



# City of Blaine

## City Council

February 18, 2026 | 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.** 2026-52 Police Department Citizen Award Recognitions  
*Sponsors: Brian Podany, Safety Services Manager/Police Chief*

**5. 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.

**6. Communications**

**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.** 2026-53 Schedule of Bills Paid  
*Sponsors: Jason Zimmerman, Finance Director*

- 7.2.** 2026-54 Approval of Minutes  
*Sponsors: Cathy Sorensen, City Clerk*

- 7.3.** RES 26-36 Resolution Approving an Amendment to the 2026 Engineering Budget to Provide for Hiring a Part-Time Engineering Intern

*Sponsors: Daniel Schluender, Director of Engineering*

- 7.4.** RES 26-37 Resolution to Commit to the Trunk Highway 65 Segment #2 Draft Initial Financial Plan  
*Sponsors: Daniel Schluender, Director of Engineering*
- 7.5.** RES 26-27 Resolution Approving 2025 Fund Balance Designation and 2025-2026 Budget Amendments  
*Sponsors: Jason Zimmerman, Finance Director*
- 7.6.** 2026-55 Motion to Approve Payment to Core & Main for Sensus Analytics and RNI SAAS Annual License Renewal  
*Sponsors: Jason Zimmerman, Finance Director*
- 7.7.** RES 26-28 Resolution Authorizing Interfund Transfers and Associated Budget Amendments related to the Purchase of a New Printer to be Located Within the Sign Shop at Public Works  
*Sponsors: Jason Zimmerman, Finance Director*

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

- 8.1.** RES 26-26 Resolution Granting an Interim Use Permit to Operate a Contractors' Yard for Concrete Crushing in the I-2 (Heavy Industrial) Zoning District at 10101 Naples Street NE. Park Construction Company (Carlson Group LLC) (Case File No. 26-0002/EES)  
*Sponsors: Sheila Sellman, Community Development Director*
- 8.2.** RES 26-25 Resolution Granting a Conditional Use Permit to Allow a Fitness Center in a Heavy Industrial (I-2) Zoning District at 1630 101st Avenue NE #100. Elevate Strength & Nutrition (Case File No. 26-0005/ACK)  
*Sponsors: Sheila Sellman, Community Development Director*

**9. Development Business**

- 9.1.** ORD 26-2598 Second Reading  
Ordinance Approving a Rezoning from Single Family Residential (R-1) to Development Flex (DF) on the NE Corner of Lexington Avenue and Flowerfield Road NE. Fenway Land Company (Flowerfield) (Case File No. 25-0052/SLK)  
*Sponsors: Sheila Sellman, Community Development Director*
- 9.2.** RES 26-15 Resolution Granting Preliminary Plat Approval to Subdivide 31.92 Acres into 32 Single Family Lots and 4 Outlots to be Known as Flowerfield on the NE Corner of Lexington Avenue and Flowerfield Road NE. Fenway Land Company (Case File No. 25-0052/SLK)

*Sponsors: Sheila Sellman, Community Development Director*

- 9.3.** RES 26-16 Resolution Granting a Conditional Use Permit to Allow the Construction of 32 Single-Family Homes in a Development Flex (DF) Zoning District on the NE Corner of Lexington Avenue and Flowerfield Road NE. Fenway Land Company (Flowerfield) (Case File No. 25-0052/SLK)

*Sponsors: Sheila Sellman, Community Development Director*

**10. Administration**

- 10.1.** RES 26-30 Resolution Accepting a Bid from SealPros in the Amount of \$236,957.50 for the 2026 Crack Sealing Project, Improvement Project No. T2602 (26-02)

*Sponsors: Daniel Schluender, Director of Engineering*

- 10.2.** RES 26-38 Resolution Authorizing Permanent and Temporary Easement Acquisitions on 105th Avenue, City of Blaine, Minnesota

*Sponsors: Erik Thorvig, City Manager*

**11. Other Business**

**12. Adjournment**



# City of Blaine Staff Report

File Number: 2026-52

Agenda Date	Status
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February 18, 2026

In Control	File Type
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City Council

Guest Speaker

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

## Agenda Item # 4.1

Police Department Citizen Award Recognitions

## Executive Summary

The Police Department will formally recognize and honor several distinguished community members for their extraordinary actions and life-saving efforts. These individuals are being awarded the Life Saving Award for demonstrating exceptional courage and composure during critical emergencies, where their immediate intervention directly resulted in the preservation of human life. This recognition serves to highlight the invaluable partnership between the Blaine Police Department and the residents they serve, celebrating those who exemplify the highest standards of civic duty and heroism within the Blaine community.

The following citizens will be receiving an award from Chief Podany:

Jesse Fraser - for assisting in saving a child from a pond

Eric Knight - for performing life-saving measures on a fellow citizen

## Background

Each year, the Blaine Police Department recognizes community members who have gone above and beyond what is expected of them to positively impact their fellow citizens and/or our law enforcement agency. The community members are nominated by Blaine Police Department staff.

## Strategic Plan Relationship

This item directly relates to the City of Blaine's Strategic Plan by collaborating and engaging with the community.

### **Board/Commission Review**

None

### **Financial Impact**

None

### **Public Outreach/Input**

The community members being recognized were given notice of the awards ceremony, invited to attend, and encouraged to invite family and/or friends.

