5-6 units per acre
L-MDR	2.5-12 units per acre
MDR	6-12 units per acre
M-HDR	6-20 units per acre
HDR	12-25 units per acre
HDR2	12-40 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
Date: 09/30/25 License No. 25343

DRAWN BY: JEN	JOB NO: 250557PP	DATE: 07/11/25	
CHECK BY: JEN	FIELD CREW: JH-JR		
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.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
LIno Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

S:\RUD\CAD\2SPRO\250557PP\250557PP-SITE-PLAN.DWG

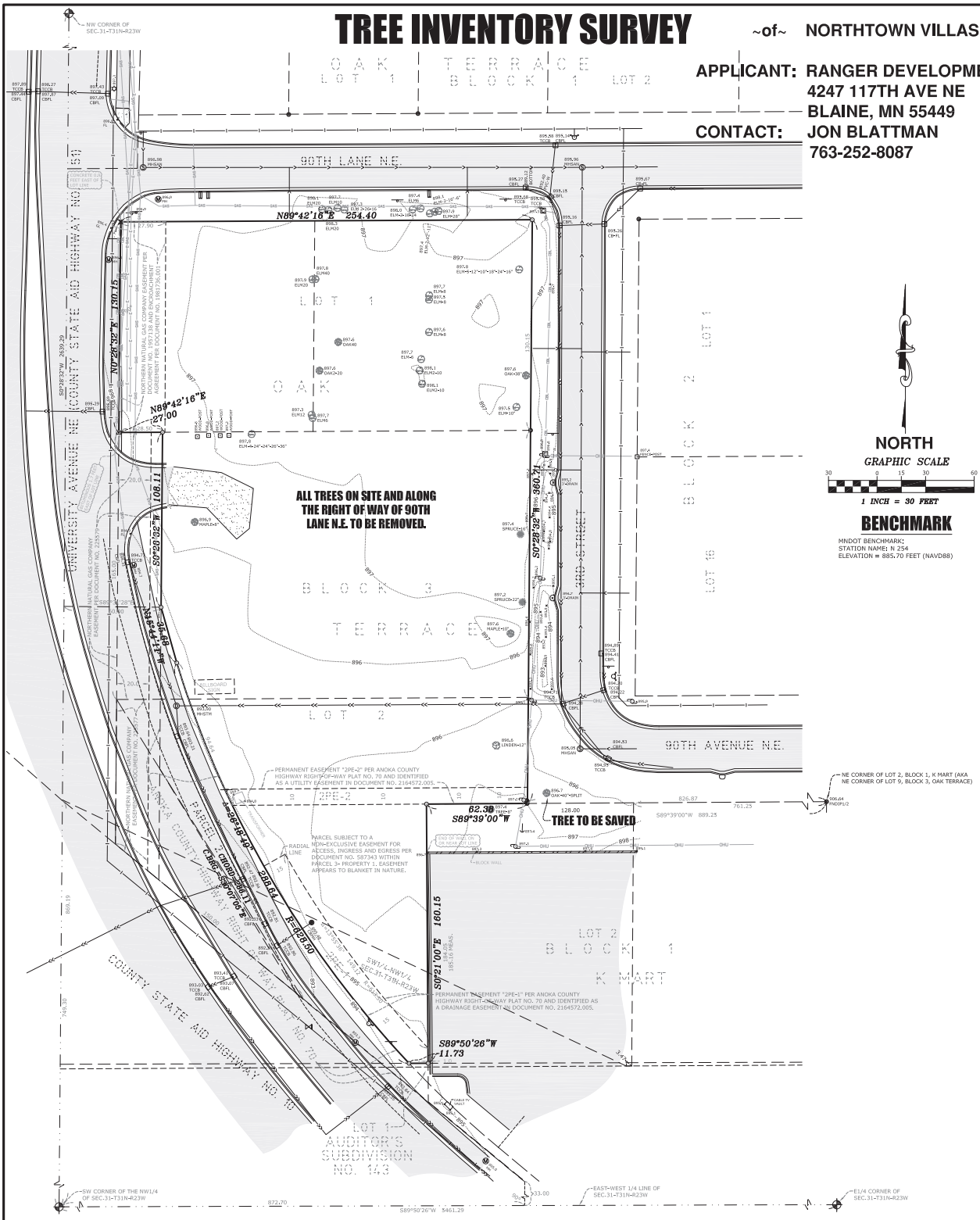
250557PP - SHEET S3

TREE INVENTORY SURVEY

~of~ NORTHTOWN VILLAS

APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449

CONTACT: JON BLATTMAN
763-252-8087



NORTH

GRAPHIC SCALE

30 0 15 30 60

1 INCH = 30 FEET

BENCHMARK

MNDOT BENCHMARK:
STATION NAME: N 254
ELEVATION = 885.70 FEET (NAVD88)

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 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 Southwesterly 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 Northeasterly right of way of US Highway No. 10 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. 122859, thence Southeasterly 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, described as follows: Beginning at the Northwest corner of Lot 3, Block 3, "Oak Terrace"; thence West on the Westerly extension of the North line of said Lot 3 a distance of 128 feet, thence at a right angle Southerly a distance of 185.16 feet to its Intersection with the Northeasterly right of way of U.S. Highway No. 10, thence Southeasterly 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 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 South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to first 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.)

PROPERTY DESCRIPTION IS MISSING THE EXCEPTION OF PARCEL 2, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 70 AND IDENTIFIED AS DOCUMENT NO. 2164572.005

TITLE WORK DOES NOT REFERENCE PARCEL TAKEN FOR HIGHWAY PURPOSES DESCRIBED IN PETITION FOR CONDEMNATION AND ORDER FOR HEARING ON PETITION AND NOTICE PENDENS PER DOCUMENT NO. 235464. SAID PARCEL APPEARS TO BE TAKEN IN EASEMENT?

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/DD/25.
- Fee ownership is vested in the Blaine Economic Development Authority

PIN NO.	PARCEL ADDRESS
PARCEL 1 31-31-23-23-0042	9021 University Avenue NE, Blaine, MN 55434
PARCEL 2 31-31-23-23-0043	20 90th Lane NE, Blaine, MN 55434
PARCEL 3 31-31-23-23-0059	9011 University Avenue 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 Plowe 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 N.E. to be removed.
- The Oak Tree within the right of way of 90th Avenue N.E. 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
- 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

E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-6701
www.egrud.com

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.

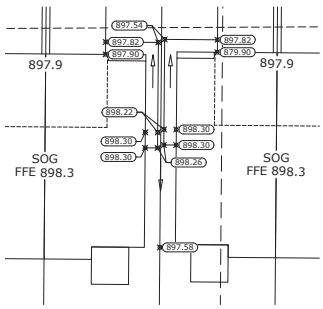
JAMES E. NAPIER
Date: 09/30/25 License No. 25343

DRAWN BY: JEN	JOB NO. 250557PP	DATE: 07/11/25
CHECK BY: JEN	FIELD CREW: JH-JR	

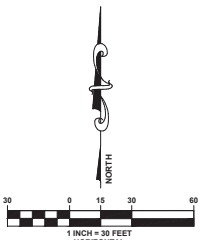
NO.	DATE	DESCRIPTION	BY
1	09/30/25	CITY RESUBMITTAL	JEN
2			
3			

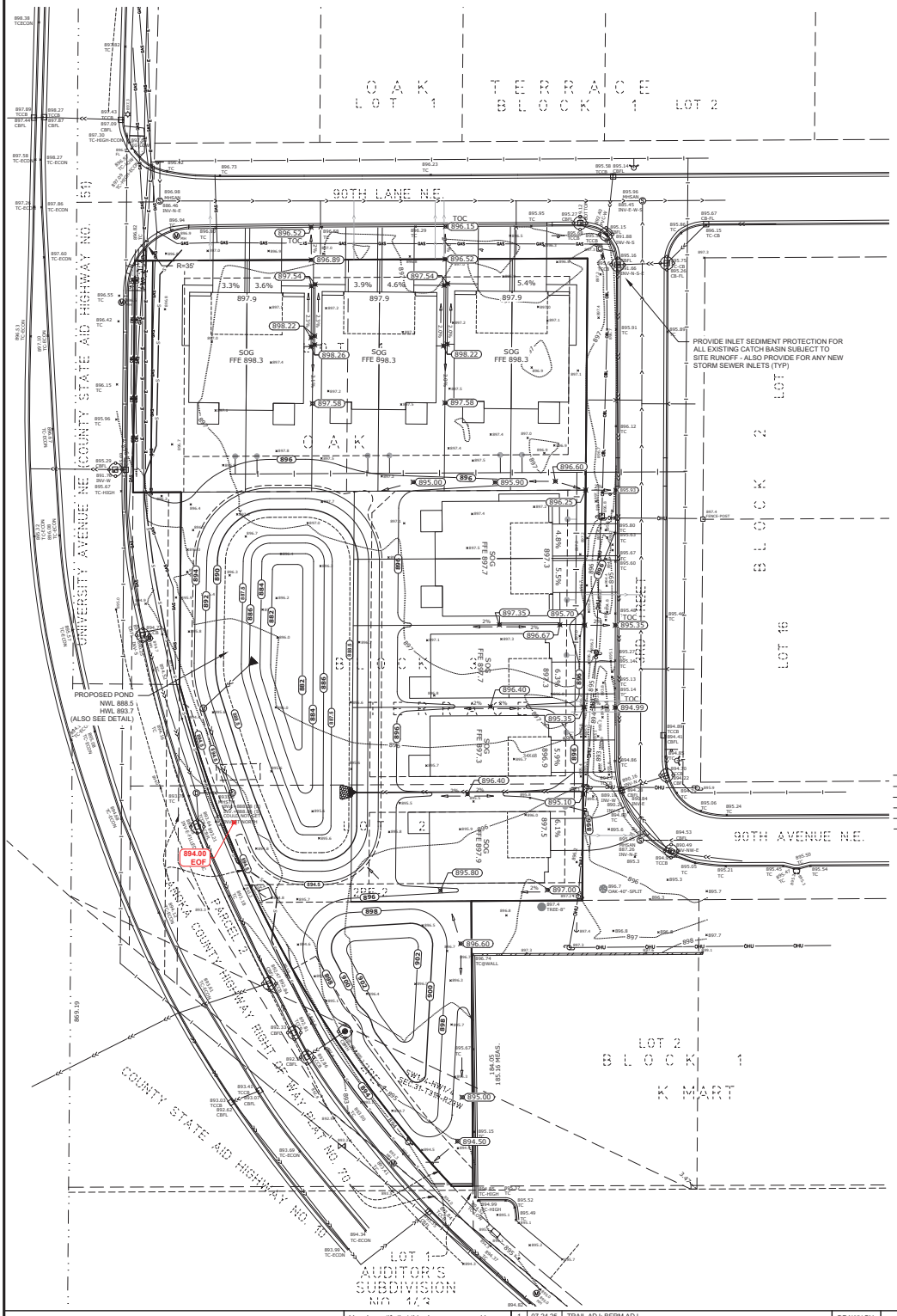
GENERAL NOTES

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 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 DRAINTILE 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, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- PROPOSED DIRECTION OF DRAINAGE
- PROPOSED SILT FENCE
- PROPOSED BIOROLLS
- PROPOSED INLET PROTECTION
- PROPOSED RIP-RAP

Know what's **below.**
Call before you dig.

NORTHTOWN VILLAS
BLAINE, MN

GRADING, DRAINAGE & ESC PLAN

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	CCWD COMMENTS
3	09.30.25	SITE LAYOUT ADJUSTMENTS
4		
5		
6		
7		
8		

DRAWN BY: AG
JOB NO: 25-2205
CHECK BY: MQA
DATE: 07/11/25

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
SITE PLANNING & ENGINEERING
PHONE: (651) 361-8210
FAX: (651) 361-8701

SHEET
C1.1

S:\PLOWE\CAD\2SPRO\2205 HEDBERG HOMES (BLAINE)\2205 CAD\2205 BASE 3.DWG
Thursday, September 25, 2025 7:54:14 PM

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.

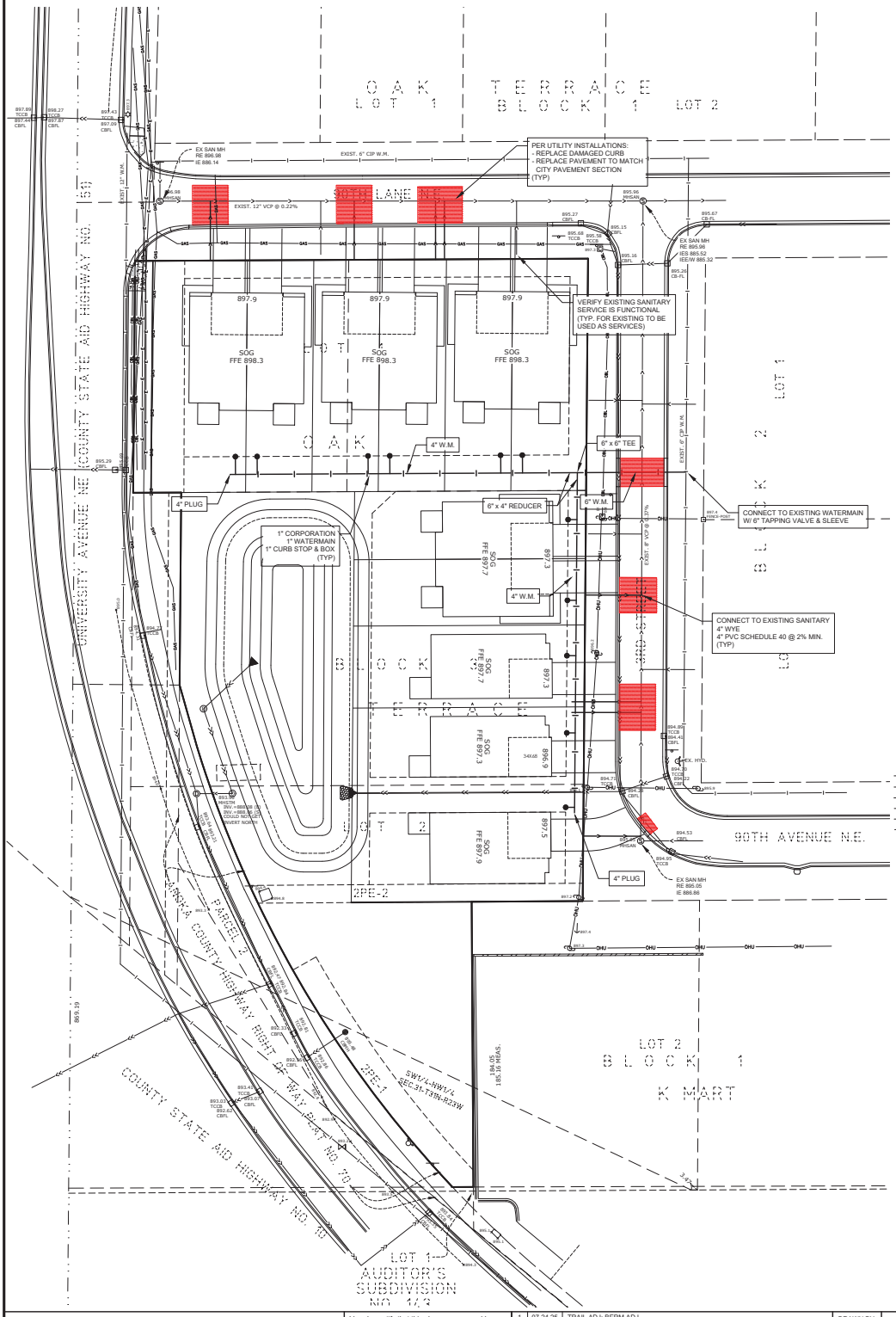
WATERMAIN NOTES

1. WATERMAIN MATERIALS SHALL BE:
   1.1. SERVICES: 1" HDPE ASTM D2239, PE 4710-250 PSW, SIDR 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.

NORTH

30 0 15 30 60

1 INCH = 30 FEET
HORIZONTAL
(22" x 34")



LEGEND

- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- X 952.36 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
- OHU DENOTES OVERHEAD UTILITY
- CBL DENOTES UNDERGROUND CABLE LINE
- E DENOTES UNDERGROUND ELECTRIC LINE
- GAS 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 DRAINTILE AND CLEAN-OUT
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FLARED-END SECTION
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- 928 / 930 PROPOSED CONTOUR
- 920.60 PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- 4.0% PROPOSED DIRECTION OF DRAINAGE
- PROPOSED SILT FENCE
- PROPOSED BIOROLLS
- PROPOSED INLET PROTECTION
- PROPOSED RIP-RAP

811 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: AG
JOB NO: 25-2205
CHECK BY: MQA
DATE: 07/11/25

PLOWE ENGINEERING, INC.
SITE PLANNING & ENGINEERING
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

SHEET
C2.1

S:\PLOWE\CAD\2SPRO\2205 HEDBERG HOMES (BLAINE)\2205 CAD\2205 BASE 3.DWG
Thursday, September 25, 2025 7:54:14 PM

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.

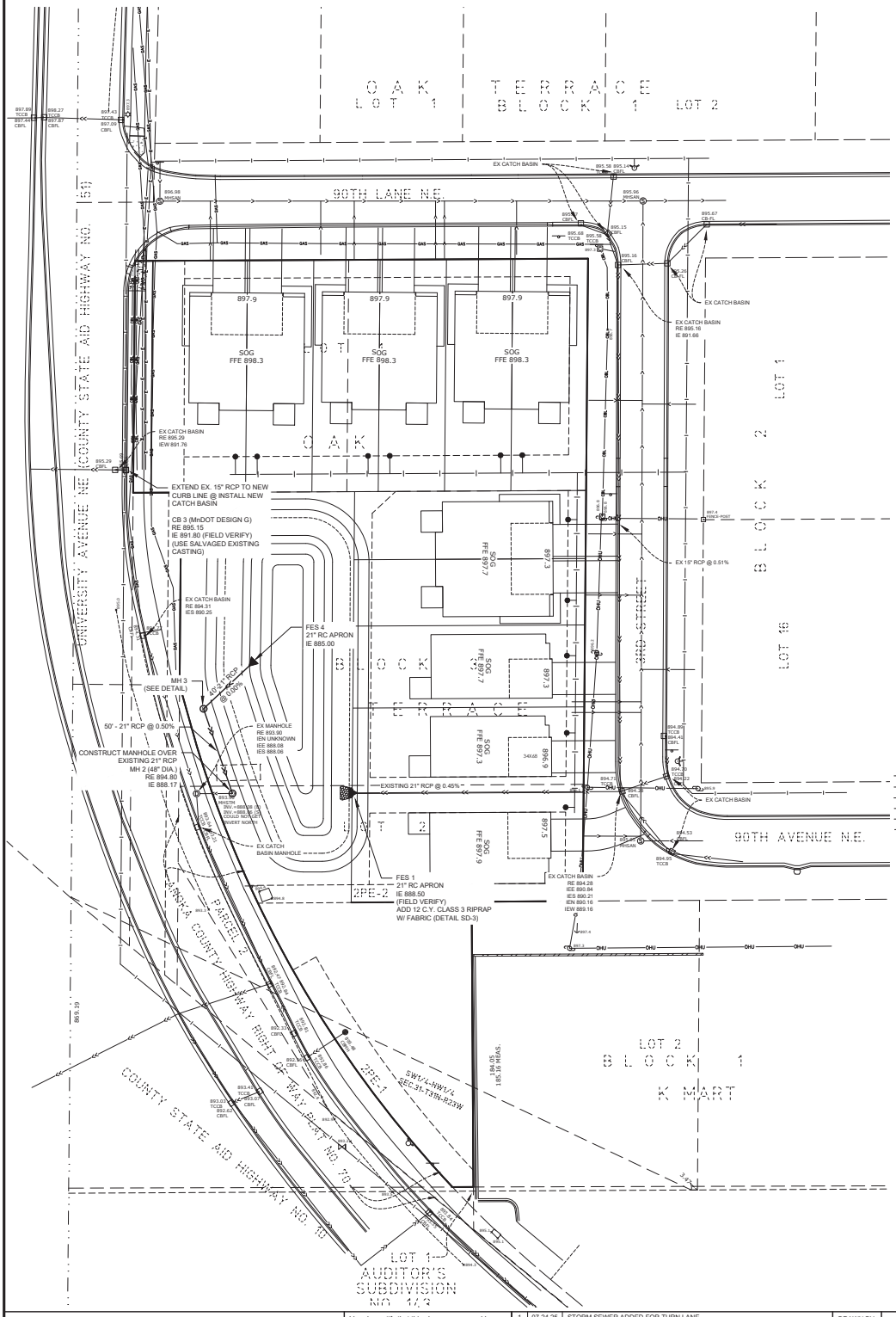
STORM SEWER NOTES

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.

NORTH

30 0 15 30 60

1 INCH = 30 FEET
HORIZONTAL
(22" x 34")



LEGEND

- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- X 952.36 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
- OHU DENOTES OVERHEAD UTILITY
- CBL DENOTES UNDERGROUND CABLE LINE
- E DENOTES UNDERGROUND ELECTRIC LINE
- GAS 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 DRAINTILE AND CLEAN-OUT
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FLARED-END SECTION
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- 928 / 930 PROPOSED CONTOUR
- 920.60 PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- 4.0% PROPOSED DIRECTION OF DRAINAGE
- PROPOSED SILT FENCE
- PROPOSED BIOROLLS
- PROPOSED INLET PROTECTION
- PROPOSED RIP-RAP

811 Know what's below. Call before you dig.

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 GINKEL
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: AG
JOB NO: 25-2205
CHECK BY: MQA
DATE: 07/11/25

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701
SITE PLANNING & ENGINEERING

SHEET
C2.2

S:\PLOWE\CAD\2SPRO\2205 HEDBERG HOMES (BLAINE)\2205 CAD\2205 BASE 3.DWG
Thursday, September 25, 2025 7:54:14 PM

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

Put in a proper turn lane

Eliminate house #1

Install a privacy or sound wall

Plant Pine trees

Welcome to Blaine Sign

save 2 pine trees

SITE PLAN

~of~ NORTHTOWN VILLAS

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

90TH LANE N.E.

90TH AVENUE N.E.

BLOCK 1

OUTLOT A

COUNTY STATE AID HIGHWAY NO. 53

NORTH
GRAPHIC SCALE
1 INCH = 30 FEET

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

PART OF SEC. 34, TWP. 31, RNG. 23

ANOKA COUNTY, MINNESOTA
(NO SCALE)

PROPOSED: DF (DEVELOPMENT FLEX) MULTI-FAMILY

THE LOT REQUIREMENTS ARE NOT PREDETERMINED FOR THIS ZONING.

PROPOSED TOWNHOME SETBACKS:

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

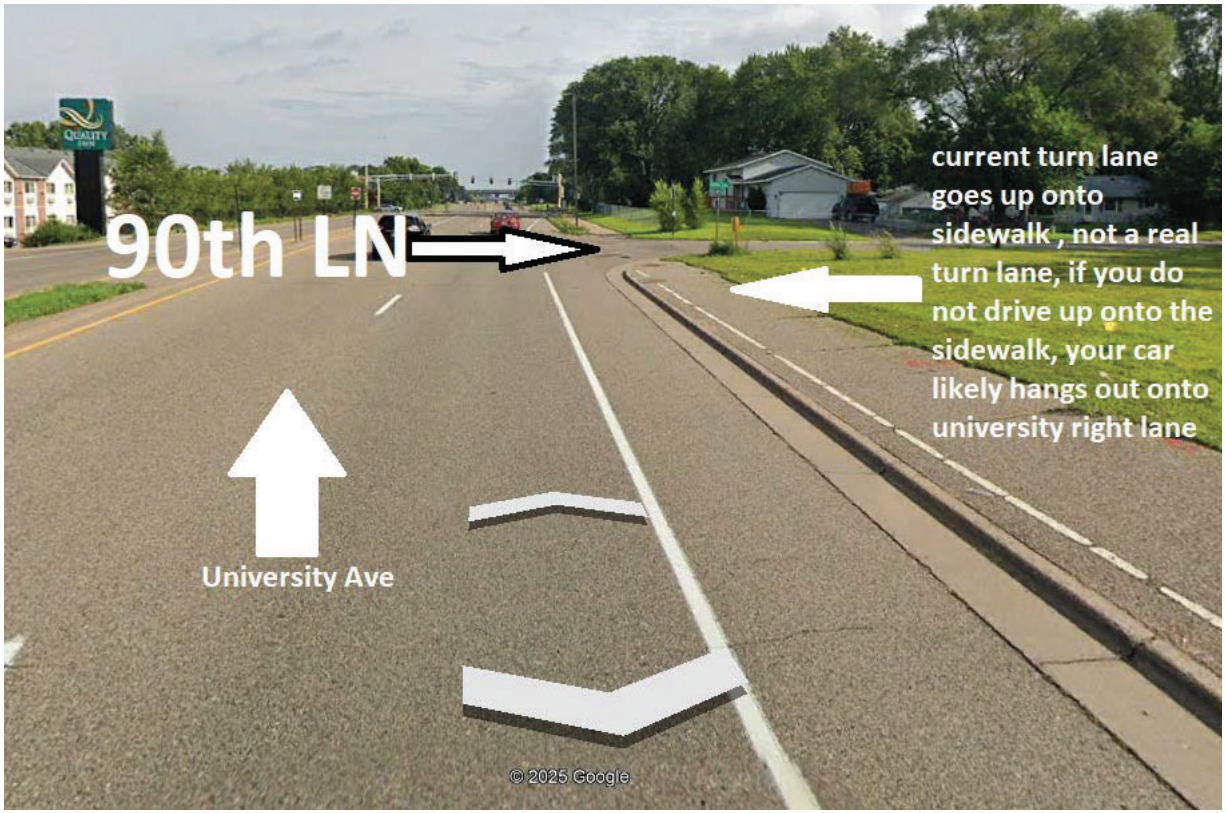
PROPOSED TOWNHOME DEVELOPMENT REQUIREMENTS:

MINIMUM LOT AREA:	5,720 S.F.
MINIMUM LOT WIDTH:	44.0 FEET
MINIMUM LOT DEPTH:	130.0 FEET

NO.	DATE	DESCRIPTION	BY
1	07/11/25	REV. TO OUTLOT A & DENSITY	JKN
2			
3			

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
www.egrud.com

250557PP - SHEET S3


90th LN
current turn lane goes up onto sidewalk , not a real turn lane, if you do not drive up onto the sidewalk, your car likely hangs out onto university right lane
University Ave
© 2025 Google

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 Develompent owner, introduced himself and thanked the commission for considering his request.

Commissinoer 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 25-2592

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

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.5

Second 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 polices 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, approve the ordinance.

Attachment List

1. Attachments
2. Unapproved PC Minutes 111225

City of Blaine

Signature Copy
Ordinance: ORD 25-2592

Second 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

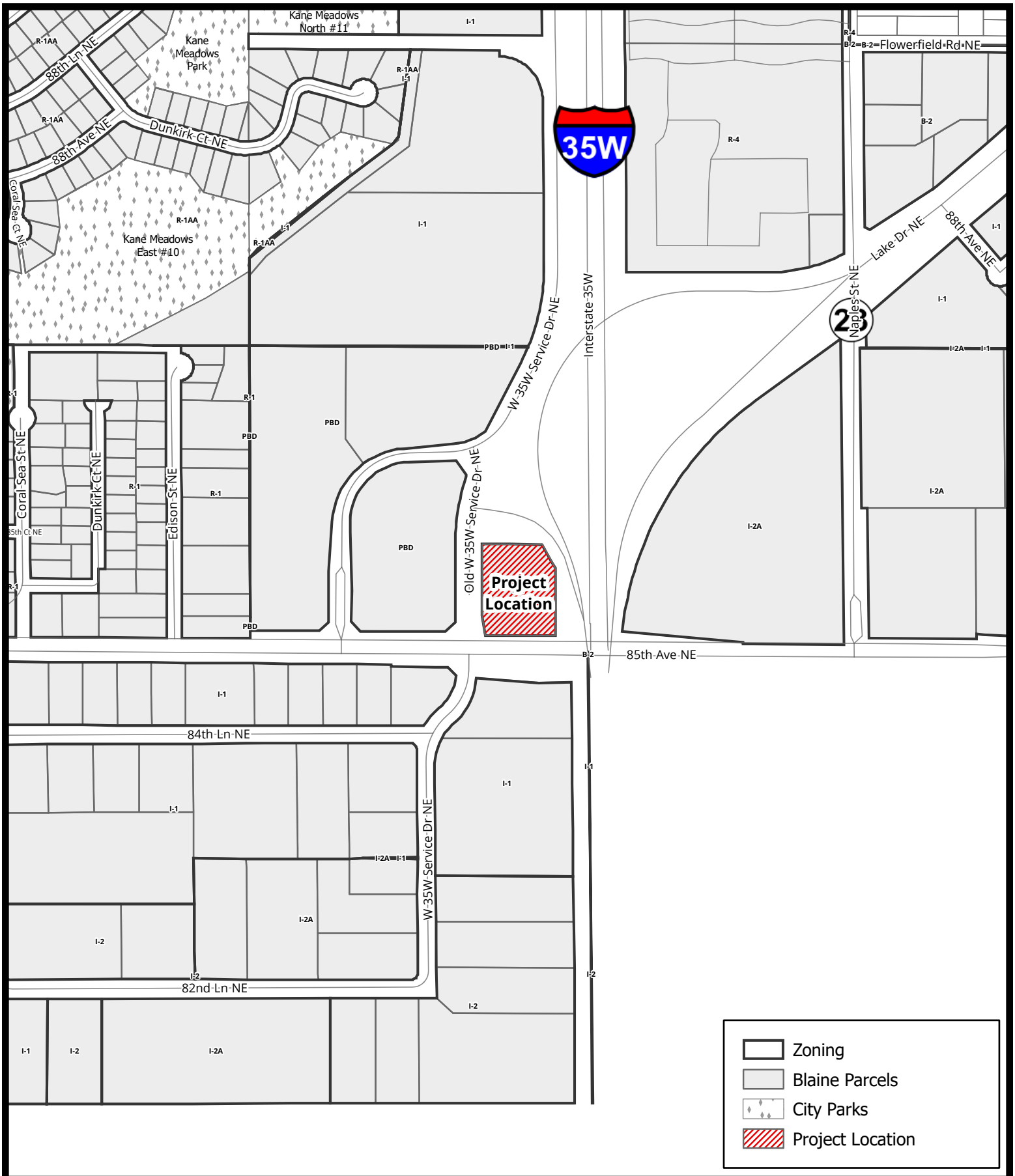
Section 2. The above described property is hereby rezoned from:

~~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 15th day of December, 2025.



Case File No. 25-0047
Nova Real Estate

0 0.04 0.07 0.15 Miles

Scale: 1:6,562

BlaineMN .gov

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

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 25-2594

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

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.6

Second 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/EES)

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 polices 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, approve the ordinance.

Attachment List

1. Attachments
2. Unapproved PC Minutes 111225

City of Blaine

Signature Copy
Ordinance: ORD 25-2594

Second 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/EES)

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

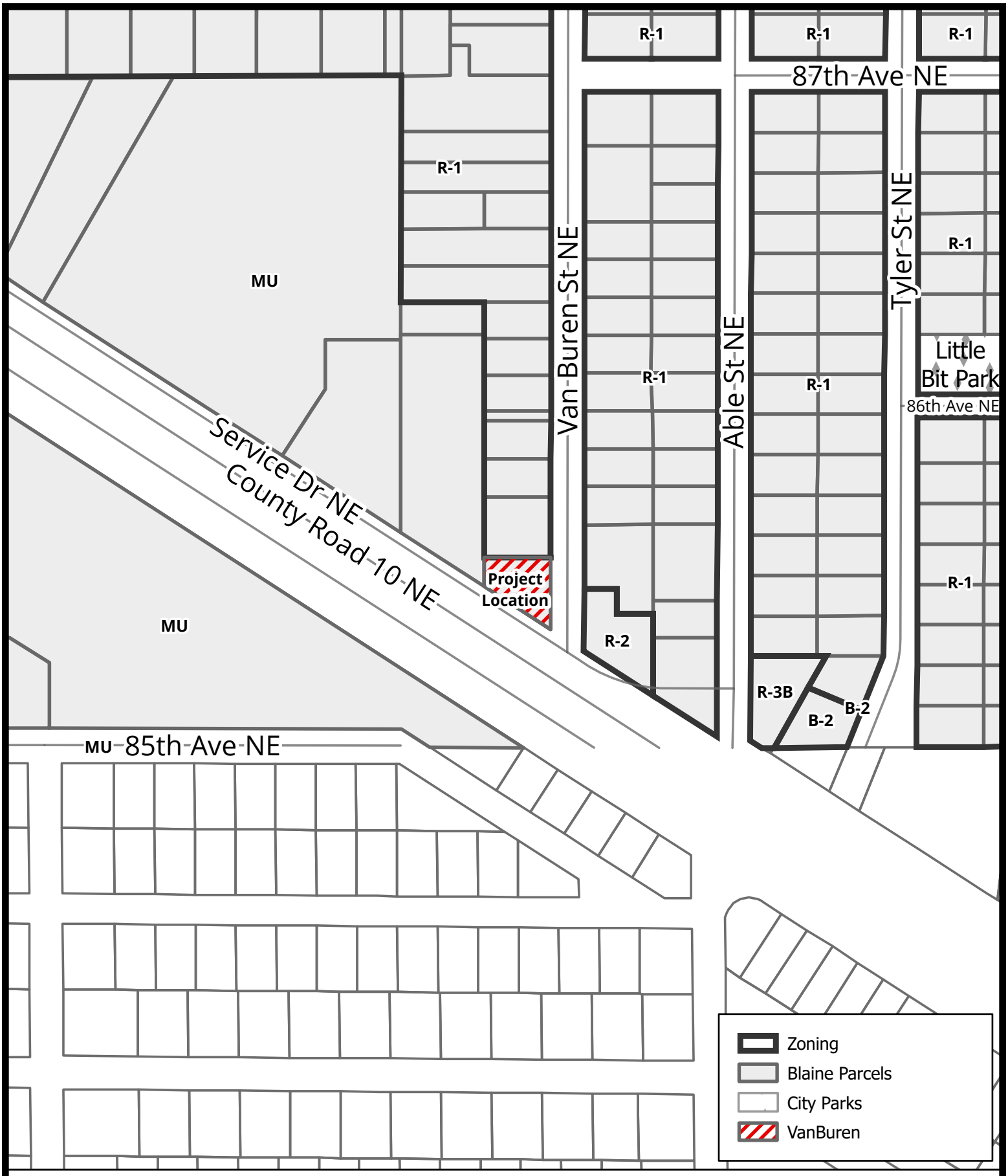
Section 2. The above described property is hereby rezoned from:

~~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 15th day of December, 2025.



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

BlaineMN.gov

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: RES 25-183

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

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.7

Resolution Granting a Comprehensive Plan Amendment to Change from Community Commercial (CC) to Low Density Residential (LDR) at 8550 Van Buren Street NE. City of Blaine (Case File No. 25-0046/EES)

Executive Summary

The EDA purchased 8850 Van Buren Street in 2019 and is now proposing a comprehensive plan amendment to Low Density Residential to allow for rezoning to R-1 and sale of the property for construction of a single family home. The LDR land use is consistent with adjacent properties.

Background

Planning Commission (Public Hearing)	11/12/25
City Council (Comp Plan Amendment)	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).

Comprehensive Plan Amendment
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.

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.

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.

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 comprehensive plan amendment. 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, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes 111225

City of Blaine

Signature Copy
Resolution: RES 25-183

Resolution Granting a Comprehensive Plan Amendment to Change from Community Commercial (CC) to Low Density Residential (LDR) at 8550 Van Buren Street NE. City of Blaine (Case File No. 25-0046/EES)

WHEREAS, Minnesota Statutes, Chapter 462.355, Subdivision 2, prescribes the procedure for amending the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on November 12, 2025, and recommended approval regarding the Comprehensive Plan Amendment request for:

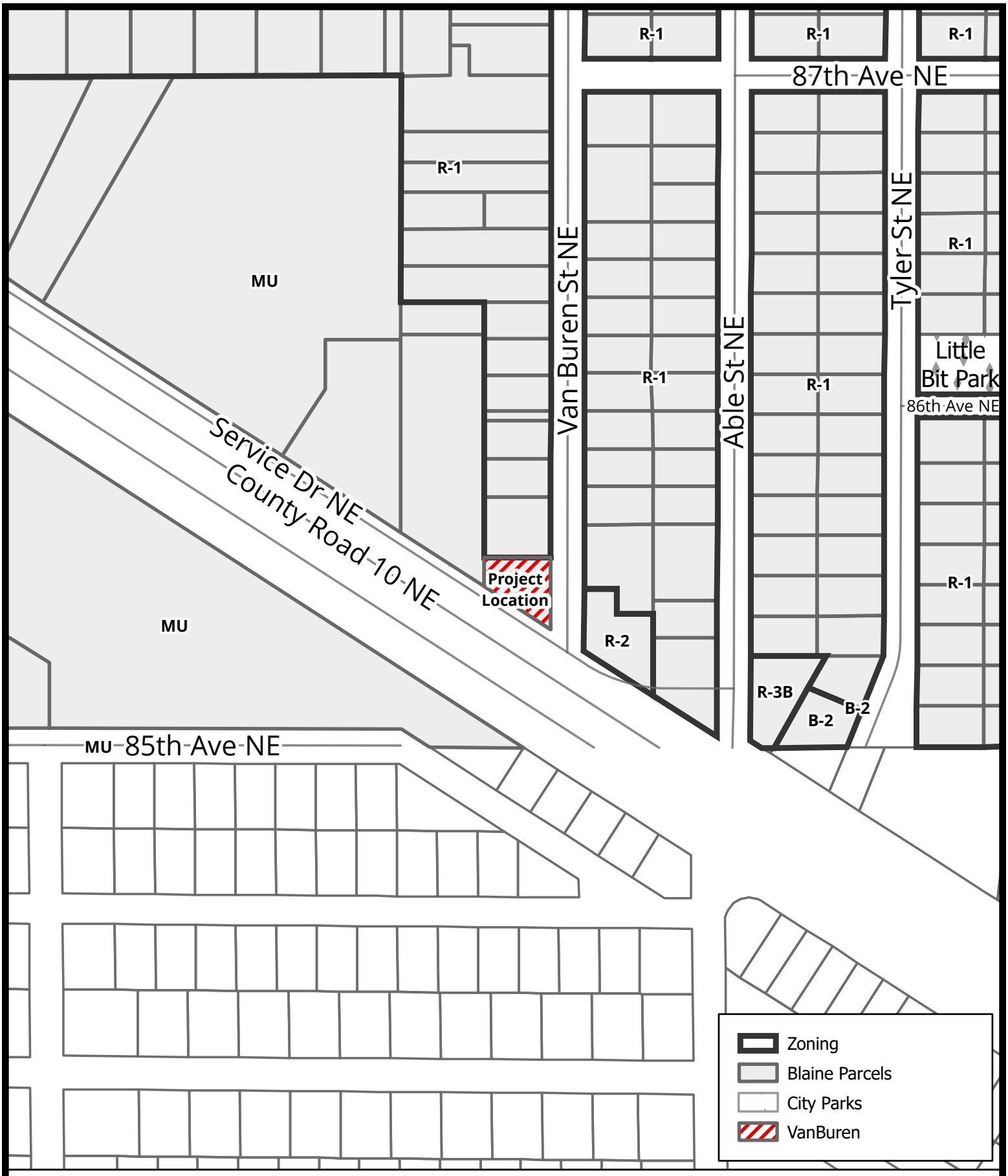
E 165 FT LYG S OF N 120 FT OF LOT 8 AUDITORS SUBDIVISION NO 19 REV

WHEREAS, the City Council has reviewed the Comprehensive Plan Amendment request and finds the change to be in general conformance to the adopted Comprehensive Plan for land use compatibility.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the Comprehensive Plan be amended to change portions of the property, as described above, and based on land use maps contained within Case File No. 25-0046 from County Road 10 Mixed Use (MU) to Single Family Residential (R-1) according to the following rationale:

1. The proposed Low Density Residential (LDR) 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 (CC) designation.

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



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

BlaineMN.gov

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 25-2593

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

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.8

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

Executive Summary

Annually, staff reviews the zoning code to identify areas for improvement and proposes 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, approve the ordinance.

Attachment List

1. Unapproved PC Minutes 111225

City of Blaine

Signature Copy
Ordinance: ORD 25-2593

Second 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 ~~W~~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 ½ ~~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) ~~Structuress~~ 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

(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

(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.

(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 ~~distance~~ 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 appropri- ate 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 appropri- ate 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.

~~(c)~~ (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 121-1052~~(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, financer, 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)c.~~(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 multi-family 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.

~~(1)~~ (2) *Monument signs.* One monument sign shall be permitted per lot.

1. Said sign shall be no greater than 50 square feet in size and stand no higher than ten feet nor longer than 14 feet.

2. Said sign shall be constructed of the same exterior material as the front of the building and be architecturally compatible with the building.

3. Said sign may be illuminated internally or by ground lighting only.

4. 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 this 15th day of December, 2025.

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 25-201

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

Development Business -

Agenda Item # 9.9

Summary Resolution for Publication of Ordinance 25-2593 Approving Annual Revisions to the Blaine Zoning Ordinance

Executive Summary

Adopt the proposed resolution allowing for publication of title and summary of Ordinance 25-2593.

Background

Minnesota Statute 412.191, Subd. 4, provides for publication of the title and summary of an ordinance in the case it is lengthy if the City Council determines that publication of the title and a summary would clearly inform the public of the intent and effect of the ordinance. As Ordinance 25-2593 is lengthy, staff is recommending adoption of the proposed summary resolution. The summary resolution requires an affirmative vote of four-fifths of the council and the entire ordinance is available for inspection during regular office hours at city hall and can be forwarded upon request.

Strategic Plan Relationship

This item relates to the collaboration and engagement priority in the strategic plan by effectively, fiscally, and efficiently communicating amendments to city code.

Board/Commission Review

N/A

Financial Impact

Ordinance publication is included in the annual city budget.

Public Outreach/Input

The summary resolution will be published as required in the Blaine/Spring Lake Park Life.

Staff Recommendation

By motion, adopt the resolution providing for a summary publication of Ordinance 25-2593 Approving Annual Revisions to the Blaine Zoning Ordinance.

Attachment List

None

City of Blaine

Signature Copy

Resolution: RES 25-201

Summary Resolution for Publication of Ordinance 25-2593 Approving Annual Revisions to the Blaine Zoning Ordinance

WHEREAS, City Code states if the City Council of the City of Blaine determines, pursuant to Minn. Stat. § 412.191, subd. 4, that publication of the title and a summary of an ordinance would clearly inform the public of the intent and effect of the ordinance, the Council may, by a four-fifths vote of its membership, direct that only the title of the ordinance and a summary be published with notice that a printed copy of the entire ordinance is available for inspection by any person during regular office hours in the office of the City Clerk. The publication of the title and summary shall be deemed to fulfill all legal publication requirements as completely as if the entire ordinance had been published; and

WHEREAS, the following is the official summary of Ordinance No. 25-2593 approved by the Blaine City Council on December 15, 2025, approving annual revisions to the Blaine Zoning Ordinance City Code and providing for its publication on the City's website and available for review/inspection in the City's Clerk's Office, which includes amendments to sections regarding contractors - licenses, swimming pools, noise ordinance, assisted living definitions, manufactured home setbacks, indoor cannabis cultivation, storage/refuse facilities in industrial districts, lighting, landscaping, electric vehicle charging standards, sign ordinance changes, and other definitions and clarifications; and

WHEREAS, the City Council of the City of Blaine determined that the Ordinance Summary clearly informs the public of the intent and effect of Ordinance 25-2593.

NOW, THEREFORE, BE IT RESOLVED, that the Blaine City Council by the City Council of the City of Blaine hereby directs that the title and Ordinance Summary of amendments shall be published in the official city newspaper and hereby gives notice that printed copies of the complete ordinance are available for inspection by any person during regular office hours at the Office of the Blaine City Clerk, and that a copy of the entire text shall be posted in the official posting place in the City, and further directs that a copy of this Resolution, as enacted will be published.

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

City of Blaine
Staff Report

File Number: RES 25-194

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

Administration - Jason Zimmerman, Finance Director

Agenda Item # 10.1

Resolution Adopting the 2026 Property Tax Levy and City Budgets

Executive Summary

Minnesota state law requires all cities, including Blaine, to certify their final 2026 adopted property tax levies to the county auditor on or before December 29, 2025.

Background

Budget Preparation
The budgetary process began with Finance Department staff conducting small group discussions with all members of the Council 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. Key concepts included prioritizing new funding for capital investments, providing sufficient resources to adequately fund ongoing costs, and ensuring requests conformed to the strategic plan.

The conditions were then incorporated into department's requested budgets. These departmental requests were then evaluated 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 representing an increase of $5,964,000 or 12.1 percent.

Budget and Tax Levy
While the adoption of the annual budget is the responsibility of the City Council, the preparation and presentation of the proposed budget shall fall under the authority of the City Manager. 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.

City Manager Recommendation	Amount
June Estimated Tax Levy	**$ 55,300,000**
Budget Reduction Exercise	(181,000)
Alternative Funding	(46,000)
Staffing Adjustment	60,000
One-Time Items	
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)**
City Manager Recommended 2026 Tax Levy	**$ 54,230,000**

In accordance with State statutes, on September 3, the Council voted to support 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 9.92 percent over the 2025 levy. After that approval, the preliminary budget can still be reduced, but not increased, per Minnesota State Statute 275.065.

In November, parcel specific estimates of property taxes for 2026 were mailed by the County Property Tax Department to property owners. The estimated taxes were based on the proposed tax levy adopted at the September 3 City Council Meeting. On December 1 the Truth-in-Taxation budget meeting for the City of Blaine was held; three residents of Blaine provided feedback related to their individual proposed tax statements.

The final 2026 property tax levy for the City of Blaine is presented to be $54,230,000, an increase of 9.92 percent or $4,894,000 over 2025. This final amount matches the preliminary budget that was previously adopted by the City Council.

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

Property Tax Impact on the Median Valued Residential Property
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 property tax levy is summarized and detailed in Exhibit A. A summary of revenues and expenditures is outlined in Exhibit B. Summary budgets for each fund are also outlined in Exhibit C.

Strategic Plan Relationship

Adoption of the tax levy and budget contributes towards the strategic priority of financial sustainability.

Board/Commission Review

N/A

Financial Impact

The final 2026 property tax levy for the City of Blaine is $54,230,000 as presented, an increase of 9.92 percent or $4,894,000 over 2025. Adoption of the resolution establishes the 2026 property tax levy and city budgets.

Public Outreach/Input

The preliminary levy was adopted at the September 3, Council Meeting and on December 1, the city's Truth-in-Taxation Public Meeting was held.

Staff Recommendation

Staff recommends that City Council adopts the attached resolution approving the 2026 property tax levy and city budgets.

Attachment List

1. 2026 Final City Levy Presentation
2. Exhibit A - Final 2026 Property Tax Levy
3. Exhibit A-1 - Final 2026 Property Tax Levy

4. Exhibit A-2 - Final 2026 Property Tax Levy
5. Exhibit A-3 - Final 2026 Property Tax Levy
6. Exhibit B - Final 2026 Revenues and Expenditures
7. Exhibit C - Final 2026 Fund Summaries

City of Blaine

Signature Copy

Resolution: RES 25-194

Resolution Adopting the 2026 Property Tax Levy and City Budgets

WHEREAS, the City of Blaine ("City") is required by Minnesota Statute §275.065 to adopt a final General Fund budget and to certify to Anoka and Ramsey Counties a proposed tax levy on or before December 29, 2025; and,

WHEREAS, the City Council deems it necessary and expedient to budget and appropriate certain general tax revenues and debt service as prescribed by law for the purpose of performing the services and programs deemed necessary and desirable to serve the residents of the City of Blaine; and

WHEREAS, the City held a truth-in-taxation budget meeting on December 1, 2025; and

WHEREAS, the City elects to reduce the scheduled levy of $200,067.92 to $17,068.00 for the 2016A GO Improvement Bonds as sufficient funds are on hand and authorizes the County Auditor to cancel $183,000 of the related levy for taxes payable in 2026; and

WHEREAS, the City Council makes an irrevocable appropriation to the debt service funds of money actually on hand or there is an excess amount in the debt service fund as outlined below; and

Series	Anoka County Value	Ramsey County Value	Council Approved
GO Improvement Bonds 2016A (71a)	200,067.92	1,087,188.95	17,068.00
GO Improvement Bonds 2016A (71b)	163,251.03		163,251.00
GO Improvement Bonds 2016A (71d)	723,870.00		723,870.00
GO Taxable Improvement Bonds 2017A (72a)	253,887.73	253,887.73	253,888.00
GO Improvement Bonds 2019A (75)	556,305.60	556,305.60	556,306.00
GO Capital Improvement Plan Bonds 2019B (76)	487,725.00	487,725.00	487,725.00
GO Capital Improvement Plan Bonds 2020A (77)	513,114.64	513,114.64	513,115.00
GO Improvement Bonds 2021A (78A)	466,095.17	466,095.17	466,096.00
GO Improvement Bonds 2021A (78B)	112,247.63	112,247.63	112,248.00
GO Improvement Bonds 2022 (79A)	675,883.87	675,883.87	675,884.00
GO Improvement Bonds 2023A (80A)	713,128.26	1,405,603.26	713,129.00
GO Improvement Bonds 2023A (80C)	692,475.00		692,475.00

GO Improvement Bonds 2024A (81)	603,435.00	603,435.00	603,435.00
GO Improvement Bonds 2024B (82A)	806,812.63	1,496,662.63	806,813.00
GO Improvement Bonds 2024B (82B)	689,850.00		689,850.00
City Improvement Bonds 2025	-	-	350,000.00
Total	$7,658,149.48	$7,658,149.48	$7,825,153.00

WHEREAS, the City Council reviewed the proposed 2026 operating budget and property tax levy; and

WHEREAS, the property tax levy for the City of Blaine for the year payable 2026 is $54,230,000 as outlined in the attached Exhibit A; and

WHEREAS, the City Council hereby adopts the City of Blaine 2026 revenues and expenditures as outlined in the attached Exhibit B; and

WHEREAS, the City Council hereby adopts the City of Blaine 2026 budgets as outlined in the attached Exhibit C; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the proposed sums of money as outlined in the attached Exhibit A be levied in 2025 for collection in 2026 upon the taxable property within the City of Blaine, Anoka and Ramsey Counties, Minnesota, and shall be certified for collection by the County Auditor.

BE IT FURTHER RESOLVED that all noncapital appropriations which are not encumbered or expended at the end of the fiscal year shall lapse and shall become part of the unencumbered fund balance which may be appropriated in the next fiscal year.

BE IT FURTHER RESOLVED that the transfer of appropriations among the various accounts within a fund shall only require the approval of the City Manager. However, City Council approval is required for transfers between funds and from contingency accounts.

BE IT FURTHER RESOLVED that the budget for the General Fund is adopted for financial reporting and management control and the budgets for all other funds are adopted for management purposes only.

BE IT FURTHER RESOLVED that the City Council of the City of Blaine hereby reserves the right to adjust this levy as the result of any changes in the law or other property tax regulations.

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

Signed by

Tim Sanders, Mayor

Signed by _____

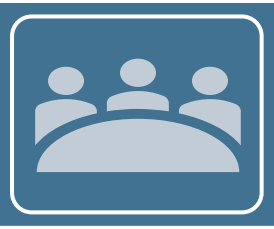
Catherine M. Sorensen, City Clerk

2026 Property Tax Levy & City Budgets

City Council Meeting| Finance

12/15/2025

Municipal Budgeting



Policy & Priorities

- The budget serves as a policy document reflecting the City Council's priorities, translating community services into funded programs.

Allocations of Resources

- Determines how and where local tax dollars will be spent; formally allocates funds to various departments; provides for long-term capital planning.

Sets Service Levels

- The budget ensures the ongoing operation of critical public services that maintain the quality of life and safety in the community.

Legal Requirements & Control

- Minnesota Statues require the adoption of a tax levy, and the budget is necessary as it authorizes the expenditures of city funds.

Budgetary Principles

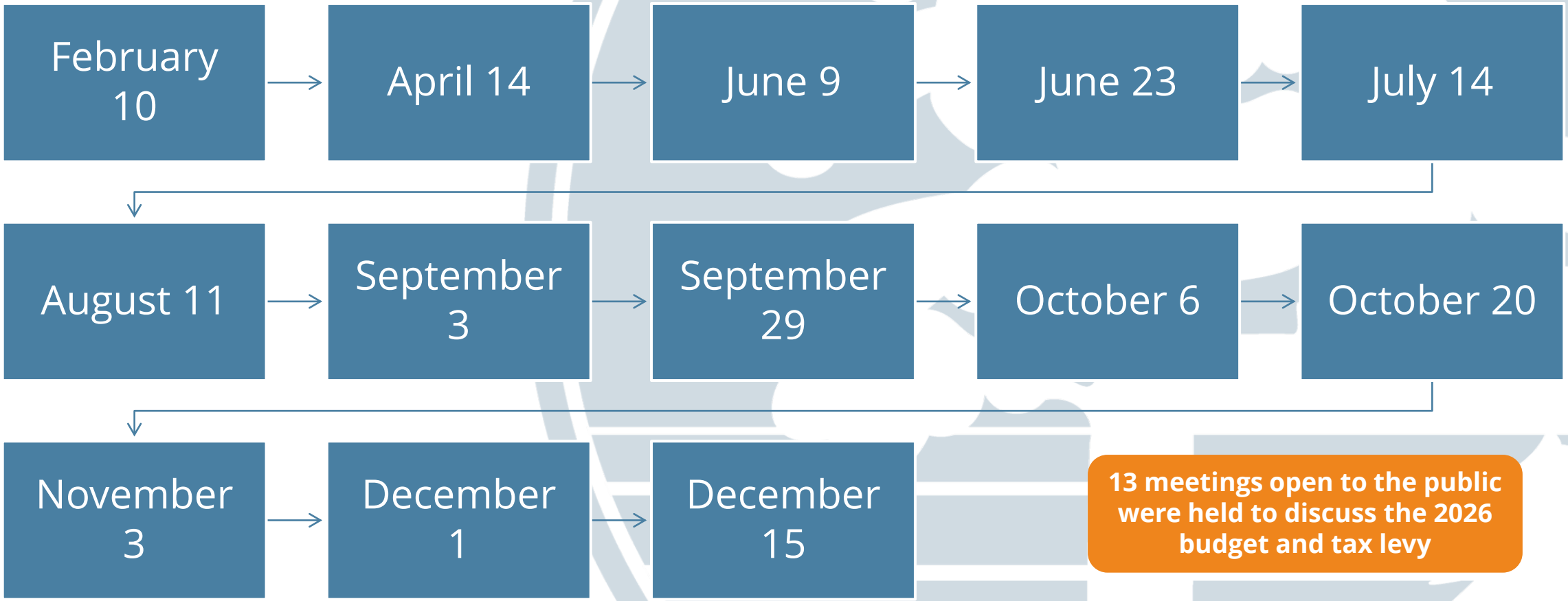
- Evaluate and acknowledge both the short and long-term impacts of all budgetary decisions
- Stabilize revenues and expenditures, and eliminate unanticipated variances
- Fund operations at a level to provide quality services at a reasonable cost
- Preserve structural balance and appropriate fund balance 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

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

Public Budget Meeting Dates



13 meetings open to the public were held to discuss the 2026 budget and tax levy

City of Blaine 2026 Budget & Tax Levy (Legal Compliance)

Maximum levy for 2026; can be reduced before final is set by not increased

September 3

Preliminary Levy Adopted

Three members from the public provided comment regarding the 2026 tax levy

December 1

Truth-in-Taxation Meeting Conducted

To be certified to County Auditor for determining taxes collected in 2026

December 16

Final Budget & Levy Adopted

Budget Process

Staff prepared and presented a proposed a budget with built in assumptions for operating, capital, and debt.

Small group meetings with Councilmembers were conducted and guidance was provided outlining goals and objectives for this budget cycle.

Budget requests were evaluated under Council's guidance, and a budget reduction exercise was completed.

Council requested non-levy funding opportunities be explored and it was determined unrestricted General Fund reserves could be utilized to buy down one-time expenditures.

2026 Department Requested to Final Levy

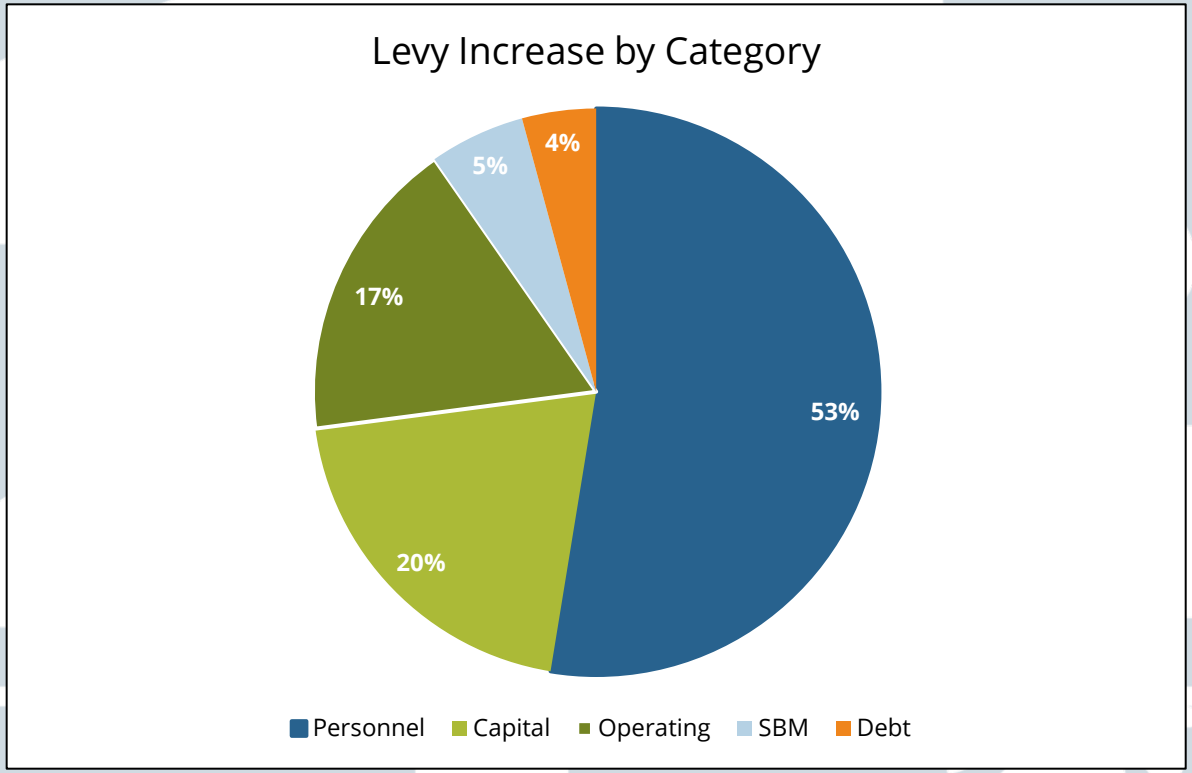
Core aspects of the levy

- 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	
One-Time Items		
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 Final Levy	**$54,230,000**	**9.9%**

2026 Levy Factors

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 Budgeted General Fund Revenues

General Fund	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Adopted Budget	2026 Final Levy
Operating Revenues						
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 & Forefeitures	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 Final Levy anticipates nearly 80% of operations to be funded by the property tax levy

2026 Budgeted General Fund Expenditures

General Fund	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Adopted Budget	2026 Budget
Operating Expenditures						
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	4,649,885
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	2,911,335
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

2026 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

The Levy Step 1: City Sets the Dollar Amount

What it is

- The tax levy is the specific total dollar amount of money the City Council decides it needs to collected from local property owners for city operations.

How it's decided

- The city determines its total budget, which is the money needed for city services. Then, it subtracts all the funds it expected to receive from other sources like state aid, fees, and licenses.

Key Importance

- This is the only part of the taxation process the city controls.

The Levy Step 2: The County Calculates the Tax Rate

What the city doesn't set

- The City does not set the individual property tax rate or tax bill.

How the rate is found

- The County Auditor takes the city's levy (dollar amount) and divides it by the total taxable value of all property in the city (called the Tax Capacity).

Key importance

- Since the city levy is fixed, property values determine how the levy is allocated. If an individual property value goes up faster than the rest of the city's, it's share of that fixed levy goes up.

The Levy Step 3: The Tax is Collected

Truth-in-Taxation

- The public process, known as Truth-in-Taxation, ensures transparency.

How the bill is calculated

- The County Auditor multiplies a property's value (adjusted by its classification) by the final tax rate, along with all other levies (county, school district, etc.)

Key Importance

- Property taxes are collected twice a year and are the stable, predictable funding stream that allows cities to deliver important services.

Calculating Median Value Residential Property 2026 Tax Bill

Market Value	Less Market Value Exclusion	= Taxable Value
$346,000	- $15,410	= $330,590

Tax Capacity	Times Class Tax Rate	= Property Tax
$3,306	x 40.216%	= $1,330

Represents an annual increase of $112.63 or $9.39 monthly

Median Value Residential Tax Calculation

Includes City & EDA

Pay Year	2021 Final	2022 Final	2023 Final	2024 Final	2025 Final	2026 Final 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 Levy Allocation

Monthly Distribution of City Taxes ($110.80)

On Median Value Residential Property in Blaine - $346,000

Public Safety
$46.20

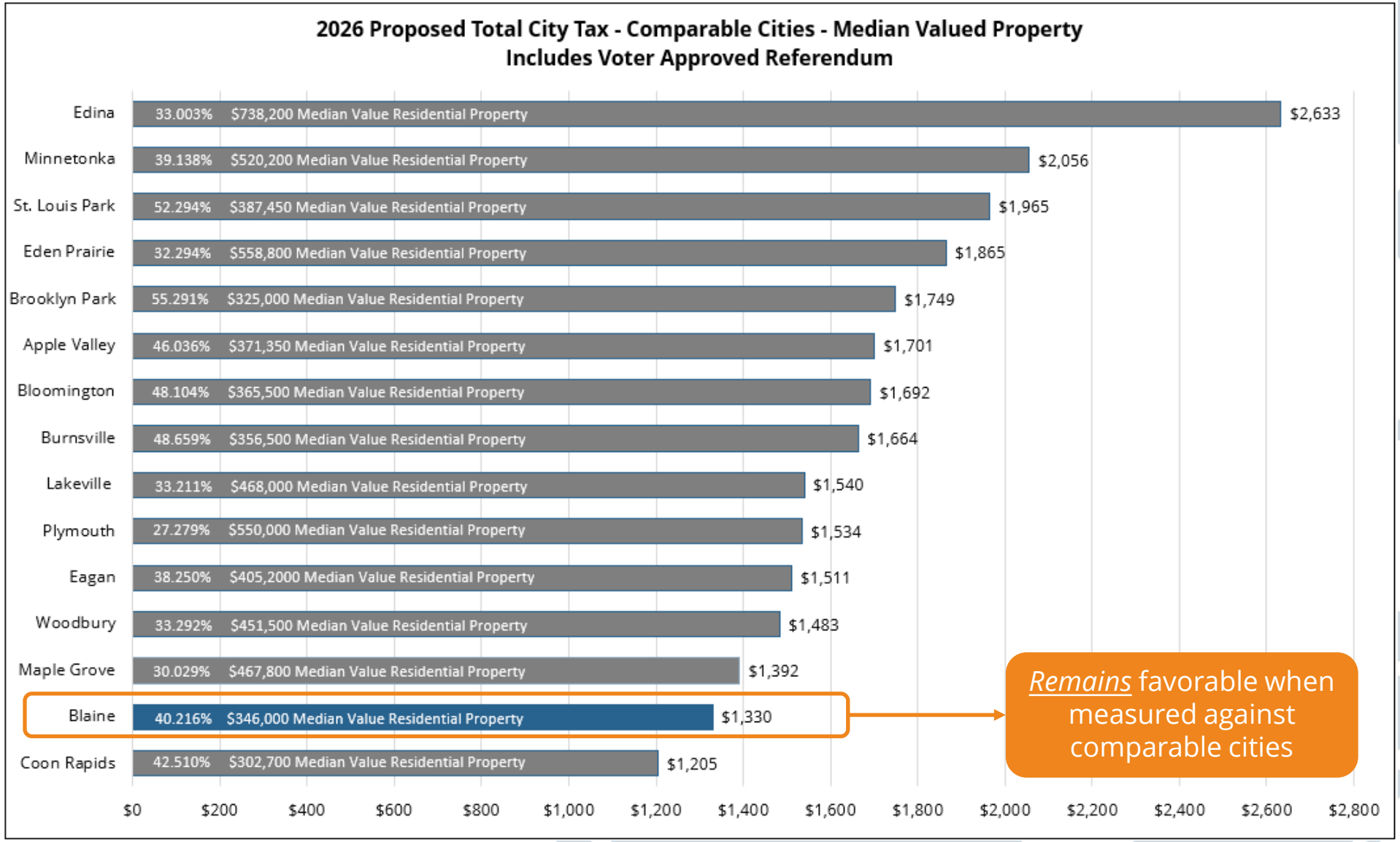
Public Works & Recreation
$24.93

Debt
$22.49

Finance & IT
$9.09

General Gov't
$8.09

Proposed Pay 2026 Taxes – Comparable Cities



Source: County Assessor

Summary: Taxpayer Impact

- The 2026 Final Property Tax Levy is $54,230,000; a 9.9 percent increase over 2025.
  - Significant investment in capital activities.
  - Slowing the increase of discretionary spending.
- The 2026 median value residential property in Blaine is $346,000; a 3.38 percent increase in value over 2025.
  - A median valued property will see their property tax bill increase by $112.63 for the city's portion.
- Compared to peer cities in the metro area, Blaine residents continue to receive high quality government services while maintaining favorable taxes.

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 Requested

- In accordance with Minnesota Statute 275.065, the City Council is requested to approve the resolution adopting the final 2026 Property Tax Levy and City Budgets
  - *As a reminder the final property tax levy can be reduced but cannot exceed the preliminary levy set on September 3, 2025*

City of Blaine, Minnesota

Exhibit A
2026 Final Property Tax Levy

		Final Levy
General Fund	**$**	**43,239,487**
Capital		
Transportation (Pavement Maintenance)		650,000
Parks & Trails		500,000
Capital Equipment		1,000,000
SBM Capital Equipment		1,015,360
Capital Total		**3,165,360**

City Debt Service	**Scheduled Levy**	**Final Levy**
GO Improvement Bonds 2016A (71a)*	200,068	17,068
GO Improvement Bonds 2016A (71b)	163,251	163,251
GO Improvement Bonds 2016A (71d)	723,870	723,870
GO Taxable Improvement Bonds 2017A (72a)	253,888	253,888
GO Improvement Bonds 2019A (75)	556,306	556,306
GO Capital Improvement Plan Bonds 2019B (76)	487,725	487,725
GO Capital Improvement Plan Bonds 2020A (77)	513,115	513,115
GO Improvement Bonds 2021A (78A)	466,095	466,096
GO Improvement Bonds 2021A (78B)	112,248	112,248
GO Improvement Bonds 2022 (79A)	675,884	675,884
GO Improvement Bonds 2023A (80A)	713,128	713,129
GO Equipment Certificates 2023A (80C)	692,475	692,475
GO Tax Abatement Bonds 2024A (81)	603,435	603,435
GO Improvement Bonds 2024B (82A)	806,813	806,813
GO Equipment Certificates 2024B (82B)	689,850	689,850
City Improvement Bonds 2025**	-	350,000
City Debt Service Total	**7,658,151**	**7,825,153**

Total 2026 Final Property Tax Levy	**$**	**54,230,000**

* The 2025 scheduled levy for the 2016A (71a) General Obligation Improvement Bonds is reduced by $183,000 to reflect available resources and current needs to meet debt service requirements.

** The 2026 scheduled levy for the 2025A GO Improvement Bonds is estimated to be $750,000 as provided by the City of Blaine's independent municipal advisor.

City of Blaine, Minnesota

Exhibit A - 1
2026 Final Property Tax Levy - Summary

Levy Item	Fund	2025 Final Levy	2026 Final Levy (Dec)	Total Change From '25 to '26 Final Levy	Percent Change From '25 to '26 Final 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 Management Plan	200,000	650,000		
22	Capital Equipment	500,000	1,000,000		
23	Parks & Trails	500,000	500,000		
24	SBM Capital Equipment	569,752	1,015,360		
	Total Capital	**1,769,752**	**3,165,360**	**1,395,608**	**78.9%**
25	**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 2025A	-	350,000		
	City Equipment Bonds 2025	-	-		
	Debt Service Total	**8,018,650**	**7,825,153**	**(193,497)**	**2.6%**
	Total Final Levy	**$ 49,336,000**	**$ 54,230,000**	**$ 4,894,000**	**9.9%**

City of Blaine, Minnesota

Exhibit A - 2

2026 Final Property Tax Levy - Detail

Levy Item	Fund/Category	Detail	Total Change From '25 to '26 Final 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

City of Blaine, Minnesota

Exhibit A - 2

2026 Final Property Tax Levy - Detail

Levy Item	Fund/Category	Detail	Total Change From '25 to '26 Final Levy
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)	
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	**Pavement Management Plan**	Crack-sealing program, 2025-2029 CIP increased funding from $200k to $250k in 2026, city-wide 7 year program	50,000
		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)	
22	**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	
23	**Parks & Trails**	2024 levy eliminated, used strategic priority funds, restored in 2025, no increase for 2026	-
24	**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	
25	**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 ($183,000)	
		See Exhibit A-3 for further details	
		Total 2026 Final Property Tax Levy Increase	**$ 4,894,000**

City of Blaine, Minnesota		
Exhibit A - 3 **2026 Debt Service Detail**		
Debt Issuance	**Final Levy Year**	**2026 Final 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	350,000
City Equipment Bonds 2025 (Preliminary)**	2030	-
2026 Final Debt Service Tax Levy		**$ 7,825,153**

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

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

City of Blaine, Minnesota		
Exhibit B		
2026 City Budgets		
Fund Type and Fund Name	**Expenditures**	**Revenues**
General Fund	$ 53,417,887	$ 53,857,887
Special Revenue Funds		
Charitable Gambling Fund	193,790	176,500
Communications Fund	93,908	55,000
Enterprise Funds		
Refuse Fund	6,847,170	6,853,537
Sanitary Sewer Fund	10,807,370	13,344,000
Storm Drainage Fund	3,316,873	3,900,000
Water Fund	9,278,100	13,560,450
Internal Service Funds		
Facilities Fund	1,548,893	1,941,232
Self-Insurance Fund	1,265,000	1,250,000
Worker's Compensation Fund	1,655,548	2,088,555
Compensated Absences Fund	288,750	193,000
Debt Service Funds		
GO Equipment Capital Note 2016A (NMTV)	-	116,957
GO Improvement Bonds 2016A	1,081,900	904,189
GO Taxable Improvement Bonds 2017A	441,786	253,888
GO Improvement Bonds 2019A	856,150	556,306
GO Capital Improvement Plan Bonds 2019B	455,125	487,725
GO Capital Improvement Plan Bonds 2020A	832,350	513,115
GO Improvement Bonds 2021A	749,552	578,344
GO Improvement Bonds 2022A	1,000,000	675,884
GO Improvement Bonds and Equip Notes 2023A	1,606,475	1,405,603
GO Improvement Bonds and Equip Notes 2024B	1,763,450	1,496,663
GO Improvement Bonds 2025A	-	350,000
Utility Revenue Bonds Fund	6,111,802	6,260,000
Tax Abatement		
GO Taxable Abatement Bonds 2024A	515,700	603,435
Temporary Taxable Abatement Bonds 2024D	387,498	-
Tax Increment Financing		
Temporary TIF Bonds 2024C	1,153,316	-
Capital Funds		
Capital Equipment Fund	3,176,700	3,176,700
Facilities Capital Fund	448,800	576,000
Open Space Fund	130,000	285,000
Neighborhood Park Improvement Fund	650,000	698,000
Parks Development Fund	374,950	520,000
SBM Fire Capital	2,742,000	2,237,000
Sewer Utility Capital	8,358,500	8,608,500
Storm Utility Capital	2,005,000	2,130,000
Transportation - MSA Street Improvements	550,000	550,000
Transportation - Pavement Management Plan	7,039,200	7,314,200
Transportation - Pavement Maint - Seal Coating	250,000	250,000
Water Utility Capital	4,845,000	5,095,000
Total	$ 136,238,543	$ 142,862,670

City of Blaine, Minnesota
General Fund - 101
Summary of Revenues, Expenditures, and Change in Fund Balance
2026 Budget - As of December 15, 2025

	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Adopted Budget	2025 Amended Budget	2026 Budget
Revenues							
Taxes	$ 27,948,206	$ 29,298,176	$ 31,233,575	$ 36,252,629	$ 39,547,598	$ 39,547,598	$ 43,239,487
Licenses & Permits	3,000,386	3,207,554	2,952,707	3,045,226	2,777,700	2,777,700	2,348,700
Intergovernmental	1,844,611	1,878,710	2,079,673	2,500,893	1,945,000	1,945,000	2,308,000
Charges for Services	5,625,773	5,602,152	5,348,447	5,321,971	5,183,900	5,183,900	5,269,300
Fines & Forfeits	228,787	201,678	263,017	299,602	193,000	193,000	220,000
Investment Earnings	(180,734)	(750,207)	566,600	951,279	159,000	159,000	230,000
Miscellaneous	60,017	129,846	75,920	127,329	153,500	153,500	120,000
Total Revenues	**38,527,046**	**39,567,909**	**42,520,738**	**48,498,929**	**49,959,698**	**49,959,698**	**53,735,487**
Expenditures							
Legislative	447,585	462,763	460,109	463,329	541,935	541,935	541,921
Administrative Services	2,028,983	2,445,181	2,642,225	2,924,481	3,154,421	3,154,421	3,315,584
Finance	3,230,577	3,433,394	3,207,501	3,199,059	3,868,683	3,868,683	4,649,885
Safety Services	14,120,231	15,322,128	17,369,766	18,872,206	21,719,268	21,719,268	23,011,220
Fire Services	2,201,800	2,281,120	2,361,784	2,490,793	2,731,464	2,731,464	2,911,335
Public Works	6,420,663	7,135,658	7,863,921	8,092,330	9,652,386	9,652,386	10,387,252
Engineering	1,188,236	1,338,262	1,884,954	1,999,846	2,279,549	2,279,549	2,376,401
Recreation	1,175,472	1,409,447	1,560,596	1,683,678	1,810,436	1,810,436	1,927,951
Community Development	2,191,429	2,559,352	2,657,734	2,750,179	2,995,898	2,995,898	3,148,280
Unallocated	411,687	431,083	436,319	627,889	928,058	928,058	1,148,058
Total Expenditures	**33,416,663**	**36,818,388**	**40,444,909**	**43,103,790**	**49,682,098**	**49,682,098**	**53,417,887**
Revenues Over (Under) Expenditures	**5,110,383**	**2,749,521**	**2,075,829**	**5,395,139**	**277,600**	**277,600**	**317,600**
Other Financing Sources (Uses)							
Transfers In	-	23,023	112,807	37,500	122,400	122,400	122,400
Transfers Out	6,275,000	3,401,000	1,500,000	362,895	-	2,903,000	-
Total Other Financing Sources (Uses)	**(6,275,000)**	**(3,377,977)**	**(1,387,193)**	**(325,395)**	**122,400**	**(2,780,600)**	**122,400**
Net Change in Fund Balance	**(1,164,617)**	**(628,456)**	**688,636**	**5,069,744**	**400,000**	**(2,503,000)**	**440,000**
Beginning Fund Balance	18,145,349	16,980,732	16,352,276	17,040,912	22,110,656	22,110,656	19,607,656
Ending Fund Balance	16,980,732	16,352,276	17,040,912	22,110,656	22,510,656	19,607,656	20,047,656
Adjust for Inventory	178,213	148,248	280,492	360,270	295,000	295,000	295,000
Adjust for Prepaid Items	44,490	57,170	57,236	74,893	70,000	70,000	70,000
Adj Fund Balance, Dec 31 (Net of Restricted)	**16,758,029**	**16,146,858**	**16,703,184**	**21,675,493**	**22,145,656**	**19,242,656**	**19,682,656**
30% Subsequent Years Budget	11,494,736	12,475,083	13,972,460	14,904,629	-	-	-
5% Subsequent Years Property Tax Levy	1,467,500	1,585,600	1,819,279	1,977,380	-	-	-
State Funding Un-Allotment	550,000	555,000	670,000	820,000	-	-	-
Minimum Unassigned Fund Balance	**13,512,236**	**14,615,683**	**16,461,739**	**17,702,009**	**-**	**-**	**-**
Unrestricted Fund Balance	**$ 3,245,793**	**$ 1,531,175**	**$ 241,445**	**$ 3,973,484**	**$ -**	**$ -**	**$ -**

City of Blaine, Minnesota
Communications Fund - 230
Summary of Revenues, Expenditures, and Change in Fund Balance
2026 Budget - As of December 15, 2025

	2024 Actual	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Operating Revenues							
Cable Franchise Fees	$ 82,257	$ 52,500	$ 55,000	$ 52,250	$ 49,638	$ 47,156	$ 44,798
Investment Earnings	4,875	-	-	-	-	-	-
Total Revenues	**87,132**	**52,500**	**55,000**	**52,250**	**49,638**	**47,156**	**44,798**
Operating Expenditures							
Contractual Services	-	-	46,000	46,000	46,000	-	-
Other Services & Charges	29,060	32,052	34,908	37,002	39,222	41,575	44,070
Capital Outlay	1,991	15,000	13,000	12,000	11,000	10,000	10,000
Total Expenditures	**31,051**	**47,052**	**93,908**	**95,002**	**96,222**	**51,575**	**54,070**
Revenues Over (Under) Expenditures	**56,081**	**5,448**	**(38,908)**	**(42,752)**	**(46,584)**	**(4,419)**	**(9,272)**
Other Financing Sources (Uses)							
Transfers In	-	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Net Change in Fund Balance	56,081	5,448	(38,908)	(42,752)	(46,584)	(4,419)	(9,272)
Beginning Fund Balance	83,182	83,182	88,630	49,722	6,970	(39,614)	(44,033)
Ending Fund Balance	**139,263**	**88,630**	**49,722**	**6,970**	**(39,614)**	**(44,033)**	**(53,305)**

City of Blaine, Minnesota
Charitable Gambling Fund - 240
Summary of Revenues, Expenditures, and Change in Fund Balance
2026 Budget - As of December 15, 2025

	2024 Actual	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Operating Revenues							
Gambling Tax	$ 193,790	$ 175,000	$ 175,000	$ 175,000	$ 175,000	$ 175,000	$ 175,000
Investment Earnings	7,407	1,500	1,500	1,500	1,500	1,500	1,500
Total Revenues	**201,197**	**176,500**	**176,500**	**176,500**	**176,500**	**176,500**	**176,500**
Operating Expenditures							
Charitable Contributions	212,500	192,818	193,790	175,000	175,000	175,000	175,000
Total Expenditures	**212,500**	**192,818**	**193,790**	**175,000**	**175,000**	**175,000**	**175,000**
Revenues Over (Under) Expenditures	**(11,303)**	**(16,318)**	**(17,290)**	**1,500**	**1,500**	**1,500**	**1,500**
Other Financing Sources (Uses)							
Transfers In	-	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Net Change in Fund Balance	(11,303)	(16,318)	(17,290)	1,500	1,500	1,500	1,500
Beginning Fund Balance	253,065	241,762	225,444	208,154	209,654	211,154	212,654
Ending Fund Balance	**241,762**	**225,444**	**208,154**	**209,654**	**211,154**	**212,654**	**214,154**

City of Blaine, Minnesota
Compensated Absences Fund - 703
Summary of Revenues, Expenditures, and Change in Net Position
2026 Budget - As of December 15, 2025

	2024 Actual	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Operating Revenues							
Charges for Services	$ 161,000	161,000	$ 193,000	$ 231,600	$ 277,900	$ 333,500	$ 400,200
Total Operating Revenues	**161,000**	**161,000**	**193,000**	**231,600**	**277,900**	**333,500**	**400,200**
Operating Expenses							
Post-Employment Benefit*	1,011,009	275,000	288,750	307,519	327,507	348,795	371,467
Total Operating Expenses	**1,011,009**	**275,000**	**288,750**	**307,519**	**327,507**	**348,795**	**371,467**
Operating Income (Loss)	**(850,009)**	**(114,000)**	**(95,750)**	**(75,919)**	**(49,607)**	**(15,295)**	**28,733**
Non-Operating Revenues (Expenses)							
Investment Earnings	48,178	-	-	-	-	-	-
Total Non-Operating	**48,178**	**-**	**-**	**-**	**-**	**-**	**-**
Income (Loss) Before Transfers	**(801,831)**	**(114,000)**	**(95,750)**	**(75,919)**	**(49,607)**	**(15,295)**	**28,733**
Transfers							
Transfers In	-	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-	-
Total Transfers	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Change in Net Position	(801,831)	(114,000)	(95,750)	(75,919)	(49,607)	(15,295)	28,733
Beginning Net Position	(1,688,988)	(2,039,988)	(2,153,988)	(2,249,738)	(2,325,657)	(2,375,264)	(2,390,560)
Ending Net Position	**(2,490,819)**	**(2,153,988)**	**(2,249,738)**	**(2,325,657)**	**(2,375,264)**	**(2,390,560)**	**(2,361,827)**

City of Blaine, Minnesota
Self Insurance Fund - 704
Summary of Revenues, Expenditures, and Change in Net Position
2026 Budget - As of December 15, 2025

	2024 Actual	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Operating Revenues							
Charges for Services	$ 683,550	1,000,000	$ 1,250,000	$ 1,425,000	$ 1,600,000	$ 1,775,000	$ 1,950,000
Property/Casualty Dividend	-	-	-	-	-	-	-
Refunds & Reimbursements	113,979	-	-	-	-	-	-
Intergovernmental	158,776	-	-	-	-	-	-
Total Operating Revenues	**956,305**	**1,000,000**	**1,250,000**	**1,425,000**	**1,600,000**	**1,775,000**	**1,950,000**
Operating Expenses*							
Property & Casualty Premium	512,950	780,000	830,700	884,696	942,201	1,003,444	1,068,668
Excess Liability Premium	190,200	220,000	234,300	249,530	265,749	283,023	301,419
Claims & Judgements Paid	106,834	200,000	200,000	200,000	200,000	200,000	212,000
Long-Term Liability Adjustment**	(75,256)	-	-	-	-	-	-
Total Operating Expenses	**734,728**	**1,200,000**	**1,265,000**	**1,334,226**	**1,407,950**	**1,486,467**	**1,582,087**
Operating Income (Loss)	**221,577**	**(200,000)**	**(15,000)**	**90,774**	**192,050**	**288,533**	**367,913**
Non-Operating Revenues (Expenses)							
Investment Earnings	21,432	-	-	-	-	-	-
Loss on Disposal of Capital Assets	(57,837)	-	-	-	-	-	-
Total Non-Operating	**(36,405)**	**-**	**-**	**-**	**-**	**-**	**-**
Income (Loss) Before Transfers	**185,172**	**(200,000)**	**(15,000)**	**90,774**	**192,050**	**288,533**	**367,913**
Transfers							
Transfers In From General Fund	160,000	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-	-
Total Transfers	**160,000**	**-**	**-**	**-**	**-**	**-**	**-**
Change in Net Position	345,172	(200,000)	(15,000)	90,774	192,050	288,533	367,913
Beginning Net Position	9,990	9,990	355,162	340,162	430,936	622,986	911,519
Ending Net Position	**355,162**	**(190,010)**	**340,162**	**430,936**	**622,986**	**911,519**	**1,279,432**

City of Blaine, Minnesota
Workers' Compensation Fund - 706
Summary of Revenues, Expenditures, and Change in Net Position
2026 Budget - As of December 15, 2025

	2024 Actual	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Operating Revenues							
Charges for Services	$ 1,542,095	$ 1,988,555	$ 2,088,555	$ 2,188,555	$ 2,288,555	$ 2,388,555	$ 2,488,555
Refunds and Reimbursements	47,329	-	-	-	-	-	-
Total Operating Revenues	**1,589,424**	**1,988,555**	**2,088,555**	**2,188,555**	**2,288,555**	**2,388,555**	**2,488,555**
Operating Expenses							
Premium	1,295,414	1,440,322	1,555,548	1,679,992	1,814,392	1,959,544	2,116,308
Deductible Claims & Losses	20,664	100,000	100,000	100,000	100,000	100,000	100,000
Total Operating Expenses	**1,316,078**	**1,540,322**	**1,655,548**	**1,779,992**	**1,914,392**	**2,059,544**	**2,216,308**
Operating Income (Loss)	**273,346**	**448,233**	**433,007**	**408,563**	**374,163**	**329,011**	**272,247**
Non-Operating Revenues (Expenses)							
Retrospective Premium Adjustment*	(281,825)	-	-	-	-	-	-
Annual Premium Adjustment**	(49,338)	-	-	-	-	-	-
Investment Earnings	2,171	-	-	-	-	-	-
Total Non-Operating	**(328,992)**	**-**	**-**	**-**	**-**	**-**	**-**
Income (Loss) Before Transfers	**(55,646)**	**448,233**	**433,007**	**408,563**	**374,163**	**329,011**	**272,247**
Transfers							
Transfers In From General Fund	100,000	-	-	-	-	-	-
Transfers In From Strategic Priorities Fund	-	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-	-
Total Transfers	**100,000**	**-**	**-**	**-**	**-**	**-**	**-**
Change in Net Position	44,354	448,233	433,007	408,563	374,163	329,011	272,247
Beginning Net Position	(30,738)	(30,738)	13,616	446,623	855,186	1,229,349	1,558,360
Ending Net Position	**13,616**	**417,495**	**446,623**	**855,186**	**1,229,349**	**1,558,360**	**1,830,607**

City of Blaine, Minnesota
Facilities Operating Fund - 711
Summary of Revenues, Expenditures, and Change in Net Position
2026 Budget - As of December 15, 2025

	2024 Actual	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Operating Revenues							
Charges for Services*	$ 1,696,330	$ 1,770,939	$ 1,928,732	$ 2,092,674	$ 2,270,551	$ 2,463,548	$ 2,672,950
Miscellaneous	1,178	-	-	-	-	-	-
Total Operating Revenues	**1,697,508**	**1,770,939**	**1,928,732**	**2,092,674**	**2,270,551**	**2,463,548**	**2,672,950**
Operating Expenses**							
Personnel Services	420,364	452,598	472,293	495,908	520,703	520,703	546,738
Supplies	77,784	101,600	95,600	100,380	105,399	105,399	110,669
Contractual Services	734,718	972,285	981,000	1,030,050	1,081,553	1,081,553	1,135,631
Other Services & Charges	29,471	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Total Operating Expenses	**1,262,337**	**1,526,483**	**1,548,893**	**1,626,338**	**1,707,655**	**1,707,655**	**1,793,038**
Operating Income (Loss)	**435,171**	**244,456**	**379,839**	**466,336**	**562,896**	**755,893**	**879,912**
Non-Operating Revenues (Expenses)							
Investment Earnings	44,545	12,500	12,500	12,500	12,500	12,500	12,500
Total Non-Operating	**44,545**	**12,500**	**12,500**	**12,500**	**12,500**	**12,500**	**12,500**
Income (Loss) Before Transfers	**479,716**	**256,956**	**392,339**	**478,836**	**575,396**	**768,393**	**892,412**
Transfers							
Transfers In	-	-	-	-	-	-	-
Transfer Out to Facilities Capital	(195,045)	(699,580)	(575,000)	(575,000)	(575,000)	(575,000)	(575,000)
Total Transfers	**(195,045)**	**(699,580)**	**(575,000)**	**(575,000)**	**(575,000)**	**(575,000)**	**(575,000)**
Change in Net Position	284,671	(442,624)	(182,661)	(96,164)	396	193,393	317,412
Beginning Net Position	1,091,089	1,150,156	1,375,760	1,193,099	1,096,935	1,097,331	1,290,724
Ending Net Position	**1,375,760**	**707,532**	**1,193,099**	**1,096,935**	**1,097,331**	**1,290,724**	**1,608,136**

BlaineMN.gov
Live | Work | Grow

City of Blaine, Minnesota
Facilities Capital Fund - 416
Summary of Revenues, Expenditures, and Change in Fund Balance
2026 Budget - As of December 15, 2025

	2024 Actual	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Revenues							
Intergovernmental	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Investment Earnings	-	1,000	1,000	1,000	1,000	1,000	1,000
Total Revenues	**-**	**1,000**	**1,000**	**1,000**	**1,000**	**1,000**	**1,000**
Capital Outlay							
Overhead Garage Doors Replacement Public Works	94,657	140,000	53,800	-	-	-	-
Boiler Replacement - Public Works	63,980	-	-	-	-	-	-
Ballistic Glass at City Hall	41,657	83,313	-	-	-	-	-
Building Automation (HVAC) at PW	30,690	-	-	-	-	-	-
Building Automation (HVAC) at MAYC	21,110	-	-	-	-	-	-
Interior LED Lighting City Hall	11,000	-	-	-	-	-	-
Aquatore Bandshell Cameras	10,333	-	-	-	-	-	-
Public Works Roof Repair & Maintenance Program	2,020	-	-	-	-	-	-
Fuel Island Repair PW	-	250,000	-	-	-	-	-
Fleet Manager Office	-	34,950	-	-	-	-	-
Roof Top A/C Unit For Fire Garage/Armory	-	10,580	-	-	-	-	-
Fluorescent Light Replacement Upgrade	-	-	250,000	-	-	-	-
Ventilation System Evidence Area City Hall Police Department	-	-	100,000	-	-	-	-
ADA Compliance Updates	-	-	25,000	25,000	25,000	25,000	25,000
Hot Water Heater Public Works	-	-	20,000	-	-	-	-
Carpet Replacement City Hall	-	-	-	75,000	-	75,000	-
Furniture Cloverleaf Room City Hall	-	-	-	45,000	-	-	-
Gas Hanging Heater Public Works	-	-	-	20,000	-	-	-
Cold Garage Floor Repair City Hall	-	-	-	-	200,000	-	-
New Security Gate Public Works	-	-	-	-	90,000	-	-
Carpet Replacement Public Works	-	-	-	-	75,000	-	-
Water Softener Public Works	-	-	-	-	50,000	-	-
New Roof Original Building Public Works	-	-	-	-	-	900,000	-
Parking Lot Rehabilitation City Hall	-	-	-	-	-	500,000	-
Hot Water Heaters MAYC	-	-	-	-	-	50,000	-
Water Softener City Hall	-	-	-	-	-	25,000	-
Secure Police Gate City Hall	-	-	-	-	-	-	50,000
3rd Floor Window Tinting City Hall	-	-	-	-	-	-	30,000
Total Capital Outlay	**275,447**	**518,843**	**448,800**	**165,000**	**440,000**	**1,575,000**	**105,000**
Revenues Over (Under) Expenditures	**(275,447)**	**(517,843)**	**(447,800)**	**(164,000)**	**(439,000)**	**(1,574,000)**	**(104,000)**
Other Financing Sources (Uses)							
Transfers In From Facilities Operating	195,045	699,580	575,000	600,000	600,000	600,000	600,000
Transfers In From General Fund	34,950	-	-	-	-	-	-
Transfers In From Capital Improvements Fund	135,114	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	**365,109**	**699,580**	**575,000**	**600,000**	**600,000**	**600,000**	**600,000**
Net Change in Fund Balance	89,662	181,737	127,200	436,000	161,000	(974,000)	496,000
Beginning Fund Balance	-	89,662	271,399	398,599	834,599	995,599	21,599
Ending Fund Balance	**89,662**	**271,399**	**398,599**	**834,599**	**995,599**	**21,599**	**517,599**

BlaineMN.gov
Live | Work | Grow

City of Blaine, Minnesota
Neighborhood Park Improvement Fund - 402
Summary of Revenues, Expenditures, and Change in Fund Balance
2026-2030 Capital Improvement Plan - As of December 15, 2025

	2024 Adopted Budget	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Operating Revenues							
Property Tax Levy	$ -	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Billboard Revenue	183,000	193,000	193,000	193,000	193,000	193,000	193,000
Investment Earnings	-	5,000	5,000	5,000	5,000	5,000	5,000
Total Revenues	**183,000**	**698,000**	**698,000**	**698,000**	**698,000**	**698,000**	**698,000**
Capital Outlay							
Trail Maintenance	265,000	353,641	450,000	350,000	350,000	350,000	250,000
West Lake Park Playground	120,000	-	-	-	-	-	-
Lakeside Park Playground	95,000	-	-	-	-	-	-
Colony Preserve Park Playground	60,000	-	-	-	-	-	-
London Park Shelter	50,000	-	-	-	-	-	-
Pioneer Park Shelter	50,000	-	-	-	-	-	-
Suzanne Park Playground	50,000	-	-	-	-	-	-
Ivy Hills Park Playground	-	115,000	-	-	-	-	-
Austin Park Playground	-	100,000	-	-	-	-	-
Olympia Park Playground	-	100,000	-	-	-	-	-
Jefferson Park Playground	-	-	115,000	-	-	-	-
Ostmans Park Shelter Replacement	-	-	50,000	-	-	-	-
Ostmans Park Building Repair	-	-	35,000	-	-	-	-
Sanctuary South Park Playground	-	-	-	100,000	-	-	-
Little League Playground	-	-	-	60,000	-	-	-
Jefferson Park Shelter Replacement	-	-	-	40,000	-	-	-
Various parks - Fencing and Backstops	-	-	-	75,000	-	-	40,000
Sanctuary North Park Playground	-	-	-	-	125,000	-	-
Trees Edge Park Playground	-	-	-	-	100,000	-	-
Happy Acres Park Shelter	-	-	-	-	50,000	-	-
Lakeside Commons Park Playground	-	-	-	-	-	150,000	-
Ostmans Park Playground	-	-	-	-	-	110,000	-
Fillmore Playground	-	-	-	-	-	70,000	-
Kane Meadows Park Shelter	-	-	-	-	-	-	35,000
South Lake Playground	-	-	-	-	-	-	70,000
Eastside Park Playground	-	-	-	-	-	-	100,000
Lochness Park Shelter	-	-	-	-	-	-	100,000
Aurelia Park Shelter	-	-	-	-	-	-	50,000
Deacons Park Playground	-	-	-	-	-	-	115,000
Quincy Park Shelter	-	-	-	-	-	-	50,000
Total Capital Outlay	**690,000**	**668,641**	**650,000**	**625,000**	**625,000**	**680,000**	**810,000**
Revenues Over (Under) Expenditures	**(507,000)**	**29,359**	**48,000**	**73,000**	**73,000**	**18,000**	**(112,000)**
Other Financing Sources (Uses)							
Transfers In from Strategic Priorities	500,000	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	**500,000**	**-**	**-**	**-**	**-**	**-**	**-**
Net Change in Fund Balance	(7,000)	29,359	48,000	73,000	73,000	18,000	(112,000)
Beginning Fund Balance	253,280	288,401	317,760	365,760	438,760	511,760	529,760
Ending Fund Balance	**246,280**	**317,760**	**365,760**	**438,760**	**511,760**	**529,760**	**417,760**

BlaineMN.gov
Live | Work | Grow

City of Blaine, Minnesota
Park Development Fund - 404
Summary of Revenues, Expenditures, and Change in Fund Balance
2026-2030 Capital Improvement Plan - As of December 15, 2025

	2024 Adopted Budget	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Operating Revenues							
Park Dedication Fees	$ 1,021,662	$ 750,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Investment Earnings	-	35,000	20,000	18,000	18,000	12,000	15,000
Miscellaneous Revenue	-	-	-	-	-	-	-
Total Revenues	**1,021,662**	**785,000**	**520,000**	**518,000**	**518,000**	**512,000**	**515,000**
Capital Outlay							
Jim Peterson Site Improvements	1,241,119	716,928	-	-	-	-	-
Sunrise Ponds Park	281,497	274,209	-	-	-	-	-
Baseball Complex Site Improvements	150,000	401,407	200,000	-	-	-	-
Jim Peterson Parking Lot Expansion	-	-	174,950	-	-	-	-
Lakeside Park Bridge Replacement	-	-	-	375,000	-	-	-
New Park West of Lexington/North of Main	-	-	-	-	75,000	925,000	-
Total Capital Outlay	**1,672,616**	**1,392,544**	**374,950**	**375,000**	**75,000**	**925,000**	**-**
Revenues Over (Under) Expenditures	**(650,954)**	**(607,544)**	**145,050**	**143,000**	**443,000**	**(413,000)**	**515,000**
Other Financing Sources (Uses)							
Transfers In From Open Space Fund	-	-	-	-	1,000,000	-	-
Transfers Out to Bandshell Fund	-	-	-	-	-	-	-
Transfers Out to Open Space Fund	-	-	-	(1,500,000)	-	-	-
Total Other Financing Sources (Uses)	**-**	**-**	**-**	**(1,500,000)**	**1,000,000**	**-**	**-**
Net Change in Fund Balance	(650,954)	(607,544)	145,050	(1,357,000)	1,443,000	(413,000)	515,000
Beginning Fund Balance	2,673,823	2,560,824	1,953,280	2,098,330	741,330	2,184,330	1,771,330
Ending Fund Balance	**2,022,869**	**1,953,280**	**2,098,330**	**741,330**	**2,184,330**	**1,771,330**	**2,286,330**

BlaineMN.gov
Live | Work | Grow

City of Blaine, Minnesota
Open Space Fund - 405
Summary of Revenues, Expenditures, and Change in Fund Balance
2026-2030 Capital Improvement Plan - As of December 15, 2025

	2024 Adopted Budget	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Operating Revenues							
Park Dedication Fees	$ 523,202	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000
Wetland Credit Sales	200,000	-	-	125,000	275,000	300,000	300,000
Miscellaneous Revenue	-	-	-	-	-	-	-
Investment Earnings	-	35,000	35,000	5,000	4,000	3,500	1,000
Total Revenues	**723,202**	**285,000**	**285,000**	**380,000**	**529,000**	**553,500**	**551,000**
Operating Expenditures							
Contractual Services - Open Space Management	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total Operating Expenditures	**5,000**	**5,000**	**5,000**	**5,000**	**5,000**	**5,000**	**5,000**
Capital Outlay							
Blaine Wetland Sanctuary Trail Development	1,000,000	1,000,000	-	3,850,000	250,000	250,000	-
Trails Development - Open Space	150,000	150,000	-	-	-	-	-
Wetland Management - Site 7	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Ongoing Maintenance of BWS	50,000	25,000	25,000	25,000	25,000	25,000	25,000
105th Redevelopment Advance	-	-	-	1,000,000	(1,000,000)	-	-
Total Capital Outlay	**1,300,000**	**1,275,000**	**125,000**	**4,975,000**	**(625,000)**	**375,000**	**125,000**
Total Operating & Capital Expenditures	**1,305,000**	**1,280,000**	**130,000**	**4,980,000**	**(620,000)**	**380,000**	**130,000**
Revenues Over (Under) Expenditures	**(581,798)**	**(995,000)**	**155,000**	**(4,600,000)**	**1,149,000**	**173,500**	**421,000**
Other Financing Sources (Uses)							
Transfers In From Park Development Fund	-	-	-	1,500,000	-	-	-
Transfers Out From Park Development Fund	-	-	-	-	(1,000,000)	-	-
Total Other Financing Sources (Uses)	**-**	**-**	**-**	**1,500,000**	**(1,000,000)**	**-**	**-**
Net Change in Fund Balance	(581,798)	(995,000)	155,000	(3,100,000)	149,000	173,500	421,000
Beginning Fund Balance	5,681,644	4,550,608	3,555,608	3,710,608	610,608	759,608	933,108
Ending Fund Balance	**5,099,846**	**3,555,608**	**3,710,608**	**610,608**	**759,608**	**933,108**	**1,354,108**

City of Blaine, Minnesota
Municipal State Aid (MSA) Fund - 406
Summary of Revenues, Expenditures, and Change in Fund Balance
2026-2030 Capital Improvement Plan - As of December 15, 2025

	2024 Adopted Budget	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Revenues							
Municipal State Aid - Construction	$ 3,452,500	$ 4,145,000	$ 550,000	$ -	$ 1,100,000	$ 1,025,000	$ -
Total Revenues	**3,452,500**	**4,145,000**	**550,000**	**-**	**1,100,000**	**1,025,000**	**-**
Capital Outlay							
TH 65 Mill and Overlay - MNDOT	880,000	240,000	-	-	-	-	-
Ulysses Street/121st Avenue Signal	750,000	-	-	-	-	-	-
TH 65 and 99th Avenue Intersection Reconstruction	500,000	-	-	-	-	-	-
Sunset Avenue/125th Avenue Roundabout - ACHD	350,000	-	-	-	-	-	-
Radisson Road and Tournament Players Parkway Intersection Improvements -ACHD	247,500	-	-	-	-	-	-
CSAH 17 (Lexington Ave) at 122nd Ave New Traffic Signal	247,500	-	-	-	-	-	-
2025 Zest Street from Lakes Parkway to 125th Avenue Improvements	225,000	2,737,500	-	-	-	-	-
CSAH 3 (University Ave) at 86th Lane Signal Replacement	192,500	200,000	-	-	-	-	-
Polk Street/99th Avenue Signal	60,000	-	-	-	-	750,000	-
CSAH 52/CSAH 12 Traffic Signal (Radisson Rd & 109th Ave)	-	660,000	-	-	-	-	-
CSAH 52/Lakes Pkwy Traffic Signal	-	550,000	-	-	-	-	-
MNDOT TH47 Drainage And Pedestrian Improvements	-	330,000	-	-	-	-	-
MNDOT TH65 Drainage And Pedestrian Improvements	-	165,000	-	-	-	-	-
CSAH 12 Reconstruction (125th Ave) From Lexington Ave To Sunset Ave	-	100,000	-	-	-	-	-
CSAH 12 (109th Ave) Mill & Overlay	-	50,000	-	-	-	-	-
CSAH 51 (University Ave) Mill & Overlay	-	50,000	-	-	-	-	-
CSAH 17 and CSAH 32 Signal Replacement (85th Ave & (Lexington Ave)	-	-	550,000	-	-	-	-
CSAH 12 Reconstruction (109th Ave) from Lexington Ave to Sunset Ave	-	-	-	-	-	-	-
CR53 (Sunset Ave) Reconstruction	-	-	-	550,000	-	-	-
TH 65 Bunker Lake Blvd Interchange	-	-	-	-	1,100,000	-	-
CR 49 (North Road) Reconstruction From CSAH 17 (Lexington Ave) To Lakeview Dr	-	-	-	-	-	275,000	-
Total Capital Outlay	**3,452,500**	**5,082,500**	**550,000**	**550,000**	**1,100,000**	**1,025,000**	**-**
Revenues Over (Under) Expenditures	**-**	**(937,500)**	**-**	**(550,000)**	**-**	**-**	**-**
Other Financing Sources (Uses)							
Special Assessment Bond Proceeds	-	937,500	-	-	-	-	-
General Obligation Bond Proceeds	-	-	-	550,000	-	-	-
Transfers In	-	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	**-**	**937,500**	**-**	**550,000**	**-**	**-**	**-**
Net Change in Fund Balance	-	-	-	-	-	-	-
Beginning Fund Balance	(150,999)	(150,999)	(150,999)	(150,999)	(150,999)	(150,999)	(150,999)
Ending Fund Balance	**(150,999)**	**(150,999)**	**(150,999)**	**(150,999)**	**(150,999)**	**(150,999)**	**(150,999)**

BlaineMN.gov
Live | Work | Grow

City of Blaine, Minnesota
Capital Equipment & Projects Fund - 410
Summary of Revenues, Expenditures, and Change in Fund Balance
2026-2030 Capital Improvement Plan - As of December 15, 2025

	2024 Adopted Budget	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Revenues							
New Property Tax Levy	$ 100,000	$ 500,000	$ 1,000,000	$ 1,600,000	$ 2,250,000	$ 2,750,000	$ 3,000,000
Reallocated Expired Equipment Debt	-	-	-	-	-	689,063	1,383,638
ARMER Grant	-	40,000	-	-	-	-	-
Investment Earnings	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Total Revenues	**102,000**	**542,000**	**1,002,000**	**1,602,000**	**2,252,000**	**3,441,063**	**4,385,638**
Capital Outlay							
Finance & Information Technology	440,850	445,235	413,200	236,300	221,400	372,850	562,950
Police Administration	32,200	88,831	159,000	108,000	111,000	114,000	50,000
Police Patrol	351,151	554,170	426,000	615,900	620,000	764,000	912,000
Police Special Operations	80,000	6,675	102,000	-	51,000	-	55,000
Emergency Management	-	106,452	-	-	-	-	-
Community Service	43,000	-	-	-	-	-	-
Community Standards (Fire Inspections)	130,000	-	-	75,000	75,000	-	75,000
Public Works Administration	-	-	-	-	-	-	-
Street Maintenance	1,330,000	2,110,853	1,221,500	1,629,944	1,413,069	1,824,619	1,315,000
Park Maintenance	557,000	476,675	700,000	565,000	468,000	385,000	450,000
Vehicle & Equip. Maintenance Dept.	18,000	219,500	105,000	54,500	280,000	48,500	140,000
Engineering	-	-	-	-	-	-	-
Building Inspections	-	47,750	50,000	51,500	106,090	54,636	56,275
Total Capital Outlay	**2,982,201**	**4,056,141**	**3,176,700**	**3,336,144**	**3,345,559**	**3,563,605**	**3,616,225**
Revenues Over (Under) Expenditures	**(2,880,201)**	**(3,514,141)**	**(2,174,700)**	**(1,734,144)**	**(1,093,559)**	**(122,543)**	**769,413**
Other Financing Sources (Uses)							
Sale of Fixed Assets	115,000	75,000	60,000	60,000	60,000	60,000	60,000
Certificate of Indebtedness Proceeds	2,865,201	2,548,501	2,114,700	1,674,144	1,033,559	-	-
Total Other Financing Sources (Uses)	**2,980,201**	**2,623,501**	**2,174,700**	**1,734,144**	**1,093,559**	**60,000**	**60,000**
Net Change in Fund Balance	100,000	(890,640)	-	-	-	(62,543)	829,413
Beginning Fund Balance	1,222,501	1,642,399	751,759	751,759	751,759	751,759	689,216
Ending Fund Balance	**1,322,501**	**751,759**	**751,759**	**751,759**	**751,759**	**689,216**	**1,518,629**

City of Blaine, Minnesota
Public Safety Aid Fund - 417
Summary of Revenues, Expenditures, and Change in Fund Balance
2026-2030 Capital Improvement Plan - As of Decemeber 15, 2025

	2024 Actual	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Revenues							
Intergovernmental Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Investment Earnings	83,038	40,000	15,000	10,000	8,000	5,000	5,000
Total Revenues	**83,038**	**40,000**	**15,000**	**10,000**	**8,000**	**5,000**	**5,000**
Capital Outlay							
License Plate Reader Cameras	115,200	110,000	110,000	-	-	-	-
Replace Body Armor in Squads	71,285	1,715	-	-	-	-	-
Uniform Updates/Modifications	70,575	79,425	-	-	-	-	-
Red Dot Sites (RDS)	67,570	14,780	-	-	-	-	-
Pursuit Intervention Tool	45,031	4,969	-	-	-	-	-
County-wide SWAT Team	20,814	-	-	-	-	-	-
UAS Sentry POE Drone Detection	4,995	-	-	-	-	-	-
Patrol Squads (2) - New to Fleet	-	141,400	-	-	-	-	-
Gas Mask Fit Testing Machine	-	16,105	-	-	-	-	-
Traffic Safety Vehicle Grant	-	14,465	-	-	-	-	-
Radios	-	-	261,000	-	-	-	-
Patrol Squads (2) - New to Fleet	-	-	-	-	154,512	-	-
Total Capital Outlay	**395,470**	**382,859**	**371,000**	**-**	**154,512**	**-**	**-**
Revenues Over (Under) Expenditures	**(312,432)**	**(342,859)**	**(356,000)**	**10,000**	**(146,512)**	**5,000**	**5,000**
Other Financing Sources (Uses)							
Transfers In	-	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-	-
Total Other Financing Sources (Uses	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Net Change in Fund Balance	(312,432)	(342,859)	(356,000)	10,000	(146,512)	5,000	5,000
Beginning Fund Balance	2,175,797	1,863,365	1,520,506	1,164,506	1,174,506	1,027,994	1,032,994
Ending Fund Balance	**1,863,365**	**1,520,506**	**1,164,506**	**1,174,506**	**1,027,994**	**1,032,994**	**1,037,994**

BlaineMN.gov
Live | Work | Grow

City of Blaine, Minnesota
SBM Capital Equipment Fund - 411
Summary of Revenues, Expenditures, and Change in Fund Balance
2026 - 2030 Capital Improvement Plan - As of December 15, 2025

	2024 Actual	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Revenues							
Property Tax Levy	$ -	$ 596,752	$ 1,015,360	$ 1,015,360	$ 1,015,360	$ 1,015,360	$ 1,015,360
Mounds View Contribution	121,706	121,706	207,080	207,080	207,080	207,080	207,080
Spring Lake Park Contribution	66,742	66,742	113,560	113,560	113,560	113,560	113,560
Mounds View Public Safety Aid	172,411	-	-	-	-	-	-
Spring Lake Park Public Safety Aid	99,038	-	-	-	-	-	-
SCBA Grant	-	-	-	-	-	-	-
Investment Earnings	72,968	1,000	1,000	1,000	1,000	1,000	1,000
Total Revenues	**532,865**	**786,200**	**1,337,000**	**1,337,000**	**1,337,000**	**1,337,000**	**1,337,000**
Capital Outlay							
Engines	10,000	900,000	1,075,000	1,080,000	-	-	-
Rescues	-	-	430,000	-	500,000	-	-
Utilities	-	-	-	441,000	-	-	-
Staff/Squad vehicles	238,285	-	-	-	80,000	160,000	-
Grass UTVs	-	-	-	73,000	-	-	80,000
Buildings	300	90,000	150,000	215,000	67,250	70,000	72,500
Equipment	160,153	139,847	100,000	108,000	255,000	678,000	142,000
SCBA	-	-	900,000	-	-	-	-
Total Capital Outlay	**408,738**	**1,129,847**	**2,655,000**	**1,917,000**	**902,250**	**908,000**	**294,500**
Revenues Over (Under) Expenditures	**124,127**	**(343,647)**	**(1,318,000)**	**(580,000)**	**434,750**	**429,000**	**1,042,500**
Other Financing Sources (Uses)							
Transfers In - Blaine Contribution	596,752	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-	-
Sale of Fixed Assets	61,125	-	-	-	-	-	-
Total Other Financing Sources (Uses)	**657,877**	**-**	**-**	**-**	**-**	**-**	**-**
Net Change in Fund Balance	782,004	(343,647)	(1,318,000)	(580,000)	434,750	429,000	1,042,500
Beginning Fund Balance	1,519,528	2,301,532	1,957,885	639,885	59,885	494,635	923,635
Ending Fund Balance	**2,301,532**	**1,957,885**	**639,885**	**59,885**	**494,635**	**923,635**	**1,966,135**

City of Blaine, Minnesota
Pavement Management Plan Fund - 503
Summary of Revenues and Expenditures
2026-2030 Capital Improvement Plan - As of December 15, 2025

	2024 Adopted Budget	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Revenues							
Property Tax Levy	$ -	$ -	$ 400,000	$ -	$ -	$ -	$ -
Municipal State Aid - Construction	2,475,000	2,200,000	-	500,000	-	-	-
Total Revenues	**2,475,000**	**2,200,000**	**400,000**	**500,000**	**-**	**-**	**-**
Capital Outlay							
SW Area Street Reconstructions	7,254,800	-	-	-	-	-	-
Pleasure Creek Area Street Reconstructions	4,731,000	-	-	-	-	-	-
NW Area Street Reconstructions	2,811,600	-	-	-	-	-	-
85th Avenue Reconstruct from Univ Ave Service Dr to Elm Dr	640,000	-	-	-	-	-	-
2026 Street Rehabilitations - Lakes Parkway From Radisson Rd T	399,500	1,980,000	-	-	-	-	-
Southwest Area Street Rehabilitation	391,000	3,200,500	-	-	-	-	-
Austin Street Construction	-	960,000	-	-	-	-	-
2026 Street Rehabilitations - South Lake Blvd	-	555,000	1,025,000	-	-	-	-
Quincy Street Area Street Reconstructions	-	980,000	2,606,000	-	-	-	-
Meadowbrook Area Street Reconstructions	-	510,000	1,892,000	-	-	-	-
Street PCI Update	-	-	125,000	-	-	-	-
Green Ridge Area Street Reconstructions	-	-	466,000	2,330,000	-	-	-
Laddie Lake Area Street Reconstructions	-	-	785,200	3,926,000	-	-	-
West Lake Blvd Rehabilitation	-	-	140,000	693,000	-	-	-
Swan Park Area Street Reconstructions	-	-	-	395,000	1,974,500	-	-
Kane Meadows Area Street Reconstructions	-	-	-	323,100	1,615,900	-	-
Oak Park Area Street Reconstructions	-	-	-	219,500	1,097,800	-	-
Belmont Acres Area Street Reconstructions	-	-	-	318,000	1,592,000	-	-
Clover Leaf Area Street Reconstructions	-	-	-	-	472,300	2,362,000	-
Quail Creek Area Street Reconstructions	-	-	-	-	423,000	2,114,000	-
Northwest Area Street Reconstructions	-	-	-	-	311,000	1,553,000	-
Van Buren Area Street Reconstructions	-	-	-	-	-	642,000	3,208,000
Xylite Area Street Reconstructions	-	-	-	-	-	525,000	2,626,000
2030 Street Rehabilitations	-	-	-	-	-	272,000	1,359,000
Fillmore Area Street Reconstructions	-	-	-	-	-	-	743,300
Total Capital Outlay	**16,227,900**	**8,185,500**	**7,039,200**	**8,204,600**	**7,486,500**	**7,468,000**	**7,936,300**
Total Operating & Capital Expenditures	**16,227,900**	**8,185,500**	**7,039,200**	**8,204,600**	**7,486,500**	**7,468,000**	**7,936,300**
Revenues Over (Under) Expenditures	**(13,752,900)**	**(5,985,500)**	**(6,639,200)**	**(7,704,600)**	**(7,486,500)**	**(7,468,000)**	**(7,936,300)**
Other Financing Sources (Uses)							
GO Bond Proceeds	10,147,425	5,156,000	5,749,700	6,241,600	6,094,100	6,130,000	6,341,300
Special Assessment Bond Proceeds	3,605,475	829,500	1,164,500	1,463,000	1,392,400	1,338,000	1,595,000
Transfers In	-	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	**13,752,900**	**5,985,500**	**6,914,200**	**7,704,600**	**7,486,500**	**7,468,000**	**7,936,300**
Net Change in Fund Balance	-	-	275,000	-	-	-	-
Beginning Fund Balance	5,972,130	5,972,130	5,972,130	6,247,130	6,247,130	6,247,130	6,247,130
Ending Fund Balance	**5,972,130**	**5,972,130**	**6,247,130**	**6,247,130**	**6,247,130**	**6,247,130**	**6,247,130**

City of Blaine, Minnesota
Pavement Maintenance - Seal Coating Fund - 531
Summary of Revenues, Expenditures, and Change in Fund Balance
2026-2030 Capital Improvement Plan - As of December 15, 2025

	2024 Budget	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Revenues							
Property Tax Levy	$ 100,000	$ 200,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000
Fund Reserve	150,000	-	-	-	-	-	-
Total Revenues	**250,000**	**200,000**	**250,000**	**250,000**	**250,000**	**250,000**	**250,000**
Capital Outlay							
Crack Seal Program	250,000	200,000	250,000	250,000	250,000	250,000	250,000
Total Capital Outlay	**250,000**	**200,000**	**250,000**	**250,000**	**250,000**	**250,000**	**250,000**
Revenues Over (Under) Expenditures	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Other Financing Sources (Uses)							
Transfers In	-	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Net Change in Fund Balance	-	-	-	-	-	-	-
Beginning Fund Balance	381,686	381,686	381,686	381,686	381,686	381,686	381,686
Ending Fund Balance	**381,686**	**381,686**	**381,686**	**381,686**	**381,686**	**381,686**	**381,686**

City of Blaine, Minnesota
Water Utility Fund - Combined (601; 611; 621)
Summary of Sources, Uses, and Change in Net Position
2026 Budget - As of December 15, 2025

	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Operating Revenues						
Water Fees	$ 10,041,661	$ 12,942,000	$ 14,753,000	$ 16,818,000	$ 19,004,000	$ 20,714,000
Total Operating Revenues	**10,041,661**	**12,942,000**	**14,753,000**	**16,818,000**	**19,004,000**	**20,714,000**
Expenses						
Operating*	7,234,629	7,478,750	7,927,476	8,503,127	9,113,316	9,760,117
Capital	5,071,000	4,845,000	3,850,000	4,102,500	7,581,500	4,225,000
Debt Service	2,878,450	3,939,914	4,567,456	4,615,065	4,663,959	4,717,907
Total Expenses	**15,184,079**	**16,263,664**	**16,344,932**	**17,220,692**	**21,358,775**	**18,703,024**
Operational Income (Loss)	**(5,142,418)**	**(3,321,664)**	**(1,591,932)**	**(402,692)**	**(2,354,775)**	**2,010,976**
Non-Operating Revenues (Expenses)						
Investment Earnings	50,000	50,000	50,000	50,000	50,000	50,000
Water Meter Fees	270,563	135,000	165,000	200,000	215,000	215,000
WAC Fees	936,500	318,250	468,250	468,250	468,250	468,250
Penalties & Interest	105,371	100,000	100,000	100,000	100,000	100,000
Other Revenues	16,864	15,200	15,200	15,200	15,200	15,200
Total Non-Operating	**1,379,298**	**618,450**	**798,450**	**833,450**	**848,450**	**848,450**
Income (Loss)	**(3,763,120)**	**(2,703,214)**	**(793,482)**	**430,758**	**(1,506,325)**	**2,859,426**
Other Financing Sources (Uses)						
Revenue Bond Proceeds	3,190,000	750,000	-	-	-	-
GO Bond Proceeds	520,000	1,065,000	-	-	-	-
Equipment Certificates	611,000	780,000	-	-	-	-
Total Other Financing Sources (Uses)	**4,321,000**	**2,595,000**	**-**	**-**	**-**	**-**
Change in Net Position	557,880	(108,214)	(793,482)	430,758	(1,506,325)	2,859,426
Beginning Net Position	72,568,600	73,126,480	73,018,266	72,224,784	72,655,542	71,149,217
Ending Net Position	**73,126,480**	**73,018,266**	**72,224,784**	**72,655,542**	**71,149,217**	**74,008,643**

City of Blaine, Minnesota
Water Utility Fund - 601
Summary of Revenues, Expenditures, and Change in Net Position
2026 Budget - As of December 15, 2025

	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Operating Revenues						
Water Fees	$ 10,041,661	$ 12,942,000	$ 14,753,000	$ 16,818,000	$ 19,004,000	$ 20,714,000
Total Operating Revenues	**10,041,661**	**12,942,000**	**14,753,000**	**16,818,000**	**19,004,000**	**20,714,000**
Operating Expenses						
Personnel Services	1,593,439	1,784,411	1,891,476	2,104,965	2,331,263	2,571,139
Supplies	1,794,000	1,861,500	1,973,190	2,091,582	2,217,077	2,350,102
Contractual Services	2,628,292	2,545,615	2,698,352	2,860,254	3,031,870	3,213,783
Other Services & Charges	1,218,898	1,287,224	1,364,458	1,446,326	1,533,106	1,625,093
Depreciation	1,799,350	1,799,350	1,907,311	2,021,750	2,143,055	2,271,639
Total Operating Expenses	**9,033,979**	**9,278,100**	**9,834,787**	**10,524,877**	**11,256,371**	**12,031,756**
Operating Income (Loss)	**1,007,682**	**3,663,900**	**4,918,213**	**6,293,123**	**7,747,629**	**8,682,244**
Non-Operating Revenues (Expenses)						
Investment Earnings	50,000	50,000	50,000	50,000	50,000	50,000
Water Meter Fees	270,563	135,000	165,000	200,000	215,000	215,000
WAC Fees	936,500	318,250	468,250	468,250	468,250	468,250
Penalties & Interest	105,371	100,000	100,000	100,000	100,000	100,000
Other Revenues	16,864	15,200	15,200	15,200	15,200	15,200
Total Non-Operating	**1,379,298**	**618,450**	**798,450**	**833,450**	**848,450**	**848,450**
Income (Loss) Before Transfers	**2,386,980**	**4,282,350**	**5,716,663**	**7,126,573**	**8,596,079**	**9,530,694**
Other Financing Sources (Uses)						
Transfer Out to Water Debt	(2,878,450)	(4,070,000)	(4,610,000)	(4,640,000)	(4,710,000)	(4,770,000)
Transfer Out to Water Capital	(1,000,000)	(2,500,000)	(3,750,000)	(5,000,000)	(6,500,000)	(6,000,000)
Total Other Financing Sources (Uses)	**(3,878,450)**	**(6,570,000)**	**(8,360,000)**	**(9,640,000)**	**(11,210,000)**	**(10,770,000)**
Change in Net Position	(1,491,470)	(2,287,650)	(2,643,337)	(2,513,427)	(2,613,921)	(1,239,306)
Beginning Net Position	113,454,654	113,958,041	111,670,391	109,027,054	106,513,627	103,899,706
Ending Net Position	**111,963,184**	**111,670,391**	**109,027,054**	**106,513,627**	**103,899,706**	**102,660,400**

City of Blaine, Minnesota
Water Capital Fund - 611
Summary of Sources, Uses, and Change in Net Position
2026-2030 Capital Improvement Plan - As of December 15, 2025

	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Capital Outlay						
Capital Projects	$ 3,940,000	$ 3,000,000	$ 2,120,000	$ 2,150,000	$ 6,225,000	$ 2,950,000
Water Portion of Transportation Projects	520,000	1,065,000	980,000	1,283,000	859,000	575,000
Equipment	611,000	780,000	750,000	669,500	497,500	700,000
Total Capital Outlay	**5,071,000**	**4,845,000**	**3,850,000**	**4,102,500**	**7,581,500**	**4,225,000**
Revenues Over (Under) Expenditures	**(5,071,000)**	**(4,845,000)**	**(3,850,000)**	**(4,102,500)**	**(7,581,500)**	**(4,225,000)**
Other Financing Sources (Uses)						
Revenue Bond Proceeds	3,190,000	750,000	-	-	-	-
GO Bond Proceeds	520,000	1,065,000	-	-	-	-
Equipment Certificates	611,000	780,000	-	-	-	-
Transfers In From Water Utility Operating Fund	1,000,000	2,500,000	3,750,000	5,000,000	6,500,000	6,000,000
Total Other Financing Sources (Uses)	**5,321,000**	**5,095,000**	**3,750,000**	**5,000,000**	**6,500,000**	**6,000,000**
Change in Net Position	250,000	250,000	(100,000)	897,500	(1,081,500)	1,775,000
Beginning Net Position	-	250,000	500,000	400,000	1,297,500	216,000
Ending Net Position	**250,000**	**500,000**	**400,000**	**1,297,500**	**216,000**	**1,991,000**

City of Blaine, Minnesota
Water Debt Fund - 621
Summary of Revenues, Expenditures, and Change in Net Position
2026 Budget - As of December 15, 2025

	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Non-Operating Revenues (Expenses)						
Debt Interest Expense	$ (1,467,450)	$ (1,715,726)	$ (1,954,306)	$ (1,871,923)	$ (1,785,245)	$ (1,702,494)
Debt Principal Paid	(1,410,000)	(2,220,188)	(2,608,150)	(2,737,142)	(2,872,214)	(3,008,413)
Fiscal Agent Fees	(1,000)	(4,000)	(5,000)	(6,000)	(6,500)	(7,000)
Total Non-Operating	**(2,878,450)**	**(3,939,914)**	**(4,567,456)**	**(4,615,065)**	**(4,663,959)**	**(4,717,907)**
Income (Loss) Before Transfers	**(2,878,450)**	**(3,939,914)**	**(4,567,456)**	**(4,615,065)**	**(4,663,959)**	**(4,717,907)**
Other Financing Sources (Uses)						
Transfers In From Water Utility Operating Fund	2,878,450	4,070,000	4,610,000	4,640,000	4,710,000	4,770,000
Transfer Out	-	-	-	-	-	-
Total Other Financing Sources (Uses)	**2,878,450**	**4,070,000**	**4,610,000**	**4,640,000**	**4,710,000**	**4,770,000**
Change in Net Position	-	130,086	42,544	24,935	46,041	52,093
Beginning Net Position	(129,815)	(129,815)	271	42,815	67,750	113,791
Ending Net Position	**(129,815)**	**271**	**42,815**	**67,750**	**113,791**	**165,884**

City of Blaine, Minnesota
Sewer Utility Fund - Combined (602; 612; 622)
Summary of Sources, Uses, and Change in Net Position
2026 Budget - As of December 15, 2025

	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Operating Revenues						
Sewer Fees	$ 10,891,605	$ 13,157,000	$ 14,998,000	$ 16,947,000	$ 18,980,000	$ 20,688,000
Total Operating Revenues	**10,891,605**	**13,157,000**	**14,998,000**	**16,947,000**	**18,980,000**	**20,688,000**
Expenses						
Operating*	8,732,207	9,312,770	9,926,537	10,572,132	11,256,463	11,981,854
Capital	2,685,000	8,358,500	6,593,000	6,981,000	7,334,000	6,994,300
Debt Service	661,033	1,341,596	2,099,027	2,642,491	3,006,175	3,017,050
Total Expenses	**12,078,240**	**19,012,866**	**18,618,564**	**20,195,623**	**21,596,638**	**21,993,204**
Operational Income (Loss)	**(1,186,635)**	**(5,855,866)**	**(3,620,564)**	**(3,248,623)**	**(2,616,638)**	**(1,305,204)**
Non-Operating Revenues (Expenses)						
Investment Earnings	50,000	50,000	50,000	50,000	50,000	50,000
Penalties & Interest	125,994	75,000	75,000	75,000	75,000	75,000
Other Revenues	106,698	62,000	62,000	62,000	62,000	62,000
Total Non-Operating	**282,692**	**187,000**	**187,000**	**187,000**	**187,000**	**187,000**
Income (Loss)	**(903,943)**	**(5,668,866)**	**(3,433,564)**	**(3,061,623)**	**(2,429,638)**	**(1,118,204)**
Other Financing Sources (Uses)						
Revenue Bond Proceeds	930,000	6,390,000	4,005,000	3,681,000	-	-
GO Bond Proceeds	215,000	198,500	178,000	253,000	-	-
Equipment Certificates	790,000	520,000	660,000	-	-	-
Total Other Financing Sources (Uses)	**1,935,000**	**7,108,500**	**4,843,000**	**3,934,000**	**-**	**-**
Change in Net Position	1,031,057	1,439,634	1,409,436	872,377	(2,429,638)	(1,118,204)
Beginning Net Position	88,177,939	89,208,996	90,648,630	92,058,066	92,930,443	90,500,805
Ending Net Position	**89,208,996**	**90,648,630**	**92,058,066**	**92,930,443**	**90,500,805**	**89,382,601**

City of Blaine, Minnesota
Sewer Utility Fund - 602
Summary of Revenues, Expenditures, and Change in Net Position
2026 Budget - As of December 15, 2025

	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Operating Revenues						
Sewer Fees	$ 10,891,605	$ 13,157,000	$ 14,998,000	$ 16,947,000	$ 18,980,000	$ 20,688,000
Total Operating Revenues	**10,891,605**	**13,157,000**	**14,998,000**	**16,947,000**	**18,980,000**	**20,688,000**
Operating Expenses						
Personnel Services	946,327	1,056,681	1,175,082	1,295,587	1,423,323	1,558,723
Supplies	130,000	76,000	80,560	85,394	90,518	95,950
Contractual Services	6,533,832	6,917,265	7,332,301	7,772,240	8,238,575	8,732,890
Other Services & Charges	1,117,548	1,249,324	1,324,284	1,403,742	1,487,967	1,577,246
Depreciation	1,494,600	1,494,600	1,584,276	1,679,333	1,780,093	1,886,899
Capital Outlay (Operating)	4,500	13,500	14,310	15,169	16,080	17,045
Total Operating Expenses	**10,226,807**	**10,807,370**	**11,510,813**	**12,251,465**	**13,036,556**	**13,868,753**
Operating Income (Loss)	**664,798**	**2,349,630**	**3,487,187**	**4,695,535**	**5,943,444**	**6,819,247**
Non-Operating Revenues (Expenses)						
Investment Earnings	50,000	50,000	50,000	50,000	50,000	50,000
Penalties & Interest	125,994	75,000	75,000	75,000	75,000	75,000
Other Revenues	106,698	62,000	62,000	62,000	62,000	62,000
Total Non-Operating	**282,692**	**187,000**	**187,000**	**187,000**	**187,000**	**187,000**
Income (Loss) Before Transfers	**947,490**	**2,536,630**	**3,674,187**	**4,882,535**	**6,130,444**	**7,006,247**
Other Financing Sources (Uses)						
Transfer Out to Sewer Debt	(661,033)	(1,350,000)	(2,110,000)	(2,650,000)	(3,010,000)	(3,020,000)
Transfer Out to Sewer Capital	(1,000,000)	(1,500,000)	(2,250,000)	(3,750,000)	(6,000,000)	(7,000,000)
Total Other Financing Sources (Uses)	**(1,661,033)**	**(2,850,000)**	**(4,360,000)**	**(6,400,000)**	**(9,010,000)**	**(10,020,000)**
Change in Net Position	(713,543)	(313,370)	(685,813)	(1,517,465)	(2,879,556)	(3,013,753)
Beginning Net Position	80,706,210	79,992,667	79,679,297	78,993,484	77,476,019	74,596,463
Ending Net Position	**79,992,667**	**79,679,297**	**78,993,484**	**77,476,019**	**74,596,463**	**71,582,710**

City of Blaine, Minnesota
Sewer Capital Fund - 612
Summary of Sources, Uses, and Change in Net Position
2026-2030 Capital Improvement Plan - As of December 15, 2025

	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Capital Outlay						
Capital Projects	$ 1,680,000	$ 7,640,000	$ 5,755,000	$ 6,090,000	$ 6,489,000	$ 6,327,300
Sewer Portion of Transportation Projects	215,000	198,500	178,000	253,000	220,000	322,000
Equipment	790,000	520,000	660,000	638,000	625,000	345,000
Total Capital Outlay	**2,685,000**	**8,358,500**	**6,593,000**	**6,981,000**	**7,334,000**	**6,994,300**
Revenues Over (Under) Expenditures	**(2,685,000)**	**(8,358,500)**	**(6,593,000)**	**(6,981,000)**	**(7,334,000)**	**(6,994,300)**
Other Financing Sources (Uses)						
Revenue Bond Proceeds	930,000	6,390,000	4,005,000	3,681,000	-	-
GO Bond Proceeds	215,000	198,500	178,000	253,000	-	-
Equipment Certificates	790,000	520,000	660,000	-	-	-
Transfers In From Sewer Utility Operating Fund	1,000,000	1,500,000	2,250,000	3,750,000	6,000,000	7,000,000
Total Other Financing Sources (Uses)	**2,935,000**	**8,608,500**	**7,093,000**	**7,684,000**	**6,000,000**	**7,000,000**
Net Change in Net Position	250,000	250,000	500,000	703,000	(1,334,000)	5,700
Beginning Net Position	7,490,223	7,740,223	7,990,223	8,490,223	9,193,223	7,859,223
Ending Net Position	**7,740,223**	**7,990,223**	**8,490,223**	**9,193,223**	**7,859,223**	**7,864,923**

City of Blaine, Minnesota
Sewer Debt Fund - 622
Summary of Revenues, Expenditures, and Change in Net Position
2026 Budget - As of December 15, 2025

	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Non-Operating Revenues (Expenses)						
Debt Interest Expense	$ (450,033)	$ (653,100)	$ (938,505)	$ (1,106,142)	$ (1,210,881)	$ (1,131,608)
Debt Princial Paid	(210,000)	(684,496)	(1,155,522)	(1,530,349)	(1,788,294)	(1,877,442)
Fiscal Agent Fees	(1,000)	(4,000)	(5,000)	(6,000)	(7,000)	(8,000)
Total Non-Operating	**(661,033)**	**(1,341,596)**	**(2,099,027)**	**(2,642,491)**	**(3,006,175)**	**(3,017,050)**
Income (Loss) Before Transfers	**(661,033)**	**(1,341,596)**	**(2,099,027)**	**(2,642,491)**	**(3,006,175)**	**(3,017,050)**
Other Financing Sources (Uses)						
Transfers In From Sewer Utility Operating Fund	661,033	1,350,000	2,110,000	2,650,000	3,010,000	3,020,000
Transfer Out	-	-	-	-	-	-
Total Other Financing Sources (Uses)	**661,033**	**1,350,000**	**2,110,000**	**2,650,000**	**3,010,000**	**3,020,000**
Change in Net Position	-	8,404	10,973	7,509	3,825	2,950
Beginning Net Position	(129,815)	(129,815)	(121,411)	(110,438)	(102,929)	(99,104)
Ending Net Position	**(129,815)**	**(121,411)**	**(110,438)**	**(102,929)**	**(99,104)**	**(96,154)**

City of Blaine, Minnesota
Refuse Fund - 603
Summary of Revenues, Expenses, and Change in Net Position
2026 Budget - As of December 15, 2025

	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Operating Revenues						
Refuse & Recycling Charges	$ 6,166,874	$ 6,659,137	$ 7,058,685	$ 7,482,206	$ 7,931,138	$ 8,407,006
Total Operating Revenues	**6,166,874**	**6,659,137**	**7,058,685**	**7,482,206**	**7,931,138**	**8,407,006**
Operating Expenditures						
Garbage Hauling & Tipping Fees	6,082,000	6,534,070	6,926,114	7,341,681	7,782,182	8,249,113
Contractual Services	128,000	119,000	122,570	126,247	130,034	133,935
Other Services & Charges	179,700	194,100	197,706	201,528	205,580	209,875
Total Operating Expenses	**6,389,700**	**6,847,170**	**7,246,390**	**7,669,456**	**8,117,796**	**8,592,923**
Operating Income (Loss)	**(222,826)**	**(188,033)**	**(187,705)**	**(187,250)**	**(186,658)**	**(185,917)**
Non-Operating Revenues (Expenses)						
Investment Earnings	-	5,000	5,000	5,000	5,000	5,000
Penalties & Interest	85,000	60,000	60,000	60,000	60,000	60,000
Score Grant	150,000	134,000	134,000	134,000	134,000	134,000
Total Non-Operating	**235,000**	**199,000**	**199,000**	**199,000**	**199,000**	**199,000**
Income (Loss) Before Transfers	**12,174**	**10,967**	**11,295**	**11,750**	**12,342**	**13,083**
Other Financing Sources (Uses)						
Transfers In	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-
Total Other Financing Sources (Uses)	**-**	**-**	**-**	**-**	**-**	**-**
Net Change in Net Position	12,174	10,967	11,295	11,750	12,342	13,083
Beginning Net Position	1,201,735	1,213,909	1,224,876	1,236,171	1,247,921	1,260,263
Ending Net Position	**1,213,909**	**1,224,876**	**1,236,171**	**1,247,921**	**1,260,263**	**1,273,346**

City of Blaine, Minnesota
Stormwater Utility Fund - Combined (604; 613; 623)
Summary of Sources, Uses, and Change in Net Position
2026 Budget - As of December 15, 2025

	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Operating Revenues						
Storm Drainage Fees	$ 3,222,890	$ 3,860,000	$ 4,630,000	$ 5,500,000	$ 6,490,000	$ 7,070,000
Total Operating Revenues	**3,222,890**	**3,860,000**	**4,630,000**	**5,500,000**	**6,490,000**	**7,070,000**
Expenses						
Operating*	2,472,278	2,659,673	2,874,254	3,096,712	3,332,517	3,582,470
Capital	2,260,000	2,005,000	2,140,000	1,930,000	2,159,000	2,559,000
Debt Service	308,001	830,292	1,064,322	1,307,723	1,372,489	1,370,863
Total Expenses	**5,040,279**	**5,494,965**	**6,078,576**	**6,334,435**	**6,864,006**	**7,512,333**
Operational Income (Loss)	**(1,817,389)**	**(1,634,965)**	**(1,448,576)**	**(834,435)**	**(374,006)**	**(442,333)**
Non-Operating Revenues (Expenses)						
Investment Earnings	20,000	20,000	20,000	20,000	20,000	20,000
Penalties & Interest	25,780	15,000	15,000	15,000	15,000	15,000
Other Revenues	12,890	5,000	5,000	5,000	5,000	5,000
Total Non-Operating	**58,670**	**40,000**	**40,000**	**40,000**	**40,000**	**40,000**
Income (Loss)	**(1,758,719)**	**(1,594,965)**	**(1,408,576)**	**(794,435)**	**(334,006)**	**(402,333)**
Other Financing Sources (Uses)						
Revenue Bond Proceeds	1,185,000	1,100,000	875,000	760,000	-	-
GO Bond Proceeds	-	-	-	-	-	-
Equipment Certificates	950,000	530,000	690,000	-	-	-
Total Other Financing Sources (Uses)	**2,135,000**	**1,630,000**	**1,565,000**	**760,000**	**-**	**-**
Change in Net Position	376,281	35,035	156,424	(34,435)	(334,006)	(402,333)
Beginning Net Position	44,672,255	45,048,536	45,083,571	45,239,995	45,205,560	44,871,554
Ending Net Position	**45,048,536**	**45,083,571**	**45,239,995**	**45,205,560**	**44,871,554**	**44,469,221**

City of Blaine, Minnesota
Stormwater Utility Fund - 604
Summary of Revenues, Expenditures, and Change in Net Position
2026 Budget - As of December 15, 2025

	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Operating Revenues						
Storm Drainage Fees	$ 3,222,890	$ 3,860,000	$ 4,630,000	$ 5,500,000	$ 6,490,000	$ 7,070,000
Total Operating Revenues	**3,222,890**	**3,860,000**	**4,630,000**	**5,500,000**	**6,490,000**	**7,070,000**
Operating Expenses						
Personnel Services	1,081,360	1,205,347	1,332,668	1,462,629	1,600,387	1,746,411
Supplies	272,199	273,200	289,592	306,968	325,387	344,911
Contractual Services	589,056	603,681	639,902	678,297	718,995	762,135
Other Services & Charges	529,663	577,445	612,092	648,818	687,748	729,013
Depreciation	657,200	657,200	696,632	738,430	782,736	829,701
Total Operating Expenses	**3,129,478**	**3,316,873**	**3,570,886**	**3,835,142**	**4,115,253**	**4,412,171**
Operating Income (Loss)	**93,412**	**543,127**	**1,059,114**	**1,664,858**	**2,374,747**	**2,657,829**
Non-Operating Revenues (Expenses)						
Investment Earnings	20,000	20,000	20,000	20,000	20,000	20,000
Penalties & Interest	25,780	15,000	15,000	15,000	15,000	15,000
Other Revenues	12,890	5,000	5,000	5,000	5,000	5,000
Total Non-Operating	**58,670**	**40,000**	**40,000**	**40,000**	**40,000**	**40,000**
Income (Loss) Before Transfers	**152,082**	**583,127**	**1,099,114**	**1,704,858**	**2,414,747**	**2,697,829**
Other Financing Sources (Uses)						
Transfer Out to Storm Debt	(308,001)	(840,000)	(1,080,000)	(1,320,000)	(1,410,000)	(1,410,000)
Transfer Out to Storm Capital	(250,000)	(500,000)	(700,000)	(1,500,000)	(2,000,000)	(2,100,000)
Total Other Financing Sources (Uses)	**(558,001)**	**(1,340,000)**	**(1,780,000)**	**(2,820,000)**	**(3,410,000)**	**(3,510,000)**
Change in Net Position	(405,919)	(756,873)	(680,886)	(1,115,142)	(995,253)	(812,171)
Beginning Net Position	43,173,584	42,767,665	42,010,792	41,329,906	40,214,764	39,219,511
Ending Net Position	**42,767,665**	**42,010,792**	**41,329,906**	**40,214,764**	**39,219,511**	**38,407,340**

City of Blaine, Minnesota
Stormwater Capital Fund - 613
Summary of Sources, Uses, and Change in Net Position
2026-2030 Capital Improvement Plan - As of December 15, 2025

	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Capital Outlay						
Capital Projects	$ 1,310,000	$ 1,475,000	$ 1,450,000	$ 1,810,000	$ 1,859,000	$ 1,479,000
Stormwater Portion of Transportation Projects	-	-	-	-	-	-
Equipment	950,000	530,000	690,000	120,000	300,000	1,080,000
Total Capital Outlay	**2,260,000**	**2,005,000**	**2,140,000**	**1,930,000**	**2,159,000**	**2,559,000**
Revenues Over (Under) Expenditures	**(2,260,000)**	**(2,005,000)**	**(2,140,000)**	**(1,930,000)**	**(2,159,000)**	**(2,559,000)**
Other Financing Sources (Uses)						
Revenue Bond Proceeds	1,185,000	1,100,000	875,000	760,000	-	-
GO Bond Proceeds	-	-	-	-	-	-
Equipment Certificates	950,000	530,000	690,000	-	-	-
Transfers In From Storm Utility Operating Fund	250,000	500,000	700,000	1,500,000	2,000,000	2,100,000
Total Other Financing Sources (Uses)	**2,385,000**	**2,130,000**	**2,265,000**	**2,260,000**	**2,000,000**	**2,100,000**
Change in Net Position	125,000	125,000	125,000	330,000	(159,000)	(459,000)
Beginning Net Position	1,123,960	1,248,960	1,373,960	1,498,960	1,828,960	1,669,960
Ending Net Position	**1,248,960**	**1,373,960**	**1,498,960**	**1,828,960**	**1,669,960**	**1,210,960**

City of Blaine, Minnesota
Stormwater Debt Fund - 623
Summary of Revenues, Expenditures, and Change in Net Position
2026 Budget - As of December 15, 2025

	2025 Adopted Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Non-Operating Revenues (Expenses)						
Debt Interest Expense	$ (192,001)	$ (306,625)	$ (354,470)	$ (391,057)	$ (382,307)	$ (335,918)
Debt Princial Paid	(115,000)	(520,667)	(705,852)	(911,666)	(984,182)	(1,027,945)
Fiscal Agent Fees	(1,000)	(3,000)	(4,000)	(5,000)	(6,000)	(7,000)
Total Non-Operating	**(308,001)**	**(830,292)**	**(1,064,322)**	**(1,307,723)**	**(1,372,489)**	**(1,370,863)**
Income (Loss) Before Transfers	**(308,001)**	**(830,292)**	**(1,064,322)**	**(1,307,723)**	**(1,372,489)**	**(1,370,863)**
Other Financing Sources (Uses)						
Transfers In From Storm Utility Operating Fund	308,001	840,000	1,080,000	1,320,000	1,410,000	1,410,000
Transfer Out	-	-	-	-	-	-
Total Other Financing Sources (Uses)	**308,001**	**840,000**	**1,080,000**	**1,320,000**	**1,410,000**	**1,410,000**
Change in Net Position	-	9,708	15,678	12,277	37,511	39,137
Beginning Net Position	-	-	9,708	25,386	37,663	75,174
Ending Net Position	**-**	**9,708**	**25,386**	**37,663**	**75,174**	**114,311**

City of Blaine
Staff Report

File Number: RES 25-191

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

Administration - Jason Zimmerman, Finance Director

Agenda Item # 10.2

Resolution Adopting the 2026-2030 Capital Improvement Program and Authorizing 2026 Purchases and Projects

Executive Summary

Council is requested to approve the 2026-2030 Capital Improvement Program and the 2026 Purchases and Projects.

Background

The City of Blaine plans for capital maintenance and improvements by preparing a five-year Capital Improvement Plan (CIP). The CIP represents a framework for planning the preservation and expansion of capital, including infrastructure, facilities, and equipment, in a way that is sustainable and affordable for the community. It sets forth the estimated schedule, timing, and details of specific improvements by year, together with the estimated cost, the need for the improvement, and sources of revenue to pay for the improvement.

The plan supports the city's goals as identified by the City Council and discussed during the 2026 budget process. These goals include enhancing and preserving service levels, continual review for service efficiencies and innovations, and maintaining a strong financial position.

Staff and the City Council consider the following when preparing the CIP for each project and the overall plan:

- The condition of the city’s infrastructure, including the projected need for repair or replacement
- The likely demand for the improvement
- The estimated cost of the improvement
- The available public resources
- The level of debt held by the city
- The relative benefits and costs of alternative uses of the funds

- Operating cost of the proposed improvement
- Alternatives for providing services

The CIP is a planning document intended to assist policymakers and staff to plan for major capital improvement, renewal, and replacement expenditures. As a planning document, the CIP does not bind the city to the anticipated expenditures in the projected years. The CIP is not a budget, nor is it an authorization to expend funds. The authorization of the expenditures occurs through City Council action and adoption of the annual budget.

The CIP can help assure:

- A systematic approach to planning and initiating capital projects affording the opportunity to plan the location, timing, and financing of needed public improvements
- The development of a realistic program of capital spending within the city's projected fiscal capability, avoiding sharp changes to the tax levy
- The coordination of public and private improvement projects permitting adequate time for design and engineering to eliminate duplication of effort and expense
- The expenditure of public funds that is compatible with the city's adopted Comprehensive Plan
- The public is kept informed of the proposed future projects and expenditures
- Private investors are aware of the city's long-range development program so that they may guide their development in a way that is compatible with the city's program
- Achieving federal, state and/or county participation by providing the necessary planning and lead time for successful application for grants

The objectives of a Capital Improvement Program are to:

- Anticipate major capital improvements so that large expenditures can be budgeted over a period of several years
- Develop a realistic list of needs that relate to the ability to finance improvements, thereby minimizing the impact on tax rates
- Implement the goals and objectives contained in the comprehensive plan
- Enable proper scheduling of various projects and improvements, thereby allowing adequate time for detailed design and engineering of the projects, preparation of environmental impact statements, processing of grant applications, and exploring alternative methods of financing
- Provide an opportunity for sound coordination between city departments, various units of special and general local government, and public utilities
- Enable the local officials to forecast and anticipate needed maintenance projects so that the public's investment in the infrastructure can be preserved

For presentation purposes, the CIP is broken into five separate and unique categories. These groupings help represent the total investment being proposed by project type. The complete CIP can be found in Exhibit A, and a detailed description of each project can be found in Exhibit B.

Category	2026 Appropriation Request	2026-2030 CIP Total
Parks	$ 1,149,950	$ 10,114,950
Transportation	$ 7,839,200	$ 42,609,600
Capital Equipment	$ 6,289,700	$ 24,327,495
Facilities	$ 448,800	$ 2,733,800
Utility Infrastructure	$ 15,208,500	$ 71,657,800
Total	$ 30,936,150	$ 151,443,645

Strategic Plan Relationship

Adoption of a Capital Improvement Program contributes towards the strategic priority of financial sustainability.

Board/Commission Review

N/A

Financial Impact

Adoption of the resolution establishes purchasing authority for 2026 items as outlined in the 2026-2030 Capital Improvement Program.

Public Outreach/Input

N/A

Staff Recommendation

Staff recommend that the City Council adopt the attached resolution to approve the 2026-2030 Capital Improvement Plan and authorize 2026 purchases and projects.

Attachment List

1. 2026 Capital Improvement Plan Presentation
2. Exhibit A - 2026 - 2030 Capital Improvement Plan
3. Exhibit B - 2026 - 2030 Capital Project List with Description and Justification

City of Blaine

Signature Copy

Resolution: RES 25-191

Resolution Adopting the 2026-2030 Capital Improvement Program and Authorizing 2026 Purchases and Projects

WHEREAS, the Capital Improvement Program (CIP) is a comprehensive document that ranks the priority of those major improvements deemed necessary and desirable to meet the needs of the community over a five-year period and determines the annual level and method of financing needed each year; and

WHEREAS, the plan provides for consistent investment in city equipment, facilities, and infrastructure; and

WHEREAS, the plan preserves and expands capital in a way that is sustainable and affordable for the community; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Blaine hereby approves adopting the 2026-2030 Capital Improvement Plan and authorizing the projects and purchase of all 2026 items as listed in Exhibit A.

BE IT FURTHER RESOLVED that all appropriations for capital improvement projects will carry forward at the fiscal year-end, unless the project is completed or canceled by the City Council.

BE IT FURTHER RESOLVED that the transfer of appropriations up to $50,000 among the various capital projects within a fund shall only require the approval of the City Manager. However, City Council approval is required for transfers in excess of $50,000 or transfers between funds.

BE IT FURTHER RESOLVED by the City Council of the City of Blaine that, if necessary and where allowed, the city intends and reasonably expects to reimburse itself for the payment of capital costs contained in the attached plan out of the proceeds of a borrowing to be made by the city after the date of payment of the expenditures.

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

2026-2030 Capital Improvement Program

City Council Meeting| Finance

12/15/2025

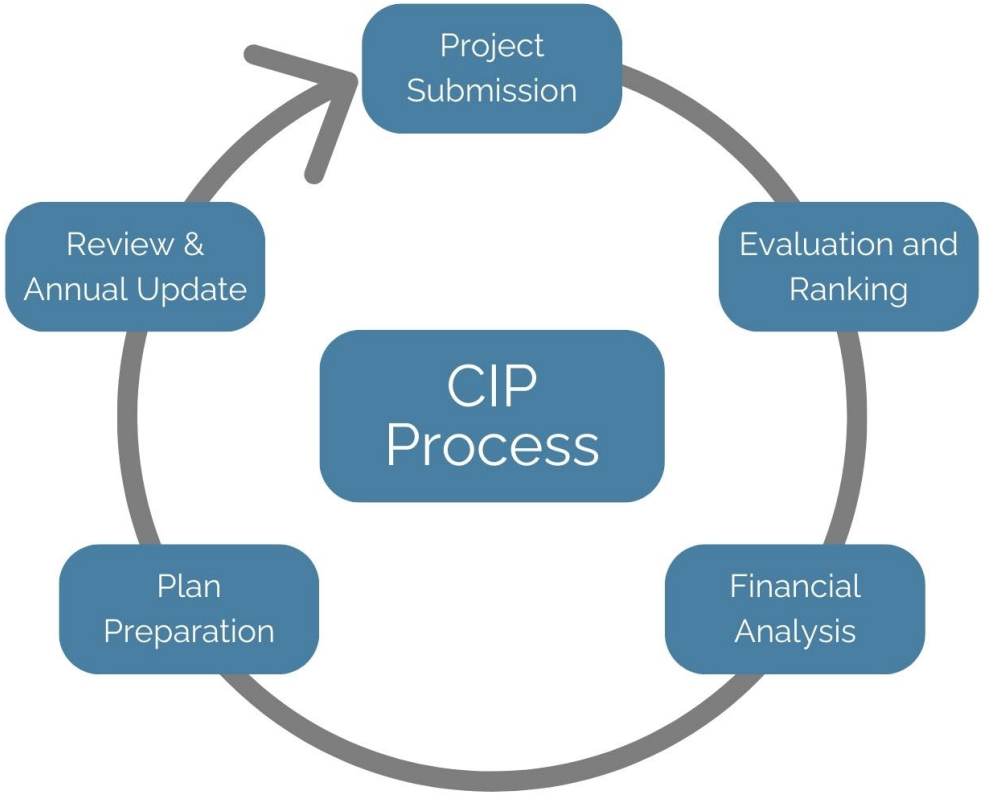
CIP General Policy

Blaine's Capital Improvement Program (CIP) provides a working blueprint for the city's capital investments and reflects an assessment of the community's needs

The CIP is a planning and fiscal management tool used to manage the location, timing, and financing of capital improvements over a five-year period

Annually city staff is tasked with providing a recommended CIP to the council for adoption that reflects the city's changing needs, priorities, and funding opportunities

Components and CIP Process



Council Workshops:
June 23; July 14; September 29

CIP as a Planning Document

- The CIP is a planning document intended to assist policy makers and staff to plan for major capital improvement, renewal, and replacement expenditures
- As a planning document, the CIP does not bind the city to the anticipated expenditures in the projected years
- The CIP is not a budget, nor is it an authorization to expend funds
- The authorization of the expenditures occurs through City Council action and in adoption of the annual budget
- The CIP formalizes a process in which future projects and outlays can be identified and prioritized
- It is intended to provide a realistic projection of future capital expenditures necessary to meet the anticipated needs of the community

CIP Benefits

- Synchronizes capital and operating budgets
- Identifies the most economical means for financing
- Balances the needs of existing systems and those generated by private development
- Assists in evaluating competing demands
- Links the city's strategic plan with community objectives and fiscal capacity
- Informs the public about the city's planned investments

CIP Considerations

- The condition of the city's infrastructure including the projected need for repair or replacement
- The likely demand for the improvement
- The estimated cost of the improvement
- The available public resources
- The level of potential debt
- The relative benefits and costs of alternative uses of the funds
- Operating cost of the proposed improvement
- Alternatives for providing services

2026-2030 CIP by Category

Facilities: City Hall, Old Fire Station #5, Public Works, the Mary Ann Young Center, and other municipal buildings

Transportation: Roads, streets, streetlights, bridges, and traffic signals

Parks System: Community and neighborhood parks as well as trails, open spaces, and recreation facilities including the Aquatore Band Shell and the Lexington Athletic Complex

Utility Infrastructure: Construction and major maintenance of all water systems such as wells, towers, and treatment facilities. Utilities also include sanitary sewer and storm sewer systems

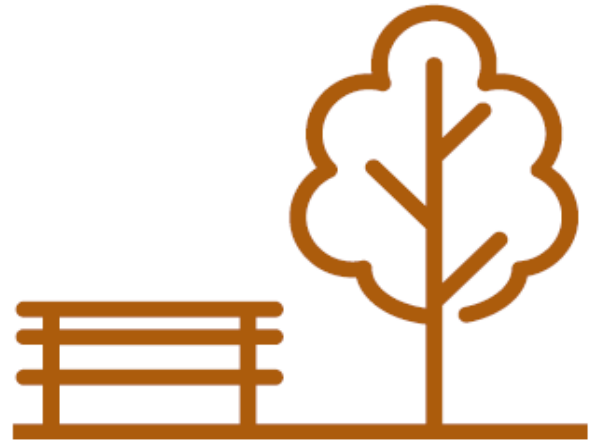
Capital Equipment: Major equipment and rolling stock, including information technology components, police squads, snowplows, and heavy machinery

2026-2030 Capital Improvement Program

Total Five-Year Investment: $151,443,645

Facilities - $2.7M

Transportation - $42.6M



Parks - $10.1M

Utility Infrastructure - $71.6M

Capital Equipment - $24.3M

2026-2030 CIP: Facilities

- $2.7 million in capital improvements to ensure city facilities are a safe, effective, and welcoming environment for staff to work and the public to access municipal services, as well as the City Council and advisory groups to conduct business
- The facilities fund was established to centralize efforts around maintenance and improvements while developing a uniform process for evaluating building needs
- Notable 2026 projects include
  - Fluorescent Light Replacement
  - Evidence Room Ventilation Updates

2026 Project Highlight

Fluorescent Light Replacement

- New state law, includes replacing bulbs, fixtures, switches, and programming
- Requesting $250,000

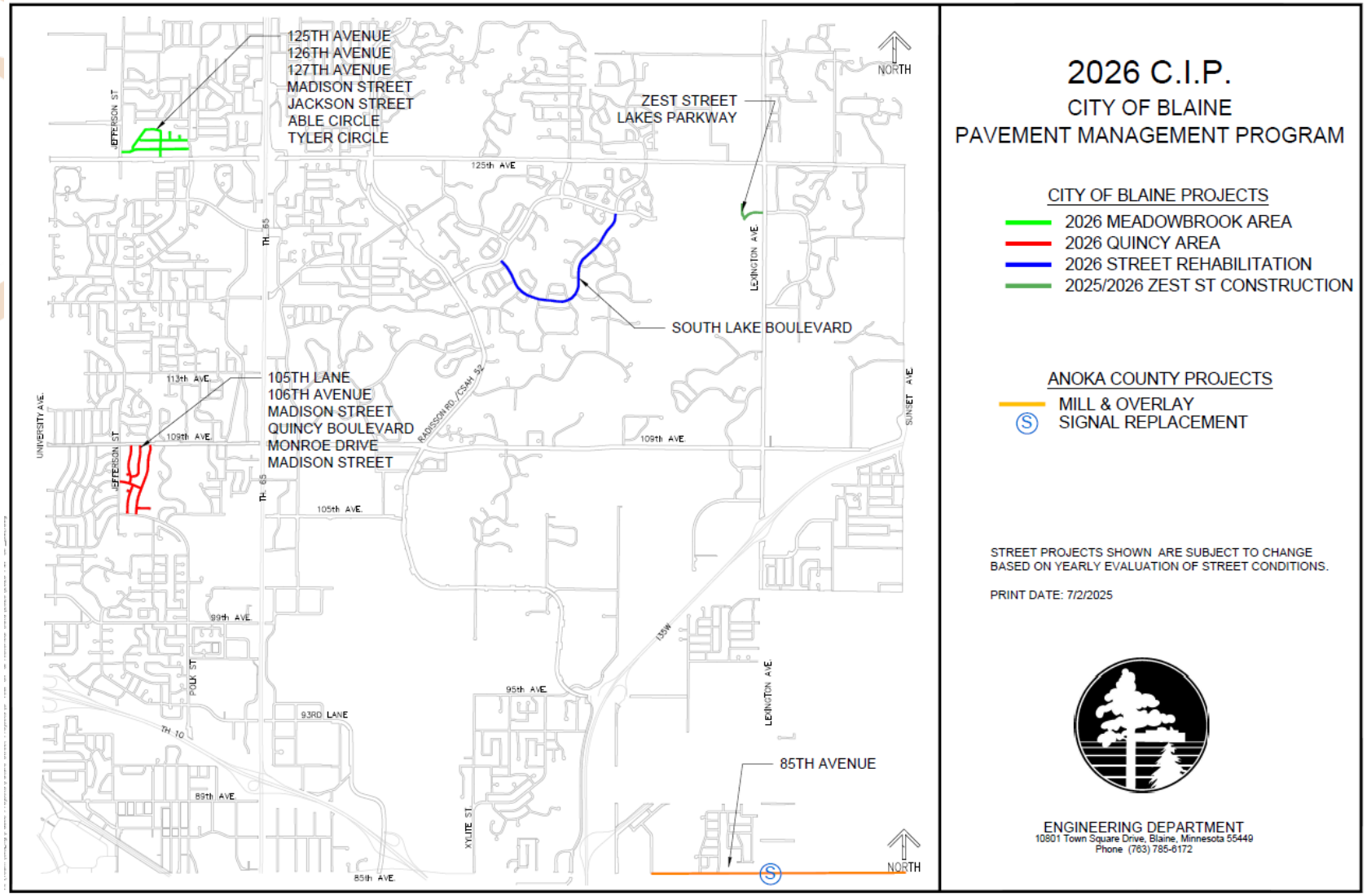
Evidence Room Ventilation Updates

- Install improved ventilation in police evidence processing room
- Requesting $100,000

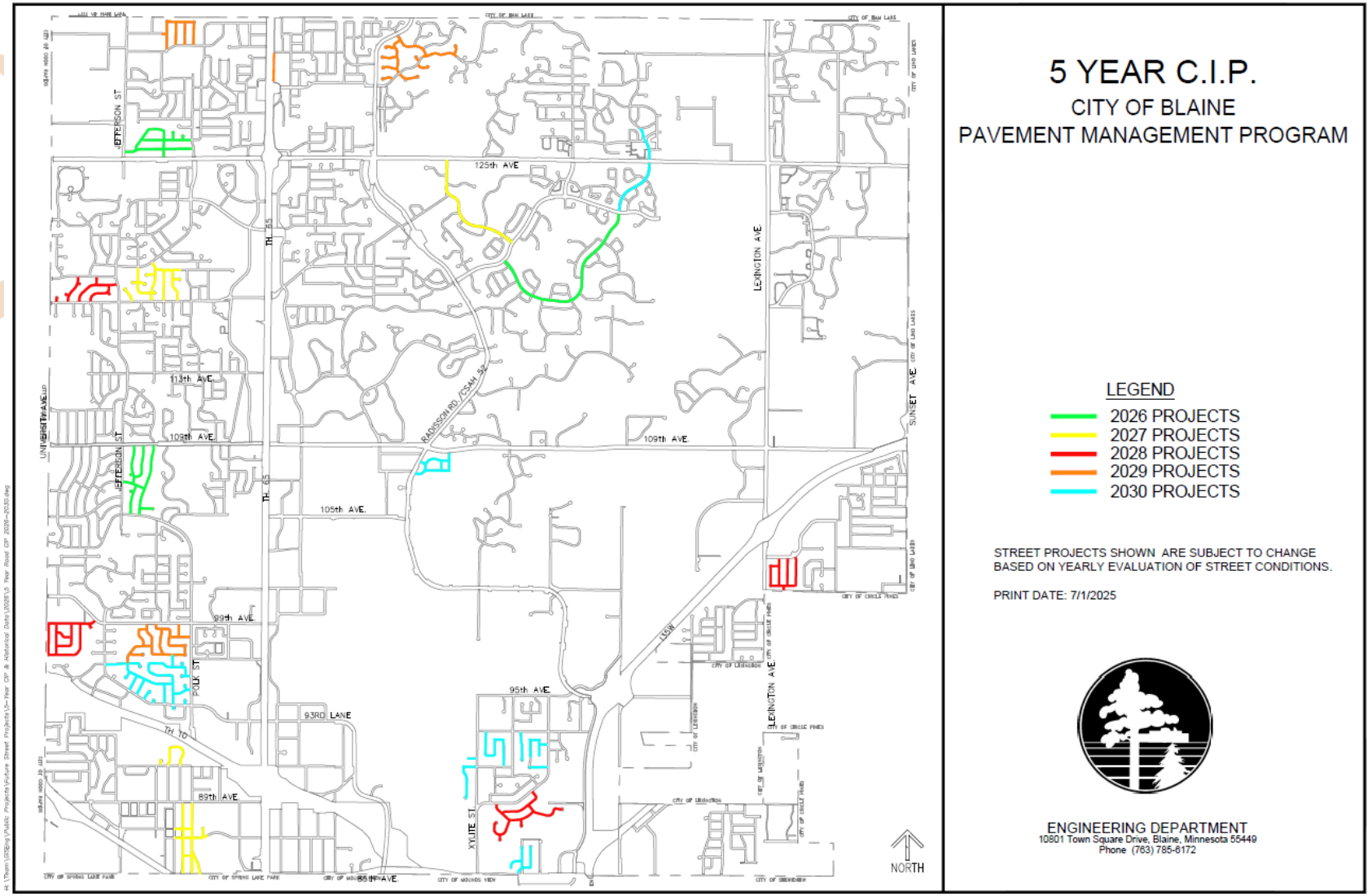
2026-2030 CIP: Transportation

- $42.6 million in capital improvements including preservation activities, safety enhancements, and major roadway reconstruction
  - The city's transportation network provides for the movement of people and goods, allowing for continued economic vitality
  - Supporting residents and visitors access to work, school, recreation, and commerce safely and effectively
- The city's current Pavement Management Program (PMP) started in 2019
  - Annual preventive maintenance and reconstruction program designed to protect the city's investment in public roadway infrastructure assets
- Includes 9 projects for funding in 2026 with total appropriations of $7.8 million

Transportation – 2026 Projects



Transportation – 2026-2030 Projects



2026-2030 CIP: Parks

- $10.1 million in capital improvements for the construction and maintenance of trails, open space, shelters, playground equipment, athletic lighting, and other facilities to provide equitable amenities that are inviting, clean, and interconnected

- Assets include: 755 acres of parks, 43 park shelters, 14 park buildings, 54 playgrounds, 826 acres of open space, 71 miles of trails, and 104 fields and courts

- Notable 2026 projects include
  - Ostmans Park Building
  - Jefferson Park Playground
  - Trail Rehabilitation

2026 Project Highlight

Ostmans Park Building

- Original building from 1970
- Repair walls and roof
- Requesting $35,000

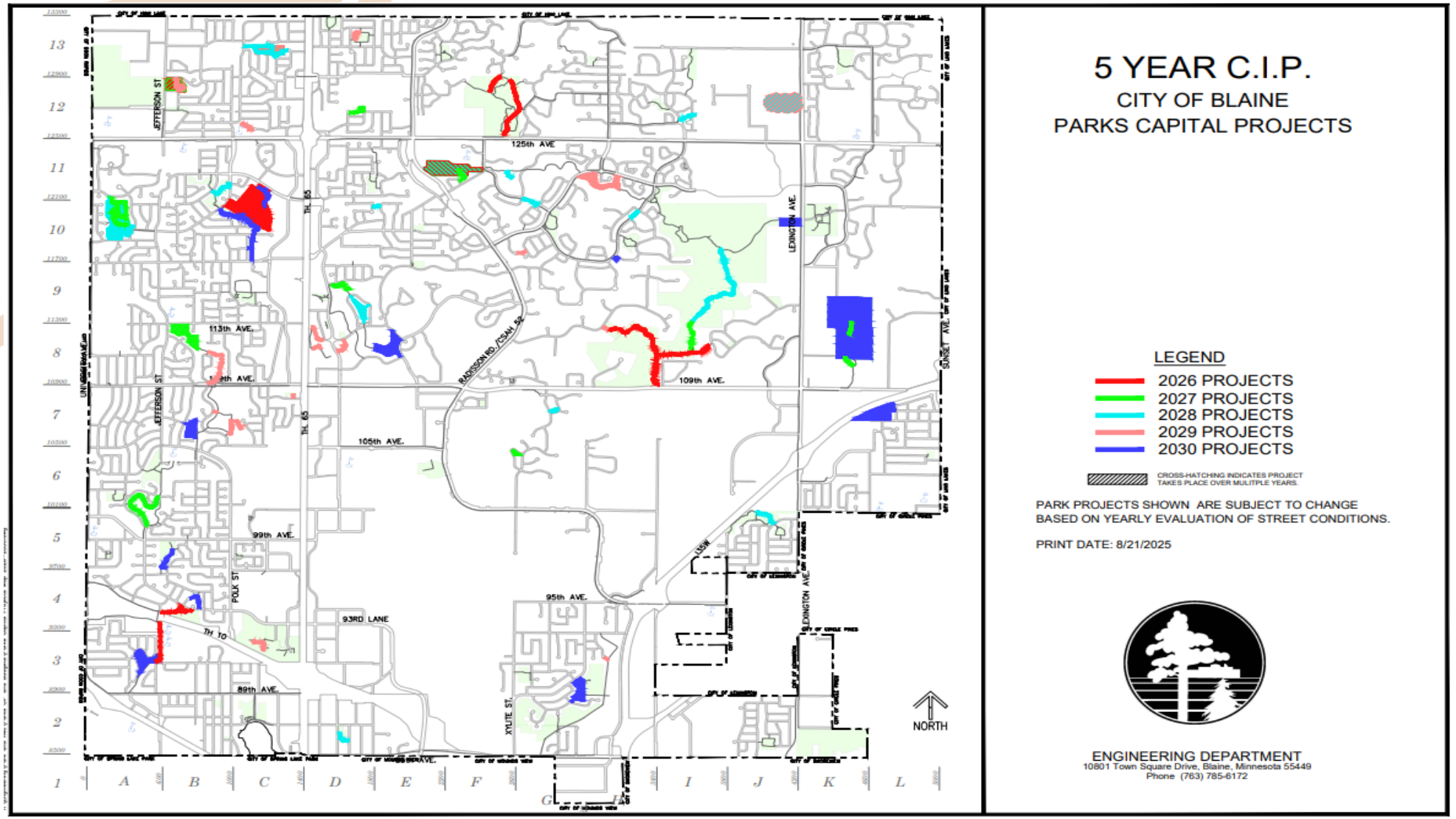
Jefferson Park Playground

- Original playground is 20 years old
- Replace playground and play curb
- Requesting $115,000

Trail Rehabilitation

- Annual Program
- Maintenance/rehabilitation of existing trails
- Requesting $450,000

Parks – 2026-2030 Projects



2026-2030 CIP: Utility Infrastructure

- $71.6 million in capital improvements dedicated to maintaining safe, reliable, and cost-effective essential utilities, including the city's water, sanitary sewer, and storm sewer systems
- Significant portions of public utilities are located underground and are considered for reconstruction or improvement in conjunction with the city's pavement management program
  - Watermain, stormwater drainage systems, sanitary sewer pipe
- Notable 2026 projects include
  - Watermain Relocations Related to Highway 65 Project
  - Lift Station 16 Upgrades
  - Culvert & Vault Replacement

2026 Project Highlight

Watermain Relocations Related to Highway 65 Project

- Construction of new watermains away from the highway
- Increase sizes of watermains to meet current and future demands
- Requesting $1,750,000

Lift Station 13

- Phase 2 Rehabilitation
- Reconstruction/rehabilitation of the wet well structure
- Requesting $2,000,000

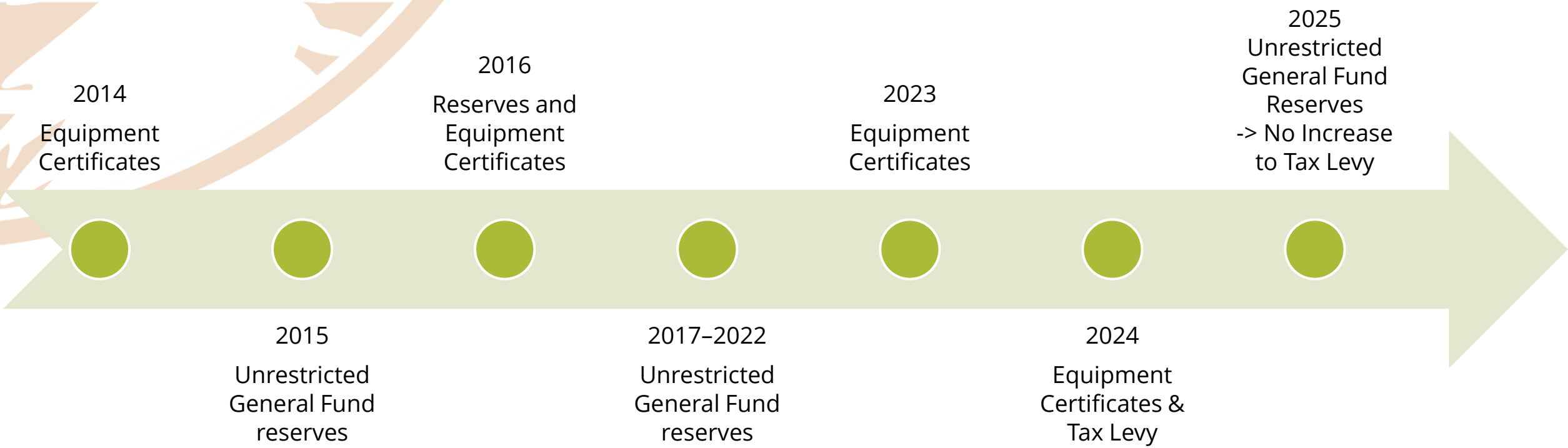
Culvert & Vault Replacement

- Culvert originally installed in 1973
- Install transition vault for Springbrook Creek
- Requesting $400,000

2026-2030 CIP: Capital Equipment

- $24.3 million in capital funding for all vehicle and equipment needs of the city. Proactive replacement is essential in maintaining acceptable response times for the city's core services including police, fire, and public works
- The City of Blaine maintains over 690 pieces of equipment
  - Not including SBM fire assets
- Factors considered when staff provides capital recommendations
  - Overall condition (mechanical, operating, safety, appearance)
  - Downtime
  - Availability of replacement parts and costs of maintenance/repairs

Historical Funding Sources of Capital Equipment



City goal to prefund Capital Equipment by 2029

2026 Equipment Highlight

Light Duty Lawn & Leaf Vacuum

- Used for turf and fall leaf clean up
- Replaces a 1990 unit
- Requesting $55,000

Heavy Duty Water Tanker

- Used for irrigation, flooding rinks, & flushing sewers
- Replaces a 2003 unit
- Requesting $385,000

Heavy Duty Plow Truck

- Used for plowing snow and spreading salt
- Replaces a 2000 unit
- Requesting $405,000

Action Item

- Consider resolution adopting the 2026-2030 Capital Improvement Program and Authorizing 2026 Purchases and Projects

2026-2030 Capital Improvement Plan

Category and Fund	2026 CIP	2027 CIP	2028 CIP	2029 CIP	2030 CIP
Parks	**1,149,950**	**5,975,000**	**75,000**	**1,980,000**	**935,000**
402 - Neighborhood Park Improvements Fund	**650,000**	**625,000**	**625,000**	**680,000**	**810,000**
Trail Improvements - Parks And Trails - 2026	450,000	-	-	-	-
Jefferson Park Playground	115,000	-	-	-	-
Ostmans Park Shelter Replacement	50,000	-	-	-	-
Ostmans Park Building Repair	35,000	-	-	-	-
Trail Improvements - Parks And Trails - 2027	-	350,000	-	-	-
Sanctuary South Park Playground	-	100,000	-	-	-
Various Parks - Fencing and Backstops	-	75,000	-	-	40,000
Little League Playground	-	60,000	-	-	-
Jefferson Park Shelter Replacement	-	40,000	-	-	-
Trail Improvements - Parks And Trails - 2028	-	-	350,000	-	-
Sanctuary North Park Playground	-	-	125,000	-	-
Trees Edge Park Playground	-	-	100,000	-	-
Happy Acres Park Shelter	-	-	50,000	-	-
Trail Improvements - Parks And Trails - 2029	-	-	-	350,000	-
Lakeside Commons Park Playground	-	-	-	150,000	-
Ostmans Park Playground	-	-	-	110,000	-
Fillmore Playground	-	-	-	70,000	-
Trail Improvements - Parks And Trails - 2030	-	-	-	-	250,000
Deacon's Park Playground (Possible Joint Project With 3M Championship)	-	-	-	-	115,000
Eastside Park Playground	-	-	-	-	100,000
Lochness Park Shelter Replacement	-	-	-	-	100,000
South Lake Playground	-	-	-	-	70,000
Aurelia Park Shelter Replacement	-	-	-	-	50,000
Quincy Park Shelter Replacement	-	-	-	-	50,000
Kane Meadows Park Shelter	-	-	-	-	35,000
404 - Parks Development Fund	**374,950**	**375,000**	**75,000**	**925,000**	**-**
Blaine Baseball Complex Site Improvements	200,000	-	-	-	-
Jim Peterson Parking Lot Expansion	174,950	-	-	-	-
Lakeside Park Bridge Replacement	-	375,000	-	-	-
New Park West Of Lexington Avenue/North Of Main Street	-	-	75,000	925,000	-
405 - Open Space Development	**125,000**	**4,975,000**	**(625,000)**	**375,000**	**125,000**
Wetland Management - Site 7 - 2026	100,000	-	-	-	-
Ongoing Maintenance of Blaine Wetland Sanctuary - 2026	25,000	-	-	-	-
Blaine Wetland Sanctuary Trail Development	-	3,850,000	250,000	250,000	-
105th Redevelopment Park Advance	-	1,000,000	(1,000,000)	-	-
Wetland Management - Site 7 - 2027	-	100,000	-	-	-
Ongoing Maintenance of Blaine Wetland Sanctuary - 2027	-	25,000	-	-	-
Wetland Management - Site 7 - 2028	-	-	100,000	-	-

2026-2030 Capital Improvement Plan

Category and Fund	2026 CIP	2027 CIP	2028 CIP	2029 CIP	2030 CIP
Ongoing Maintenance of Blaine Wetland Sanctuary - 2028	-	-	25,000	-	-
Wetland Management - Site 7 - 2029	-	-	-	100,000	-
Ongoing Maintenance of Blaine Wetland Sanctuary - 2029	-	-	-	25,000	-
Wetland Management - Site 7 - 2030	-	-	-	-	100,000
Ongoing Maintenance of Blaine Wetland Sanctuary - 2030	-	-	-	-	25,000
Transportation	**7,839,200**	**9,004,600**	**8,836,500**	**8,743,000**	**8,186,300**
406 - MSA Street Improvements	**550,000**	**550,000**	**1,100,000**	**1,025,000**	**-**
2026 Signal Replacement - Lexington Ave (CSAH 17) and 85th Ave (CSAH 32)	550,000	-	-	-	-
2027 CR 53 (Sunset Ave) Reconstruction	-	550,000	-	-	-
2028 TH 65 & Bunker Lake Blvd Interchange	-	-	1,100,000	-	-
Polk Street/99th Avenue Signal	-	-	-	750,000	-
2029 CR 49 (North Road) Reconstruction From CSAH 17 (Lexington Ave) To Lakeview Dr	-	-	-	275,000	-
503 - Pavement Management Plan	**7,039,200**	**8,204,600**	**7,486,500**	**7,468,000**	**7,936,300**
2026 Quincy Street Area Street Reconstructions	2,606,000	-	-	-	-
2026 Meadowbrook Area Street Reconstructions	1,892,000	-	-	-	-
2026 Street Rehabilitations - South Lake Blvd	1,025,000	-	-	-	-
2027 Laddie Lake Area Street Reconstructions	785,200	3,926,000	-	-	-
2027 Green Ridge Area Street Reconstructions	466,000	2,330,000	-	-	-
2027 Street Rehabilitation - West Lake Blvd	140,000	693,000	-	-	-
Street PCI Update	125,000	-	-	-	-
2028 Swan Park Area Street Reconstructions	-	395,000	1,974,500	-	-
2028 Kane Meadows Area Street Reconstructions	-	323,100	1,615,900	-	-
2028 Belmont Acres Area Street Reconstructions	-	318,000	1,592,000	-	-
2028 Oak Park Area Street Reconstructions	-	219,500	1,097,800	-	-
2029 Clover Leaf Area Street Reconstructions	-	-	472,300	2,362,000	-
2029 Quail Creek Area Street Reconstructions	-	-	423,000	2,114,000	-
2029 Northwest Area Street Reconstructions	-	-	311,000	1,553,000	-
2030 Van Buren Area Street Reconstructions	-	-	-	642,000	3,208,000
2030 Xylite Area Street Reconstructions	-	-	-	525,000	2,626,000
2030 Street Rehabilitations	-	-	-	272,000	1,359,000
2031 Fillmore Area Street Reconstructions	-	-	-	-	743,300
531 - Pvmnt Maint - Seal Coating	**250,000**	**250,000**	**250,000**	**250,000**	**250,000**
2026 Crack Seal Program	250,000	-	-	-	-
2027 Crack Seal Program	-	250,000	-	-	-
2028 Crack Seal Program	-	-	250,000	-	-
2029 Crack Seal Program	-	-	-	250,000	-
2030 Crack Seal Program	-	-	-	-	250,000

2026-2030 Capital Improvement Plan

Category and Fund	2026 CIP	2027 CIP	2028 CIP	2029 CIP	2030 CIP
Capital Equipment	**6,202,700**	**5,253,144**	**4,402,321**	**4,471,605**	**3,910,725**
410 - Capital Equipment & Projects	**3,176,700**	**3,336,144**	**3,345,559**	**3,563,605**	**3,616,225**
Finance & IT	**413,200**	**236,300**	**221,400**	**372,850**	**562,950**
Infrastructure Improvements	250,000	-	-	-	-
Computers and Related Equipment - 2026	81,200	-	-	-	-
Squad Laptops	54,000	138,000	72,000	78,000	115,000
Security Camera Replacement - 2026	15,000	-	-	-	-
Multi-Function Printers	13,000	13,000	23,000	33,000	39,000
Computers and Related Equipment - 2027	-	80,300	-	-	-
Security Camera Replacement - 2027	-	5,000	-	-	-
Computers and Related Equipment - 2028	-	-	118,900	-	-
Security Camera Replacement - 2028	-	-	7,500	-	-
Fiber Optic Cable Run to Cold Storage and Police Training Buildings	-	-	-	155,100	-
Computers and Related Equipment - 2029	-	-	-	101,750	-
Security Camera Replacement - 2029	-	-	-	5,000	-
SAN and Server Upgrade	-	-	-	-	275,000
Computers and Related Equipment - 2030	-	-	-	-	126,450
Security Camera Replacement - 2030	-	-	-	-	7,500
Safety Services	**687,000**	**723,900**	**782,000**	**878,000**	**1,017,000**
800 MHz Police Radio Replacement Project	105,000	108,000	111,000	114,000	50,000
Patrol Vehicle (Replacement for 5295)	80,000	-	-	-	-
Patrol Vehicle (Replacement for 5258)	75,000	-	-	-	-
Patrol Vehicle (Replacement for 5270)	75,000	-	-	-	-
Patrol Vehicle (Replacement for CSO Truck 5303)	63,000	-	-	-	-
Patrol Vehicle (Replacement for CSO Truck 5324)	63,000	-	-	-	-
Admin squad replacement (police chief squad)	54,000	-	-	-	-
Detective Vehicle (Replacement for 5241)	51,000	-	51,000	-	55,000
Detective Vehicle (5254 Replacement)	51,000	-	-	-	-
Police Response UTV (New)	45,000	-	-	45,000	-
Unmanned Aircraft System for Patrol	25,000	-	-	-	-
Annual Patrol Squad Replacements	-	601,500	620,000	719,000	912,000
Patrol E-bike Replacement/Expansion	-	14,400	-	-	-
Community Standards	**-**	**75,000**	**75,000**	**-**	**75,000**
Community Standards Squad (Replacement)	-	75,000	75,000	-	75,000
Public Works - Street Maintenance	**1,221,500**	**1,629,944**	**1,413,069**	**1,824,619**	**1,315,000**
Heavy Duty Tandem Axle Hook Truck with Plow Package	451,500	-	-	-	-
Heavy Duty Single Axle Truck with Plow Package	405,000	-	-	-	-
Light Duty Sidewalk Machine with V Plow and Blower	240,000	-	-	-	-
Light Duty Asphalt Roller with Trailer	100,000	-	-	-	-
Light Duty Zero Turn Mower	25,000	-	-	-	-

2026-2030 Capital Improvement Plan

Category and Fund	2026 CIP	2027 CIP	2028 CIP	2029 CIP	2030 CIP
Heavy Duty Single Axle Truck With Plow Package	-	397,472	-	-	-
Heavy Duty Single Axle Truck with Plow Package	-	397,472	-	-	-
Light Duty Sidewalk Machine with V Plow and Blower	-	230,000	-	-	-
Medium Duty Bucket Truck With Specialized Equipment	-	225,000	-	-	-
Medium Duty Woodchipper	-	175,000	-	-	-
Medium Duty Dump Truck with Plow Package	-	130,000	-	-	-
Medium Duty Air Compressor	-	75,000	-	-	-
Heavy Duty Single Axle Hook with Plow Package	-	-	411,535	-	-
Heavy Duty Single Axle Truck with Plow Package	-	-	411,534	-	-
Light Duty Sidewalk Machine with V Plow and Blower	-	-	240,000	-	-
Medium Duty Dump Truck with Plow Package	-	-	140,000	-	-
Medium Duty Tracked Skid Loader	-	-	120,000	-	-
Light Duty Multipurpose Utility Vehicle with V-Plow and Blower	-	-	90,000	-	-
Heavy Duty Road Grader	-	-	-	454,619	-
Heavy Duty Single Axle Truck with Plow Package	-	-	-	410,000	-
Heavy Duty Single Axle Truck with Plow Package	-	-	-	410,000	-
Heavy Duty Front End Wheel Loader	-	-	-	300,000	-
Light Duty Sidewalk Machine with V Plow and Blower	-	-	-	250,000	-
Heavy Duty Tandem Axle Dump truck With Plow Package	-	-	-	-	490,000
Heavy Duty Front End Wheel Loader	-	-	-	-	450,000
Heavy Duty Tractor	-	-	-	-	240,000
Light Duty Multipurpose Utility Vehicle with V-Plow and Blower	-	-	-	-	135,000
Public Works - Park Maintenance	**700,000**	**565,000**	**468,000**	**385,000**	**450,000**
Heavy Duty Single Axle Water Tanker	385,000	-	-	-	-
Light Duty Multipurpose Utility Vehicle with V-Plow and Blower	105,000	-	-	-	-
Light Duty Pickup With Specialized Equipment	75,000	-	-	-	-
Light Duty Lawn and Leaf Vacuum	55,000	-	-	-	-
Light Duty Zero Turn Mower	35,000	-	-	-	-
Door Replacement - Happy Acres and Aurelia	35,000	-	-	-	-
Irrigation Clock Upgrade	10,000	-	-	-	-
Heavy Duty Commercial Mower	-	180,000	-	-	-
Medium Duty Dump Truck with Plow Package	-	130,000	-	-	-
Medium Duty Tractor	-	90,000	-	-	-
Light Duty Ball Field Groomer	-	60,000	-	-	-
Light Duty Zero Turn Mower	-	50,000	-	-	-
Light Duty Tow Behind Mower	-	35,000	-	-	-
Light Duty Multipurpose Utility Vehicle	-	20,000	-	-	-
Medium Duty Tractor	-	-	100,000	-	-
Light Duty Multipurpose Utility Vehicle with V-Plow and Blower	-	-	80,000	-	-
Light Duty Pickup Truck	-	-	75,000	-	-

2026-2030 Capital Improvement Plan

Category and Fund	2026 CIP	2027 CIP	2028 CIP	2029 CIP	2030 CIP
Light Duty Pickup Truck	-	-	75,000	-	-
Light Duty Lawn and Leaf Vacuum	-	-	40,000	-	-
Light Duty Zero Turn Mower	-	-	40,000	-	-
Light Duty Zero Turn Mower	-	-	40,000	-	-
Light Duty Line Striper for Athletic Fields	-	-	18,000	-	-
Heavy Duty Commercial Mower	-	-	-	180,000	-
Light Duty Pick Up Truck	-	-	-	75,000	-
Light Duty Lawn and Leaf Vacuum	-	-	-	50,000	-
Light Duty Zero Turn Mower	-	-	-	40,000	-
Light Duty Zero Turn Mower	-	-	-	40,000	-
Light Duty Pickup With Plow Package And Specialized Equipment	-	-	-	-	130,000
Medium Duty Tracked Skid Loader	-	-	-	-	130,000
Heavy Duty Woodchipper	-	-	-	-	120,000
Light Duty Zero Turn Lawn Mower	-	-	-	-	50,000
Light Duty Line Striper for Athletic Fields	-	-	-	-	20,000
Public Works - Vehicle & Equipment Maintenance	**105,000**	**54,500**	**280,000**	**48,500**	**140,000**
Light Duty Utility Vehicle	70,000	-	-	-	-
In-Floor Hoist	35,000	-	-	-	-
High Voltage Outlets in Maintenance Shop	-	25,000	-	-	-
Drill Press	-	16,000	-	-	-
Heavy Truck Scanner	-	13,500	-	-	-
Medium Duty Service Truck with Crane	-	-	245,000	-	-
In-Floor Hoist	-	-	35,000	-	-
Band Saw	-	-	-	35,000	-
Automotive Scanner	-	-	-	13,500	-
Light Duty Pickup With Specialized Equipment	-	-	-	-	140,000
Building Inspections	**50,000**	**51,500**	**106,090**	**54,636**	**56,275**
Building Inspector Vehicle	50,000	-	-	-	-
Building Inspector Vehicle	-	51,500	-	-	-
Building Inspector Vehicle	-	-	53,045	-	-
Building Inspector Vehicle	-	-	53,045	-	-
Building Inspector Vehicle	-	-	-	54,636	-
Building Inspector Vehicle	-	-	-	-	56,275
411 - SBM Fire Capital Equipment	**2,655,000**	**1,917,000**	**902,250**	**908,000**	**294,500**
SBM - Engines - 2026	1,075,000	-	-	-	-
SBM - SCBA Engine	900,000	-	-	-	-
SBM - Rescue Vehicles	430,000	-	500,000	-	-
SBM - Buildings - 2026	150,000	-	-	-	-
SBM - Equipment - 2026	100,000	-	-	-	-
SBM - Engines - 2027	-	1,080,000	-	-	-

2026-2030 Capital Improvement Plan

Category and Fund	2026 CIP	2027 CIP	2028 CIP	2029 CIP	2030 CIP
SBM - Utilities	-	441,000	-	-	-
SBM - Buildings - 2027	-	215,000	-	-	-
SBM - Equipment - 2027	-	108,000	-	-	-
SBM - Grass UTV's	-	73,000	-	-	80,000
SBM - Equipment - 2028	-	-	255,000	-	-
SBM - Staff/Squad Vehicles	-	-	80,000	160,000	-
SBM - Buildings - 2028	-	-	67,250	-	-
SBM - Equipment - 2029	-	-	-	678,000	-
SBM - Buildings - 2029	-	-	-	70,000	-
SBM - Equipment - 2030	-	-	-	-	142,000
SBM - Buildings - 2030	-	-	-	-	72,500
417 - Public Safety Aid	**371,000**	**-**	**154,512**	**-**	**-**
800 MHz Police Radio Replacement Project	261,000	-	-	-	-
Flock Cameras	110,000	-	-	-	-
Patrol Vehicle (2 New)	-	-	154,512	-	-
Facilities	**448,800**	**165,000**	**440,000**	**1,575,000**	**105,000**
416 - Facilities Capital Fund	**448,800**	**165,000**	**440,000**	**1,575,000**	**105,000**
Fluorescent Light Replacement Upgrade	250,000	-	-	-	-
Ventilation System Evidence Area City Hall Police Department	100,000	-	-	-	-
Overhead Garage Doors Replacement Public Works	53,800	-	-	-	-
ADA Compliance Updates	25,000	25,000	25,000	25,000	25,000
Hot Water Heater Public Works	20,000	-	-	-	-
Carpet Replacement City Hall	-	75,000	-	75,000	-
Furniture Cloverleaf Room City Hall	-	45,000	-	-	-
Gas Hanging Heater Public Works	-	20,000	-	-	-
Cold Garage Floor Repair City Hall	-	-	200,000	-	-
Security Gate at Public Works	-	-	90,000	-	-
Carpet Replacement Public Works	-	-	75,000	-	-
Water Softener Public Works	-	-	50,000	-	-
New Roof Original Building Public Works	-	-	-	900,000	-
Parking Lot Rehabilitation City Hall	-	-	-	500,000	-
Hot Water Heaters MAYC	-	-	-	50,000	-
Water Softener City Hall	-	-	-	25,000	-
Replace Secure Police Gate City Hall	-	-	-	-	50,000
3rd Floor Window Tinting City Hall	-	-	-	-	30,000
Utility Infrastructure	**15,208,500**	**12,583,000**	**13,013,500**	**17,074,500**	**13,778,300**
611 - Water Utility Capital Fund	**4,845,000**	**3,850,000**	**4,102,500**	**7,581,500**	**4,225,000**
Capital Projects	**3,000,000**	**2,120,000**	**2,300,000**	**6,225,000**	**2,950,000**
Watermain Relocations Related to HWY 65 Project - Part 1	1,750,000	-	-	-	-
Lexington Water Separation and Metering	800,000	-	-	-	-

2026-2030 Capital Improvement Plan

Category and Fund	2026 CIP	2027 CIP	2028 CIP	2029 CIP	2030 CIP
Wellhouse 10 Replacement	350,000	-	1,800,000	-	-
Water Electrical updates	100,000	-	-	-	-
Watermain Relocations Related to HWY 65 Project - Part 2	-	1,000,000	-	-	-
SCADA Upgrade	-	600,000	-	-	-
Wellhouse 8 Replacement	-	400,000	-	2,500,000	-
Water Tower 4 Rehabilitation	-	120,000	-	2,100,000	-
Water Treatment Plant 3 Plant Improvements	-	-	350,000	-	2,100,000
Water Treatment Plants 1-4 Security Camera Upgrades	-	-	150,000	-	-
Well Control Covers - 2029	-	-	-	800,000	-
Water Treatment Plant 2 Media Replacement	-	-	-	400,000	-
Wellhouse 7 Replacement	-	-	-	350,000	-
Water Tower 4 Valve Replacement	-	-	-	75,000	-
Well Control Covers - 2030	-	-	-	-	850,000
Water Portion of Transportation Projects	**1,065,000**	**980,000**	**1,283,000**	**859,000**	**575,000**
Meadowbrook Area Street Reconstructions	515,000	-	-	-	-
Quincy Street Area Street Reconstructions	500,000	-	-	-	-
Street Rehabilitations - South Lake Blvd	50,000	-	-	-	-
2027 Laddie Lake Area Street Reconstructions	-	530,000	-	-	-
Green Ridge Area Street Reconstructions	-	400,000	-	-	-
2027 Street Rehabilitation - West Lake Blvd	-	50,000	-	-	-
2028 Oak Park Area Street Reconstructions	-	-	580,000	-	-
2028 Swan Park Area Street Reconstructions	-	-	511,000	-	-
2028 Belmont Acres Area Street Reconstructions	-	-	142,000	-	-
2028 Kane Meadows Area Street Reconstructions	-	-	50,000	-	-
2029 Northwest Area Street Reconstructions	-	-	-	420,000	-
2029 Clover Leaf Area Street Reconstructions	-	-	-	339,000	-
2029 Quail Creek Area Street Reconstructions	-	-	-	100,000	-
2030 Van Buren Area Street Reconstructions	-	-	-	-	450,000
2030 Street Rehabilitations	-	-	-	-	75,000
2030 Xylite Area Street Reconstructions	-	-	-	-	50,000
Capital Equipment	**780,000**	**750,000**	**519,500**	**497,500**	**700,000**
Medium Duty Dump Truck and Specialized Equipment	200,000	-	-	-	-
Medium Duty Maintenance Van	120,000	-	-	-	-
Light Duty Pickup with Plow Package and Specialized Equipment	115,000	-	-	-	-
Light Duty Pickup with Plow Package and Specialized Equipment	115,000	-	-	-	-
Light Duty Locate and Inspection Utility Vehicle with Specialized Equipment.	100,000	-	-	-	-
Light Duty Water Meter Technician Vehicle	100,000	-	-	-	-
Medium Duty Equipment Trailer	30,000	-	-	-	-
Heavy Duty Water Hydro Excavation Truck	-	750,000	-	-	-
Light Duty Pickup with Plow Package and Specialized Equipment	-	-	115,000	-	-

2026-2030 Capital Improvement Plan

Category and Fund	2026 CIP	2027 CIP	2028 CIP	2029 CIP	2030 CIP
Light Duty Pickup with Plow Package and Specialized Equipment	-	-	115,000	-	-
Light Duty Pickup with Plow Package and Specialized Equipment	-	-	115,000	-	-
Medium Duty Tracked Skid Steer	-	-	99,500	-	-
Light Duty Utility Vehicle	-	-	75,000	-	-
Light Duty Pickup with Plow Package and Specialized Equipment	-	-	-	120,000	-
Light Duty Pickup with Plow Package and Specialized Equipment	-	-	-	120,000	-
Light Duty Pickup with Plow Package and Specialized Equipment	-	-	-	120,000	-
Medium Duty Tracked Skid Steer	-	-	-	99,500	-
Light Duty Zero Turn Mower	-	-	-	38,000	-
Heavy Duty Tandem Axle Hook Truck	-	-	-	-	450,000
Light Duty Pickup with Plow Package and Specialized Equipment	-	-	-	-	125,000
Light Duty Pickup with Plow Package and Specialized Equipment	-	-	-	-	125,000
612 - Sewer Utility Capital Fund	**8,358,500**	**6,593,000**	**6,981,000**	**7,334,000**	**6,994,300**
Capital Projects	**7,640,000**	**5,755,000**	**6,090,000**	**6,489,000**	**6,217,300**
Lift Station #12 Rehabilitation	4,000,000	-	-	-	-
LS 13 project phase 2	2,000,000	-	-	-	-
HWY 65 - Relocation of Assets, Trunk Lines, Lift Stations, Etc.	850,000	850,000	850,000	-	-
Lift Station #12 New Pumps and Controls	400,000	-	-	-	-
Sewer Trunk Oversizing Zest Treatment Plant 4 to 128th	350,000	350,000	-	-	-
Lining Project for Lift Station Force Main Discharge Manholes - 2026	40,000	-	-	-	-
Lift Station #4 Forcemain rehab	-	2,650,000	-	-	-
Lift Station #3	-	1,000,000	-	-	-
SCADA Upgrades	-	350,000	-	-	-
Sanitary Sewer Line Rehabilitation	-	250,000	-	-	-
Sewer Trunk Line Cleaning - 2027	-	100,000	-	-	-
Sanitary Sewer Manhole Rehabilitation	-	85,000	-	-	-
Sanitary Sewer Manhole Rehabilitation	-	80,000	-	-	-
Lining Project for Lift Station Force Main Discharge Manholes - 2027	-	40,000	-	-	-
Station #4 Rehabilitation	-	-	4,000,000	-	-
Lift Station #8 Forcemain Rehabilitation	-	-	550,000	-	-
Lift Station #21- Pumps and Electronics	-	-	350,000	-	-
Lift Station #2 Rehabilitation	-	-	200,000	-	-
Sewer Trunk Line Cleaning - 2028	-	-	100,000	-	-
Lining Project for Lift Station Force Main Discharge Manholes - 2028	-	-	40,000	-	-
Lining Sanitary Sewer Trunk Line 301 - South End	-	-	-	3,300,000	-
Lift Station #25 Forcemain Rehabilitation	-	-	-	1,500,000	-
Lining Sanitary Sewer Trunk Line 301 - North End	-	-	-	879,000	-
Sewer Trunk Line 301 Manhole Lining - South End	-	-	-	410,000	-
Sewer Trunk Line 301 Manhole Lining - North End	-	-	-	240,000	-
Sewer Trunk Line Cleaning - 2029	-	-	-	100,000	-

2026-2030 Capital Improvement Plan

Category and Fund	2026 CIP	2027 CIP	2028 CIP	2029 CIP	2030 CIP
Sewer Manhole Rehabilitation	-	-	-	60,000	-
Lining Sewer Trunk Line 306 - Territorial Park Through Pleasure Creek	-	-	-	-	1,854,300
Lining of Lift Station #25 Gravity Line	-	-	-	-	1,320,000
Lining Sewer Trunk Line 300 - 35W Service Drive	-	-	-	-	1,053,000
Lift Station #2 Forcemain Lining	-	-	-	-	720,000
Lift Station #7 Rehabilitation	-	-	-	-	480,000
Lift Station #4 New Pumps And Controls	-	-	-	-	350,000
Lift Station #25 Gravity Line - Manhole Lining	-	-	-	-	180,000
Sewer Trunk Line 300 - Manhole Lining	-	-	-	-	140,000
Sewer Trunk Line 306 - Manhole Lining	-	-	-	-	120,000
Sewer Portion of Transportation Projects	**198,500**	**178,000**	**253,000**	**220,000**	**432,000**
Quincy Street Area Street Reconstructions	84,500	-	-	-	-
Meadowbrook Area Street Reconstructions	64,000	-	-	-	-
2026 Street Rehabilitations - South Lake Blvd	50,000	-	-	-	-
Green Ridge Area Street Reconstructions	-	66,000	-	-	-
2027 Street Rehabilitation - West Lake Blvd	-	60,000	-	-	-
2027 Laddie Lake Area Street Reconstructions	-	52,000	-	-	-
2028 Oak Park Area Street Reconstructions	-	-	75,000	-	-
2028 Kane Meadows Area Street Reconstructions	-	-	73,000	-	-
2028 Swan Park Area Street Reconstructions	-	-	68,000	-	-
2028 Belmont Acres Area Street Reconstructions	-	-	37,000	-	-
2029 Clover Leaf Area Street Reconstructions	-	-	-	109,000	-
2029 Quail Creek Area Street Reconstructions	-	-	-	75,000	-
2029 Northwest Area Street Reconstructions	-	-	-	36,000	-
2030 Van Buren Area Street Reconstructions	-	-	-	-	150,000
Sewer Trunk Line 305 Manhole Lining (Lift Station #3 Jefferson Street)	-	-	-	-	110,000
2030 Xylite Area Street Reconstructions	-	-	-	-	97,000
2030 Street Rehabilitations	-	-	-	-	75,000
Capital Equipment	**520,000**	**660,000**	**638,000**	**625,000**	**345,000**
Emergency Backup Power Generator for Lift Station (ls12)	165,000	-	-	-	-
Medium Duty Dump Truck with Plow Package and Specialized Equipment	125,000	-	-	-	-
Lift Station Sanitary Sewer Pump	120,000	-	-	-	-
Lift Station Sanitary Sewer Pump	110,000	-	-	-	-
Medium Duty Lift Station Service Vehicle with Specialized Equipment	-	260,000	-	-	-
Emergency Backup Power Generator for Lift Station (LS21)	-	165,000	-	-	-
Light Duty Pickup with Plow Package and Specialized Equipment	-	120,000	-	-	-
Light Duty Pickup with Plow Package and Specialized Equipment	-	115,000	-	-	-
Medium Duty Utility Vehicle -CCTV Vehicle	-	-	380,000	-	-
Emergency Backup Power Generator for Lift Station (LS4)	-	-	130,000	-	-
Light Duty Pickup with Plow Package and Specialized Equipment	-	-	110,000	-	-

2026-2030 Capital Improvement Plan

Category and Fund	2026 CIP	2027 CIP	2028 CIP	2029 CIP	2030 CIP
Underground Utility Line Tracer	-	-	18,000	-	-
Heavy Duty Single Axle Truck - Sewer Jetter	-	-	-	400,000	-
Pick Up 4x4, Equipment Package	-	-	-	115,000	-
Light Duty Pickup with Plow Package and Specialized Equipment	-	-	-	110,000	-
Light Duty Pickup with Plow Package and Specialized Equipment	-	-	-	-	120,000
Light Duty Pickup with Plow Package and Specialized Equipment	-	-	-	-	115,000
Light Duty Pickup with Plow Package and Specialized Equipment	-	-	-	-	110,000
613 - Storm Utility Capital Fund	**2,005,000**	**2,140,000**	**1,930,000**	**2,159,000**	**2,559,000**
Capital Projects	**1,075,000**	**1,200,000**	**1,810,000**	**1,734,000**	**1,479,000**
Coon Creek Watershed District Sub-Watershed Project - 2026	400,000	-	-	-	-
Infiltration Basin - Swan Park	200,000	-	-	-	-
Structure Improvements (Storm)- High Volume Roadways Manhole Lining	180,000	190,000	160,000	180,000	200,000
CIPP Lining – Annual Storm Sewer Lining Contract - 2026	100,000	-	-	-	-
Storm Ditch Rehab	100,000	-	-	-	-
Storm System Rehab	95,000	-	-	-	-
Improvement - Pleasure Creek Flood And Pond Study	-	450,000	-	-	-
Coon Creek Watershed District Sub-Watershed Project - 2027	-	400,000	-	-	-
CIPP Lining – Annual Storm Sewer Lining Contract - 2027	-	100,000	-	-	-
Ditch Improvement - Lexington Avenue Between Ball and North Road	-	60,000	-	-	-
Drainage Improvement - Frazier/Erskin Near Ball Road/Lexington	-	-	750,000	-	-
Coon Creek Watershed District Sub-Watershed Project - 2028	-	-	400,000	-	-
CIPP Lining – Annual Storm Sewer Lining Contract - 2028	-	-	100,000	-	-
Storm Basin Rehab, CCP - 11	-	-	100,000	-	-
Storm Basin Rehab, CCP - 304	-	-	100,000	-	-
Storm Basin Rehabs, CCP-37	-	-	100,000	-	-
Storm Basin Rehabs, MS4 Area 1, Pleasure Creek	-	-	100,000	-	-
Coon Creek Watershed District Sub-Watershed Project - 2029	-	-	-	400,000	-
Irrigation Re-Use - Conversion of Existing Park Irrigation	-	-	-	350,000	-
Storm Pipe Rehab	-	-	-	220,000	-
Infiltration Basin - Palmer Park	-	-	-	150,000	-
Site Improvements - Larson Site	-	-	-	150,000	-
Culvert Replacement - Ditch 41 at Public Works	-	-	-	125,000	-
CIPP Lining – Annual Storm Sewer Lining Contract - 2029	-	-	-	100,000	-
Storm Rehab - NW PMP Area	-	-	-	59,000	-
Coon Creek Watershed District Sub-Watershed Project - 2030	-	-	-	-	400,000
Lake Improvement - Laddie Lake Improvement Project	-	-	-	-	300,000
Storm Ditch Rehab, 41-1	-	-	-	-	220,000
Storm Basin Rehab, CCP-7	-	-	-	-	200,000
CIPP Lining – Annual Storm Sewer Lining Contract - 2030	-	-	-	-	100,000
Storm System Rehab - SE PMP Area	-	-	-	-	59,000

2026-2030 Capital Improvement Plan

Category and Fund	2026 CIP	2027 CIP	2028 CIP	2029 CIP	2030 CIP
Storm Portion of Transportation Projects	**400,000**	**250,000**	**-**	**125,000**	**-**
Culvert Replacement - Happy Acres 7th Street	400,000	-	-	-	-
Pipe Regrouting - Legacy Creek Pkwy - North of Main Street	-	250,000	-	-	-
Storm Water Pipe Lining/Regrouting - Urbank Circle and Vermillion Street	-	-	-	125,000	-
Capital Equipment	**530,000**	**690,000**	**120,000**	**300,000**	**1,080,000**
Medium Duty Tracked Skid Steer	155,000	-	-	-	-
Medium Duty Dump Truck with Plow Package and Specialized Equipment	125,000	-	-	-	-
Light Duty Pickup with Plow Package and Specialized Equipment	115,000	-	-	-	-
Light Duty Multipurpose Utility Vehicle	85,000	-	-	-	-
Regrout Trailer	25,000	-	-	-	-
Sinkhole and Asset Repair Trailer	25,000	-	-	-	-
Heavy Duty Street Sweeper	-	470,000	-	-	-
Light Duty Tracked Mini Skid Steer	-	110,000	-	-	-
Medium Duty Dump Truck with Plow Package and Specialized Equipment	-	110,000	-	-	-
Medium Duty Dump Truck with Plow Package and Specialized Equipment	-	-	100,000	-	-
Medium Duty Brush Cutter	-	-	20,000	-	-
Medium Duty Tracked Skid Steer	-	-	-	185,000	-
Light Duty Pickup with Plow Package and Specialized Equipment	-	-	-	115,000	-
Heavy Duty Street Sweeper	-	-	-	-	450,000
Heavy Duty Tracked Excavator	-	-	-	-	350,000
CAT Skid With Forestry Pkg	-	-	-	-	165,000
Light Duty Pickup with Plow Package and Specialized Equipment	-	-	-	-	115,000
Total	**30,849,150**	**32,980,744**	**26,767,321**	**33,844,105**	**26,915,325**

2026-2030 Capital Improvement Plan
Project Descriptions and Justifications

402 - Neighborhood Park Improvements Fund

Trail Improvements - Parks and Trails – Ongoing

- $450,000 – 2026; $350,000 – 2027; $350,000 – 2028; $350,000 – 2029; $250,000 – 2030
- Repair, patch, crack fill and sealcoat older trails that need attention.
- Data that is collected from the trail pavement assessment will be used to develop a comprehensive trail improvement plan. With nearly 100 miles of trail and segments nearly 40 years of age, further investment will improve the City's trail system and provide an improved user experience.

Jefferson Park Playground – 2026

- $115,000
- Remove the existing playground and replace it with a new one. Tear out the play curb and replace it with a concrete border.
- Jefferson Park playground is 20 years old and needs replacement. Staff generally plan to replace equipment every 18 to 20 years to ensure a well-maintained park system.

Ostmans Park Shelter Replacement- 2026

- $50,000
- Construct a new shelter at Ostmans Park for the users to have a place to gather.
- Ostmans Park needs a new park shelter. The current shelter was constructed in the early 1970's.

Ostmans Park Building Repair – 2026

- $35,000
- The building has holes in the plywood outside walls. The roof is in rough shape and needs to be replaced.
- The building is original from 1970 and hasn't had any modifications to the exterior except for paint.

Sanctuary South Park Playground - 2027

- $100,000
- Remove the existing playground and replace it with a new one.
- Sanctuary South Park playground is 20 years old and needs replacement. Staff generally plan to replace equipment every 18 to 20 years to ensure a well-maintained park system

Various Parks - Fencing and Backstops - 2027/2030

- $75,000 – 2027; $40,000 – 2030
- Purchase new fencing for ball field backstops and various other fencing throughout the city parks.
- The aging parks have fencing that needs replacement. Poles and fabric are also in need of replacement at various parks.

Little League Playground – 2027

- $60,000
- Remove the existing playground and replace it with a new one. Tear out the play curb and replace it with a concrete border.
- Little League Park playground is 19 years old and needs replacement. Staff generally plan to replace equipment every 18 to 20 years to ensure a well-maintained park system.

Jefferson Park Shelter Replacement – 2027

- $40,000
- The Jefferson Park Shelter had been built out of wood by an Eagle Scout about 13 years ago. A few years ago, it was wiped out by the summer storm.
- Residents have been asking for a replacement since the other one was destroyed

Sanctuary North Park Playground – 2028

- $125,000
- Remove the existing playground and replace it with a new one. Tear out the play curb and replace it with a concrete border.
- Sanctuary North Park playground is 21 years old and needs replacement. Staff generally plan to replace equipment every 18 to 20 years to ensure a well-maintained park system.

Trees Edge Park Playground – 2028

- $100,000
- Remove the existing playground and replace it with a new one.
- Trees Edge Park playground is 23 years old and needs replacement. Staff generally plan to replace equipment every 18 to 20 years to ensure a well-maintained park system.

Happy Acres Park Shelter – 2028

- $50,000
- Construct a new shelter at Happy Acres Park for the users to have a place to gather.
- Happy Acres needs a new park shelter. The current shelter was constructed in the early 1990's. This is a very popular park, and the shelter is used by visitors who use the park along with our summer programs.

Lakeside Commons Park Playground – 2029

- $150,000
- Remove the existing playground and replace it with a new one.
- Lakeside Commons Park playground is 18 years old and needs replacement. Staff generally plan to replace equipment every 18 to 20 years to ensure a well-maintained park system.

Ostmans Park Playground – 2029

- $110,000
- Remove the existing old playground and replace it with a new one.
- Ostmans Park playground is 19 years old and needs replacement. Staff generally plan to replace equipment every 18 to 20 years to ensure a well-maintained park system.

Fillmore Playground – 2029

- $70,000
- Remove the existing and replace it with a new one. Tear out the play curb and replace it with a concrete border.
- Fillmore Park playground is 19 years old and needs replacement. Staff generally plan to replace equipment every 18 to 20 years to ensure a well-maintained park system.

Deacon's Park Playground (Possible Joint Project With 3M Championship) – 2030

- $115,000
- Remove the old playground and replace it with a new one. Tear out the play curb and replace it with a concrete border. East Lake Park playground is 20 years old, and the goal is to replace the equipment approximately every 18 to 20 years, if it needs replacement.
- Deacon's Park playground is 21 years old and needs replacement. Staff generally plan to replace equipment every 18 to 20 years to ensure a well-maintained park system. Staff are trying to partner with the PGA and 3M to help fund this park.

Eastside Park Playground – 2030

- $100,000
- Remove the existing playground and replace it with a new one. Tear out the play curb and replace it with a concrete border.
- Eastside Park playground is 23 years old and needs replacement. Staff generally plan to replace equipment every 18 to 20 years to ensure a well-maintained park system.

Lochness Park Shelter Replacement – 2030

- $100,000
- Construct a new shelter at Lochness Park for the users to have a place to gather.
- Lochness Park needs a new park shelter. The current shelter was constructed in the early 1990's. This is a very popular park, and the shelter is used by visitors and employees of Infinite Campus.

South Lake Playground – 2030

- $70,000
- Remove the existing playground and replace it with a new one. Tear out the play curb and replace it with a concrete border.
- South Lake Park playground is 21 years old and needs replacement. Staff generally plan to replace equipment every 18 to 20 years to ensure a well-maintained park system.

Aurelia Park Shelter Replacement – 2030

- $50,000
- Construct a new shelter at Aurelia Park for the users to have a place to gather.
- Aurelia Park needs a new park shelter. The current shelter was constructed in the late 1970's.

Quincy Park Shelter Replacement – 2030

- $50,000
- Construct a new shelter at Quincy Park for the users to have a place to gather.
- Quincy Park needs a new park shelter. The current shelter was constructed in the early 1970's.

Kane Meadows Park Shelter – 2030

- $35,000
- Construct a new shelter at Kane Meadows Park for the users to have a place to gather.
- Kane Meadows Park needs a new park shelter. The current shelter was constructed in the late 1990's.

404 - Parks Development Fund

Blaine Baseball Complex Site Improvements – 2026

- $200,000
- Site improvements for all 6 fields. Dugouts, fencing, backstops, pitching mounds, tarps, wind screens, and lighting.
- The complex has original equipment from the 1980's and needs replacement. This replacement is included in the Parks Master Plan.

Jim Peterson Parking Lot Expansion - 2026

- $174,950
- Building an additional parking lot at Jim Peterson Park.
- This project is identified in the Parks Master Plan. Jim Peterson Park is heavily used and needs additional parking to accommodate users.

Lakeside Park Bridge Replacement – 2027

- $375,000
- One of the two bridges at Lakeside Park that connect the neighbors over the water is structurally starting to fail. The support system in the water is heaving, causing the bridge to push up.
- This bridge is used 365 days a year by the neighbors and is a bridge that city machinery uses to collect trash, cut the grass, and complete repair work. There have been numerous complaints over the last three years about the condition of the bridge. The bridge is 21 years old and gets inspected yearly by our engineering staff and was purchased by the development back in the early 2000's. The company that designed and installed the bridge is York Bridge out of Florida.

New Park West of Lexington Avenue/North of Main Street – 2028/2029

- $75,000 – 2028; $925,000 – 2029
- Construct a new community park west of Lexington Avenue and north of Main Street.
- This park is scheduled in the Master Plan to be the final community park in the city.

405 - Open Space Development

Wetland Management - Site 7 - Ongoing

- $100,000 each year
- Monitoring and maintenance of the Site 7 area in the Blaine Wetland Sanctuary.
- Ongoing maintenance is included in both the Blaine Wetland Sanctuary Master Plan and agreements with the Board of Water and Soil Resources (BWSR) and the Army Corps of Engineers. To operate a wetland bank, it is required to maintain the site per state regulatory agency requirements. This project maintains current service levels and ensures compliance with requirements.

Ongoing Maintenance of Blaine Wetland Sanctuary - Ongoing

- $25,000 each year
- Monitoring and maintenance of the Blaine Wetland Sanctuary other than Site 7.
- Ongoing maintenance of the Blaine Wetland Sanctuary is a grant requirement. This maintains current service levels.

Blaine Wetland Sanctuary Trail Development – 2026-2028

- $3,850,000 – 2026; $250,000 – 2027; $250,000 – 2028
- Design and construction of new trails in the Blaine Wetland Sanctuary.
- Trails to connect the surrounding neighborhoods to the BWS. Identified in the Blaine Wetland Sanctuary Master Plan. The future year requests are dependent on wetland credit sales.

105th Redevelopment Park Advance - 2027-2028

- $1,000,000 - 2027; $(1,000,000) - 2028
- In accordance with the Master Development Agreement for the 105th Avenue Redevelopment.
- The city is required to advance the $1,000,000 of park dedication for the construction of a park in the southwest portion of the project area.

Blaine Wetland Sanctuary Structure and Restroom – 2030

- $750,000
- Design and construction of a new permanent structure, including restrooms, at the Blaine Wetland Sanctuary.
- This project was identified in the Blaine Wetland Sanctuary Master Plan. This project enhances the service level of the sanctuary.

406 - MSA Street Improvements

Signal Replacement Lexington Ave (CSAH 17) and 85th Ave (CSAH 32) – 2026

- $550,000
- Anoka and Ramsey County are replacing the signal at the intersection of Lexington Avenue and 85th Avenue.
- The city will be responsible for our portion of the project based on the county's cost share policy.

CR 53 (Sunset Ave) Reconstruction – 2027

- $550,000
- Anoka County will be reconstructing CR 53 (Sunset Ave) from 109th Avenue to 125th Avenue.
- The City will be responsible for our portion of the project based on the county's cost share policy.

TH 65 & Bunker Lake Blvd Interchange – 2028

- $1,100,000
- Anoka County will be constructing an interchange at Bunker Lake Blvd (CSAH 116) and TH 65. A city-owned frontage road from 131st Avenue to 133rd Avenue will be constructed as a part of the project
- The city will be responsible for our portion of the project based on the county's cost share policy.

Polk Street/99th Avenue Signal – 2029

- $750,000
- Install traffic signals at the intersection of Polk Street and 99th Avenue to provide a safer intersection for the driving public.
- The city had an Intersection Control Evaluation completed in 2019. Based on the results, Council asked for this to be placed on the 2025 construction program. This project aligns with the City's strategic plan goal of a safe and well-maintained infrastructure.

2029 CR 49 (North Road) Reconstruction from CSAH 17 (Lexington Ave) To Lakeview Dr - 2029

- $275,000
- Anoka County will be reconstructing North Road from Lexington Avenue to Lakeview Drive.
- The City will be responsible for our portion of the project based on the County's cost share policy.

503 - Pavement Management Plan

Quincy Street Area Street Reconstructions – 2026

- $2,606,000
- Full reconstruction (no ex-curb) of:
  105th Ln from Quincy Blvd to E cul-de-sac
  106th Ave from Jefferson St to Quincy Blvd
  Madison St from Territorial Rd to 106th Ave
  Madison St from 106th Ave to 109th Ave
  Quincy Blvd from Territorial Rd to 109th Ave
  Monroe Dr from Madison St to 109th Ave
  Madison St from W cul-de-sac to Madison St
  Madison St from W cul-de-sac to Madison St

Meadowbrook Area Street Reconstructions – 2026

- $1,892,000
  Full reconstruction (R&R ex curb) of:
  125th Ln from Jefferson St to Polk St
  126th Ave from Madison St to Polk St
  127th Ave from Madison St to Jackson St
  Madison St from 125th Ln to 127th Ave
  Jackson St from 130' N of 125th Ave to 127th Ave
  Able Cir from 126th Ave to N cul-de-sac
  Tyler Cir from 126th Ave to N cul-de-sac
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well-maintained infrastructure.

South Lake Blvd Rehabilitation – 2026

- $1,025,000
- Mill and overlay with underseal of South Lake Boulevard.
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well-maintained infrastructure.

Laddie Lake Area Street Reconstructions – 2026/2027

- $785,200 – 2026; $3,926,000 – 2027
- Full recon (no ex. curb) of:
  86th Ave from Tyler St to Polk St
  87th Ln from Able St to Polk St
  87th Ave from Able St to Taylor Ct
  Tyler St from CH 10 front road to 89th Ave
  Polk St from south dead end to 89th Ave
  Cottagewood Terrace from CH 10 to Polk St
  M&O (w/o underseal) Taylor Ct from 87th Ave to north cul-de-sac
  Partial Recon w/ spot c&g replacement of:
  Tyler St from 91st Ave to 92nd Ave
  Jackson Cir from 91st Ave to N cul-de-sac
  VanBuren St from 91st Ave to 92nd Ave
  92nd Ave from VanBuren St to Tyler St
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well-maintained infrastructure.

Green Ridge Area Street Reconstructions – 2026/2027

- $466,000 – 2026; $2,330,000 – 2027
- Full Reconstruction (R&R ex. curb) of:
  117th Cir from 117th Ave to N cul-de-sac
  118th Ave from W cul-de-sac to Madison St
  118th Ave from E cul-de-sac to Madison St
  118th Ave from Able St to E cul-de-sac
  118th Ln from Monroe St to 119th Ave
  Monroe St from 117th Ave to Oak Park Blvd
  Madison St from Monroe St to 119th Ave
  Madison St from Monroe St to E cul-de-sac
  Monroe Cir from W cul-de-sac to Monroe St
  Able St from 117th Ave to 118th Ln
  Van Buren St from 117th Ave to 118th Ln
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well-maintained infrastructure.

West Lake Blvd Rehabilitation – 2026/2027

- $140,000 – 2026; $693,000 – 2027
- Mill and overlay with underseal of West Lake Blvd from Lakes Pkwy to 125th Ave.
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well-maintained infrastructure.

Street PCI Update – 2026

- $125,000
- Update street pavement condition ratings for all city streets.
- Data is used to develop the 5-year Pavement Management CIP.

Swan Park Area Street Reconstructions – 2027/2028

- $395,000 – 2027; $1,974,500 – 2028
- Partial Reconstruction (spot curb replacement) of:

97th Ave from University Ave to 6th St
97th Ln from 3rd St to 5th St
98th Ave from 3rd St to 5th St
99th Ave from University Ave to 101st Ave
University Ave Frontage Rd from 97th Ave to 99th Ave
3rd St from 97th Ave to 99th Ave
5th St from 97th Ln to 99th Ave6th St from 97th Ave to 99th Ave
7th St from S cul-de-sac to 99th Ave

- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well-maintained infrastructure.

Kane Meadows Area Street Reconstructions – 2027/2028

- $323,100 – 2027; $1,615,900 – 2028
- Partial Reconstruction (spot curb) of:
  Alamo Cir from north cul-de-sac to 88th Ave
  Coral Sea Ct from south cul-de-sac to 88th Ave
  88th Ave from Rice Creek Pkwy to Dunkirk Ct
  Dunkirk Ct from 88th Ln to south cul-de-sac
  Alamo Ct from south cul-de-sac to Alamo Cir
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well-maintained infrastructure.

Belmont Acres Street Reconstructions – 2027/2028

- $318,000 – 2027; $1,592,000 – 2028
- Full reconstruction (R&R ex. curb) of:
  Erskin St from 101st Ln to Frazier St
  Fraizer St from 101st Ln to Ball Rd
  Ghia St from 101st Ln to Ball Rd
  Hupp St from 101st Ln to 60' S of N cul-de-sac
  101st Ln from Erskin St to Hupp St
  Twilite Terr from North Road to 101st Ln
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well-maintained infrastructure.

Oak Park Area Street Reconstructions – 2027/2028

- $219,500 – 2027; $1,097,800 – 2028
- Partial reconstruction (spot curb) of:
  3rd St from 117th Ave to north cul-de-sac
  4th St from 117th Ave to 118th Ave
  4th St from W cul-de-sac to 4th St
  4th St from 4th St to east cul-de-sac
  Oak Park Dr from 117th Ave to Jefferson St
  117th Ln from 117th Ave to Oak Park Dr
  117th Ln from south cul-de-sac to 117th Ln
  Terrace Dr from Oak Park Dr to 118th Ave
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well-maintained infrastructure.

Clover Leaf Area Street Reconstructions – 2028/2029

- $472,300 – 2028; $2,362,000 – 2029
- Partial Recon (spot curb) of:
  Madison St from 96th Ln to 97th Ln
  97th Ave from Madison St to east cul-de-sac
  97th Ln from Madison St to Quincy St
  Monroe St from 97th Ln to 98th Ln
  Quincy St from 97th Ave to 99th Ave
  Jackson St from 97th Ave to 98th Ln
  Able St from 97th Ln to 98th Ln
  98th Ave from Able St to Polk St
  97th Ln from Able St to Tyler St
  Tyler St from 97th Ave to 97th Ln
  98th Ln from Monroe St to Quincy St
  97th Ave from Quincy St to Tyler St
  Jackson St from 98th Ln to 99th Ave
  98th Ln from Jackson St to Able St
  Tyler St from 98th Ave to 99th Ave
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well-maintained infrastructure.

Quail Creek Area Street Reconstructions – 2028/2029

- $423,000 – 2028; $2,114,000 – 2029
- Partial reconstruction (spot curb) of:
  129th Ct from west cul-de-sac to Quail Creek Pkwy
  Owatonna St from Quail Creek Pkwy to Quail Creek Dr
  130th Ct from W cul-de-sac to Owatonna St
  131st Ct from W cul-de-sac to Owatonna St
  132nd Ct from W cul-de-sac to Owatonna St
  Quail Creek Dr from Quail Creek Pkwy to Radisson Rd
  Palisade Ct from Quail Creek Pkwy to north cul-de-sac
  130th Ct from Quail Creek Pkwy to E cul-de-sac
  129th Ct from Quail Creek Pkwy to E cul-de-sac
  129th Ct from S cul-de-sac to 129th Ct
  Quail Creek Pkwy from 120' west of Quail Creek Dr to 60' east of Taconite Ct
  Taconite Ct from Quail Creek Pkwy to north cul-de-sac
  Partial Recon (no ex. curb) of:
  Central Ave Frontage Rd from 370' north of 129th Ave to 131st Ave
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well-maintained infrastructure.

Northwest Area Street Reconstructions – 2028/2029

- $311,000 – 2028; $1,553,000 – 2029
- Full reconstruction (R&R ex curb) of:
  Jackson St from 131st Ave to 132nd Ave
  VanBuren St from 131st Ave to 132nd Ln
  Able St from 131st Ave to 132nd Ln

Tyler St from 131st Ave to 132nd Ln
132nd Ln from Jackson St to Tyler St
132nd Ave from 160' W of Jackson St to Jackson St

- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well-maintained infrastructure.

Van Buren Area Street Reconstructions – 2029/2030

- $642,000 – 2029; $3,208,000 – 2030
- Partial recon (spot C&G) of:
  95th Ave from Able St to Polk St
  95th Ln from Madison St to Able St
  Tyler St from 96th Ave to 96th Ln
  Tyler St from Clover Leaf Pkwy to north cul-de-sac
  Tyler St from 95th Ave to north cul-de-sac
  Able St from 96th Ln to 97th Ave
  VanBuren St from Clover Leaf Pkwy to 95th Ln
  Jackson St from Clover Leaf Pkwy to north cul-de-sac
  Quincy St from Clover Leaf Pkwy to 95th Ln
  Monroe St from Clover Leaf Pkwy to 95th Ln
  Madison St from 95th Ln to 96th Ln
  Madison St from south cul-de-sac to 95th Ln
  96th Ln from Quincy St to Tyler St
  Quincy St from 96th Ave to 96th Ln
  Able St from south cul-de-sac to Clover Leaf Pkwy
  Able St from Clover Leaf Pkwy to 96th Ave
  96th Ave from Quincy St to Able St
  96th Ave from west cul-de-sac to Polk St
  96th Ln from 96th Ln to north cul-de-sac
  96th Ln from Clover Leaf Pkwy to east cul-de-sac
  Clover Leaf Pkwy from Clover Leaf Pkwy to north cul-de-sac
  Clover Leaf Pkwy from Clover Leaf Pkwy to north cul-de-sac
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well-maintained infrastructure.

Xylite Area Street Reconstructions – 2029/2030

- $525,000 – 2029; $2,626,000 – 2030
- Partial Reconstruction (spot curb) of:
  Waconia St from south cul-de-sac to 91st Ave
  91st Ave from Waconia St to Xylite St
  91st Ln from west cul-de-sac to Xylite St
  Yancy St from 91st Ln to 93rd Ave
  91st Ln from Yancy St to Zumbrota St
  92nd Ln from Zumbrota St to Alamo St
  Alamo St from 91st Ave to 92nd Ln
  Coral Sea St from south cul-de-sac to 93rd Ave
  Dunkirk St from 500' north of 91st Ave to 92nd Ln
  91st Ave from Dunkirk St to Flanders St

92nd Ave from Edison St to Flanders St
Edison St from south dead end to 92nd Ln
92nd Ln from Dunkirk St to Edison St
Zumbrota St from 91st Ln to 92nd Ln
Mill & Overlay (no underseal) 85th Ct from west dead end to Coral Sea St
Coral Sea St from 85th Ave to north cul-de-sac
Dunkirk St from Coral Sea St to north cul-de-sac

- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well-maintained infrastructure.

Street Rehabilitation – 2029/2030

- $272,000 – 2029; $1,359,000 – 2030
  Mill & overlay w/ underseal - North Lake Blvd from Lakes Pkwy to 125th Ave
  Partial recon (spot curb) - Legacy Creek Pkwy from 125th Ave to 127th Ave
  Partial Recon (spot curb) - Town Square Dr area from Radisson Rd to 109th Ave
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well-maintained infrastructure.

Fillmore Area Street Reconstructions – 2027/2028/2030

- $743,300 – 2030
- Full reconstruction (R&R ex curb) of:
  105th Ave from Fillmore St to east dead end
  Fillmore St from 105th Ave to north cul-de-sac
  Fillmore St from 107th Ave to 109th Ave
  Taylor St from 107th Ave to N cul-de-sac
  Pierce St from 105th Ave to 107th Ave
  107th Ave from Taylor St to Buchanan St
  106th Ave from Fillmore St to Pierce St
  105th Ave from Fillmore St to east dead end
  106th Ln from Fillmore St to Pierce St
  Pierce St from 108th Ave to 109th Ave
  108th Ave from Pierce St to Buchanan St
  108th Ave from Buchanan St to TH65
  Fillmore St from 109th Ave to 175' south of 111th Ave
  Partial Recon (spot curb) of:
  Fillmore St from 109th Ave to Fillmore St
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well-maintained infrastructure.

531 - Pavement Maintenance - Seal Coating

Crack Seal Program – 2026

- $250,000
- Crack sealing is a preventative maintenance that places a rubberized material in the thermal cracking of the bituminous pavement to prevent moisture from penetrating into the base of the roadway structure causing deterioration of the pavement and creating potholes.
- To provide for a well-maintained infrastructure by helping to maintain street pavement conditions.

Crack Seal Program – 2027

- $250,000
- Crack sealing is a preventative maintenance that places a rubberized material in the thermal cracking of the bituminous pavement to prevent moisture from penetrating into the base of the roadway structure causing deterioration of the pavement and creating potholes.
- To provide for a well-maintained infrastructure by helping to maintain street pavement conditions.

Crack Seal Program – 2028

- $250,000
- Crack sealing is a preventative maintenance that places a rubberized material in the thermal cracking of the bituminous pavement to prevent moisture from penetrating into the base of the roadway structure causing deterioration of the pavement and creating potholes.
- To provide for a well-maintained infrastructure by helping to maintain street pavement conditions.

Crack Seal Program – 2029

- $250,000
- Crack sealing is a preventative maintenance that places a rubberized material in the thermal cracking of the bituminous pavement to prevent moisture from penetrating into the base of the roadway structure causing deterioration of the pavement and creating potholes.
- To provide for a well-maintained infrastructure by helping to maintain street pavement conditions.

Crack Seal Program – 2030

- $250,000
- Crack sealing is a preventative maintenance that places a rubberized material in the thermal cracking of the bituminous pavement to prevent moisture from penetrating into the base of the roadway structure causing deterioration of the pavement and creating potholes.
- To provide for a well-maintained infrastructure by helping to maintain street pavement conditions.

410 – Capital Equipment & Projects

Finance & IT

Infrastructure Improvements - 2026

- $250,000
- This initiative focuses on modernizing and expanding the underlying digital foundation, ensuring high performance, scalability, and reliability across all city departments. The core improvement involves moving away from outdated, disparate systems to a unified, scalable, and high-performance technological environment. This means replacing end-of-life hardware and software with contemporary, industry-standard solutions across computing, storage, and networking layers.
- The primary result of this modernization is a significant boost in system reliability and availability, minimizing disruptive downtime and ensuring continuity of operations for critical public safety and administrative functions.

Computers and Related Equipment – Ongoing

- $81,200 – 2026; $80,300 – 2027; $118,900 – 2028; $101,750 – 2029; $126,450 – 2030
- 5-year scheduled replacement for staff computers, related equipment and contingency funds for unforeseen staff technology needs.
- Older computers become slower and less efficient over time, leading to lost productivity. As computers age, they require more maintenance and repairs. As software and operating systems evolve, older hardware may struggle to run newer applications efficiently or at all. A 5-year replacement cycle helps ensure hardware remains compatible with critical business software. Providing staff with up-to-date technology can improve morale and job satisfaction. Employees are likely to be more productive and happier when using reliable, efficient equipment.

Squad Laptops – Ongoing

- $54,000 – 2026; $138,000 – 2027; $72,000 – 2028; $78,000 – 2029; $115,000 – 2030
- Scheduled 4-year replacement of the semi-rugged laptops used in our police squad cars.
- As technology evolves rapidly, newer laptop models offer improved performance, better processing power, and enhanced features that can help officers work more efficiently. Older laptops are more prone to hardware failures and performance issues, which could potentially impact critical police operations. Replacing them regularly helps ensure officers have reliable equipment. As laptops age, they often require more frequent repairs and maintenance. Replacing them on a regular cycle can help reduce overall maintenance expenses.

Security Camera Replacement – Ongoing

- $15,000 – 2026; $5,000 – 2027; $7,500 – 2028; $5,000 – 2029; $7,500 – 2030
- Replace Axis IP Security Camera that is no longer supported.
- Going forward we would like to replace about 5 Axis security cameras per year to make sure they are all up to date, supported and less likely to fail.

Multi-Function Printers – Ongoing

- $13,000 – 2026; $13,000 – 2027; $23,000 – 2028; $33,000 – 2029; $39,000 – 2030
- Scheduled 10-year replacement of our departmental multi-function printers/copiers.
- Newer models often offer enhanced features, improved efficiency, and better compatibility with modern office systems. As the copier's age, maintenance and repair costs tend to increase. By year 10, these costs may outweigh the benefits of keeping the old machine. Older copiers may experience more frequent breakdowns, reduced print quality, and slower performance, which can impact office productivity. Manufacturers typically stop producing parts for copiers about 10 years after the production date. This can make repairs difficult or impossible for machines older than 10 years.

Fiber Optic Cable Run to Cold Storage and Police Training Buildings – 2029

- $155,100
- Run fiber optic cable to the City's property at 9930 Xylite St NE. This includes the Cold Storage building and the Police Training building.
- This location currently uses an old Motorola Canopy system for network connectivity that is no longer supported and needs replacing. Network connectivity at these facilities is required for fire alarm systems and door and video security. It can also be used for staff to access the police network and the Internet. Some advantages of having a city owned fiber network include:
  1. Increased bandwidth and speed: Fiber optic cables offer significantly higher bandwidth and faster data transmission speeds compared to traditional copper cables, allowing for more efficient communication and data transfer between municipal buildings.
  2. Improved reliability: Fiber optic networks are more reliable and less susceptible to interference from electromagnetic sources or weather conditions, ensuring consistent connectivity for critical municipal operations.
  3. Futureproofing: Fiber optic infrastructure is highly scalable and can accommodate future increases in bandwidth demands, making it a long-term investment for the city.
  4. Enhanced municipal services: High-speed fiber connectivity enables the implementation of advanced smart city applications, improved emergency services communication, and more efficient delivery of government services to citizens.
  5. Cost savings: While initial installation costs may be higher, fiber optic networks can lead to long-term cost savings through reduced maintenance and increased operational efficiency.
  6. Improved security: Fiber optic cables are more secure than traditional copper cables, making them ideal for transmitting sensitive government data and information.

7. Disaster recovery and business continuity: Fiber optic networks can provide redundant connectivity options, ensuring that critical municipal services remain operational during emergencies or network outages. By connecting remote municipal buildings to the city's fiber network, local governments can improve their operational efficiency, enhance service delivery, and position themselves for future technological advancements and smart city initiatives.

SAN and Server Upgrade – 2030

- $275,000
- Upgrade to the Storage Area Network (SAN) and the servers that host our file storage systems and network applications.
- By the time of replacement, this equipment will be 8 years old and nearing end-of-life, increasing the risk of hardware failure and lack of support. The upgrade will deliver major improvements in performance, enhance data security, and ensure the stability and reliability of our core computing infrastructure.

Safety Services

800 MHz Police Radio Replacement Project – Ongoing

- $105,000 – 2026; $108,000 – 2027; $111,000 – 2028; $114,000 – 2029; $50,000 – 2030
- This is a 5-Year proposal to replace all police radios (portable and mobile) to Bureau of Criminal Apprehension (BCA) required encryption levels with a total project budget of $488,000.
- FBI and BCA encryption standards will soon be implemented across the entire ARMER (Allied Radio Matrix for Emergency Response) system, when completed, our non-compliant radios will become unusable. This multi-year replacement schedule also addresses an end-of-life issue for all our current radios. A grant was applied for and received. The amount of the grant was $40,000. The additional funds necessary to complete the updating and replacement of our radios will be the responsibility of the Police Department. No other funding sources have been identified at this time.

Patrol Vehicle Replacement – 2026

- $80,000
- Replacement of squad 5295 (a 2019 fully marked police Chevy Tahoe (specialty K9) w/ 70k miles) with a same or similar pursuit rated Specialty K9 vehicle. It is anticipated that squad car 5295 will reach its end of its usable service life at 100k miles and/or 5 years at the time of replacement.
- This request helps to maintain service levels by ensuring vehicles are replaced on a regular schedule, which helps mitigate excessive maintenance costs. The purpose of the acquisition is to maintain the police department's fleet of squad cars in a reliable fashion while decommissioning squad cars when they reach the end of their usable life before maintenance and repair costs become excessive. Mileage and years of service dictate the need to replace squad cars at intervals not to exceed 100k miles and/or 5 years of service. This replacement vehicle will maintain our fleet at current levels. The request links to the strategic plan initiative of Focusing on the Delivery of Exceptional Public Services - Reliable squad cars with low maintenance and repair costs are critical to the cost-effective operations of the police department. Cost estimate is based on state contract pricing through MN dealerships and vehicle upfitting vendors.

Patrol Vehicle Replacement – 2026

- $75,000
- Replacement of squad 5258 (a 2016 fully marked police Chevy Tahoe w/ 80k miles) with a same or similar pursuit rated vehicle. This patrol vehicle has reached the end of its usable service life.
- This request helps to maintain service levels by ensuring vehicles are replaced on a regular schedule, which helps mitigate excessive maintenance costs. The purpose of the acquisition is to maintain the police department's fleet of squad cars in a reliable fashion while decommissioning squad cars when they reach the end of their usable life before maintenance and repair costs become excessive. Mileage and years of service

dictate the need to replace squad cars at intervals not to exceed 100k miles and/or 5 years of service. This replacement vehicle will maintain our fleet at current levels. The request links to the strategic plan initiative of Focusing on the Delivery of Exceptional Public Services - Reliable squad cars with low maintenance and repair costs are critical to the cost-effective operations of the police department. Cost estimate is based on state contract pricing through MN dealerships and vehicle upfitting vendors.

Patrol Vehicle Replacement – 2026

- $75,000
- Replacement of squad 5270 (a 2017 fully marked police Chevy Tahoe w/ 77k miles) with a same or similar pursuit rated vehicle. This patrol vehicle has reached the end of its usable service life.
- This request helps to maintain service levels by ensuring vehicles are replaced on a regular schedule, which helps mitigate excessive maintenance costs. The purpose of the acquisition is to maintain the police department's fleet of squad cars in a reliable fashion while decommissioning squad cars when they reach the end of their usable life before maintenance and repair costs become excessive. Mileage and years of service dictate the need to replace squad cars at intervals not to exceed 100k miles and/or 5 years of service. This replacement vehicle will maintain our fleet at current levels. The request links to the strategic plan initiative of Focusing on the Delivery of Exceptional Public Services - Reliable squad cars with low maintenance and repair costs are critical to the cost-effective operations of the police department. Cost estimate is based on state contract pricing through MN dealerships and vehicle upfitting vendors.

Patrol Vehicle Replacement (CSO Truck) – 2026

- $63,000
- Replacement of squad 5303 (a 2020 F150 - fully marked CSO Truck w/ 105k miles) with a same or similar vehicle. Squad car 5303 has exceeded its usable service life and requires replacement.
- Request is for the replacement of squad 5303 with an F150/Silverado/or similar. Our 2020 F150 has reached 105k miles and exceeded the threshold that is recommended for replacement. Mileage and years of service dictate the need to replace vehicles at intervals not to exceed 100K miles and/or 5 years of service. The replacement will maintain the police department's CSO fleet of squad cars in a reliable fashion while decommissioning squad vehicles when they reach the end of their usable service life before maintenance and repair costs become excessive. This "replacement" vehicle will maintain our CSO fleet at current levels. The request links to the strategic plan initiative of Focusing on the Delivery of Exceptional Public Services - Reliable CSO Vehicles with low maintenance and repair costs are critical to the cost effective operations of the police department. Cost estimate is based on state contract pricing through MN dealerships and vendor upfitting prices.

Patrol Vehicle Replacement (CSO Truck) – 2026

- $63,000
- Replacement of CSO squad 5324 (a 2022 F150 - fully marked CSO vehicle w/ 114k miles) with a same or similar vehicle. Squad 5324 has exceeded its usable service life and requires replacement.
- Request is for the replacement of squad 5324 with an F150/Silverado/or similar. Our 2022 F150 has reached 114k miles and exceeded the threshold that is recommended for replacement. Mileage and years of service dictate the need to replace vehicles at intervals not to exceed 100K miles and/or 5 years of service. The replacement will maintain the police department's CSO fleet of squad cars in a reliable fashion while decommissioning squad vehicles when they reach the end of their usable service life before maintenance and repair costs become excessive. This "replacement" vehicle will maintain our CSO fleet at current levels. The request links to the strategic plan initiative of Focusing on the Delivery of Exceptional Public Services - Reliable CSO Vehicles with low maintenance and repair costs are critical to the cost effective operations of the police

department. Cost estimate is based on state contract pricing through MN dealerships and vendor upfitting prices.

Patrol Vehicle Replacement (CSO Truck) – 2026

- $63,000
- Replacement of CSO squad 5324 (a 2022 F150 - fully marked CSO vehicle w/ 114k miles) with a same or similar vehicle. Squad 5324 has exceeded its usable service life and requires replacement.
- Request is for the replacement of squad 5324 with an F150/Silverado/or similar. Our 2022 F150 has reached 114k miles and exceeded the threshold that is recommended for replacement. Mileage and years of service dictate the need to replace vehicles at intervals not to exceed 100K miles and/or 5 years of service. The replacement will maintain the police department's CSO fleet of squad cars in a reliable fashion while decommissioning squad vehicles when they reach the end of their usable service life before maintenance and repair costs become excessive. This "replacement" vehicle will maintain our CSO fleet at current levels. The request links to the strategic plan initiative of Focusing on the Delivery of Exceptional Public Services - Reliable CSO Vehicles with low maintenance and repair costs are critical to the cost effective operations of the police department. Cost estimate is based on state contract pricing through MN dealerships and vendor upfitting prices.

Police Chief Vehicle (Replacement) – 2026

- $54,000
- Requesting replacement of admin squad 5283 (2018 Jeep Grand Cherokee with 94,000 miles) This is currently the Chief's unmarked squad. It has reached the end of its useful service life.
- For unmarked admin squads the recommendation of replacement at 5 years/100k miles, does not always apply. Some admin vehicles have very low mileage and are in good condition. Therefore, admin vehicles are replaced on a more irregular schedule which is determined by the type of vehicle, age, mileage, and maintenance costs.

Detective Vehicle Replacement – 2026/2028/2030

- $51,000 – 2026; $51,000 – 2028; $55,000 – 2030
- Replacement of detective squad 5241 (a 2015 GMC Terrain with 38,000 miles) in 2026. The current fleet of detective vehicles is comprised of a wide variety of makes and models, ranging in age from 1 to over 10 years old.
- For detective vehicles, the recommendation of replacement at 5 years/100k miles, does not always apply. Some of the vehicles have very low mileage and are in good condition with all the police equipment installed after 8-10 years. Therefore, detective vehicles are replaced on a more irregular schedule which is determined by the type of vehicle, age, mileage, and maintenance costs.

Detective Vehicle Replacement – 2026

- $51,000
- Replacement of detective squad 5254 (a 2016 Ford Taurus with 45,000 miles). This vehicle will be used in the Investigations division for plain clothes Detectives or Sergeants and will be an unmarked Police vehicle. The current fleet of detective vehicles is comprised of a wide variety of makes and models, ranging in age from 1 to over 10 years old
- For detective vehicles, the recommendation of replacement at 5 years/100k miles, does not always apply. Some of the vehicles have very low mileage and are in good condition with all the police equipment installed after 8-10 years. Therefore, detective vehicles are replaced on a more irregular schedule which is determined by the type of vehicle, age, mileage, and maintenance costs. This vehicle has reached the end of its' service life.

Police Response UTV New – 2026/2029

- $45,000 – 2026; $45,000 – 2029
- An additional UTV equipped with emergency lighting, siren, and computer docking station to respond to calls for service and conduct pro-active patrol.
- The Police Department already utilizes a UTV for NSC soccer tournaments, beach patrol, walking path patrol, and the 3M golf tournament. With most of these events occurring at the same time, the Police Department often must borrow Anoka County Sheriffs' UTV or the Anoka County Emergency Management's UTV. With the number of events occurring currently and expected future events with the development of 105th Ave, the Police Department is seeking an additional UTV.

Unmanned Aircraft System for Patrol – 2026

- $25,000
- DJI Matrice M30T drone or similar Unmanned Aircraft System (UAS) for patrol use.
- Requesting an additional UAS which would be the department's second UAS. This would allow for continuous operation during searches by allowing one UAS to switch out batteries while the other continues to be operational. If one UAS is down for maintenance the other would still be in service to respond. This would also allow for both UAS to be available in case of multiple incidents or larger search areas.

Annual Patrol Squad Replacements – Ongoing

- $601,500 – 2027; $620,000 – 2028; $719,000 – 2029; $912,000 – 2030
- These replacements are on a regular rotation schedule of approximately 8 vehicles per year.
- This request helps to maintain service levels by ensuring vehicles are replaced on a regular schedule, which helps mitigate excessive maintenance costs. Mileage and years of service dictate the need to replace squad cars at intervals not to exceed 100k miles and/or 5 years of service.

Patrol E-bike Replacement/Expansion – 2027

- $14,400
- Replacement/addition of 4 E-bikes that are used for patrol and special events. The bikes will be Giant Talon E-Bikes or similar.
- Replacement of older bicycles and bike fleet expansion due to increases in special events and older bikes reaching their useful lifespan. Estimated 2027 costs are $3600/bike.

Community Standards

Community Standards Squad Replacement – 2027/2028/2030

- $75,000 – 2027; $75,000 – 2028; $75,000 – 2030
- Replace a Community Standards squad reaching the end of its life cycle.
- Heavy Duty AWD Utility type vehicles are required because all inspectors are fire responders, must be able to drive on to unimproved job sites for inspections and be large enough to carry inspection equipment, firefighter turnout gear & water rescue equipment. Vehicles will be equipped with emergency lights and sirens for fire response. The typical replacement schedule for a squad is every 10 years. The existing squads were all purchased around the same time and will need to be replaced in rapid succession.

Public Works - Street Maintenance

Heavy Duty Tandem Axle Hook Truck with Plow Package – 2026

- $451,500
- Heavy duty tandem axle hook truck outfitted with all the required snow equipment. Includes front plow, wing plow, underbody plow, salt spreader, and brine system. Smart system included to be compliant with MPCA salting/stormwater requirements.
- Replacing 2007 heavy duty dump truck, with 87,000 miles, unit #1241. Parts are no longer available for these trucks.

Heavy Duty Single Axle Truck with Plow Package – 2026

- $405,000
- Heavy duty single axle dump truck outfitted with all the required snow equipment. Includes front plow, wing plow, underbody plow, salt spreader, and brine system. Smart system included to be compliant with MPCA salting/stormwater requirements.
- Replacing a 2000 heavy duty dump truck with 56,000 miles, unit #1201.

Light Duty Sidewalk Machine with V Plow and Blower – 2026

- $240,000
- Articulating all-wheel drive multipurpose plow. Snow removal equipment used for sidewalks and trails. Replacing a 2002 sidewalk machine (Trackless) with an estimated 3,500 hours, unit #1208.
- This new machine will replace a 22-year-old Trackless that is no longer reliable to be used on a sidewalk route. It has broken down with mechanical issues several times over the last 2 winters. The current machine does not have the ride control feature and other modern controls to aid in operator fatigue that comes from long hours of continuous operation. Operator injuries have occurred from using this machine. New machines have much more advanced ride control systems including air ride seats and other safety features such as backup cameras. Also, the newer sidewalk machines can be used in other seasons for grinding sidewalks and mowing. Other uses are being explored for year-round use of these machines. The old sidewalk machines were only used for plowing snow. Public demand has made sidewalk plowing a higher priority than ever before which results in longer periods of time spent in sidewalk machines.

Light Duty Asphalt Roller with Trailer – 2026

- $100,000
- Asphalt roller with transport trailer. Used on streets and trails to repair all asphalt and class five in the city for all necessary repairs.
- Replacing a 2001 asphalt roller with 560 hours, unit #1102.

Light Duty Zero Turn Mower – 2026

- $25,000
- Zero turn lawn mower. Used for mowing sidewalks and trails, used in the streets department.
- Replacing a 2005 mower with 4,157 hours, unit #4463.

Heavy Duty Single Axle Truck with Plow Package – 2027

- $397,472
- Heavy duty single axle dump truck outfitted with all the required snow equipment. Includes front plow, wing plow, underbody plow, salt spreader, and brine system. Smart system included to be compliant with MPCA salting/stormwater requirements.
- Replacing a 2002 heavy duty dump truck, with 56,000 miles, unit #1203.

Heavy Duty Single Axle Truck with Plow Package – 2027

- $397,472
- Heavy duty single axle dump truck outfitted with all the required snow equipment. Includes front plow, wing plow, underbody plow, salt spreader, and brine system. Smart system included to be compliant with MPCA salting/stormwater requirements.
- Replacing a 2002 heavy duty dump truck, with 54,000 miles, unit #1211.

Light Duty Sidewalk Machine with V Plow and Blower – 2027

- $230,000
- Articulating all-wheel drive multipurpose plow. Snow removal equipment used for sidewalks and trails.
- Replacing a 2013 sidewalk machine (Holder) with an estimated 1,300 hours, unit #1266. Standardizing snow equipment, parts are hard to get for the Holder, resulting in excessive down time hours.

Medium Duty Bucket Truck with Specialized Equipment – 2027

- $225,000
- This bucket truck is a specialized piece of equipment used nearly daily, year-round, for tree trimming and tree removal, or anywhere that an extended reach is needed. It is relied upon to be used during emergency situations including storm damage, street clearing, and EAB and hazardous tree removals. It will replace unit #1236. Unit 1236 is a 2006 with 40,000 miles and very high engine running hours.
- This unit will replace an 18-year-old F-550 bucket truck. The repair costs on the current unit have risen significantly over the past 2 to 3 years. Additionally, during the last required annual bucket inspection by American Test Center, the truck and bucket failed due to structural cracks on the tower and boom. These repairs cannot be done in-house so the unit will need to be sent out for repairs at a significant cost. This unit is habitually in the shop due to needed repairs on one of the multiple different system components that this vehicle has. In 3 years, over $45,000 has been spent, not including routine maintenance, on keeping this unit operational. In 2024, public works needed to rent a bucket truck for 2 months at a total cost of $8,000 because the old bucket truck was being repaired.

Medium Duty Woodchipper – 2027

- $175,000
- Large woodchipper that is pulled behind a medium duty truck. This is used for storm clean up and tree trimming throughout the city.
- The current machine is a 2006 with approximately 1,500 hours on it, unit #1238.

Medium Duty Dump Truck with Plow Package – 2027

- $130,000
- Medium sized dump truck with plow package used to move snow and haul miscellaneous material.
- Replacing a 2000 Ford F-450 with 83,000 miles, unit #1202.

Medium Duty Air Compressor – 2027

- $75,000
- Air compressor. It is pulled behind a medium duty truck for blowing debris during the crack sealing process and irrigation blowouts.
- Replacing a 1996 Leroi air compressor with 2,000 hours, unit #1135.

Heavy Duty Single Axle Truck with Plow Package – 2028

- $411,535
- Heavy duty single axle hook truck outfitted with all the required snow equipment. Includes front plow, wing plow, underbody plow, salt spreader, and brine system. Smart system included to be compliant with MPCA salting/stormwater requirements.
- Replacing a 2006 heavy duty hook truck, with 80,000 miles, unit #1235.

Heavy Duty Single Axle Truck with Plow Package – 2028

- $411,534
- Heavy duty single axle dump truck outfitted with all the required snow equipment. Includes front plow, wing plow, underbody plow, salt spreader, and brine system. Smart system included to be compliant with MPCA salting/stormwater requirements.
- Replacing a 2014 heavy duty hook truck, with 42,000 miles, unit #1269.

Light Duty Sidewalk Machine with V Plow and Blower – 2028

- $240,000
- Articulating all-wheel drive multipurpose plow. Snow removal equipment used for sidewalks and trails.
- Replacing a 2019 sidewalk machine (Trackless) with an estimated 720 hours, unit #1302.

Medium Duty Dump Truck with Plow Package – 2028

- $140,000
- Medium sized dump truck with plow package used to move snow and haul miscellaneous material.
- Replacing a 2002 Ford F-450 with 84,000 miles, unit #1204.

Medium Duty Tracked Skid Loader – 2028

- $120,000
- Tracked skid loader used for stump grinding, yard restoration, snow plowing, mowing, loading material, grinding, milling, etc.
- Replace a 2019 A770 All Wheel Steer Skid Loader with 910 hours, unit #1253. This is part of a trade in program that public works utilizes to receive the best trade in value for the machine. The skid loaders are typically traded in at year three or four.

Light Duty Multipurpose Utility Vehicle with V-Plow and Blower – 2028

- $90,000
- Light duty utility vehicle used to plow snow on trails, dirt work, mow, sweeping, etc.
- This is not replacing a current machine; this would allow an increase in service levels.

Heady Duty Road Grader – 2029

- $454,619
- Heavy equipment used to maintain travel roads.
- Replacing a 1991 Cat road grader with approximately 2,500 hours, unit #1119. Public Works have explored renting a similar machine or contracting the service out, but the options were not available.

Heavy Duty Single Axle Truck with Plow Package – 2029

- $410,000
- Heavy duty single axle dump truck outfitted with all the required snow equipment. Includes front plow, wing plow, underbody plow, salt spreader, and brine system. Smart system included to be compliant with MPCA salting/stormwater requirements.
- Replacing a 2016 heavy duty dump truck, with 20,000 miles, unit #1278.

Heavy Duty Single Axle Truck with Plow Package – 2029

- $410,000
- Heavy duty single axle dump truck outfitted with all the required snow equipment. Includes front plow, wing plow, underbody plow, salt spreader, and brine system. Smart system included to be compliant with MPCA salting/stormwater requirements.
- Replacing a 2015 heavy duty dump truck, with 22,000 miles, unit #1272.

Heavy-Duty Front-End Wheel Loader – 2029

- $300,000
- Heavy duty end wheel loader used for clearing snow (specific snow route including City parking lots), loading materials, and storm damage clean up.
- Replacing 2017 Loader with 2,000 hours, unit #1282.

Light Duty Sidewalk Machine with V Plow and Blower – 2029

- $250,000
- Articulating all-wheel drive multipurpose plow. Snow removal equipment used for sidewalks and trails.
- Replacing a 2022 sidewalk machine (Trackless) with an estimated 220 hours, unit #1314.

Heavy Duty Tandem Axle Dump Truck with Plow Package – 2030

- $490,000
- Heavy duty tandem axle dump truck outfitted with all the required snow equipment.
- New Equipment. Includes front plow, wing plow, underbody plow, salt spreader, and brine system. Smart system included to be compliant with MPCA salting/stormwater requirements.

Heavy-Duty Front-End Wheel Loader – 2030

- $450,000
- Heavy duty wheel end loader used for clearing snow (specific snow route including City parking lots), loading materials, and storm damage clean up.
- Replacing 2019 Loader with 2,000 hours, unit #1294.

Heavy Duty Tractor – 2030

- $240,000
- Replacement tractor to be used for summer mowing and winter snow plowing operations.
- Frequently used equipment, aging rapidly.

Light Duty Multipurpose Utility Vehicle with V-Plow and Blower – 2030

- $135,000
- Light duty utility vehicle used to plow snow on trails, dirt work, mow, sweeping, etc.
- Replacing an aging Bobcat Tool Cat unit.

Public Works - Parks Maintenance

Heavy Duty Single Axle Water Tanker – 2026

- $385,000
- Water tanker is used for irrigation, flooding hockey rinks, watering roads, and flushing sewers.
- Replacing 2003 Sterling water tanker with 43,000 miles, unit #2321.

Light Duty Multipurpose Utility Vehicle with V-Plow and Blower – 2026

- $105,000
- Light duty utility vehicle used to plow snow on trails, dirt work, mow, sweeping, etc.
- Replacing the 2018 Multipurpose Utility Vehicle with 2,500 hours, unit #2398.

Light Duty Pickup with Specialized Equipment – 2026

- $75,000
- This will replace the parks supervisor's truck. The current supervisor's truck which is a Ford F250 will be passed down within the department and will be used for winter snow plowing operations.
- Replacement of aging equipment.

Light Duty Lawn and Leaf Vacuum – 2026

- $55,000
- Lawn vacuum that aids in the maintenance of turf and fall leaf clean up with tractor attachment.
- Replacing a 1990 Goossen Vac and Load, unit #2296. This tool lifts grass and leaves from the lawn surface that would otherwise kill the grass if left on it.

Light Duty Zero Turn Mower – 2026

- $35,000
- Zero Turn Mower used for mowing parks throughout the city.
- General replacement of aging mowers. This will replace a 2013 mower with 2,000 hours, unit #2372.

Heavy Duty Commercial Mower – 2027

- $180,000
- Commercial mower used for mowing large parks and open spaces.
- Replacing a 2009 unit with 6,000 hours, unit #2348.

Medium Duty Dump Truck with Plow Package – 2027

- $130,000
- Medium sized dump truck with plow package used to move snow and haul miscellaneous material.
- Replacing a 2002 Ford F-450 with 95,000 miles, unit #1205.

Medium Duty Tractor – 2027

- $90,000
- Medium duty tractor used for mowing and ice rink maintenance.
- Replacing a 2012 unit with 3,000 hours, unit #2371.

Light Duty Ball Field Groomer – 2027

- $60,000
- Ball field groomer.
- Replacing a SmithCo 2010 unit with 2,060 hours, unit #2356.

Light Duty Zero Turn Mower – 2027

- $50,000
- Zero Turn Mower used for mowing parks throughout the city.
- General replacement of aging mowers. This will replace a 2013 mower with 2,300 hours, unit #2373.

Light Duty Tow Behind Mower – 2027

- $35,000
- Mower is used for mowing parks and open spaces throughout the city.
- General replacement of aging mowers. This will replace a 2008 mower, unit #2405.

Light Duty Multipurpose Utility Vehicle – 2027

- $20,000
- Light duty multipurpose utility vehicle used for transporting supplies to ball fields for maintenance.
- Replacing a 2015 unit with 810 hours, unit #2385.

Medium Duty Tractor – 2028

- $100,000
- Medium duty tractor used for mowing and ice rink maintenance.
- Replacing a 2002 unit with 2,400 hours, unit #2320.

Light Duty Multipurpose Utility Vehicle with V-Plow and Blower – 2028

- $80,000
- Utility vehicle used to plow snow on trails, dirt work, mowing, sweeping, etc.
- Replacing the 2021 Multipurpose Utility Vehicle with 1,300 hours, unit #1309.

Light Duty Pickup Truck – 2028

- $75,000
- Truck is used for transportation to and from parks. Hauling miscellaneous items. Seasonal vehicle.
- Replacing a 2005 truck with 107,000 miles, unit #2329.

Light Duty Pickup Truck – 2028

- $75,000
- Seasonal vehicle used for transportation to and from parks and hauling miscellaneous items.
- Replacing a 2006 truck with 93,000 miles, unit #1239.

Light Duty Lawn and Leaf Vacuum – 2028

- $40,000
- Lawn vacuum that aids in the maintenance of turf and fall leaf clean up. Includes tractor attachment.

- Replacing a 2000 Goossen Versa Vac, unit #2307. This tool lifts grass and leaves from the lawn surface that would otherwise kill the grass if left on it. The current unit is out of service and not feasible to repair. This invaluable piece of equipment saves staff time and improves the health of the turf at parks and ballfields.

Light Duty Zero Turn Mower – 2028

- $40,000
- Zero Turn Mower used for mowing parks throughout the city.
- General replacement of aging mowers. This will replace a 2016 mower with 2,300 hours, unit #2388.

Light Duty Zero Turn Mower – 2028

- $40,000
- Zero Turn Mower used for mowing parks throughout the city.
- General replacement of aging mowers. This will replace a 2014 mower with 1,200 hours, unit #2384.

Light Duty Line Striper for Athletic Fields – 2028

- $18,000
- Line striper for athletic fields.
- Replacing a 2009 unit with 1,100 miles, unit #2362**.**

Heavy Duty Commercial Mower – 2029

- $180,000
- Commercial mower used for mowing large parks and open spaces.
- Replacing a 2016 unit with 3,400 hours, unit #2390.

Light Duty Pick Up Truck – 2029

- $75,000
- Seasonal vehicle used for transportation to and from parks and hauling miscellaneous items.
- Replacing a 2007 with 60,000 miles, unit #2343.

Light Duty Lawn and Leaf Vacuum – 2029

- $50,000
- Lawn vacuum that aids in the maintenance of turf and fall leaf clean up with tractor attachment. This tool lifts grass and leaves from the lawn surface that would otherwise kill the grass if left on it.
- New equipment needed to maintain service levels.

Light Duty Zero Turn Mower – 2029

- $40,000
- Zero turn mower used for mowing parks throughout the city.
- General replacement of aging mowers. This will replace a 2017 mower with 1,100 hours, unit #2392.

Light Duty Zero Turn Mower – 2029

- $40,000
- Zero turn mower used for mowing parks throughout the city.
- General replacement of aging mowers. This will replace a 2016 mower with 1,700 hours, unit #2389.

Light Duty Pickup with Plow Package and Specialized Equipment - 2030

- $130,000
- This truck will be used for parks maintenance and winter snow plowing operations.
- Replacement of aging equipment.

Medium Duty Tracked Skid Loader – 2030

- $130,000
- Tracked skid loader used for stump grinding, yard restoration, snow plowing, mowing, loading material, grinding, milling, etc.

- Replacing a 2020 unit with 540 hours, unit #2305. This is part of a trade in program that Public Works utilizes to receive the best trade in value for the machine. The skid loaders are typically traded in at year three or four.

Heavy Duty Woodchipper – 2030

- $120,000
- Woodchipper is used for grinding brush and wood. Clean up from storm damage.
- Replacing a 2014 Brush Bandit with 3,000 hours, unit #2377. This is a piece we can't go without or have go down for long periods of time.

Light Duty Zero Turn Lawn Mower – 2030

- $50,000
- Zero turn lawn mower used to mow parks and other city owned facilities.
- Replacement of aging equipment.

Light Duty Line Striper for Athletic Fields – 2030

- $20,000
- Line striper for athletic fields.
- Replacing a 2009 unit with 1,040 hours, unit #2363**.**

Public Works - Vehicle and Equipment Maintenance

Light Duty Utility Vehicle – 2026

- $70,000
- Light duty utility vehicle for new position.
- Fleet Manager

In-Floor Hoist – 2026

- $35,000
- In-floor hoist used for lifting equipment that requires repair and/or maintenance.
- The old hoist is rated at 12,000 lb. lifting capacity. Due to the use and age of the hoist, it cannot lift that weight anymore which can cause safety issues. The average life of a hoist is 10 years. This hoist will be 18 years old in 2026, far exceeding the average life of this type of equipment.

High Voltage Outlets in Maintenance Shop – 2027

- $25,000
- Addition of high voltage outlets in maintenance shop. Currently high voltage outlets are available in the fabrication shop only.
- When the shop was originally built, they neglected to install 220-volt outlets to run electrical equipment such as welders, drills, and saws. Currently, the only way to use such equipment is to go into the fabrication shop which is not always practical due to limited space.

Drill Press – 2027

- $16,000
- Drill press with new safety features, such as auto feed and auto oiler, which allows the operator to keep their hands away from the cutting bit.
- The drill press in the shop is from the 1970's. A new drill press would have several new safety features that the old one does not have.

Heavy Truck Scanner – 2027

- $13,500
- Heavy truck scanner used to communicate with heavy equipment computer systems. It assists the shop with analyzing running issues.
- The current scanner model will no longer be supported due to technology advances. The operating system cannot support the upgrades in software.

Medium Duty Service Truck with Crane – 2028

- $245,000
- Service truck with crane used for any service call within the city. When equipment breaks down, this truck responds and is equipped with all the necessary tools to address roadside issues.

In-Floor Hoist – 2028

- $35,000
- In-floor hoist used for lifting equipment that requires repair and/or maintenance.
- The old hoist is rated at 12,000 lb. lifting capacity. Due to the use and age of the hoist, it cannot lift that weight anymore and can cause safety issues. The average life of a hoist is 10 years. This hoist will be 20 years old in 2028, far exceeding the average life of this type of equipment.

Band Saw – 2029

- $35,000
- Band saw used for all fabrication cutting of steel. The new one will have additional safety features to help protect the operator. Auto locking jaw, auto feed, and auto oiler are additional safety features.
- This band saw will replace an older model that doesn't have added safety features.

Automotive Scanner – 2029

- $13,500
- Automotive scanner used to communicate with squad vehicles and Public Works small equipment computer systems. It assists the shop with analyzing running issues.
- The current scanner will be phased out eventually. As software is developed the scanner requirements change.

Light Duty Pickup with Specialized Equipment – 2030

- $140,000
- This truck is used to transport mechanics to job sites, pick up parts, etc. This will be replacing an old squad car that was repurposed.
- Replacement of ageing equipment.

Public Works

Door Replacement - Happy Acres and Aurelia – 2026

- $35,000
- Replacing the doors will help reduce heating costs, prevent pests and small animals from entering.
- By replacing multiple doors at once—we can take advantage of bulk pricing to lower the overall cost per door needing replacement.

Irrigation Clock Upgrade – 2026

- $10,000
- These irrigation clocks will offer greater flexibility by allowing staff to remotely turn the system on or off, eliminating the need to travel to each individual park location.
- This upgrade is expected to save a significant amount of time—an estimated 2 to 3 hours to shut off all remaining irrigation systems and another 2 to 3 hours to turn them back on—while also helping to reduce unnecessary water usage. Additionally, this system will allow City staff to better coordinate irrigation schedules around games and events. For example, after periods of heavy field use, irrigation can be started remotely giving ballfields time to recover before the next use, helping maintain field quality. The system will also provide on-call or duty personnel with a valuable tool for responding to after-hours water breaks. In the event of an emergency, staff will be able to shut off the irrigation remotely, saving both time and resources.

2026-2030 Capital Improvement Plan
Project Descriptions and Justifications

Building Inspections

Building Inspector Vehicle – 2026

- $50,000
- Purchase of one Ford Explorer for Building Inspections.
- This purchase is to replace aging vehicles as recommended by Public Works. We intend to use the new ford explorers for inspectors and shift the oldest explorers for intern use or as directed by Public Works.

Building Inspector Vehicle – 2027

- $51,500
- Purchase of one Ford Explorer for Building Inspections.
- This purchase is to replace aging vehicles as recommended by Public Works. We intend to use the new ford explorers for inspectors and shift the oldest explorers for intern use or as directed by Public Works.

Building Inspector Vehicle – 2028

- $106,090
- Purchase of two Ford Explorer's for Building Inspections.
- This purchase is to replace aging vehicles as recommended by Public Works. We intend to use the new ford explorers for inspectors and shift the oldest explorers for intern use or as directed by Public Works.

Building Inspector Vehicle – 2029

- $54,636
- Purchase of one Ford Explorer for Building Inspections.
- This purchase is to replace aging vehicles as recommended by Public Works. We intend to use the new ford explorers for inspectors and shift the oldest explorers for intern use or as directed by Public Works.

Building Inspector Vehicle – 2030

- $56,275
- Purchase of one Ford Explorer for Building Inspections.
- This purchase is to replace aging vehicles as recommended by Public Works. We intend to use the new ford explorers for inspectors and shift the oldest explorers for intern use or as directed by Public Works.

417 – Public Safety Aid

800 MHz Police Radio Replacement Project – 2026

- $261,000
- This is a 5-Year proposal to replace all police radios (portable and mobile) to Bureau of Criminal Apprehension (BCA) required encryption levels with a total project budget of $488,000.
- FBI and BCA encryption standards will soon be implemented across the entire ARMER (Allied Radio Matrix for Emergency Response) system, when completed, our non-compliant radios will become unusable. This multi-year replacement schedule also addresses an end-of-life issue for all our current radios. A grant was applied for and received. The amount of the grant was $40,000. The additional funds necessary to complete the updating and replacement of our radios will be the responsibility of the Police Department. No other funding sources have been identified at this time.

Flock Cameras – 2026

- $110,000
- Flock Safety provides automatic license plate reader cameras, technology, and real-time intelligence to combat crime and drive positive outcomes within the City of Blaine. Automatic License Plate Reader (ALPR) cameras are a valuable tool to help prevent crime and help with investigations of crimes. The ALPR cameras are specifically designed to only capture an image of the rear of the vehicle and rear license plate. The technology also recognizes the make and model of vehicles that pass the camera.

- These cameras do not have a live view, nor do they capture images of drivers or passengers. Police personnel are notified when the camera recognizes a passing vehicle as stolen or associated with felony warrants, amber alerts, silver alerts or KOPS (keeping our people safe), alerts. These cameras do not track or monitor traffic violations such as speeding or running a red light, nor do they track expired license plate tabs.

Patrol Vehicle (2 new) – 2028

- **$154,512**
- Our squad car fleet is already stretched very thin. Without additional squad cars being added to the fleet, even minor disruptions from mechanical issues, crashes or recalls could have a devastating impact on our ability to provide services. We respectfully request this modest addition to the fleet to maintain public safety service levels.
- This request helps to maintain service levels by ensuring that our fleet of Patrol Vehicles is increased proportionately with staffing increases. The Patrol Division Staffing Study of 2020 provided the justification and authorization for 2 officers to be added to our overall strength each year for 5 years or until growth patterns diminish. Squad cars are generally shared between 2 to 3 officers, depending on the coordination of overlapping schedules. With 10 additional officers added over the course of 5 years, a total of 5 squad car additions is required to keep our officer's mobile. 3 additional squad cars were authorized in 2023 (only 2 have been received). The addition of 2 marked squad cars to our fleet will also help to extend the lifetime of our existing squad cars, allowing for less continuous run-time of each patrol vehicle. The request links to the strategic plan initiative of Focusing on the Delivery of Exceptional Public Services - Reliable squad cars with low maintenance and repair costs are critical to the cost effective operations of the police department. Cost estimate is based on state contract pricing through MN dealerships.

416 - Facilities Capital Fund

Fluorescent Light Replacement Upgrade - 2026

- $250,000
- Effective January 1, 2026, fluorescent light bulbs will not be sold in Minnesota due to state law changes.
- Fluorescent light bulbs are currently in all six of the city buildings, burnt out bulbs could cause disruption. Project Includes replacing the fluorescent light bulbs with LED bulbs as well as the fixtures, switches, including but not limited to 3-way switches that will not convert, programming for automated lights.

Ventilation System Evidence Area City Hall Police Department – 2026

- $100,000
- Design of a drug storage area should include a "negative pressure" ventilation system that changes the air in the storage room a minimum of 7 CPH (changes per hour).
- Evidence rooms can become contaminated over time by fumes, odors, or airborne particulates/pathogens from confiscated substances, particularly when drug evidence is stored in stacked boxes and bags located in musty basements with poor ventilation. Police department employees face possible health effects from exposure to the fumes from drugs such as but not limited to marijuana and fentanyl

Overhead Garage Doors Replacement Public Works – 2024-2026

- $53,800
- Replace existing overhead doors.
- Install new insulated doors with high-speed operators. There is a total of five doors that need to be replaced. Proposing to replace two doors in 2024, two doors in 2025, and the remaining door in 2026. The new doors are more energy efficient by opening and closing faster and they have a higher R value. They would be safer than the old doors with newer safety features and are less likely to get hit by a vehicle coming in/out. There is less maintenance on these doors. Staff currently replaces springs on two garage doors approximately every year at a cost of $2,500 per door. The best springs available are rated for 20,000 cycles, or about a year's worth of use. Broken springs typically cause the door to be out of commission for 1-2 weeks, if we have an extra set on hand,

otherwise it can be upwards of 6 weeks or more to get new springs. The new doors do not have springs. A light curtain comes standard in these doors as an added safety feature. The public works garage doors open and close approximately 80 + times per day. Typically, $35,000/year is spent on garage door maintenance and repairs.

ADA Compliance Updates - Ongoing

- $25,000 Annually
- ADA compliance.
- The city hired a company to evaluate ADA compliance since the city hall remodel. The evaluation will assist with safety needs for employees within the buildings and the parking lots, including handicap parking options. The company will evaluate compliance and provide a list of items, rating them by color (red, yellow and green) in the order they should be corrected. They will also provide a letter to prove we are diligently working towards ADA compliance.

Hot Water Heater Public Works - 2026

- $20,000
- Install new hot water heater at Public Works.
- There are two water heaters at the public works facility. One was recently replaced, and the other is beyond its estimated life and anticipated to fail soon. If it were to fail like the one that was recently replaced, it could cause more damage to the building and work tools.

Carpet Replacement City Hall – 2027/2029

- $75,000 each year
- Carpet replacement at City Hall.
- The City Hall is 20 years old; Carpet has only been changed once in each area of the building. Commercial typically lasts 8-15 years under normal conditions. This is the start of a carpet replacement program.

Furniture Cloverleaf Room City Hall - 2027

- $45,000
- New tables and chairs in the Cloverleaf room at City Hall.
- The tables and chairs in the Cloverleaf room came from the old City Hall and the edges are starting to chip. The chipped edges have given staff and visitors slivers as well as snagged clothing. The weight of the tables creates a safety concern when employees need to move them.

Gas Hanging Heater Public Works - 2027

- $20,000
- Replace hanging gas heater at Public Works.
- Gas heaters are prone to failing and typically need to be replaced every 5 years. There are several of them located at Public Works, they have started to fail and need to be replaced since this is a non-rebuildable unit. This is the start of the replacement of all gas heaters located at Public Works.

Cold Garage Floor Repair City Hall - 2028

- $200,000
- City Hall cold garage floor needs to be refurbished.
- The refurbish is a result of when the City Hall cold garage was built in 2001. Trench drains were not installed for water runoff. The concrete was never coated with sealant of any kind after the install and the garage was never heated to help evaporate the water, making the salt stagnant on the floor eating away at the concrete.

New Security Gate Public Works - 2028

- $90,000
- Additional new security gate at Public Works.
- This gate would add security for Public Works by eliminating the cut through road while Public Works is closed

Carpet Replacement Public Works - 2028

- $75,000
- Replace carpet at Public Works.
- The Public Works addition is 16 years old; the carpet has not been changed. Commercial typically lasts 8-15 years under normal conditions. This is the start of a carpet replacement program.

Water Softener Public Works - 2028

- $50,000
- Replace water softener at Public Works
- The Public Works water softener was installed with the building in 2008 and has an estimated life cycle of 20 years. Vendors have recommended this replacement since our medium is starting to run out, and medium is non-replaceable.

New Roof Original Building Public Works - 2029

- $900,000
- Install a new roof for the original portion of the Public Works building.
- The original roof is older than 20 years; commercial roofing, such as what is installed at Public Works typically has a life span of 20-25 years. We are approaching the end of our maintenance program for the roof repairs at Public Works, which are starting to cost more to repair than what has been budgeted.

Parking Lot Rehabilitation City Hall - 2029

- $500,000
- Remove and replace parking lots at City Hall.
- The parking lots at City Hall are 20 years old. There are areas that undermining has and is occurring; this work would fix that problem and restore our parking lots. ADA accommodations will need to be met with this project.

Hot Water Heaters MAYC - 2029

- $50,000
- Replace hot water heaters at the Mary Ann Young Center.
- Hot water heaters typical lifespan is 10 - 15 years. This will be the start of getting hot water heaters in a life cycle plan for replacement before they have a catastrophic failure and cause damage to the facility.

Water Softener City Hall - 2029

- $25,000
- Replace water softener at City Hall.
- The City Hall water softener was installed with the building in 2001 and has a life cycle of 20 years. We had the unit rebuilt in 2023 and it was recommended by Commers Water that in the next few years a replacement should be in order since our medium is starting to run out, and medium is non-replaceable.

Secure Police Gate City Hall - 2030

- $50,000
- Replace the gate leading into the secure police parking area at City Hall.
- The gate leading into the secure police parking is five years old and has an estimated 140,000 cycles remaining. There are approximately 70,000 cycles a year on the gate. Several repairs have been made over the years. The gate shows signs of wear and welds are cracking. The gate contactor is recommending replacement of the gate.

3rd Floor Window Tinting City Hall – 2030

- $30,000
- Add window tinting to 3rd floor City Hall.
- Window tinting will help with energy reduction, keeping offices cooler, and reducing how often the air conditioning runs.

2026-2030 Capital Improvement Plan
Project Descriptions and Justifications

611 – Water Utility Capital Fund

Capital Projects

Watermain Relocations Related to HWY 65 Project - Part 1 –2026

- $1,750,000
- Construction of new water main in conjunction with the HWY 65 project. This number is subject to change. If the watermains need to be moved for the road then the HWY 65 funds will move the mains.
- Funds are set aside for the construction of new watermains away from the highway. This will lower the risk of failure affecting a state highway.

Lexington Water Separation and Metering –2026

- $800,000
- This project is related to a pending lawsuit. Project would entail separating out water main from the City of Lexington to maintain the integrity of Blaine's water. 2025 funds would be used to finish the design of the possible separation and/or metering of the system. This will only be needed if we can separate the systems.
- Lexington's well (well 15) is high in manganese. This well is only run in the summer. It creates water complaints in the southeast corner of the city. Manganese coats the pipes which creates a situation that drives complaints year-round. The city in the past has cleaned mains across the city by ice pigging. This is costly and disruptive. This was done to remove iron, manganese and other sediment in the pipes. In 2017 ice pigging around the southwest corner of town cost approximately $100,000.

Wellhouse 10 Replacement – 2026/2028

- $350,000 - 2026; $1,800,000 - 2028
- Replacing wellhouse 10 with a new one. It is a dated wellhouse with old equipment that needs to be upgraded to meet current chemical storage, safety and security requirements. Wellhouse 10 is a seasonal well that pumps at a rate of roughly 1.5 million gallons per day. The well would be redeveloped if needed.
- Well 10 was permitted in 1974. The well has had some minor updates over the years but needs a full replacement to meet current safety, chemical storage and efficiency standards.

Water Electrical Updates - 2026

- $100,000
- Upgrade electrical lighting and wiring in Water Division Buildings.
- This is needed due to a change in Minnesota Law that will no longer allow for the purchase of fluorescent lights.

Watermain Relocations Related to HWY 65 Project - Part 2 - 2027

- $1,000,000
- Relocation of watermains in conjunction with HWY 65 Project. This number is subject to change. If the watermains need to be moved for the road HWY 65 funds will move the mains.
- Funds are set aside for the construction of new watermains away from the highway. This will lower the risk of failure affecting a state highway.

SCADA Upgrade - 2027

- $600,000
- SCADA controls and monitors the City's water and sewer system. This upgrade will be a major upgrade to the system shifting from a hardware-based system to a cloud-based system.
- Maintain a SCADA system that functions well. This will shift some of the costs from hardware to software. This will allow the system to use more standard computers. Currently we use specialized computers that typically last three years and can cost up to $10,000 each. Switching to cloud-based software allows for easier upgrades and limits the hazard of auto updates to the computer turning off the system.

Wellhouse 8 Replacement - 2027/2029

- $400,000 - 2027; $2,500,000 - 2029
- Wellhouse 8 is a dated seasonal wellhouse with old equipment that needs to be upgraded. It does not meet current standards for security, safety, chemical storage, and efficiency. It pumps at a rate of 1.4 million gallons per day.
- Wellhouse 8's building, controls, and pump are original. It has a storage area that is used by the meter technician to break down meters. It does not meet current standards for chemical storage, security, and safety.

Water Tower 4 Rehabilitation – 2027/2029

- $120,000 – 2027; $2,100,000 - 2029
- Multi-year project to rehabilitate Water Tower 4. Tower 4 is a 2-million-gallon tank situated on a concrete base. Year 1 is consulting and design. Year 2 would be repainting the tower. Subsequent years there will be inspections to ensure the work will last the expected 20 years. Water towers are typically painted every 20 years. This would be a full repaint of both the interior and exterior.
- Water Tower 4 was constructed in 2008. There have been some coating failures and rust bleeding through the towers exterior paint. In 2021 recoating the tower top was done to extend the life of the paint until a full recoating project could happen.

Water Treatment Plant 3 Plant Improvements – 2028/2030

- $350,000 - 2028; $2,100,000 - 2030
- Updating Water Treatment Plant 3 to current regulations and possibly changing out media, laterals and other filter parts. Design would be in 2025 with construction in 2026. Currently testing for these upgrades at Water Treatment Plant 1. We are evaluating the filter media and process to determine if these changes will result in the typical 15-to-20-year filter lifespan.
- Water Treatment Plant 3 was slated for this work in 2023, however both filters failed at Water Treatment Plant 1 that year. Funds were diverted to correct the deficiencies at Water Treatment Plant 1. Water Treatment Plant 3 has different age media and different sized underdrains. This creates operational challenges. This plant is due for a major upgrade to bring it back into compliance. If we were to be inspected by the EPA this plant would not pass inspection. The current media requires annual chemical cleaning that requires the plant to be shut down. Cleaning the filters across the city costs roughly $50,000.
  If this plant fails, it takes out over 2 million gallons of production per day of filtered water. The plant failed in 2020, when media from one of the filters made its way into the distribution system. City staff flushed hydrants in that area and most of the media was removed from the distribution system. Due to the failure this plant can run with chemicals being added like a done to a seasonal well. We would be treating the water but not filtering it and removing the iron and manganese. While this water is safe to drink, the city still receives resident complaints related to the discoloration of the water.

Water Treatment Plants 1-4 Security Camera Upgrades - 2028

- $150,000
- Replacement of water treatment plant security cameras.
- Replacement of these cameras is needed to keep them up to date with changes in the security environment. Homeland security recommends multiple layers of security for critical infrastructure. Security cameras are one layer of security for the water treatment plants.

Well Control Covers - 2029

- $800,000
- Replacement building and variable frequency drive for a well.
- This is done to allow for better control of pumping speed, possible electrical savings for a water well. A small building will be added to house this equipment and allow for easier replacement of equipment in the future. Current

cabinets have issues with overheating in the summer. They also present a safety hazard with high voltage equipment close to other equipment.

Water Treatment Plant 2 Media Replacement - 2029

- $400,000 - 2029
- Removing old media and replacing with new media and new laterals. Media is what allows the filters to function properly. The current media requires annual cleaning. To do this work the plant is taken offline. Cleaning filters across the city costs roughly $50,000.
- Taking this plant offline reduces the city's daily production rate by 8 million gallons of filtered water. The work is done in the winter when demand is lower. We are trialing the different media and other filtration parts at Water Treatment Plant 1. This is so we are not wasting money on a process that will not get us the roughly 15 to 20 years that would be a normal filter's lifespan.

Wellhouse 7 Replacement - 2029

- $350,000
- Replacing Wellhouse 7 with a new one. It is a dated wellhouse with old equipment that needs to be upgraded. Well 7 was permitted in 1974. It pumps at 1.4 million gallons per day. The well does not meet current safety, efficiency, security and chemical storage standards. It is an emergency use only well.
- The well does not meet current safety, efficiency, security and chemical storage standards. It is an emergency use only well.

Water Tower 4 Valve Replacement - 2029

- $75,000
- Replace 20" valve in Water Tower 4 that is leaking when shut off.
- Current valve is a butterfly valve. It does not fully seal. We would replace it with a gate valve that long term lasts longer and seals tight. This will allow us to shut off the water to the tower for maintenance.

Well Control Covers - 2030

- $850,000
- Replacement of a well cabinet and adding a small building and Variable Frequency Drive.
- This is done to allow for better control of pumping speed, possible electrical savings for a water well. A small building will be added to house this equipment and allow for easier replacement of equipment in the future. Current cabinets have issues with overheating in the summer. They also present a safety hazard with high voltage equipment close to other equipment.

Water Portion of Transportation Projects

Street Reconstructions: Meadowbrook Area - 2026

- $515,000
- Full reconstruction (R&R ex curb) of:
- 125th Ln from Jefferson St to Polk St
- 126th Ave from Madison St to Polk St
- 127th Ave from Madison St to Jackson St
- Madison St from 125th Ln to 127th Ave
- Jackson St from 130' N of 125th Ave to 127th Ave
- Able Cir from 126th Ave to N Cul-de-sac
- Tyler Cir from 126th Ave to N Cul-de-sac
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Street Reconstructions: Quincy Street Area - 2026

- $500,000
- Full reconstruction (no ex-curb) of:
- 105th Ln from Quincy Blvd to E Cul-de-sac
- 106th Ave from Jefferson St to Quincy Blvd
- Madison St from Territorial Rd to 106th Ave
- Madison St from 106th Ave to 109th Ave
- Quincy Blvd from Territorial Rd to 109th Ave
- Monroe Dr from Madison St to 109th Ave
- Madison St from W Cul-de-sac to Madison St
- Madison St from W Cul-de-sac to Madison St
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Street Rehabilitations: South Lake Blvd - 2026

- $50,000
- Mill and Overlay w/ underseal of South Lake Boulevard.
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Street Reconstructions: Laddie Lake Area - 2027

- $400,000
- Full recon (no ex. curb) of:
- 86th Ave from Tyler St to Polk St
- 87th Ln from Able St to Polk St
- 87th Ave from Able St to Taylor Ct
- Tyler St from CH 10 front road to 89th Ave
- Polk St from south dead end to 89th Ave
- Cottagewood Terrace from CH 10 to Polk St
- M&O (w/o underseal) Taylor Ct from 87th Ave to north Cul-de-sac
- Partial Recon w/ spot c&g replacement of:
- Tyler St from 91st Ave to 92nd Ave
- Jackson Cir from 91st Ave to N Cul-de-sac
- VanBuren St from 91st Ave to 92nd Ave
- 92nd Ave from VanBuren St to Tyler St
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Street Reconstructions: Green Ridge Area - 2027

- $530,000
- Full Reconstruction (R&R ex. curb) of:
- 117th Cir from 117th Ave to N Cul-de-sac
- 118th Ave from W cul-de-sac to Madison St
- 118th Ave from E cul-de-sac to Madison St
- 118th Ave from Able St to E Cul-de-sac
- 118th Ln from Monroe St to 119th Ave
- Monroe St from 117th Ave to Oak Park Blvd

- Madison St from Monroe St to 119th Ave
- Madison St from Monroe St to E Cul-de-sac
- Monroe Cir from W Cul-de-sac to Monroe St
- Able St from 117th Ave to 118th Ln
- Van Buren St from 117th Ave to 118th Ln
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Street Rehabilitations: West Lake Blvd - 2027

- $50,000
- Mill and Overlay w/ Underseal:
- West Lake Blvd from Lakes Pkwy to 125th Ave
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Street Reconstructions: Oak Park Area - 2028

- $580,000
- Partial reconstruction (spot curb) of:
- 3rd St from 117th Ave to north Cul-de-sac
- 4th St from 117th Ave to 118th Ave
- 4th St from W Cul-de-sac to 4th St
- 4th St from 4th St to east Cul-de-sac
- Oak Park Dr from 117th Ave to Jefferson St
- 117th Ln from 117th Ave to Oak Park Dr
- 117th Ln from south Cul-de-sac to 117th Ln
- Terrace Dr from Oak Park Dr to 118th Ave
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Street Reconstructions: Swan Park Area - 2028

- $511,000
- Partial Reconstruction (spot curb replacement) of:
- 97th Ave from University Ave to 6th St
- 97th Ln from 3rd St to 5th St
- 98th Ave from 3rd St to 5th St99th Ave from University Ave to 101st Ave
- University Ave Frontage Rd from 97th Ave to 99th Ave
- 3rd St from 97th Ave to 99th Ave
- 5th St from 97th Ln to 99th Ave
- 6th St from 97th Ave to 99th Ave
- 7th St from S cul-de-sac to 99th Ave
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Street Reconstructions: Belmont Acres Area - 2028

- $142,000
- Full reconstruction (R&R ex. curb) of:
- Erskin St from 101st Ln to Frazier St
- Fraizer St from 101st Ln to Ball Rd

- Ghia St from 101st Ln to Ball Rd
- Hupp St from 101st Ln to 60' S of N Cul-de-sac
- 101st Ln from Erskin St to Hupp St
- Twilite Terr from North Road to 101st Ln
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Street Reconstructions: Kane Meadows Area - 2028

- $50,000
- Partial Reconstruction (spot curb) of:
- Alamo Cir from north cul-de-sac to 88th Ave
- Coral Sea Ct from south cul-de-sac to 88th Ave
- 88th Ave from Rice Creek Pkwy to Dunkirk Ct
- Dunkirk Ct from 88th Ln to south Cul-de-sac
- Alamo Ct from south Cul-de-sac to Alamo Cir
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Street Reconstructions: Northwest Area - 2029

- $420,000
- Full reconstruction (R&R ex curb) of:
- Jackson St from 131st Ave to 132nd Ave
- VanBuren St from 131st Ave to 132nd Ln
- Able St from 131st Ave to 132nd Ln
- Tyler St from 131st Ave to 132nd Ln
- 132nd Ln from Jackson St to Tyler St
- 132nd Ave from 160' W of Jackson St to Jackson St
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Street Reconstructions: Clover Leaf Area – 2029

- $339,000
- Partial Recon (spot curb) of:
- Madison St from 96th Ln to 97th Ln
- 97th Ave from Madison St to east cul-de-sac
- 97th Ln from Madison St to Quincy St
- Monroe St from 97th Ln to 98th Ln
- Quincy St from 97th Ave to 99th Ave
- Jackson St from 97th Ave to 98th Ln
- Able St from 97th Ln to 98th Ln
- 98th Ave from Able St to Polk St
- 97th Ln from Able St to Tyler St
- Tyler St from 97th Ave to 97th Ln
- 98th Ln from Monroe St to Quincy St
- 97th Ave from Quincy St to Tyler St
- Jackson St from 98th Ln to 99th Ave
- 98th Ln from Jackson St to Able St

- Tyler St from 98th Ave to 99th Ave
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Street Reconstructions: Quail Creek Area - 2029

- $100,000
- Partial reconstruction (spot curb) of:
- 129th Ct from west Cul-de-sac to Quail Creek Pkwy
- Owatonna St from Quail Creek Pkwy to Quail Creek Dr
- 130th Ct from W Cul-de-sac to Owatonna St
- 131st Ct from W Cul-de-sac to Owatonna St
- 132nd Ct from W Cul-de-sac to Owatonna St
- Quail Creek Dr from Quail Creek Pkwy to Radisson Rd
- Palisade Ct from Quail Creek Pkwy to north cul-de-sac
- 130th Ct from Quail Creek Pkwy to E Cul-de-sac
- 129th Ct from Quail Creek Pkwy to E Cul-de-sac
- 129th Ct from S Cul-de-sac to 129th Ct
- Quail Creek Pkwy from 120' west of Quail Creek Dr to 60' east of Taconite Ct
- Taconite Ct from Quail Creek Pkwy to north Cul-de-sac
- Partial Recon (no ex. curb) of:
- Central Ave Frontage Rd from 370' north of 129th Ave to 131st Ave
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Street Reconstructions: Van Buren Area - 2030

- $450,000
- Partial recon (spot C&G) of:
- 95th Ave from Able St to Polk St
- 95th Ln from Madison St to Able St
- Tyler St from 96th Ave to 96th Ln
- Tyler St from Clover Leaf Pkwy to north Cul-de-sac
- Tyler St from 95th Ave to north Cul-de-sac
- Able St from 96th Ln to 97th Ave
- VanBuren St from Clover Leaf Pkwy to 95th Ln
- Jackson St from Clover Leaf Pkwy to north Cul-de-sac
- Quincy St from Clover Leaf Pkwy to 95th Ln
- Monroe St from Clover Leaf Pkwy to 95th Ln
- Madison St from 95th Ln to 96th Ln
- Madison St from south Cul-de-sac to 95th Ln
- 96th Ln from Quincy St to Tyler St
- Quincy St from 96th Ave to 96th Ln
- Able St from south Cul-de-sac to Clover Leaf Pkwy
- Able St from Clover Leaf Pkwy to 96th Ave
- 96th Ave from Quincy St to Able St
- 96th Ave from west Cul-de-sac to Polk St
- 96th Ln from 96th Ln to north Cul-de-sac

- 96th Ln from Clover Leaf Pkwy to east Cul-de-sac
- Clover Leaf Pkwy from Clover Leaf Pkwy to north Cul-de-sac
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Street Rehabilitations - 2030

- $75,000
- Mill & overlay w/ underseal - North Lake Blvd from Lakes Pkwy to 125th Ave
- Partial recon (spot curb) - Legacy Creek Pkwy from 125th Ave to 127th Ave
- Partial Recon (spot curb) - Town Square Dr area from Radisson Rd to 109th Ave
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Street Reconstructions: Xylite Area - 2030

- $50,000
- Partial Reconstruction (spot curb) of:
- Waconia St from south Cul-de-sac to 91st Ave
- 91st Ave from Waconia St to Xylite St
- 91st Ln from west Cul-de-sac to Xylite St
- Yancy St from 91st Ln to 93rd Ave
- 91st Ln from Yancy St to Zumbrota St
- 92nd Ln from Zumbrota St to Alamo St
- Alamo St from 91st Ave to 92nd Ln
- Coral Sea St from south Cul-de-sac to 93rd Ave
- Dunkirk St from 500' north of 91st Ave to 92nd Ln
- 91st Ave from Dunkirk St to Flanders St
- 92nd Ave from Edison St to Flanders St
- Edison St from south dead end to 92nd Ln
- 92nd Ln from Dunkirk St to Edison St
- Zumbrota St from 91st Ln to 92nd Ln
- Mill & Overlay (no underseal) 85th Ct from west dead end to Coral Sea St
- Coral Sea St from 85th Ave to north Cul-de-sac
- Dunkirk St from Coral Sea St to north Cul-de-sac
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Capital Equipment

Medium Duty Dump Truck with Plow Package and Specialized Equipment - 2026

- $200,000
- Medium duty vehicle that will be used to transport materials and haul heavy equipment for the Water Division. This vehicle will replace a 2008 F-450 with 84,000 miles, unit #4473, which will be passed down to another division. Unit #4473 will replace unit #1233 which is a 2006 F-350 that has hydraulic pump issues for the lift system. The new vehicle will be ordered with necessary equipment.
- This replacement will be used to haul materials for Water Division tasks including but not limited to water main breaks, hauling heavy equipment or bulky items, restoration and other tasks that a normal light duty vehicle is not suited for. The new vehicle will be ordered with hook assembly to help limit single use trucks by allowing roll off skids to be used in that can be swapped with task specific items.

Medium Duty Maintenance Van - 2026

- $120,000
- Maintenance van for distribution system. Will replace unit # 4431 a 2001 Ford E350 box van with 16,000 miles.
- The van is undersized and does not carry enough material to make it a useful piece of equipment. The current van is an E350, replacing it with a E450 or larger van to carry more materials. This van has low mileage but a significant number of idle hours. This is the vehicle that is used to repair hydrants and in the past water main breaks. Each task the van would idle so staff had power for lights to do repairs and heat in the winter.

Light Duty Pickup with Plow Package and Specialized Equipment - 2026

- $115,000
- 4x4 Plow truck equipped with a plow and other needed equipment. This truck will be driven daily by a member of the Water Division. It will be used as a mobile workstation and will have all needed tools to respond to normal work orders and emergencies. The truck will be assigned a cul-de-sac plow route.
- This allows the Water Division to maintain a high level of service and ties to the strategic priority of infrastructure management.

Light Duty Pickup with Plow Package and Specialized Equipment - 2026

- $115,000
- 4x4 Plow truck equipped with a plow and other needed equipment. This truck will be driven daily by a member of the Water Division. It will be used as a mobile workstation and will have all needed tools to respond to normal work orders and emergencies. The truck will be assigned a cul-de-sac plow route.
- This allows the Water Division to maintain a high level of service and ties to the strategic priority of infrastructure management.

Light Duty Locate and Inspection Utility Vehicle with Specialized Equipment - 2026

- $100,000
- Vehicle for a member of the Water Division used for locating and inspections. This will be a 4-wheel drive vehicle. It will replace unit #5272 which is a Chevrolet Tahoe police squad car that currently has 118,352 miles.
- The city locators perform over 10,000 locate tickets and over 400 inspections each year. This workload is only increasing. Annually these locators drive between 10,000 and 15,000 miles. Currently this staff member is using a handed down police Tahoe which is not well suited for use as an inspection vehicle.

Light Duty Water Meter Technician Vehicle - 2026

- $100,000
- This meter van is used daily by the meter technician. It is used all around town to install water meter radios, and trouble shoot issues with radios and water meters. Replacing unit #4502 a 2018 Ford Transit 150 with 100,000 miles on it.
- The current vehicle was purchased in 2018. It is driven roughly 15,000 miles a year. There is no backup for this vehicle.

Medium Duty Equipment Trailer - 2026

- $30,000
- New low-profile trailer for the man lifts, forklifts, skid steers, and other smaller but heavy equipment.
- Trailer designed to haul equipment and supplies between treatment plants and other work sites that the water division has. Like transporting the forklift from one site to another or hauling skid steers or water main break parts to sites.

Heavy Duty Water Hydro Excavation Truck - 2027

- $750,000
- Heavy duty hydro excavation truck. This truck is an addition to the Water Division and will be used to pothole for utilities on city projects, excavate in areas that an excavator is not able to dig due to other utilities. It will be used to

improve the speed of work on water main breaks and repairs and lessen the reliance on contractors' availability to assist on projects. This truck will improve the level of service that Water Division staff provide for the public and ties into the strategic priority of infrastructure management.

- It can be used to verify services that we are unable to verify on the lead service line project by allowing us to make a small hole and dig down to the service line pipe with minimal disturbance to the yard.

Light Duty Pickup with Plow Package and Specialized Equipment - 2028

- $115,000
- Light duty pickup truck to be used by the water department for daily operations. This will replace an older Ford F350.
- Replacement of high mileage truck. Will be equipped with a plow and other needed equipment. This truck will be driven daily by a member of the Water Division. It will be used as a mobile workstation and will have all needed tools to respond to normal work orders and emergencies. This allows the Water Division to maintain a high level of service and ties to the strategic priority of infrastructure management. The truck will be assigned a cul-de-sac plow route.

Light Duty Pickup with Plow Package and Specialized Equipment - 2028

- $115,000
- Light duty pickup truck to be used by the water department for daily operations. This will replace an older Ford F350.
- Replacement of high mileage truck. Will be equipped with a plow and other needed equipment. This truck will be driven daily by a member of the Water Division. It will be used as a mobile workstation and will have all needed tools to respond to normal work orders and emergencies. This allows the Water Division to maintain a high level of service and ties to the strategic priority of infrastructure management. The truck will be assigned a cul-de-sac plow route.

Light Duty Pickup with Plow Package and Specialized Equipment - 2028

- $115,000
- Replacement of high mileage truck. Will be equipped with a plow and other needed equipment. This truck will be driven daily by a member of the Water Division. It will replace unit #4488 a 2013 Ford F350 with 132,000 miles.
- It will be used as a mobile workstation and will have all needed tools to respond to normal work orders and emergencies. This allows the Water Division to maintain a high level of service and ties to the strategic priority of infrastructure management. The truck will be assigned a cul-de-sac plow route.

Medium Duty Tracked Skid Steer - 2028

- $99,500
- Tracked skid steer to be used to move various materials on and near the job site. This would replace unit #4454 which was last replaced in 2024.
- Replacement of an older unit #4454. Part of a trade-in program that we use to get the most return on our trade-ins. Tracked skid steers are used to cause less damage to grass and allow for the operation in areas where a wheeled machine would get stuck.

Light Duty Utility Vehicle - 2028

- $75,000
- Will be equipped with warning board and other needed equipment. The truck will be driven daily by a member of the Water Division. It will be a mobile workstation equipped with the needed tools to respond to normal work orders and emergencies. This will allow the Water Division to maintain the high level of service that is expected and is in line with the strategic priority of infrastructure management.
- 4x4 Light duty truck for Water Division staff member.

Light Duty Pickup with Plow Package and Specialized Equipment - 2029

- $120,000
- Light duty pickup truck to be used by the Water Division for daily operations. This will replace an older Ford F350.
- Replacement of high mileage truck. Will be equipped with a plow and other needed equipment. This truck will be driven daily by a member of the Water Division. It will be used as a mobile workstation and will have all needed tools

to respond to normal work orders and emergencies. This allows the Water Division to maintain a high level of service and ties to the strategic priority of infrastructure management. The truck will be assigned a cul-de-sac plow route.

Light Duty Pickup with Plow Package and Specialized Equipment - 2029

- $120,000
- Light duty pickup truck to be used by the Water Division for daily operations. This will replace an older Ford F350.
- Replacement of high mileage truck. Will be equipped with a plow and other needed equipment. This truck will be driven daily by a member of the Water Division. It will be used as a mobile workstation and will have all needed tools to respond to normal work orders and emergencies. This allows the Water Division to maintain a high level of service and ties to the strategic priority of infrastructure management. The truck will be assigned a cul-de-sac plow route.

Light Duty Pickup with Plow Package and Specialized Equipment - 2029

- $120,000
- Light duty pickup truck to be used by the Water Division for daily operations. This will replace unit # 4466, a 2006 Ford F350 with 108,000 miles.
- Replacement of high mileage truck. Will be equipped with a plow and other needed equipment. This truck will be driven daily by a member of the Water Division. It will be used as a mobile workstation and will have all needed tools to respond to normal work orders and emergencies. This allows the Water Division to maintain a high level of service and ties to the strategic priority of infrastructure management. The truck will be assigned a cul-de-sac plow route.

Medium Duty Tracked Skid Steer - 2029

- $99,500
- Tracked skid steer to be used to move various materials on and near the job site. This would replace unit #1224, last replaced in 2023.
- Part of a trade-in program that we use to get the most return on our trade-ins. Tracked skid steers are used to cause less damage to grass and allow for operation in areas where a wheeled machine would get stuck.

Light Duty Zero Turn Mower - 2029

- $38,000
- Replacement of a unit #4609 a 2021 Toro 7210 ZMaster 60" mower.
- This mower is used all summer mowing utility sites. It has over 200 hours put on it annually.

Heavy Duty Tandem Axle Hook Truck - 2030

- $450,000
- Heavy Duty Tandem Axle Hook Truck
- Used for water main breaks and hauling the excavator to sites, hauling material away from and to water and service line breaks. This would allow the water division to respond quicker to and have us not take all the plowing equipment off a plow truck when it is needed and put it back on after.

Light Duty Pickup with Plow Package and Specialized Equipment - 2030

- $125,000
- Replacement of a high mileage truck.
- 4x4 Plow truck. Will be equipped with a plow and other needed equipment. This truck will be driven daily by a member of the Water Division. It will be used as a mobile workstation and will have all needed tools to respond to normal work orders and emergencies. This allows the Water Division to maintain a high level of service and ties to the strategic priority of infrastructure management. The truck will be assigned a cul-de-sac plow route.

Light Duty Pickup with Plow Package and Specialized Equipment - 2030

- $125,000
- Replacement of a high mileage truck.
- 4x4 Plow truck. Will be equipped with a plow and other needed equipment. This truck will be driven daily by a member of the Water Division. It will be used as a mobile workstation and will have all needed tools to respond to

normal work orders and emergencies. This allows the Water Division to maintain a high level of service and ties to the strategic priority of infrastructure management. The truck will be assigned a cul-de-sac plow route.

612 – Sewer Utility Capital Fund

Capital Projects

Lift Station #12 Rehabilitation - 2026

- $4,000,000
- Installing a control building. New pumps (same as Lift Station #13), wet well rehabilitation (base elbows, piping, guide rails, lining). New concrete lid with upgraded hatches. Discharge piping and valve replacement.
- This is a 30-year-old lift station with no major work done since 1994. On average 20 years is the typical life expectancy of wet well piping, this lift station is in the top three for volume of sewage pumped daily.

Lift Station #13 Project - 2026

- $2,000,000
- Cover remaining cost of Lift Station 13 project.
- 10-year replacement cycle.

HWY 65 - Relocation of Assets, Trunk Lines, Lift Stations, Etc. - 2026 - 2028

- $850,000 - 2026; $850,000 - 2027; $850,000 - 2028
- Funding needed to relocate these assets during the upcoming Hwy 65 improvement projects.
- This was created jointly between PW/Engineering divisions to ensure aging city assets along and within the Highway 65 road project area were funded for repairs, replacement, and/or relocation.

Lift Station #12 New Pumps and Controls - 2026

- $400,000
- Replacement pumps and controls for Lift Station #12
- These pumps have completed their dependable life span. The new pumps that will be purchased will be interchangeable with Lift Station # 13, furthermore increasing our redundancy of pumps within lift stations.

Sewer Trunk Oversizing Zest Treatment Plant 4 to 128th - 2026 - 2027

- $350,000 - 2026; $350,000 - 2027
- Oversizing reimbursement for future development.
- This was at the request of the PW/Engineering division to begin a funding source for the future development of this land where the city will need to install a mainline/trunk sanitary sewer line to serve the residential and commercial development.

Lining Project for Lift Station Forcemain Discharge Manholes - 2026 - 2028

- $40,000 - 2026; $40,000 - 2027; $40,000 - 2028
- Lining of manholes that receive the discharge from the lift station forcemains.
- These manhole structures receive higher volumes of sewage at high velocities. At these higher velocities H2S, which is a corrosive gas, principates out of solution and begins to deteriorate the concrete manhole structures**.**

Lift Station #4 Forcemain Rehabilitation - 2027

- $2,650,000
- Sewer Lift Station #4. Forcemain replacement from lift station to discharge manhole structure (1430') (18" x 2). Discharge manhole has been identified as a failed concrete structure that will need be replaced as well.
- Lift Station #4 was constructed in 1970, making this asset 55 years old in 2025. It is in the top three most important lift stations. Seven other lift stations (sewer sub sheds) pump to this station. Determined asset failure of discharge manhole in 2023 by reline contractor.

Lift Station #3 - 2027

- $1,000,000
- This lift station is in the middle of the proposed west side of the Hwy 65 frontage road south of 105th.
- This project is contingent on the final layout of the new frontage road, as part of the Hwy 65 project, which will determine the amount of work needed. 2025 budget $100,000 for consulting and design, and 2027 budget-estimating $1 million for upgrade and remodel.

SCADA Upgrades - 2027

- $350,000
- SCADA controls and monitors the City's water and sewer systems. This upgrade will be a major upgrade to the system shifting from a hardware-based system to a cloud-based system.
- Maintain SCADA system that functions well. This will shift some of the costs from hardware to software. This will allow the system to use more standard computers. Currently we use specialized computers that last three years and can cost up to $10,000 each. Switching to cloud-based software allows for easier upgrades and limits the hazard of auto updates to the computer turning off the system.

Sanitary Sewer Line Rehabilitation - 2027

- $250,000
- Asset ID is SNS-31-0005096. This section of sewer pipe runs under Radisson Rd between Arnold Palmer Dr and 116th Ave. 2025 budget - $50,000 for consulting and 2027 budget projecting $250,000 in repairs.
- This section of pipe has developed a depression, and from the depression the pipe maintains half full of sanitary sewer water. Gravity sewer pipes are not meant to hold wastewater; they are designed to carry wastewater and have consistent flow to ensure solids do not settle. The dip in the sewer pipe is causing solids to settle and build up; if left alone the line could clog and lead to sewer backups.

Sewer Trunk Line Cleaning - 2027 - 2029

- $100,000 - 2027; $100,000 - 2028; $100,000 - 2029
- Blaine has 6 major trunk lines in town totaling 13 miles of pipe ranging from 18'' all the way to 36''. Located under Jefferson St, the south side of Hwy 10, Oak Park Trail, Davenport Street, Radisson Woods, Xylite St, Naples Street, Hwy 35W Service Road, and Lever St.
- Follow a similar contract Met Council uses for an annual agreement, based on tons of material removed from the sewer lines using bucketing sewer cleaning equipment.

Sanitary Sewer Manhole Rehabilitation - 2027

- $85,000
- Asset ID is MH-36-0002645. This sanitary sewer manhole structure is located at the intersection of 111th Ave and 4th St.
- The effluent pipe is off set or raised which always catches waste and creates a dam preventing the proper 2ft per/sec scouring velocity required to keep solids in suspension and traveling down to the sewer line.

Sanitary Sewer Manhole Rehabilitation - 2027

- $80,000
- Asset ID is MH-13-0001889. This sanitary sewer manhole is at the intersection of Jefferson Street and Jefferson Court.
- This sewer manhole doesn't have the correct pitch in the invert of the structure which is causing the sewer pipe from Jefferson Ct to become backed up weekly.

Lift Station #4 Rehabilitation - 2028

- $4,000,000
- The reconstruction/rehabilitation of the wet well structure including base elbows, piping, guide rails, wet well lining, new concrete lid with upgraded hatches and additional access/maintenance hatches. (Note: guide rail current

location doesn't allow for grinder installation in wet well). New installation of dedicated valve vault south of wet well, within valve vault new gate, check, pressure relief valves, piping, and above grade bypass flanges. Manhole structure before wet well in driveway within the structure is where the grinder pump will be installed. At the surface, new building with new controls with A/C, new onsite generator (diesel), buffer/fence from property to the east. Land acquisition - 600 119th Ave - $350,000, with the purchase of this property the City would adjacent/property line sharing assets. Well #5, Stormwater Ditch 41, and Sewer Lift Station #4. Forcemain reline and/or directional bore new (1430') (18" x 2). Discharge manhole complete replacement.

- Lift Station #4 was constructed in 1970, making this asset 53 years old in 2023. It is in the top three most important lift stations. Seven other lift stations (sewer sub sheds) pump to this station. Determined asset failure of discharge manhole in 2023 by reline contractor.

Lift Station #8 Forcemain Rehabilitation - 2028

- $550,000
- This is a forcemain that runs under Hwy 35W. New design will be to make this forcemain terminate before Hwy 35W and thus create gravity flow under Hwy 35W. Similar to the Lift Station #1 forcemain under Hwy 65 and the Lift Station #13 forcemain under Radisson Rd completed projects.
- High volume lift station that serves the City's largest employer AVEDA, and if a failure of the forcemain were to occur there is not a suitable way to provide sanitary services without interrupting surrounding business operations. Furthermore, this will decrease our risk of asset failure under a major freeway. Also, two other lift stations depend on Lift Station #8 functioning properly, which are Lift Station #28 and #32.

Lift Station #21- Pumps and Electronics - 2028

- $350,000
- This lift station facilitates the removal of most of the Lakes Area as well as the Legacy Creek neighborhood’s sanitary wastewater. This lift station pumps roughly 500,000 gallons of wastewater every day.
- This is one of the top five high volume lift stations in our 32-lift station system. The pumps and major electrical components will have exceeded their useful life cycle.

Lift Station #2 Rehabilitation - 2028

- $200,000
- This is a project that will replace Lift Station #2 pumps, base elbows, piping, guide rails, lining of wet well, valves, and critical electrical control components.
- The lift station pumps and hardware will have reached their useful life cycle by 2028.

Lining Sanitary Sewer Trunk Line 301 - South End - 2029

- $3,300,000
- Lining of Sewer Trunk 301 - south end, which runs under Sanctuary Dr and Flanders St from 109th Ave to Lift Station #13 and is part of the sewer trunk line that carries roughly 1,000,000 gallons of sanitary sewer each day. This section of reinforced concrete pipes is over 11,000 feet long with varying diameter pipes.
- This reinforced concrete pipe was installed between 1994 and 1998. This truck line receives sanitary wastewater from Lift Stations #16 and #21. Signs of deterioration are visible from the off gassing of hydrogen sulfide known as H2S.

Lift Station #25 Forcemain Rehabilitation - 2029

- $1,500,000
- Maintenance and repairs to Lift Station #25 forcemain.
- 2024 budget - allocated $50,000 for consulting, 2025 budget - allocating $100,000 for consulting and 2027 budget-projecting $1.5 million in repair work. This asset was installed between 2005 and 2006. The forcemain pipe is ductile iron pipe (DIP) which is not a suitable long-term material for reliability. This is the same material that Lift Station #13's forcemain was as well.

Lining Sanitary Sewer Trunk Line 301 - North End - 2029

- $879,000
- Lining of Sanitary Sewer Trunk 301 located under Radisson Woods Dr between Radisson Road and 109th Ave and is part of the sewer trunk line that carries roughly 1,000,000 gallons of sanitary sewer each day.
- This is reinforced concrete pipe that was installed between 1994 and 1996. This truck line receives sanitary wastewater from Lift Stations #16 and #21. Signs of deterioration are visible from the off gassing of hydrogen sulfide known as H2S.

Sewer Trunk Line 301 Manhole Lining - South End - 2029

- $410,000
- This is a coating/lining project of the manhole structures that are part of the truck line 301-south end.
- These are the manhole structures that are part of the trunk line 301-south end. These structures are also showing signs of deterioration from the off gassing of hydrogen sulfide known as H2S as well as infiltration issues from groundwater.

Sewer Trunk Line 301 Manhole Lining - North End - 2029

- $240,000
- This is a coating/lining project of the manhole structures that are part of the truck line 301-north end.
- These are the manhole structures that are part of the trunk line 301-north end. These structures are also showing signs of deterioration from the off gassing of hydrogen sulfide known as H2S as well as infiltration issues from groundwater.

Sanitary Sewer Manhole Rehabilitation - 2029

- $60,000
- Asset ID is MH-49-0003333 and is a dead-end manhole located in the Cul-de-sac of 97th Ct NE.
- The invert of this structure was never properly channeled for the services that enter the structure.

Lining Sewer Trunk Line 306 - Territorial Park Through Pleasure Creek - 2030

- $1,854,300
- The reinforced concrete pipe (RCP) material of the trunk line is exhibiting signs of deterioration. This line is one of eight major sewer trunk lines responsible for conveying a portion of the city's 5.5 million gallons of wastewater per day.
- Trenchless rehabilitation through pipe lining offers a cost-effective alternative to full replacement, representing only a fraction of the expense. Relining the pipe will enhance system reliability and ensure the continued delivery of consistent wastewater service.

Lining of Lift Station #25 Gravity Line - 2030

- $1,320,000
- This is the gravity line that receives the wastewater from Lift Station #25. It crosses under Hwy 35W at Eastside Park and travels under Opal St south to 107th Ave west to National St south to 106th Ln west to Mankato St south ending at Lever St. This is a gravity line made up of clay pipe with diameters of 18 inches and 21 inches.
- The Comprehensive Sanitary Sewer Plan Update of 2020 (CSSPU report 2020), in Section 6- Required System Improvements, identifies this stretch of gravity sewer pipe as in need of repairs/replacement and possible undersized for future growth from the northeast development of Blaine.

Lining Sewer Trunk Line 300 - 35W Service Drive - 2030

- $1,053,000
- The reinforced concrete pipe (RCP) material of the trunk line is exhibiting signs of deterioration. This line is one of eight major sewer trunk lines responsible for conveying a portion of the city's 5.5 million gallons of wastewater per day.

- Trenchless rehabilitation through pipe lining offers a cost-effective alternative to full replacement, representing only a fraction of the expense. Relining the pipe will enhance system reliability and ensure the continued delivery of consistent wastewater service.

Lift Station #2 Forcemain Lining - 2030

- $720,000
- Lining of forcemain ~2400ft.
- Installed in 1968. Work needs to be done when plant three can be idle (Spring/Fall).

Lift Station #7 Rehabilitation - 2030

- $480,000
- Wet well rehabilitation, pumps, controls building.
- The reconstruction/rehabilitation of the wet well structure including base elbows, piping, guide rails, wet well lining, new concrete lid with upgraded hatches and additional access/maintenance hatches.

Lift Station #4 New Pumps and Controls - 2030

- $350,000
- New pumps and controls.
- 10-year replacement cycle.

Lift Station #25 Gravity Line - Manhole Lining - 2030

- $180,000
- This is a coating/lining project of the manhole structures that are part of the Lift Station #25 gravity line.
- The Comprehensive Sanitary Sewer Plan Update of 2020 (CSSPU report 2020), in Section 6- Required System Improvements, identifies this stretch of gravity sewer pipe as in need of repairs/replacement and possible undersized for future growth from the northeast development of Blaine.

Sewer Trunk Line 300 - Manhole Lining - 2030

- $140,000
- Manhole structures for - Lining Sewer Trunk Line 300 - 35W Service Drive. The reinforced concrete pipe (RCP) material of the trunk line is exhibiting signs of deterioration. This line is one of eight major sewer trunk lines responsible for conveying a portion of the city's 5.5 million gallons of wastewater per day.
- Trenchless rehabilitation through pipe lining offers a cost-effective alternative to full replacement, representing only a fraction of the expense. Relining the pipe will enhance system reliability and ensure the continued delivery of consistent wastewater service.

Sewer Trunk Line 306 - Manhole Lining - 2030

- $120,000
- Manhole structures for - Lining Sewer Trunk Line 306 - Territorial Park Through Pleasure Creek. The reinforced concrete pipe (RCP) material of the trunk line is exhibiting signs of deterioration. This line is one of eight major sewer trunk lines responsible for conveying a portion of the city's 5.5 million gallons of wastewater per day.
- Trenchless rehabilitation through pipe lining offers a cost-effective alternative to full replacement, representing only a fraction of the expense. Relining the pipe will enhance system reliability and ensure the continued delivery of consistent wastewater service.

Sewer Portion of Transportation Projects

Quincy Street Area Street Reconstructions - 2026

- $84,500
- Full reconstruction (no ex-curb) of:
- 105th Ln from Quincy Blvd to E Cul-de-sac
- 106th Ave from Jefferson St to Quincy Blvd
- Madison St from Territorial Rd to 106th Ave

- Madison St from 106th Ave to 109th Ave
- Quincy Blvd from Territorial Rd to 109th Ave
- Monroe Dr from Madison St to 109th Ave
- Madison St from W cul-de-sac to Madison St
- Madison St from W cul-de-sac to Madison St
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Meadowbrook Area Street Reconstructions - 2026

- $64,000
- Full reconstruction (R&R ex curb) of:
- 125th Ln from Jefferson St to Polk St
- 126th Ave from Madison St to Polk St
- 127th Ave from Madison St to Jackson St
- Madison St from 125th Ln to 127th Ave
- Jackson St from 130' N of 125th Ave to 127th Ave
- Able Cir from 126th Ave to N Cul-de-sac
- Tyler Cir from 126th Ave to N Cul-de-sac
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

South Lake Blvd Area Street Reconstructions - 2026

- $50,000
- Mill and Overlay w/ underseal of South Lake Boulevard
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Green Ridge Area Street Reconstructions - 2027

- $66,000
- Full Reconstruction (R&R ex. curb) of:
- 117th Cir from 117th Ave to N Cul-de-sac
- 118th Ave from W Cul-de-sac to Madison St
- 118th Ave from E Cul-de-sac to Madison St
- 118th Ave from Able St to E Cul-de-sac
- 118th Ln from Monroe St to 119th Ave
- Monroe St from 117th Ave to Oak Park Blvd
- Madison St from Monroe St to 119th Ave
- Madison St from Monroe St to E Cul-de-sac
- Monroe Cir from W Cul-de-sac to Monroe St
- Able St from 117th Ave to 118th Ln
- Van Buren St from 117th Ave to 118th Ln
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

West Lake Blvd Street Rehabilitation - 2027

- $60,000
- Mill and Overlay w/ underseal of:
- West Lake Blvd from Lakes Pkwy to 125th Ave

- To provide a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Laddie Lake Area Street Reconstructions - 2027

- $52,000
- Full Reconstruction (no ex. curb) of:
- 86th Ave from Tyler St to Polk St
- 87th Ln from Able St to Polk St
- 87th Ave from Able St to Taylor Ct
- Tyler St from CH 10 front road to 89th Ave
- Polk St from south dead end to 89th Ave
- Cottagewood Terrace from CH 10 to Polk St
- M&O (w/o underseal) Taylor Ct from 87th Ave to north Cul-de-sac
- Partial Recon w/ spot C&G replacement of:
- Tyler St from 91st Ave to 92nd Ave
- Jackson Cir from 91st Ave to N Cul-de-sac
- VanBuren St from 91st Ave to 92nd Ave
- 92nd Ave from VanBuren St to Tyler St
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Oak Park Area Street Reconstructions - 2028

- $75,000
- Partial reconstruction (spot curb) of:
- 3rd St from 117th Ave to north Cul-de-sac
- 4th St from 117th Ave to 118th Ave
- 4th St from W cul-de-sac to 4th St
- 4th St from 4th St to east Cul-de-sac
- Oak Park Dr from 117th Ave to Jefferson St
- 117th Ln from 117th Ave to Oak Park Dr
- 117th Ln from south Cul-de-sac to 117th Ln
- Terrace Dr from Oak Park Dr to 118th Ave
- To provide a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Kane Meadows Area Street Reconstructions - 2028

- $73,000
- Partial Reconstruction (spot curb) of:
- Alamo Cir from north Cul-de-sac to 88th Ave
- Coral Sea Ct from south Cul-de-sac to 88th Ave
- 88th Ave from Rice Creek Pkwy to Dunkirk Ct
- Dunkirk Ct from 88th Ln to south Cul-de-sac
- Alamo Ct from south cul-de-sac to Alamo Cir
- To provide a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Swan Park Area Street Reconstructions - 2028

- $68,000
- Partial Reconstruction (spot curb replacement) of:
- 97th Ave from University Ave to 6th St
- 97th Ln from 3rd St to 5th St
- 98th Ave from 3rd St to 5th St
- 99th Ave from University Ave to 101st Ave
- University Ave Frontage Rd from 97th Ave to 99th Ave
- 3rd St from 97th Ave to 99th Ave
- 5th St from 97th Ln to 99th Ave
- 6th St from 97th Ave to 99th Ave
- 7th St from S Cul-de-sac to 99th Ave
- To provide a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Belmont Acres Area Street Reconstructions - 2028

- $37,000
- Full reconstruction (R&R ex. curb) of:
- Erskin St from 101st Ln to Frazier St
- Fraizer St from 101st Ln to Ball Rd
- Ghia St from 101st Ln to Ball Rd
- Hupp St from 101st Ln to 60' S of N Cul-de-sac
- 101st Ln from Erskin St to Hupp St
- Twilite Terr from North Road to 101st Ln
- To provide a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Clover Leaf Area Street Reconstructions - 2029

- $109,000
- Partial Recon (spot curb) of:
- Madison St from 96th Ln to 97th Ln
- 97th Ave from Madison St to east Cul-de-sac
- 97th Ln from Madison St to Quincy St
- Monroe St from 97th Ln to 98th Ln
- Quincy St from 97th Ave to 99th Ave
- Jackson St from 97th Ave to 98th Ln
- Able St from 97th Ln to 98th Ln
- 98th Ave from Able St to Polk St
- 97th Ln from Able St to Tyler St
- Tyler St from 97th Ave to 97th Ln
- 98th Ln from Monroe St to Quincy St
- 97th Ave from Quincy St to Tyler St
- Jackson St from 98th Ln to 99th Ave
- 98th Ln from Jackson St to Able St
- Tyler St from 98th Ave to 99th Ave

- To provide a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Quail Creek Area Street Reconstructions - 2029

- $75,000
- Partial reconstruction (spot curb) of:
- 129th Ct from west Cul-de-sac to Quail Creek Pkwy
- Owatonna St from Quail Creek Pkwy to Quail Creek Dr
- 130th Ct from W Cul-de-sac to Owatonna St
- 131st Ct from W cul-de-sac to Owatonna St
- 132nd Ct from W cul-de-sac to Owatonna St
- Quail Creek Dr from Quail Creek Pkwy to Radisson Rd
- Palisade Ct from Quail Creek Pkwy to N Cul-de-sac
- 130th Ct from Quail Creek Pkwy to E Cul-de-sac
- 129th Ct from Quail Creek Pkwy to E Cul-de-sac
- 129th Ct from S Cul-de-sac to 129th Ct
- Quail Creek Pkwy from 120' west of Quail Creek Dr to 60' east of Taconite Ct
- Taconite Ct from Quail Creek Pkwy to N Cul-de-sac
- Partial Recon (no ex. curb) of:
- Central Ave Frontage Rd from 370' north of 129th Ave to 131st Ave
- To provide a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Northwest Area Street Reconstructions - 2029

- $36,000
- Full reconstruction (R&R ex curb) of:
- Jackson St from 131st Ave to 132nd Ave
- VanBuren St from 131st Ave to 132nd Ln
- Able St from 131st Ave to 132nd Ln
- Tyler St from 131st Ave to 132nd Ln
- 132nd Ln from Jackson St to Tyler St
- 132nd Ave from 160' W of Jackson St to Jackson St
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Van Buren Area Street Reconstructions - 2030

- $150,000
- Partial recon (spot C&G) of:
- 95th Ave from Able St to Polk St
- 95th Ln from Madison St to Able St
- Tyler St from 96th Ave to 96th Ln
- Tyler St from Clover Leaf Pkwy to north Cul-de-sac
- Tyler St from 95th Ave to north Cul-de-sac
- Able St from 96th Ln to 97th Ave
- VanBuren St from Clover Leaf Pkwy to 95th Ln
- Jackson St from Clover Leaf Pkwy to north Cul-de-sac
- Quincy St from Clover Leaf Pkwy to 95th Ln

- Monroe St from Clover Leaf Pkwy to 95th Ln
- Madison St from 95th Ln to 96th Ln
- Madison St from south Cul-de-sac to 95th Ln
- 96th Ln from Quincy St to Tyler St
- Quincy St from 96th Ave to 96th Ln
- Able St from south Cul-de-sac to Clover Leaf Pkwy
- Able St from Clover Leaf Pkwy to 96th Ave
- 96th Ave from Quincy St to Able St
- 96th Ave from west Cul-de-sac to Polk St
- 96th Ln from 96th Ln to north Cul-de-sac
- 96th Ln from Clover Leaf Pkwy to east Cul-de-sac
- Clover Leaf Pkwy from Clover Leaf Pkwy to north Cul-de-sac
- Clover Leaf Pkwy from Clover Leaf Pkwy to north Cul-de-sac
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Sewer Trunk Line 305 Manhole Lining (Lift Station #3 Jefferson Street) - 2030

- $110,000
- This is a coating/lining project of the manhole structures that are part of the Sanitary Sewer Trunk Line 305.
- These are the manhole structures that are part of the Sewer Trunk Line 305. These structures are also showing signs of deterioration from the off gassing of hydrogen sulfide known as H2S as well as infiltration issues from groundwater. Sewer trunk Line 305 was last lined in 2014.

Xylite Area Street Reconstructions - 2030

- $97,000
- Partial Reconstruction (spot curb) of:
- Waconia St from south Cul-de-sac to 91st Ave
- 91st Ave from Waconia St to Xylite St
- 91st Ln from west Cul-de-sac to Xylite St
- Yancy St from 91st Ln to 93rd Ave
- 91st Ln from Yancy St to Zumbrota St
- 92nd Ln from Zumbrota St to Alamo St
- Alamo St from 91st Ave to 92nd Ln
- Coral Sea St from south Cul-de-sac to 93rd Ave
- Dunkirk St from 500' north of 91st Ave to 92nd Ln
- 91st Ave from Dunkirk St to Flanders St
- 92nd Ave from Edison St to Flanders St
- Edison St from south dead end to 92nd Ln
- 92nd Ln from Dunkirk St to Edison St
- Zumbrota St from 91st Ln to 92nd Ln
- Mill & Overlay (no underseal) 85th Ct from west dead end to Coral Sea St
- Coral Sea St from 85th Ave to north Cul-de-sac
- Dunkirk St from Coral Sea St to north Cul-de-sac
- To provide for a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

2030 Street Rehabilitations - 2030

- $75,000
- Mill & overlay w/ underseal - North Lake Blvd from Lakes Pkwy to 125th Ave
- Partial recon (spot curb) - Legacy Creek Pkwy from 125th Ave to 127th Ave
- Partial Recon (spot curb) - Town Square Dr area from Radisson Rd to 109th Ave
- To provide a well-maintained infrastructure, the streets are identified in the 2022 street condition ratings as poor. Streets are identified in the Pavement Management Program for reconstruction based on pavement ratings in 2022.

Equipment

Emergency Backup Power Generator for Lift Station #12 - 2026

- $165,000
- An emergency backup power generator will provide power to critical infrastructure so that services we provide will be less likely interrupted during periods of power outages and shortages.
- Replacing a 2014 diesel generator with 800 hours, unit #4497. Unit #4497 will go to auction. This generator will no longer be large enough to power the new pumps and additional grinder or three pumps for simultaneous operation. Furthermore, we will be able to standardize our generator brands. The standardization of brands will reduce training time for new staff and will allow us to enter into single preventive maintenance agreements with service providers.

Medium Duty Dump Truck with Plow Package and Specialized Equipment - 2026

- $125,000
- A medium duty vehicle will be used for material hauling for maintenance done on City assets as well as part of the City's snow plowing program. This will be equipped with a plow package, dump box, and advanced warning signals.
- Replacing unit #1289, a 2018 F450 with 81,450 miles. Unit #1289 will be passed down to the streets department and unit number 1204 will be sent to auction. Unit number 1204 is a 2002 with 85,000 miles on it.

Lift Station Sanitary Sewer Pump - 2026

- $230,000
- Lift Station 12 and 13, replacement pumps.
- Lift Station 4, backup pump. Reducing down time by having the pump on hand if replacement is needed.

Medium Duty Lift Station Service Vehicle with Specialized Equipment - 2027

- $260,000
- Medium duty vehicle with a utility box and a crane. Responsible for sewer lift station pump maintenance and repairs.
- This will replace a 2019 F550 with 80,000 miles, unit #4505. This service vehicle is a critical vehicle for the proper operation of the city's 32 lift stations and its 68 pumps that remove 5.5 million gallons of wastewater for the city every day. It's imperative that we perform daily, weekly, and monthly preventive maintenance tasks on our lift station assets as well as have the ability to assist surrounding communities in the event its needed.

Emergency Backup Power Generator for Lift Station #21 - 2027

- $165,000
- Emergency backup power generator will provide power to critical infrastructure so that services we provide will less likely be interrupted during periods of power outages and shortages.
- Replacing a 2010 Caterpillar diesel generator with 300 hours, unit #4483. Unit #4483 will go to auction. This generator is 17 years old and will no longer be large enough to power the new pumps and additional grinder for simultaneous operation. Furthermore, we will be able to standardize our generator brands. The standardization of brands will reduce training time for new staff and will allow us to enter into single preventive maintenance agreements with service providers.

Light Duty Pickup with Plow Package and Specialized Equipment - 2027

- $115,000
- The vehicle will be used daily for preventive maintenance and routine sewer division tasks, as well as snow removal assignments.
- This vehicle will be used as a daily driver for crew members within the division preforming a variety of tasks including but not limited to sewer-storm manhole repair, lift station maintenance and repairs, trailer hauling of heavy equipment, chase truck for jetter, digital prewarning sign vehicle for working in high risk and high speed areas of town, pond maintenance related tasks, and it will also be assigned to a cul-de-sac emergency plow route.

Light Duty Pickup with Plow Package and Specialized Equipment - 2027

- $120,000
- Used for locates/inspections as well as plow services and other division work assignments.
- This would be a shared asset between the Water and Sewer Divisions

Medium Duty Utility Vehicle -CCTV Vehicle - 2028

- $380,000
- This vehicle will be used for televising over 370 miles of sanitary sewer pipes. It will be equipped with the necessary CCTV equipment, hardware and software to integrate into our EAMS program.
- This vehicle will be replacing unit #4607, a 2020 E450 with 70,000 miles. This unit will be sent to auction.

Emergency Backup Power Generator for Lift Station #4 - 2028

- $130,000
- An emergency backup power generator will provide power to critical infrastructure so that services we provide will be less likely interrupted during periods of power outages and shortages.
- Replacing a 2014 diesel generator with 800 hours, unit #4497. Unit #4497 will go to auction. This generator will no longer be large enough to power the new pumps and additional grinder or three pumps for simultaneous operation. Furthermore, we will be able to standardize our generator brands. The standardization of brands will reduce training time for new staff and will allow us to enter into single preventive maintenance agreements with service providers.

Light Duty Pickup with Plow Package and Specialized Equipment - 2028

- $110,000
- A light duty vehicle will be used as a chase truck for routine sewer line cleaning and all tasks within the Sewer Division. Vehicle will be ordered with a plow package, magnet lifter, lift gate, and advanced warning sign board.
- This vehicle will replace a 2023 F350 with 65,000 miles, unit #4623. Unit #4623 will be passed down to the Parks Division. This replacement vehicle will be used as a daily driver for crew members within the division preforming a variety of tasks including but not limited to a chase truck for jetter, sewer manhole repair, lift station maintenance and repairs, trailer hauling for heavy equipment, digital prewarning sign vehicle for working in high risk and high speed areas of town, and assigned to a cul-de-sac emergency plow route.

Underground Utility Line Tracer – 2028

- $18,000
- This is an underground utility locator that is used to locate water, sewer, and storm assets within the city.
- Staff does over 10,000 locate tickets per year. These line tracers allow staff to locate underground assets. With changing technology, they now allow staff to provide information to the City's GIS system. This allows data to be updated in near real time.

Heavy Duty Single Axle Truck - Sewer Jetter - 2029

- $400,000
- This will be a sanitary sewer routine cleaning vehicle. These are industry standard for the cleaning of sanitary sewer lines.

- This vehicle will be replacing unit #4506 a 2020 Mack with 100,000 miles. Unit #4506 will be sent to auction. City staff routinely clean over 450,000 feet of pipe every year.

Pick Up 4x4, Equipment Package - 2029

- $115,000
- Replacement for unit #4632.
- Replacing a high mileage vehicle.

Light Duty Pickup with Plow Package and Specialized Equipment - 2029

- $110,000
- A light duty vehicle used as a chase truck for routine sewer line cleaning and all tasks within the Sewer Division. Vehicle will be ordered with a plow package, magnet lift, lift gate and advanced warning sign board.
- This vehicle will replace a 2023 F350 with 65,000 miles, unit #4624. Unit #4624 will be passed down to the Parks Division.

Light Duty Pickup with Plow Package and Specialized Equipment - 2030

- $120,000
- Light duty vehicle used as a chase truck for routine sewer line cleaning and all tasks within the sewer division. Vehicle will be ordered with a plow package, magnet lifter, lift gate, and advanced warning sign board.
- The mileage and usage have gone up since 2021 which in turn increased the point rating. Chase truck for sewer jetting program.

Light Duty Pickup with Plow Package and Specialized Equipment - 2030

- $115,000
- Vehicle will be used daily for preventive and routine sewer division tasks, as well as snow removal assignments. Will come with plow package and magnet lifter.
- This vehicle will be used as a daily driver for crew members within the division preforming a variety of tasks including but not limited to: Sewer-Storm manhole repair, lift station maintenance and repairs, trailer hauling of heavy equipment, a chase truck for jetter, digital prewarning sign vehicle for working in high risk and high speed areas of town, pond maintenance related tasks, and this vehicle will also be assigned to a cul-de-sac emergency plow route.

Light Duty Pickup with Plow Package and Specialized Equipment - 2030

- $110,000
- This will be a vehicle used by the on-call staff to respond to the various after-hour calls dispatched by 911 and our SCADA program as well as snow removal assignments.
- This will be replacing a 2011 F150 with 49,512 miles, unit #4485. Unit #4485 will be shifted to the Parks Division, which will replace unit #4460. Unit #4460 is a 2004 Ford F350 with 124,000 miles on it. Unit #4460 will be sent to auction.

613 – Stormwater Sewer Utility

Capital Projects

Coon Creek Watershed District Sub - Watershed Project - 2026 - 2030

- $400,000 per year
- Annual budget to meet requirements of the MPCA for water quality and to address water quantity issues across the Coon Creek Watershed District portion of Blaine.
- Projects are identified in sub-watershed reports available with the Stormwater Coordinator.

Infiltration Basin - Swan park - 2026

- $200,000
- Project will be to create a new infiltration basin in Swan Park to help facilitate the needs of storm water migration from upcoming street projects. The project is tied to the five-year CIP for Transportation.

- Construct to meet quantity/quality requirements for upcoming nearby street project. Currently the entire neighborhood directly drains into Pleasure Creek without any quality treatment or quantity control. Project will convert unused park land into water quality and quantity treatment while maintaining open green space in the fully developed neighborhood.

Structure Improvements (Storm) - High Volume Roadways Manhole Lining - 2026 - 2030

- $180,000 - 2026; $190,000 - 2027; $160,000 - 2028; $180,000 - 2029; $200,000 - 2030
- Lining and repairs of existing stormwater manholes on high volume and on pavement management traffic roadways.
- When structures on high volume traffic roadways fail, it can cause lengthy closures of the roadway during repairs. The full rebuild of these structures can be very expensive. By lining or making repairs to the manholes now, we can significantly extend the lifespan of the manholes.

CIPP Lining - Annual Storm Sewer Lining Contract - 2026 - 2030

- $100,000 per year
- Reline/regrout stormwater pipe that is in difficult locations, i.e. between houses, located on high traffic roads, over 50-year-old pipe, etc. Lining to be done in front of pavement management projects.
- Based on televising and inspections performed before street projects. The difference between this line item and specifically identified CIPP projects is complexity and length. Specifically identified capital CIPP lining projects are for larger pipe or more complex bypass that will come at increased cost. Projects funded out of this annual capital expenditure will be smaller pipes that can be easily quoted and funded for less than $100,000.

Storm Ditch Rehabilitation - 2026

- $100,000
- Installation of stormwater pipe, repair outfall, rebuild erosion control materials, remove sediment buildup (north side of Happy Acres Park).
- This lateral section of ACD 60 has erosion and sediment buildup issues restricting the flow of stormwater from upstream basins. Also replace/repair culvert section that flows on the trail. City asset ID's: DIT-ACD-60-P-01-1-M03 and 14-STS-0004625.

Storm System Rehabilitation - 2026

- $95,000
- Installation of storm water pipe, repair flared end sections, rebuild erosion control materials, remove sediment buildup, and create an accessible path for future maintenance of storm water assets (106th Ave and Fillmore St).
- This storm water basin has identified pipe and flared end section replacement, sediment buildup removal, and installation of erosion control material. City asset ID's: 39-FES-0001078 and 39-STS-0004113.

Pond Improvement - Pleasure Creek Flood and Pond Study - 2027

- $450,000
- Pleasure Creek Sub watershed Project
  2023 - $10,000 survey flood area in Cloverleaf Farms development
  2024 - $40,000 further investigation, scope future project
  2027 - $450,000 project
- Pleasure Creek is currently listed as polluted by the MPCA. This project would work to remove pollutants from the creek. There are also localized flooding problems within this area, and this project would help build capacity for flood elevations and prevent damage to public properties or street flooding during large rain events.

Ditch Improvement - Lexington Avenue Between Ball and North Road - 2027

- $60,000
- Ditch along Lexington needs to be cleared and maintained to allow for drainage. Due to the location along a busy county road, working with a contractor will be better.

- This ditch is potentially a critical failure point in the City's flood storage system. Cleaning will be necessary to keep water flowing through the ditch.

Drainage Improvement - Frazier/Erskin Near Ball Road/Lexington - 2028

- $750,000
- Drainage Improvements for the neighborhood between Lexington and Ball Road south of Walmart.
- Aging infrastructure is not equipped to deal with current rain events and there is significant flooding in this neighborhood, to the extent of causing property damage at times. Streets are scheduled to be reconstructed in 2027 so stormwater improvements can be tied to that project.

Storm Basin Rehabilitations - 2028

- $400,000
- Installation of stormwater pipe, repair flared end sections and outlets, rebuild erosion control materials, remove sediment buildup, and create an accessible path for future maintenance of storm water assets.
- 121st Ln and Jefferson St
- 300 Block and 96th Ln
- Quincy Park Area
- West Pleasure Creek Pkwy
- These stormwater basins have identified flared end sections and outlets that need either sediment buildup removal, erosion control material, or complete replacement. The outlet structure also needs to be cleared so stormwater can flow properly. City asset ID's: CCP-37, 37-FES-0000071, 37-FES-0000072, 37-FES-0000070, CCP-30, 37-FES-0000074, CCP-72, and 36-FES-0000784

Irrigation Re-Use - Conversion of Existing Park Irrigation - 2029

- $350,000
- Convert existing irrigation systems to water re-use systems.
- Irrigation in City parks is currently being piped from treated City stormwater. Many parks have stormwater ponds nearby that could be utilized for source water. Three parks have been identified in a previous study: Lexington Athletic Complex, Blaine Baseball Complex, and Eastside Park.

Storm Pipe Rehab - 2029

- $220,000
- This will be a relining/grouting/replacing project of the stormwater drainage pipe that runs between Jefferson St and Happy Acres Park.
- Asset ID 14-STS-0007456, and Asset ID 13-STS-0007457. 530 feet of 30" RCP that shows signs of joint failure and uneven settling throughout adjacent properties.

Infiltration Basin - Palmer Park - 2029

- $150,000
- Palmer Park Infiltration Basin - construct to meet quantity/quality requirements on nearby street project.
- Currently the entire neighborhood directly drains into Coon Creek without any quality treatment or quantity control. Project will convert unused park land into water quality and quantity treatment while maintaining open green space in the fully developed neighborhood.

Site Improvements - Larson Site - 2029

- $150,000
- Site improvements to the Public Works Larson Site to increase efficiency of processing material as well as decreasing stormwater runoff related issues.
- This is the primary location of street sweeping storage. Improvements will increase efficiency and ability to store street sweepings, which will help decrease phosphorus runoff in the City of Blaine.

Culvert Replacement - Ditch 41 at Public Works - 2029

- $125,000
- Replacement of failing culvert along Ditch 41 on the north side of the Public Works building.
- Culvert pipe is failing and needs to be replaced.

Storm Rehabilitation - NW PMP Area - 2029

- $59,000
- Repairing 1,000 ft of the failing storm pipe joints along Jackson Street. Jackson St from 131st Ave to 132nd Ln.
- Approximately 1, 000 ft problematic arch pipe, the seals at joints are failing causing sinkholes in the roadway. This repair will align with the Pavement Management Program's identification of these roads in the 5yr CIP for 2029. With the road reconstruction either replace the poor sections of pipe and/or wrap and seal the pipe joints.

Lake Improvement - Laddie Lake Improvement Project - 2030

- $300,000
- Laddie Lake water quality improvement project - install pretreatment for runoff that currently drains untreated into Laddie Lake.
- Water quality in Laddie Lake is monitored regularly and is getting worse each time data is collected. By installing water quality treatment measures now, we can get ahead of the lake falling into a 'non-compliant' status via the MPCA.

Storm Ditch Rehab, 41-1 - 2030

- $220,000
- Installation of storm water pipe, repair flared end sections and outlets, rebuild erosion control materials, remove sediment buildup, and create access for both sides of ditch to aid in future maintenance efforts of storm water assets.
- These branch sections of the ditch have excess vegetation growth that needs to be removed to ensure proper flow of storm water. City asset ID's: the East West section of DIT-ACD-41-1-M02 on south side of 93rd Ln, and portions of DIT-ACD-41-1-P-02-M01, and DIT-ACD-41-1-P-03-M01 off 91st Ave.

Storm Basin Rehab, CCP-7 - 2030

- $200,000
- Installation of stormwater pipe, repair flared end sections, outlet and outfall, rebuild erosion control materials, remove sediment buildup, and create an accessible path for future maintenance of storm water assets.
- This stormwater basin has identified flared end sections that need either build up removal, erosion control material, or complete replacement. The outfall structure also needs to be cleared so storm water can travel unrestricted. City asset ID's: CCP-7, 10-FES-0000046, 10-BW-0000014, and 10-STS-0001002

Storm System Rehab - SE PMP Area - 2030

- $59,000
- Repair storm water pipe in conjunction with the identified area in the CIP Pavement Management Program (9100 block of Alamo St).
- This repair will align with the Pavement Management Program's identification of these roads in the 5-year CIP for 2030. With the road reconstruction either replace the poor sections of pipe and/or wrap and seal the pipe joints. City asset ID: 65-STS-0007131.

Storm Portion of Transportation Projects

Culvert Replacement - Happy Acres 7th Street - 2026

- $400,000
- Culvert was identified during bridge inspections in 2020 as needing replacement. Large culvert that carries regional ditch is a part of the City's critical infrastructure - failure would cause wide scale flooding impacts.

- Culvert was originally installed in 1973. Replacement is necessary to safely allow drainage to pass under 7th and for traffic to continue to cross ditch on 7th street.

Pipe Regrouting - Legacy Creek Pkwy - North of Main Street - 2027

- $250,000
- This will be a relining/grouting project of the stormwater drainage pipe that runs under Legacy Creek Pkwy north of Main Street. This is close to 800 feet of varying sizes of reinforced concrete pipe.
- Lining of storm pipe between 125th and 126th Avenues on Legacy Creek Parkway. Pipe was originally installed in 2007. Around 2015 Public Works staff began observing a pattern of needing to patch sinkholes along the east side of the road roughly every year. The pipe was televised, and it was identified that the joints were failing. Lining of storm pipe will restore structural integrity of the pipe and prevent future deterioration. Lining will also eliminate the need for annual pothole filling.

Storm Water Pipe Lining/Regrouting - Urbank Circle and Vermillion Street - 2029

- $125,000
- Asset ID 18-STS-0007308, project will be to line/regrout the stormwater arch pipe located near the intersection of Urbank Cir and Vermillion St.
- Pipe was originally installed in 2005. Joints are leaking and creating sinkholes in the roadway. Public Works originally identified due to need to install roadway patching on the sinkholes annually. Lining of pipe will repair issues and prevent future settlements in the roadway.

Equipment

Medium Duty Tracked Skid Steer - 2026

- $155,000
- Tracked skid steer with a matching mulching attachment and forestry package. Its primary purpose will be to operate a forestry mulching attachment.
- Replacing unit #1300 a CAT Skid Steer with 800 hours and the Fecon forestry mulching attachment. This will be traded at a value of approximately $30,000. This piece of equipment will be for the pond maintenance program and assist with the pond mowing program.

Medium Duty Dump Truck with Plow Package and Specialized Equipment - 2026

- $125,000
- Medium duty vehicle will be used for material hauling for maintenance done on City assets as well as part of the City's snow plowing program. This will be equipped with a plow package, dump box, and advanced warning signals.
- Replacement for unit #1252 a 2009 F450 with 88,000 miles. Unit #1252 will be sent to auction. This vehicle will be used as a daily driver for crew members within the division preforming a variety of tasks including but not limited to, asset maintenance and repairs, trailer hauling of heavy equipment, chase truck for jetter, digital prewarning sign vehicle for working in high risk and high speed areas of town, pond maintenance related tasks, and this vehicle will also be assigned to a Cul-de-sac emergency plow route.

Light Duty Pickup with Plow Package and Specialized Equipment - 2026

- $115,000
- Vehicle will be used daily for preventive and routine Stormwater Division tasks, as well as snow removal assignments. Will come with plow package, lift gate, lockable storage, and advanced warming signals.
- This will be replacing unit #1290 a 2018 F350 with 80,000 miles. Unit #1290 will be passed down to the streets department and unit #1234 will be sent to auction. This vehicle will be used as a daily driver for crew members within the division preforming a variety of tasks including but not limited to, asset maintenance and repairs, trailer hauling of heavy equipment, chase truck for jetter, digital prewarning sign vehicle for working in high risk and high speed areas of town, pond maintenance related tasks, and this vehicle will also be assigned to a cul-de-sac emergency plow route.

Light Duty Multipurpose Utility Vehicle - 2026

- $85,000
- This utility vehicle will allow staff to get to locations with the necessary tools and supplies for projects and tasks that pickup vehicles aren't able to get to. It will be equipped with a v-plow, snow blower, and safety light package.
- This will allow staff the ability to work on a wider range of tasks that, to date, has been cumbersome and not efficient with our current equipment. This piece of equipment will be part of the sidewalk and trails snow removal routes.

Regrout Trailer - 2026

- $25,000
- This will be an equipped trailer used for our Stormwater Division's re-grout program of stormwater assets. This trailer will have tool and storage boxes, mortar mixer, generator, and a pressurized water supply system.
- This will be replacing unit # 2283, a 1988 Felling trailer. Unit #2283 will be sent to auction.

Sinkhole and Asset Repair Trailer - 2026

- $25,000
- This will be an equipped trailer that will be used for various types of storm water asset repairs. Removal, install, and rehab of catch basins, manhole structures, and repairing of sinkholes.
- Replacing a 2012 skid steer trailer, unit #1254. Unit #1254 will be sent to auction.

Heavy Duty Street Sweeper - 2027

- $470,000
- This vehicle is utilized for sweeping the streets to prevent organics and other debris from entering the stormwater system.
- Replacing unit # 1277 a 2016 Tymco sweeper with 38,828 miles and 5300 hours on auxiliary engine. Unit #1277 will be sent to auction. This replacement will allow the city to continue to provide its current level of services for spring and fall street sweepings, which are requirements for our MS4 permit. Furthermore, we can earn credits for our MS4 reporting due to our strategic street sweeping programs.

Light Duty Tracked Mini Skid Steer - 2027

- $110,000
- This is a walk behind compact utility loader used to excavate, move, carry and transport material from and to work areas. This compact loader will be equipped with backhoe, grapple, log grabber, bucket, tiller and land planner attachments.
- Replacing unit #1284 a 2016 Toro mini walk behind loader with 1000 hours. Unit #1284 will be sent to auction.

Medium Duty Dump Truck with Plow Package and Specialized Equipment - 2027

- $110,000
- Medium duty vehicle will be used for material hauling for maintenance done on City assets as well as part of the City's snow plowing program. This will be equipped with a plow package, dump box, and advanced warning signals.
- Replacement for unit #1285 a 2017 F450 with 100,000 miles. Unit #1285 will be sent to auction. This vehicle will be used as a daily driver for crew members within the division preforming a variety of tasks including but not limited to, asset maintenance and repairs, trailer hauling of heavy equipment, chase truck for jetter, digital prewarning sign vehicle for working in high risk and high speed areas of town, pond maintenance related tasks, and this vehicle will also be assigned to a cul-de-sac emergency plow route.

Medium Duty Dump Truck with Plow Package and Specialized Equipment - 2028

- $100,000
- Vehicle will be used daily for preventive and routine Stormwater Division tasks, as well as snow removal assignments. Will come with plow package, lift gate, lockable storage boxes, and advanced warning light package.
- Replacing unit #4625 a 2023 F550 with 100,000 miles. Unit #4625 will be sent to auction. This vehicle will be used as a daily driver for crew members within the division preforming a variety of tasks including but not limited to, asset

maintenance and repairs, trailer hauling of heavy equipment, chase truck for jetter, digital prewarning sign vehicle for working in high risk and high speed areas of town, pond maintenance related tasks, and this vehicle will also be assigned to a cul-de-sac emergency plow route.

Medium Duty Brush Cutter - 2028

- $20,000
- Requesting a skid steer brush cutter with the capabilities to handle material 6 inches and greater in diameter. This attachment will match our current skid steer machines.
- This will be replacing a 2023 purchased brush cutter that will be sent to auction.

Medium Duty Tracked Skid Steer - 2029

- $185,000
- Tracked skid steer equipped with forestry package and matching forestry mulching attachment. Its primary purpose will be to operate a brush cutter for our pond mowing program.
- Replacing a 2025 purchase of medium duty tracked skid steer. This unit will be traded in for approximately $30,000. This piece of equipment will be used for the storm water pond mowing program and assist with the maintenance program. This machine will be able to use our stump grinder, brush cutter, tree shear, and grapple bucket attachments.

Light Duty Pickup with Plow Package and Specialized Equipment - 2029

- $115,000
- Vehicle will be used daily for preventive and routine Stormwater Division tasks, as well as snow removal assignments. Will come lockable storage, roof storage, and advanced warning light package.
- Replacing unit #4632 a 2024 F350 crew cab with 100,000 miles. Unit #4632 will be sent to auction. This vehicle will be used as a daily driver for crew members within the division preforming a variety of tasks including but not limited to, asset maintenance and repairs, trailer hauling of heavy equipment, chase truck for jetter, digital prewarning sign vehicle for working in high risk and high speed areas of town, pond maintenance related tasks, and this vehicle will also be assigned to a cul-de-sac emergency plow route.

Heavy Duty Street Sweeper - 2030

- $450,000
- This vehicle is utilized for sweeping the streets to prevent organics and other debris from entering the stormwater system.
- Replacing unit #1308 a 2020 Tymco sweeper with 40,000 miles and 4,000 hours on an auxiliary engine. Unit #1308 will be sent to auction. This replacement will allow the city to continue to provide its current level of services for spring and fall street sweepings, which are requirements for our MS4 permit. Furthermore, we can earn credits for our MS4 reporting due to our strategic street sweeping programs.

Heavy Duty Tracked Excavator - 2030

- $350,000
- A long arm excavator type machine with a high flow hydraulic system, forestry package, quick attach for easier implement changeout and counterbalance weights.
- Replacing unit #4601 a 2020 Cat 316FL excavator with 1,000 hours. Unit #4601 will be traded in for approximately $85,000. This piece of equipment is used in the pond maintenance program and used for stormwater asset repairs

CAT Skid with Forestry Package - 2030

- $165,000
- Replacement for Skid Steer - CAT.
- New Department within Public Works - Forestry.

Light Duty Pickup with Plow Package and Specialized Equipment - 2030

- $115,000
- New vehicle for new hire in fourth quarter of 2024. Vehicle will be used daily for preventive and routine Stormwater Division tasks, as well as snow removal assignments. Will come with plow package, lift gate, lockable storage boxes, and advanced warning light package.
- This request is needed for the Stormwater Division's added staff member in fourth quarter of 2024. This vehicle will be used as a daily driver for crew members within the division preforming a variety of tasks including but not limited to asset maintenance and repairs, trailer hauling of heavy equipment, chase truck for jetter, digital prewarning sign vehicle for working in high risk and high speed areas of town, pond maintenance related tasks, and this vehicle will also be assigned to a cul-de-sac emergency plow route.

City of Blaine
Staff Report

File Number: RES 25-192

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

Administration - Jason Zimmerman, Finance Director

Agenda Item # 10.3

Resolution to Transfer Unrestricted General Fund Reserves and Associated Budget Amendments

Executive Summary

Pursuant to Council direction provided upon adoption of the 2026 Budget along with guidance provided by the city's fund balance policy, Council is requested to authorize the transfer of unrestricted General Fund reserves to address one-time items and general capital equipment as outlined during the August 11, 2025, Workshop.

Background

During the 2026 budget process, Council and staff identified key themes, goals, and expectations for the budget and property tax levy. One primary goal was to leverage unrestricted reserves to fund non-reoccurring requests.

Unrestricted Reserves Strategy

As part of the 2026 budget development process, a comprehensive review of reserve levels and funding priorities was conducted. Among the key outcomes, the General Fund closed fiscal year 2024 with a strong financial performance, resulting in the accumulation of $3.8 million in excess reserves. Based on this analysis, it was determined that $2.9 million of the available reserves could be strategically allocated as alternative funding. This action represents a fiscally responsible approach that reduces costs to taxpayers by minimizing bond issuance and the associated interest expense. By strategically selecting and funding key projects upfront, the city is also able to reduce the 2026 tax levy. The items identified were chosen with careful consideration, prioritizing:

- Projects that will not need to be reintroduced into future tax levies;
- Infrastructure and equipment in urgent need of upgrades to avoid more costly repairs or replacements later; and

- Opportunities to pre-fund capital equipment purchases, with the long-term goal of eliminating the need for bonding for these types of expenditures by 2029.

This approach supports long-term financial sustainability while delivering essential improvements in a cost-effective manner. The following items have been designated for funding through unrestricted reserves:

Proposed Reserve Usage	Amount
2024 Unrestricted Reserves	**$ 3,973,484**
2026 Budget One-Time Items	
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	2,550,000
Total Proposed Uses	**2,903,000**
Remaining Reserves	**$ 1,070,484**

This initiative represents a key component of the Council's proactive strategy to reduce future reliance on debt for infrastructure planning and execution. By utilizing reserves for capital and one-time expenditures, the city is aligning its financial practices with long-term sustainability goals. This approach not only supports current capital needs but also ensures that a responsible reserve balance is maintained to address future contingencies and emerging priorities.

Following these planned allocations, the General Fund will retain just under $1.1 million in unrestricted reserves. These remaining funds will be retained for future opportunities, ensuring the city maintains a strong financial position and flexibility moving forward.

Unrestricted Reserves Impact
The General Fund balance is projected to be $22.3 million at the end of 2025. This estimate would exceed the city's minimum unassigned fund balance of $19.2 million and would result in an unrestricted fund balance of approximately $2.7 million. This projection assumes inventory and prepaid balances will be at amounts consistent with the prior year, fund balance will be at the values set by the preliminary 2026 budget, and the net change in fund balance includes the $2.9 million transfer of unrestricted General Fund reserves.

Estimates as of September 30, 2025	Amount
Projected 2025 Net Change in Fund Balance	**$ 212,000**
Beginning 2025 Fund Balance	22,110,656
Projected Ending 2025 Fund Balance	22,322,656
Projected 2025 Adjust for Inventory	360,270
Projected 2025 Adjust for Prepaid Items	74,893
Projected 2025 Adj Fund Balance, Dec 31 (Net of Restricted)	**21,887,493**
30% Subsequent Years Budget (Projected 2026)	16,025,366
5% Subsequent Years Property Tax Levy (Projected 2026)	2,161,974
100% Subsequent Years Public Safety Aid (Projected 2026)	990,000
Projected 2025 Minimum Unassigned Fund Balance	**19,177,340**
Projected 2025 Unrestricted General Fund Balance Reserve	**$ 2,710,153**

Strategic Plan Relationship

Adoption of the transfer of unrestricted General Fund reserves and associated budget amendments contributes towards the strategic priority of financial sustainability.

Board/Commission Review

NA

Financial Impact

Utilizing unrestricted General Fund reserves for the 2026 budget ensures that the city is providing no more than the necessary resources to fund the activities, programs, and initiatives of the 2026 budget as adopted by the City Council.

Public Outreach/Input

Staff initially discussed the use of unrestricted reserves at the August 11, Workshop.

Staff Recommendation

Approve the following resolution authorizing the transfer of unrestricted General Fund reserves.

Attachment List

1. 2026 Unrestricted General Fund Reserves Presentation

City of Blaine

Signature Copy

Resolution: RES 25-192

Resolution to Transfer Unrestricted General Fund Reserves and Associated Budget Amendments

WHEREAS, the City Council reviewed the proposed 2026 operating budget and property tax levy; and

WHEREAS, sound budgeting principles promote appropriating necessary funds required to accomplish approved objectives; and

WHEREAS, sound budgeting principles also promote providing for contingencies and unforeseen emergencies so as not to prevent objectives from being met; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Blaine hereby authorizes the following interfund transfer(s) for the 2025 budget:

From Fund	To Fund	Purpose	Amount
101 - General Fund	309 - 2016A GO Impr Bonds & Certs	Interfund transfer of unrestricted General Fund reserves for debt buy down	$ 183,000
101 - General Fund	503 - Pavement Management Plan	Interfund transfer of unrestricted General Fund reserves for PCI analysis	$ 125,000
101 - General Fund	410 - Capital Equipment & Projects	Interfund transfer of unrestricted General Fund reserves for park doors and irrigation upgrades	$ 45,000
101 - General Fund	410 - Capital Equipment & Projects	Interfund transfer of unrestricted General Fund reserves for Capital Equipment	$ 2,550,000

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Blaine hereby authorizes the following revenue increase(s) to the 2025 budget:

Fund Account	Amount
2016A GO Impr Bonds & Certs - Transfer In 309.92-3910 - Interfund Transfer	$ 183,000
Pavement Management Plan - Transfer In 503.50.530.533.5309-3910 - Interfund Transfer	$ 125,000
Capital Equipment & Projects - Transfer In 410.00.000-3910 - Interfund Transfer	$ 2,595,000

BE IT FURTHER RESOLVED that the City Council of the City of Blaine hereby authorizes the following expenditure increase(s) to the 2025 budget:

Fund Account	Amount
General Fund - Transfer Out 101.00.000.000-4910 - Interfund Transfer	$ 183,000
General Fund - Transfer Out 101.00.000.000-4910 - Interfund Transfer	$ 125,000
General Fund - Transfer Out 101.00.000.000-4910 - Interfund Transfer	$ 2,595,000

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

Unrestricted Reserves Transfers and Budget Amendments

City Council Meeting| Finance

12/15/2025

Policy-Driven Framework

During the 2026 budgetary process, Council and staff identified key themes, goals, and expectations for the budget and property tax levy.

- Equitable compensation for city staff
- Preserve existing complement of full-time staffing
- 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-reoccurring requests**
- Maintain posture to incentivize development/redevelopment
- Reduce reliance on the property tax levy

Unrestricted Reserves Strategy

- As part of the 2026 budget development process, a comprehensive review of reserve levels and funding priorities was conducted.
- Among the key outcomes, the General Fund closed fiscal year 2024 with a strong financial performance, resulting in the accumulation of $3.8 million in excess reserves.
- Based on this analysis, it was determined that $2.9 million of the available reserves could be strategically allocated as alternative funding.

Unrestricted Reserves Strategy

- Reduces costs to taxpayers by:
  - Minimizing bond issuance and the associated interest expense
  - Strategically selecting and funding key projects upfront, results in a levy reduction

- The items identified were chosen with careful consideration, prioritizing:
  - Projects that will not need to be reintroduced into future tax levies
  - Infrastructure and equipment in urgent need of upgrades to avoid more costly repairs or replacements later
  - Opportunities to prefund capital equipment purchases
    - The long-term goal of eliminating the need for bonding for these types of expenditures by 2029

Unrestricted Reserves Strategy

- Series 2013A Debt Levy Buy Down
- PCI Analysis
- Doors at Happy Acres and Aurelia
- Irrigation Clock Upgrades
- 2025 Capital Equipment

Unrestricted Reserves Strategy

Proposed Reserve Usage	Amount
YE 2024 Unrestricted Reserves	**$3,973,484**
2026 Budget One-Time Items	
Debt Levy Buy Down	183,000
PCI Analysis	125,000
Doors at Happy Acres and Aurelia	35,000
Irrigation Clock Upgrades	10,000
Subtotal One-Time Items	353,000
Fund 2025 Capital Equipment	2,550,000
Total Proposed Uses	**2,903,000**
Remaining Reserves	**$1,070,484**

Unrestricted Reserves ‘25 Projection

Projected 2025 General Fund Reserves	Amount
Projected 2025 Net Change in Fund Balance	**$212,000**
Beginning 2025 Fund Balance	22,110,656
Projected Ending 2025 Fund Balance	22,322,656
Projected 2025 Adjust for Inventory	360,270
Projected 2025 Adjust for Prepaid Items	74,893
Projected 2025 Adj Fund Balance, Dec 31 (Net of Restricted)	**21,887,493**
30% Subsequent Years Budget (Projected 2026)	16,025,366
5% Subsequent Years Property Tax Levy (Projected 2026)	2,161,974
100% Subsequent Years Public Safety Aid (Projected 2026)	990,000
Projected 2025 Minimum Unassigned Fund Balance	**19,177,340**
Projected 2025 Unrestricted General Fund Balance Reserve	**$2,710,153**

Projections as of September 30, 2025

Action Requested

- Approve the resolution authorizing the transfer of unrestricted General Fund reserves and associated budget amendments.

City of Blaine
Staff Report

File Number: 2025-287

Agenda Date	Status
December 15, 2025	
In Control	**File Type**
City Council	Motion

Administration - Nick Fleischhacker, Public Works Director

Agenda Item # 10.4

Motion to Authorize Mayor and City Manager to Enter into a Contract with Traut Companies for Construction of Monitoring Wells, Improvement Project No. U2412

Executive Summary

Council is requested to approve a contract for the construction of monitoring wells, Improvement Project No. U2412 in the amount of $137,050 in conjunction with efforts to finalize appropriations permitting with the Minnesota Department of Natural Resources (DNR) for City wells 19, 20 and 21 in the Northeast Wellfield.

Background

At the June 2, 2025 City Council Workshop, staff provided an update to the Council on the ongoing collaboration with the MN DNR to develop a path forward for the City to obtain operating permits for Wells 19, 20 and 21 in the Northeast Wellfield. Staff indicated that one of the DNR requirements was to install a nest of two monitoring wells in Ham Lake, one in each of the two aquifers the Northeast Wellfield draws from (Quaternary and Tunnel City-Wonewoc), near where the well interference complaints were received in 2021 and 2022. At the July 7, 2025 City Council meeting a contract with Barr Engineering Co. was approved by Council. The contract was to assist the City in completing the necessary steps required by the DNR to obtain the operating permits from the DNR. Part of the scope of the Barr contract was to prepare plans and specifications for the installation of the required Ham Lake monitoring wells and an additional monitoring well located in the City of Blaine adjacent to an existing monitoring well in the Quaternary Aquifer just north of the Northeast Well Field. The monitoring well proposed in Blaine will be drilled into the Tunnel City-Wonewoc Aquifer so that both aquifers the Northeast Wellfield draws from can be monitored at this location. A Joint Powers Agreement permitting the installation of the monitoring wells in Ham Lake was approved by the Ham Lake City Council on November 3, 2025, and subsequently approved by the Blaine City Council on November 17, 2025 (Resolution 25-180).

Barr prepared the plans and specifications and quotes were obtained from the two drillers in

Minnesota that are capable of drilling the wells with a rotosonic drill rig. A rotosonic drill rig is preferable in this situation to a conventional drill rig because it allows the drilling cores to be recovered as the wells are drilled, providing data on the existing geology at the well sites which may help the city and DNR understand the unique situation that is at the heart of this well interference issue. In addition, it results in a cleaner borehole (less wall smearing) that will help ensure the monitoring well can respond more rapidly to changes in aquifer water levels than a conventionally drilled well.

The Engineering Department requested and received quotes as follows:

Traut Companies - $137,050
Cascade Environmental - $117,868

One of the requested items in the quote proposal was for drilling fluid management. Normally, the well driller will dispose of the drilling fluid (a mixture of water and bentonite clay) on site, but because the two monitoring wells are located in a park in Ham Lake the driller will be required to haul away and dispose of the fluid offsite. Traut listed a $25,000 price for drilling fluid management and Cascade did not provide a price, stating they do not have the ability to capture and dispose of it and a separate contractor would be needed. As a result, staff is recommending that Traut Companies be awarded the contract. City council is also asked to approve a 10% contingency to bring the total project budget to $150,755.

This project will be funded through Public Water Utility funds.

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of well-maintained infrastructure management.

Board/Commission Review

Not required.

Financial Impact

On December 18, 2023, the 2024-2028 Capital Improvement Plan (CIP) was approved via resolution 23-207, which appropriated $500,000 for Well Interferance, Project U2412 in 2024 for issues related to the Northeast Area Wellfield and the work required to obtain operating permits for Wells 19, 20 and 21 based on requirements the Department of Natural Resources would stipulate. To date, $95,000 has been encumbered for engineering consulting fees, leaving a remaining project budget of $415,000. The contract, including contingencies as proposed, is within the approved project budget.

Public Outreach/Input

NA

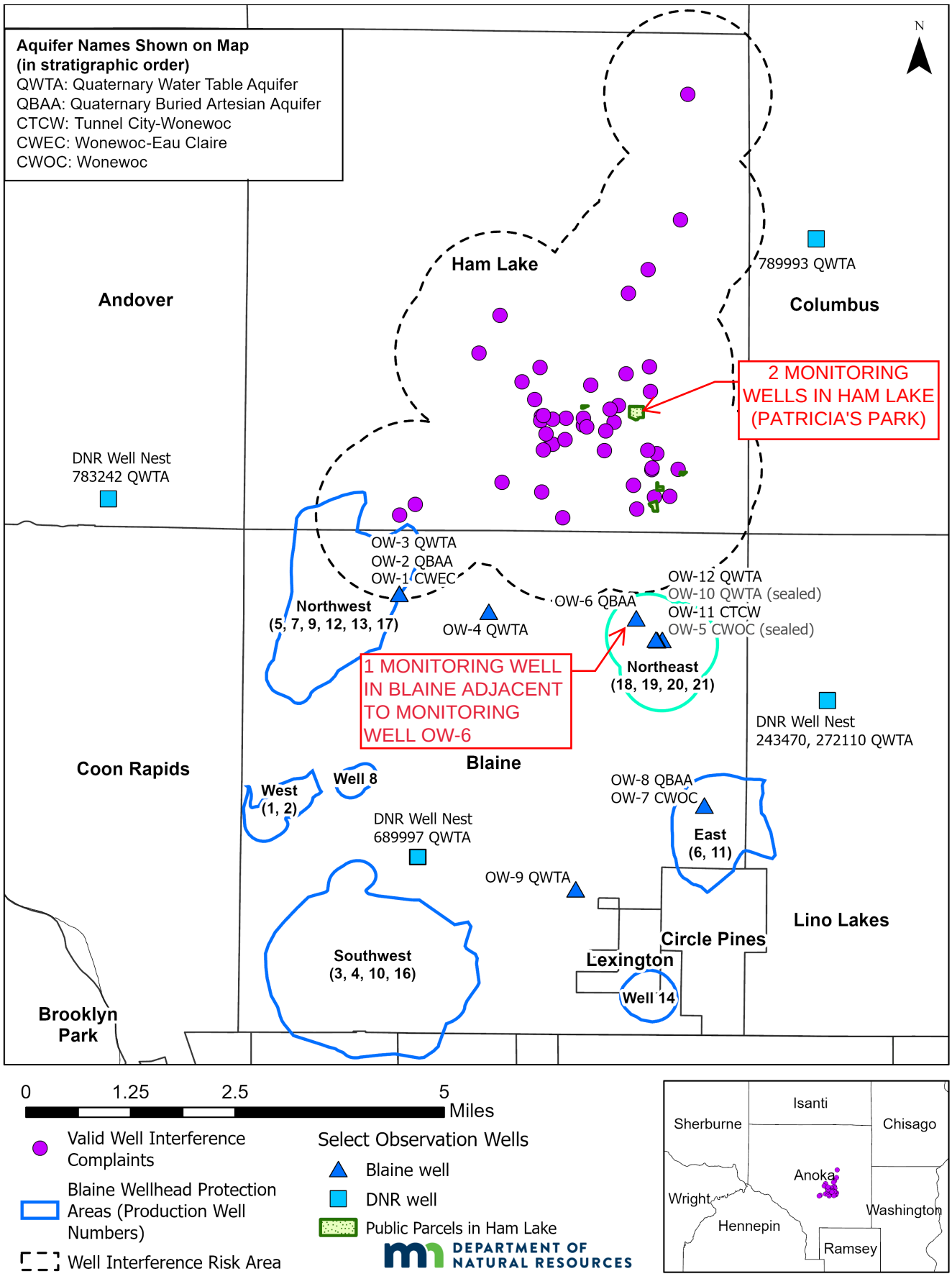
Staff Recommendation

By motion, authorize the Mayor and City Manager to enter into a contract with Traut Companies in the amount of $137,050 for the construction of monitoring wells, Improvement Project U2412. In addition, authorize a 10% contingency to bring the total project budget to $150,755 and authorize the Director of Public Works or to sign all change orders up to the authorized project budget amount.

Attachment List

1. Monitoring Wells Location Map

Figure 1. Blaine-Ham Lake Area Location Map



City of Blaine
Staff Report

File Number: 2025-288

Agenda Date	Status
December 15, 2025	
In Control	**File Type**
City Council	Motion

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 10.5

Motion to Approve Memorandum of Understanding with Coon Creek Watershed District for Project U2513

Executive Summary

Coon Creek Watershed District, along with member organizations of the city of Blaine, city of Coon Rapids, and Anoka County, have identified the construction of a biochar and iron enhanced sand filter located at the existing Bridgewater Pond will help address phosphorus and E.coli contamination within Anoka County Ditch 39. Preliminary plans and cost estimates have been prepared, and the project is proposed to move forward with construction in 2026. Construction is scheduled for Summer of 2026.

Background

Anoka County Ditch 39, also known as Knoll Creek, has high levels of phosphorus and E. coli that contribute to pollution in Sand Creek and in Coon Creek. The Minnesota Pollution Control Agency (MPCA) has placed limits on these two pollutants and the surrounding city's and watershed districts are required to reduce these pollutants.

The proposed project was the most cost-effective project identified in the 2023 subwatershed assessment conducted by the watershed district with cooperation and partnership with surrounding cities. While not located in the city of Blaine, the project treats polluted stormwater that comes from city of Blaine drainage areas. The District applied for and received a $625,000 grant from the Board of Water and Soil Resources to assist in funding the project and to help minimize cost to local governments. Based on the estimated total project cost, the remaining amount to be financed is $557,000. Remaining costs were then distributed to member organizations based on drainage area that contribute to the pollution problem. The city of Blaine comprises of 72% of this drainage area, which amounts to the budget request for $400,000. The city of Coon Rapids comprises of 17% of the drainage area, which amounts to the budget request for $95,000. The District and the County amount to 7% and 4%, which equates to $40,000 and $22,000, respectively. Construction is planned to begin in 2026.

These joint projects were introduced to Council at a workshop in February of 2024. This memorandum of understanding is necessary to document funding agreements as multiple agencies are collaborating to fund the project. Once final costs have been identified and the contracts have been bid, a Joint Powers Agreement will be brought to Council for approval prior to construction of the project.

Strategic Plan Relationship

The project aligns with the City's strategic initiatives for providing a well-maintained infrastructure.

Board/Commission Review

This item has not been reviewed by any boards or commissions.

Financial Impact

The 2025-2029 Capital Improvement Program (CIP), which was adopted by the City Council via resolution 24-230 on December 16, 2024, appropriated $400,000 for U2513, the Coon Creek Watershed District Sub-Watershed Project.

Public Outreach/Input

N/A

Staff Recommendation

By Motion, authorize the Mayor and City Manager to approve and sign the Memorandum of Understanding with the Coon Creek Watershed District for project U2513.

Attachment List

1. Bridgewater MOU

MEMORANDUM OF UNDERSTANDING

THIS AGREEMENT is made by and between the Coon Creek Watershed District, a metropolitan watershed district and political subdivision of the State of Minnesota, 13632 Van Buren St NE, Ham Lake, Minnesota 55304, hereinafter referred to as the "District", and the City of Blaine, a Minnesota municipal corporation, 10801 Town Square Drive NE, Blaine, Minnesota 55449, hereinafter referred to as the "City".

WHEREAS, the District and City share a common interest in improving water quality in Anoka County Ditch 39; and

WHEREAS, The District in cooperation with the City, intends to design and construct a biochar and iron enhanced sand filter project (Project), between the Park of Four Seasons in Blaine and the Bridgewater development pond in Coon Rapids, with the intent of reducing total phosphorus and E. coli loading in Anoka County Ditch 39 and in downstream Sand Creek, Coon Creek and the Mississippi River; and

WHEREAS, the District and City wish to enter into a Memorandum of Understanding to provide for the financing of the Project; and

WHEREAS, the District has established a concept design which is attached in Exhibit A and incorporated herein; and

WHEREAS, the District has estimated the total cost of completing the Project is $1,182,000; and

WHEREAS, the District has established a table of funding sources for the Project, which is attached as Exhibit B and incorporated herein; and

WHEREAS, the City will reimburse the District for the construction cost of the Project up to but not to exceed $400,000; and,

WHEREAS, the District and City believe it is in the best interests of the District and the City to collaborate and complete the Project for the benefit of the public.

NOW, THEREFORE, IT IS HEREBY AGREED:

SECTION 1. PURPOSE

The purpose of this agreement is to allocate and secure funding for the Project.

SECTION 2. ROLES AND RESPONSIBILITIES

A. **FUTURE JOINT POWERS AGREEMENT.** The parties agree that this Memorandum of Understanding is limited in scope and is intended to secure funding for the Project while project details continue to be developed. A separate Joint Powers Agreement will be executed by both parties prior to the commencement of construction or other binding project activities. The Joint Powers Agreement will address project related terms, including but not limited to cost allocation, contracts and purchases, and maintenance of improvements. No obligations beyond the funding commitment described in this Memorandum of Understanding shall be inferred or assigned until the Joint Powers Agreement is fully executed.

B. **FINANCIAL CONTRIBUTION.** The City shall reimburse the District for the costs of the construction services satisfactorily provided. The parties acknowledge that Exhibit B represents a *cost estimate* and that the City is responsible to reimburse the District for the actual expenses related to the Construction work not to exceed four hundred thousand dollars **($400,000)**. Any Project expenses above $400,000 will be the responsibility of the District.

SECTION 3. MISCELLANEOUS PROVISIONS.

A. TERM OF AGREEMENT. This Agreement shall commence upon the date of receipt of all necessary signatures and shall terminate upon completion and reimbursement of the Project, which is anticipated to be completed by July 31, 2027.

B. TERMINATION. Either party may terminate this agreement, with or without cause, upon 30 days written notice to the other party. However, if either party terminates this Agreement prior to completion of Project construction, the Construction Contractor shall be entitled to payment for any work performed by Construction Contractor as of the date of the termination.

B. THIRD PARTY BENEFICIARIES. This Agreement shall not inure to the benefit of, or create any right or cause of action in or on behalf of, any person or entity other than the District and the City, and their successors or assigns.

D. AMENDMENT. No amendment to any provision of this Agreement is valid unless in writing and signed by an authorized representative of each party.

E. LIABILITY

1. Responsibility for Own Acts and Omissions.

Each party agrees that it will be responsible for its own acts and omissions and any liability resulting there from to the extent authorized by law. No party shall be responsible for the acts of the other party or the results thereof.

2. No Waiver.

Notwithstanding the foregoing, the terms of this Agreement are not to be construed as, nor operate as, waivers of a party's statutory or common law immunities or limitations on liability, including, but not limited to, Minn. Stat. Chap. 466. Further, the party's obligations set forth in this Section and otherwise in this Agreement, are expressly limited by the provisions of Minn. Stat. Chap. 466, Minn. Stat. § 471.59, and any other applicable law or regulation providing limitations, defenses or immunities to the District.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date above written.

COON CREEK WATERSHED DISTRICT

By: _____
Jim Hafner
President, Board of Managers

Dated: _____

CITY OF BLAINE

By: _____
Tim Sanders
Mayor

Dated: _____

By: _____
Erik Thorvig
City Manager

Dated: _____

Exhibit A Concept Design

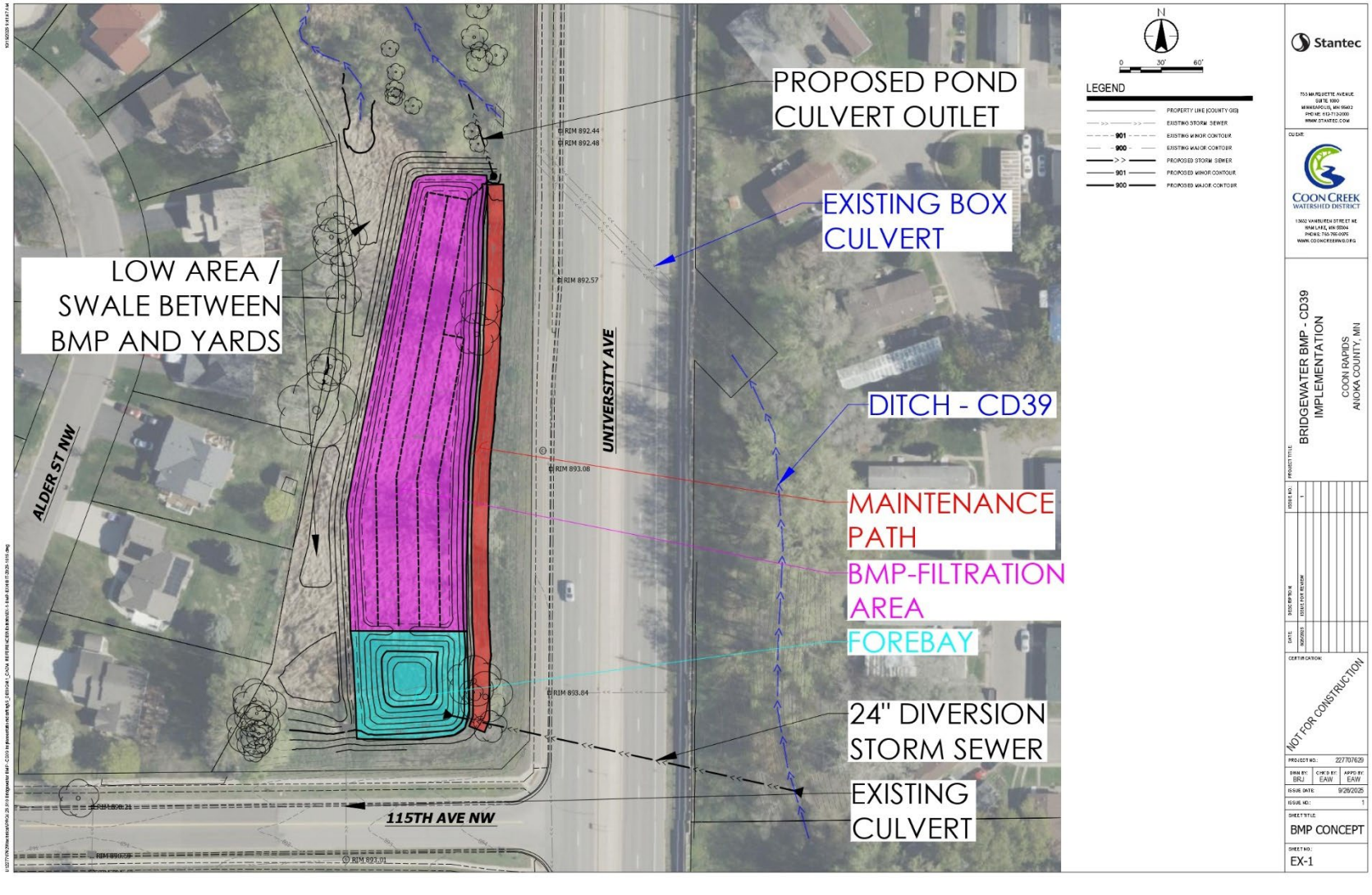


Exhibit B Project Funding Sources

Funding Source	**Amount**
City of Blaine	$ 400,000
Coon Creek Watershed District	$ 40,000
City of Coon Rapids	$ 95,000
Anoka County	$ 22,000
Board of Water and Soil Resources Grant	$ 625,000
Total	$ 1,182,000

City of Blaine
Staff Report

File Number: ORD 25-2595

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

Administration -

Agenda Item # 10.6

First Reading
Ordinance Amending Chapter 2 - Administration, Article V. - Ordinance Violations, Division 2. Administrative Adjudication and Chapter 86 - Utilities, Division 2 - Fire Services, Sec. 86-74

Executive Summary

Staff is recommending an amendment to the city's administrative adjudication ordinance to better address the administrative citation process **and amendments to check valve/meter fines.**

Background

The current administrative adjudication ordinance was established in 1999 to address certain administrative offenses outside the formal judicial process. Examples of administrative offenses include long grass, outside storage, and temporary sign violations. Staff is recommending amendments that are less specific regarding the employees who can issue violation notices, simplifies subsequent offenses fees, establishes re-inspection fees, and allows penalties for offenses to be established through a penalty schedule instead of by resolution or ordinance for ease of updates.

Staff is also recommending an amendment to the current fine for illegal use of water to be removed from city code and included in a penalty schedule instead for ease of updating.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

Staff recommends council hold first reading of the amendment as presented and schedule second reading.

Attachment List

None

City of Blaine

Signature Copy
Ordinance: ORD 25-2595

First Reading
Ordinance Amending Chapter 2 - Administration, Article V. - Ordinance Violations, Division 2. Administrative Adjudication and Chapter 86 - Utilities, Division 2 - Fire Services, Sec. 86-74

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

DIVISION 2. ADMINISTRATIVE ADJUDICATION

Sec. 2-~~202~~ 187. Definitions and procedures.

(a) *Administrative offense defined.* An administrative offense is a violation of a provision of the city Code of Ordinances and/or building and/or zoning codes and is subject to the administrative penalties set forth in the schedule of offenses and penalties referred to in subsection (h) of this section.

(b) *Notice of administrative citation.* Any officer of the police department or any other person employed by the city, ~~authorized in writing by the city manager~~, and having authority to enforce this code, ~~shall~~ may, upon determining that there has been a violation, notify the violator, or in the case of a vehicular violation, attach to the vehicle a notice of the violation. Such notice shall set forth the nature, date and time of violation, the name of the official issuing the notice of administrative citation and the amount of the scheduled penalty.

(d) *Hearing.* Any person contesting an administrative offense pursuant to this section may, within 14 calendar days of the time of issuance of the notice, request a hearing by a hearing officer who shall forthwith conduct an informal hearing to determine if a violation has occurred. The hearing officer shall have authority to dismiss the violation or reduce or waive the penalty. If the violation is sustained by the hearing officer, the violator shall pay the penalty imposed at the time of the hearing or within seven calendar days of the hearing, or in accordance with the payment schedule established by the hearing officer, as well as reimburse the city for the cost of the hearing in an amount not to exceed $200.

(h) *Offenses and penalties.* Offenses which may be charged as administrative offenses, and the penalties for such offenses will be established by the ~~council~~ city. Copies of such offenses and penalties shall be maintained in the office of the city clerk. All previous penalties enacted are hereby replaced and denoted in the city's schedule of penalties.

(i) *Subsequent offenses.* If a party is charged with a subsequent administrative offense within a 12-month period of paying an administrative penalty for the same or substantially similar offense, the subsequent penalty ~~shall~~ may be increased by ~~25 percent~~ increments of $50 (fifty dollars) and establish a reinspection fee of $50 (fifty dollars) that could be charged. ~~above the previous administrative penalty.~~

(Code 1980, § 2-42; Ord. No. 99-1804, 8-19-1999; Ord. No. 00-1868, 8-17-2000)
Cross reference(s)—Definitions generally, § 1-2.

Sec. 2-~~204~~ 188. Issuance of ordinance violation summons.

~~The persons named in this section as~~ eEmployees or agents of the city shall have power to issue summons with complaints incorporated therein (citations) in the form adopted by rule by the administrative municipal court, but such issuance ~~by those named~~ shall relate only to offenses involving the city Code including, but not limited to: building construction, operation or maintenance; fire and fire prevention; public health and sanitation; and zoning. No such employee or agent authorized to issue such summons shall be authorized to arrest or otherwise take a violator into custody or to secure a promise to appear in court in lieu of arrest. ~~Those authorized are as follows:~~

~~Chief building official/building officials~~
~~City engineer/assistant city engineer~~
~~Code compliance officers~~
~~Community service officers~~
~~Director of community development~~
~~Fire marshal/deputy fire marshal~~
~~Forester~~
~~Police officers~~
~~Other employees or agents of the city specifically designated, in writing, by the city manager shall also have such authority.~~

Sec. 86-74. Detector check valve and meter; illegal use.

(a) Detector check valve and meter shall be installed on the fire services described in this division.

(b) Should it be found that water not metered is used through a fire connection for any purpose other than the extinguishing of fire upon the premises, the owner or occupant will be notified, and if such improper conditions are not corrected within ten days, the water will be shut off until proper adjustments are made, and the owner shall be subject to a fine ~~in the sum of not less than $10.00 nor more than $25.00~~ as outlined in the city's penalty schedule.

INTRODUCED and read in full this 15th day of December, 2025.

PASSED by the City Council of the City of Blaine this ____ day ____ of 2026.

City of Blaine
Staff Report

File Number: ORD 25-2596

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

Administration -

Agenda Item # 10.7

First Reading
Ordinance Amending Chapter 22 - Businesses Article V.- Peddlers, Solicitors, and Transient Merchants

Executive Summary

Council is asked to consider ordinance amendments clarifying licensing for solicitors in the city.

Background

As part of a regular review of city code, staff is recommending amendments to the peddler, solicitor, and transient merchant code clarifying that licensing is required for solicitors as well as other housekeeping updates.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

Council is asked to hold first reading of the proposed ordinance and schedule second reading and consideration of adoption for January 5, 2026.

Attachment List

None

City of Blaine

Signature Copy

Ordinance: ORD 25-2596

First Reading
Ordinance Amending Chapter 22 - Businesses Article V.- Peddlers, Solicitors, and Transient Merchants

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

DIVISION 1. GENERALLY

Sec. 22-203. Purpose.

The city council recognizes that transient and itinerant merchants, vendors, peddlers, solicitors, and canvassers, by the very nature of their operation whether from a fixed location or traveling door-to-door, may intrude upon the rights and privacy of other citizens and have a deleterious effect upon the public health, safety and welfare. The intent of this article is to establish a uniform set of rules and regulations that are fair and equitable, and to develop a system for accommodating these businesses that will enhance the overall appearance and environment along public streets, pedestrian ways and other public properties. The regulations contained in this article are not intended to prohibit or hamper speech that is protected by the First Amendment of the United States Constitution, but merely to regulate specific activities that are commercial in nature.

(Code 2004, § 22-271; Ord. No. 19-2437, 11-4-2019)

Sec. 22-204. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Noncommercial door-to-door advocate means a person who goes door-to-door for the primary purpose of disseminating religious, political, social, or other ideological beliefs. The term "door-to-door advocate" shall fall under the term "solicitor" and include door-to-door canvassing and pamphleteering intended for noncommercial purposes.

Peddler means a person who goes from house-to-house, door-to-door, business-to-business, street-to-street, or any other type of place-to-place movement, for the purpose of offering for sale, displaying for exposing for sale, selling or attempting to sell, and delivering immediately upon sale, the goods, wares, products, merchandise, or other personnel property that the person is carrying or otherwise transporting. The term "peddler" shall have the same common meaning as the term "hawker."

Regular business day means any day during which the city hall is normally open for the purpose of conducting public business. Holidays defined by state law shall not be considered regular business days.

Solicitor means a person who goes from house-to-house, door-to-door, business-to-business, street-to-street, or any other type of place-to-place movement, for the purpose of obtaining or attempting to obtain orders for goods, wares, products, merchandise, other personal property, or services of which the person may be carrying or transporting samples, or that may be described in a catalog or by other means, and for which delivery or performance shall occur at a later time. The absence of samples or catalogs shall not remove a person from the scope of this provision if the actual purpose of the person's activity is to obtain or attempt to obtain orders as discussed above. The term "solicitor" shall have the same meaning as the term "canvasser."

Transient merchant means a person who temporarily sets up business out of a vehicle, trailer, boxcar, tent, other portable shelter, or empty store front for the purpose of exposing or displaying for sale, selling or attempting to sell, and delivering goods, wares, products, merchandise, or other personal property and who does not remain in any one location for more than 14 consecutive days.

(Code 2004, § 22-272; Ord. No. 19-2437, 11-4-2019)

Sec. 22-205. Exceptions to definitions.

(a) For the purpose of this article, the terms "peddler," "solicitor," and "transient merchant" shall not apply to:

(1) Noncommercial door-to-door advocates. Nothing within this article shall be interpreted to prohibit or restrict noncommercial door-to-door advocates. A person engaging in noncommercial door-to-door advocacy shall not be required to register as a solicitor under section 22-238.

(2) Any person selling or attempting to sell at wholesale any goods, wares, products, merchandise, or other personal property to a retail seller of the items being sold by the wholesaler.

(3) Any person who makes initial contacts with other people for the purpose of establishing or trying to establish a regular customer delivery route for the delivery of perishable food and dairy products, such as baked goods or milk.

(4) Any person making deliveries of perishable food and dairy products to the customers on their established delivery route.

(5) Any person making deliveries of newspapers, newsletters, or other similar publications on an established customer delivery route, when attempting to establish a regular delivery route, or when publications are delivered to the community at large.

(6) Any person conducting the type of sale commonly known as garage sales, rummage sales, or estate sales.

(7) Any person participating in an organized multi-person bazaar or flea market.

(8) Any person conducting an auction as a properly licensed auctioneer.

(9) Any officer of the court conducting a court-ordered sale.

(10) Mobile food trucks as defined in section 22-427.

(11) Any school-aged children engaged in selling items for fundraisers.

(b) Exemption from these definitions shall not, for the scope of this article, excuse any person from complying with any other applicable statutory provision or requirement provided by another city ordinance.

(Code 2004, § 22-273; Ord. No. 19-2437, 11-4-2019; Ord. No. 21-2485, 11-15-2021)

Secs. 22-206—22-233. Reserved.

DIVISION 2. LICENSE

Sec. 22-234. Licensing; exemptions.

(a) *County license required.* No person shall conduct business as a peddler, solicitor, or transient merchant within the city limits without first having obtained the appropriate license from the county as may be required by M.S.A. ch. 329, as it may be amended from time to time, if the county issues a license for the activity.

(b) *City license required.* Except as otherwise provided for by this article, no person, including their employee or contractor, shall conduct business within this jurisdiction as a peddler, solicitor or a transient merchant without first obtaining a city license. ~~Solicitors need not be licensed but are required to register with the city pursuant to section 22-238.~~

(c) *Application.* An application for a city license to conduct business as a peddler, solicitor or transient merchant shall be made at least 14 regular business days before the applicant desires to begin conducting a business operation within the city. Application for a license shall be made on a form approved by the city council and available from the office of the city clerk. All applications shall be signed by the applicant. All applications shall include the following information:

(1) The applicant's full legal name.

(2) Any and all other names under which the applicant has conducted or does conduct business, or to which the applicant will officially answer to.

(3) A physical description of the applicant (hair color, eye color, height, weight, any distinguishing marks or features, and the like).

(4) Full address of applicant's permanent residence.

(5) Telephone number of applicant's permanent residence.

(6) Full legal name of any and all business operations owned, managed, or operated by applicant, or for which the applicant is an employee or an agent.

(7) Full address of applicant's regular place of business, if any exists.

(8) Any and all business-related telephone numbers of the applicant, including cellular phones and facsimile (fax) machines.

(9) The type of business for which the applicant is applying for a license.

(10) Whether the applicant is applying for an annual or six-month license.

(11) The dates during which the applicant intends to conduct business.

(12) Any and all addresses and telephone numbers where the applicant can be reached while conducting business within the city, including the location where a transient merchant intends to set up their business.

(13) A statement as to whether or not the applicant has been convicted within the last five years of any felony, gross misdemeanor or misdemeanor for violating any state or federal statute or any local ordinance, other than minor traffic offenses.

(14) A list of the three most recent locations where the applicant has conducted business as a peddler, solicitor or transient merchant.

(15) Proof of any required county license.

(16) Written permission of the property owner or the property owner's agent for any location to be used by a transient merchant.

(17) A general description of the items to be sold or services to be provided.

(18) Any and all additional information as may be deemed necessary by the city council.

(19) The applicant's driver's license number or other acceptable form of identification.

(20) The license plate number, registration information, vehicle identification number (VIN) and physical description for any vehicle to be used in conjunction with the licensed business operation.

(d) *Fee.* All applications for a license under this article shall be accompanied by the fee established in the city licensing fee schedule as it may be amended from time to time.

(e) *Procedure.* Upon receipt of the application and payment of the license fee, the city clerk will, within two regular business days, determine if the application is complete. An application will be considered complete if all required information is provided. If the city clerk determines that the application is incomplete, the city clerk must inform the applicant of the required, necessary information that is missing. If the application is complete, the city clerk must order any investigation, including background checks, necessary to verify the information provided with the application. Within ten regular business days of receiving a complete application the city clerk must issue the license unless grounds exist for denying the license application under section 22-236, in which case the clerk must deny the request for a city peddler, solicitor or transient merchant license. If the city clerk denies the license application, the applicant must be notified in writing of the decision, the reason for denial and the applicant's right to appeal the denial by requesting, within 20 days of receiving notice of rejection, a hearing before a hearing officer, on behalf of the city council. The hearing officer council shall hear the appeal within 20 days of the date of the request for a hearing. The decision of the hearing officer following the hearing can be appealed by petitioning the state court of appeals for a writ of certiorari.

(f) *Duration.* Each license shall be valid only for the period specified, and no license may extend beyond December 31 of the year in which it is granted.

(g) *Display of licenses.* At all times while peddling, soliciting or operating as a transient merchant, every peddler, solicitor, or transient merchant shall wear a city-issued photo identification license visible to all persons with whom the licensee comes in contact. The license shall set forth the licensee's name, the name and address of the business or organization and license expiration date and shall exhibit the license to any police officer, other city officer, or any other person to whom such licensee is or would peddle or solicit when so requested.

(h) *License exemptions.*

(1) No license shall be required for any person to sell or attempt to sell, or to take or attempt to take orders for, any product grown, produced, cultivated, or raised on any farm.

(2) No license shall be required for any ~~person going from house-to-house, door-to-door, business-to-business, street-to-street, or any other type of place-to-place movement for the primary purpose of exercising that person's state or federal constitutional rights such as the freedom of speech, freedom of the press, freedom of religion, and the like. This exemption will not apply if the person's exercise of constitutional rights is merely incidental to what would properly be considered a commercial activity~~ solicitor or canvasser doing business by appointment.

(3) No license shall be required for any person soliciting or canvassing by taking or attempting to take orders to be filled in the future for goods, wares, or merchandise delivered to the purchaser from states other than Minnesota.

(Code 2004, § 22-291; Ord. No. 19-2437, 11-4-2019)

Sec. 22-235. License ineligibility.

The following shall be grounds for denying a peddler or transient merchant license:

(1) The failure of an applicant to obtain and demonstrate proof of having obtained any required county license.

(2) The failure of an applicant to truthfully provide any information requested by the city as part of the application process.

(3) The failure of an applicant to sign the license application.

(4) The failure of an applicant to pay the required fee at the time of application.

(5) A conviction within the past five years of the date of application for any violation of any federal or state statute or regulation, or of any local ordinance, which adversely reflects upon the person's ability to conduct the business for which the license is being sought in a professional, honest and legal manner. Such violations shall include, but are not limited to, burglary, theft, larceny, swindling, fraud, unlawful business practices, and any form of actual or threatened physical harm against another person.

(6) The revocation within the past five years of any license issued to an applicant for the purpose of conducting business as a peddler, solicitor, or transient merchant.

(7) When an applicant has a bad business reputation. Evidence of a bad business reputation shall include, but is not limited to, the existence of more than three complaints against an applicant with the Better Business Bureau, the office of the Minnesota attorney general or other state attorney general's office, or other similar business or consumer rights office or agency, with the preceding 12 months, or three complaints filed with the city against an applicant within the preceding five years.

(8) If the location for a transient merchant is proposed for an area not zoned heavy industrial (I-2A or I-2) as provided for in the city zoning regulations.

(Code 2004, § 22-292; Ord. No. 19-2437, 11-4-2019)

Sec. 22-236. License suspension and revocation.

(a) *Generally.* Any license issued under this division may be suspended or revoked at the discretion of a hearing officer on behalf of the city council for violation of any of the following:

(1) Subsequent knowledge by the city of fraud, misrepresentation or incorrect statements provided by an applicant on the application form.

(2) Fraud, misrepresentation or false statements made during the course of the licensed activity.

(3) Subsequent conviction of any offense to which the granting of the license could have been denied under section 22-236.

(4) Engaging in any prohibited activity as provided under section 22-240.

(5) Violation of any other provision of this article.

(b) *Multiple persons under one license.* The suspension or revocation of any license issued for the purpose of authorizing multiple persons to conduct business as peddlers or transient merchants on behalf of the licensee shall serve as a suspension or revocation of each authorized person's authority to conduct business as a peddler or transient merchant on behalf of the licensee whose license is suspended or revoked.

(c) *Notice.* Prior to revoking or suspending any license issued under this chapter, the city shall provide a license holder with written notice of the alleged violations and inform the licensee of the right to a hearing on the alleged violation. Notice shall

be delivered in person or by mail to the permanent residential address listed on the license application, or if no residential address is listed, to the business address provided on the license application.

(d) *Hearing.* Upon receiving the notice provided in subsection (c) of this section, the licensee shall have the right to request a hearing. If no request for a hearing is received by the city clerk within ten days following the service of the notice, the city may proceed with the suspension or revocation. For the purpose of a mailed notice, service shall be considered complete as of the date the notice is placed in the mail. If a hearing is requested within the stated time frame, a hearing shall be scheduled with a hearing officer on behalf of the city council within 20 days from the date of the request for the hearing. Within three regular business days of the hearing, the hearing office, on behalf of the city council, shall notify the licensee of its decision.

(e) *Emergency.* If, in the discretion of the city manager or their designee, imminent harm to the health or safety of the public may occur because of the actions of a peddler or transient merchant licensed under this article, the city manager or their designee, on behalf of the city council, may immediately suspend the person's license and provide notice of the right to hold a subsequent hearing as prescribed in subsection (c) of this section.

(f) *Appeal.* Any person whose license is suspended or revoked under this section shall have the right to appeal that decision in court.

(Code 2004, § 22-293; Ord. No. 19-2437, 11-4-2019)

Sec. 22-237. License transferability.

No license issued under this division shall be transferred to any person other than the person to whom the license was issued.

(Code 2004, § 22-294; Ord. No. 19-2437, 11-4-2019)

Sec. 22-238. Registration.

(a) ~~All solicitors and any~~ Any person exempt from the licensing requirements of this division ~~under section 22-235~~ shall be required to register with the city prior to engaging in those activities and shall be required to meet the same requirements as licensed solicitors, peddlers, or transient merchants as required by this division. Registration shall be made on the same form required for a license application provided by the city clerk, but no fee shall be required except for an investigation fee established in the city licensing fee schedule as it may be amended. The city clerk or designee ~~Immediately upon completion of the registration form, the city clerk~~ shall issue to the registrant a certificate of registration as proof of the registration upon being satisfied that such person is engaged in an exempt activity. If the application does not show an activity is exempted, the city clerk or designee shall notify the person within two (2) regular business days as provided in the licensing procedure. Application for ~~Registrations~~ registration shall ~~be nontransferable.~~ Be made at least fourteen (14) regular business days before the applicant desires to conduct business within the city.

(b) Individuals that will be engaging in noncommercial door-to-door advocacy shall not be required to register.

(c) Religious and Charitable Organizations. Any organization, society, association or corporation desiring to solicit or have solicited in its name money, donations of money or property or financial assistance of any kind desiring to sell or distribute any item of literature or merchandise for which a fee is charged or solicited from persons other than the members of such organizations upon the streets, in office of business buildings, by house to house canvass or in public places for charitable, religious, patriotic, philanthropic or otherwise non-profit purpose shall be exempt from registration under this division, provided a license application is filed with the following information:

(1) Name and purpose of the cause for which the solicitation is sought.

(2) Names and addresses of the officers and/or directors of the organization.

(3) The period during which the solicitation is to be carried out.

(4) Whether or not any commission, fee, wages or emoluments are to be expanded in connection with such solicitation.

(5) Proof of incorporation as a non-profit corporation under the laws of any state or proof of tax-exempt status by the Internal Revenue Service.

Notwithstanding the foregoing, persons soliciting on behalf of the organizations exempt from registration shall furnish all its members, agents, or representatives soliciting with credentials stating the name of the organization, the name of the agent,

and the purpose of the solicitation. Such credentials shall be kept on each person representing the organization and be presented to anyone requesting to see the credentials.

(Code 2004, § 22-295; Ord. No. 19-2437, 11-4-2019)

Sec. 22-239. Prohibited activities.

(a) No peddler, solicitor, transient merchant, noncommercial door-to-door advocate, or other person engaged in other similar activities exempt from licensure or registration shall conduct business in any of the following manners:

(1) Calling attention to their business or the items to be sold by means of blowing any horn or whistle, ringing any bell, crying out, or by any other noise, so as to be unreasonably audible within an enclosed structure.

(2) Obstructing the free flow of traffic, either vehicular or pedestrian, on any street, sidewalk, alleyway, or other public right-of-way.

(3) Conducting business in a way as to create a threat to the health, safety, and welfare of any specific individual or the general public.

(4) Conducting business before 8:00 a.m. or after 9:00 p.m.

(5) Failing to provide proof of license, or registration, and identification when requested.

(6) Using the license or registration of another person.

(7) Alleging false or misleading statements about the products or services being sold, including untrue statements of endorsement.

(8) Remaining on the property of another when requested to leave.

(9) Otherwise operating their business in any manner that a reasonable person would find obscene, threatening, intimidating or abusive.

(b) No peddler, solicitor, or transient merchant shall claim to have the endorsement of the city solely based on the city having issued a license or certificate of registration to that person.

(Code 2004, § 22-296; Ord. No. 19-2437, 11-4-2019)

Sec. 22-240. Exclusion by placard.

Unless specifically invited by the property owner or tenant, no peddler, solicitor, transient merchant, noncommercial door-to-door advocate, or other person engaged in other similar activities shall enter onto the property of another for the purpose of conducting business as a peddler, solicitor, transient merchant, noncommercial door-to-door advocate, or similar activity when the property is marked with a sign or placard that is reasonably sized to be seen and states "No Peddlers, Solicitors or Transient Merchants," or other comparable statement. No person other than the property owner or tenant shall remove, deface, or otherwise tamper with any sign or placard under this section.

(Code 2004, § 22-297; Ord. No. 19-2437, 11-4-2019)

Sec. 22-241. Penalty.

Any individual found in violation of any provision of this article shall be guilty of a misdemeanor.

(Code 2004, § 22-298; Ord. No. 19-2437, 11-4-2019)

Secs. 22-242—22-260. Reserved.

INTRODUCED and read in full this 15th of December, 2025.

PASSED by the City Council of the City of Blaine this ____ day of ____, 2026.