### **Staff Recommendation**

Recognize the community members receiving the awards.

### **Attachment List**

None

**CITY OF BLAINE**

**SCHEDULE OF BILLS PAID**

**APPROVED ON 02/18/2026 FOR PAYMENTS THE WEEK OF 01/23/2026**

<b>Vendor Name</b>	<b>Description</b>	<b>Amount</b>
9436 BLAINE LLC	Partial escrow refund, B25-00462, Viridian Central Apartment	\$ 116,752.00
ALEXANDRA HOUSE INC	2026 Charitable Gambling Donation	\$ 71,000.00
ALLINA HEALTH SYSTEM	3rd Quarter 2025 EMR Training	\$ 1,000.00
AMAZON CAPITAL SERVICES	Computer risers, monitor stands, new hire desk, labels	\$ 418.38
AMAZON CAPITAL SERVICES	Duffle Bags for Crew	\$ 154.03
AMAZON CAPITAL SERVICES	Webcam for Online Meetings	\$ 37.32
AMAZON CAPITAL SERVICES	Computer risers, monitor stands, new hire desk, labels	\$ 160.99
AMAZON CAPITAL SERVICES	Drill Bit/ Sharpener / Wall Fans (4)	\$ 1,919.75
AMAZON CAPITAL SERVICES	HDMI to display port cables	\$ 24.87
AMAZON CAPITAL SERVICES	Computer stands, labels, phone case, white board	\$ 232.84
AMAZON CAPITAL SERVICES	Calendars, squeegee	\$ 11.75
AMAZON CAPITAL SERVICES	Credit	\$ (139.99)
AMAZON CAPITAL SERVICES	Reusable Bags for Wellness Event	\$ 54.99
AMAZON CAPITAL SERVICES	Headphones, shoe polish	\$ 141.72
ANOKA COUNTY	2025 County Recordings	\$ 46.00
ANOKA COUNTY BROTHERHOOD COUNCIL, INC	2026 Charitable Gambling Donation	\$ 1,000.00
ANOKA COUNTY CHIEFS OF POLICE ASSOCIATION	2025 Dues and Meeting Expenses	\$ 564.00
ANOKA COUNTY COMPOSITE SQUADRON CIVIL AIR PATROL	2026 Charitable Gambling Donation	\$ 4,000.00
ANOKA COUNTY SHERIFF'S OFFICE	SWAT operator/negotiator membership	\$ 24,500.00
ASCAP	2026 Music license	\$ 917.00
ASPEN MILLS INC	Myette - uniform	\$ 132.93
ASPEN MILLS INC	Lassell - uniform	\$ 112.68
ASPEN MILLS INC	Myette - uniform	\$ 133.67
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 732.40
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 274.10
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 134.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 62.55
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 156.94
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 81.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 59.70
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 252.40
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 338.46
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 338.46
AUTOMATIC SYSTEMS COMPANY	SCADA Cyber Security Assessment	\$ 18,986.00
AUTOMATIC SYSTEMS COMPANY	2024 Capital; Water Altitude Valve Parts - Tower 1	\$ 6,367.00
AUTOMATIC SYSTEMS COMPANY	WTP #1 & 2: SCADA Changes Fluoride Pumps	\$ 858.75
AUTOWASH SYSTEMS INC	Car Wash Chemicals & Check 12/23/25	\$ 1,340.31
BARNUM COMPANIES INC	PD gate planned maintenance	\$ 325.00
BIKES4KIDS	2026 Charitable Gambling Donation	\$ 2,000.00
BLAINE AREA LITTLE LEAGUE	2026 Charitable Gambling Donation	\$ 2,000.00
BLAINE BEYOND THE YELLOW RIBBON	2026 Charitable Gambling Donation	\$ 2,500.00
BLAINE BROTHERS INC	DOT, Brakes/Belts/Pr Steering / Pump : Unit 1203 (Plow Truck)	\$ 8,435.83
BLAINE BROTHERS INC	Tow/ Air Line Repair : Unit 1211 (Plow Truck)	\$ 1,055.41
BLAINE CUSTOM APPAREL & AWARDS	Retirement awards	\$ 204.00
BLAINE LOCK & SAFE INC	Padlocks for Assets	\$ 917.40
BLAINE POLICE FEDERATION	2026 Charitable Gambling Donation	\$ 2,000.00
BLAINE TOWN SQUARE APARTMENTS II LLC	TIF Proceeds Paid - TIF District 1-17	\$ 70,275.46

BMI GENERAL LICENSING	2026 music license	\$	459.00
BOLTON & MENK INC	AT&T New Install - Tower #3 (Hamline Ave) 11/8/25-12/5/25	\$	717.50
BOLTON & MENK INC	2025 Contract: Emergency Response Plan Update; Water Dept	\$	270.00
BOLTON & MENK INC	2025 Contract: General Water Services; Water Dept	\$	180.00
BOLTON & MENK INC	2025 Contract: Risk Assessment Update; Water Dept	\$	270.00
BOLTON & MENK INC	T-Mobile Telecom Svcs, Tower 2 (11/8/25-12/5/25) I/P 24-21	\$	1,742.50
BOLTON & MENK INC	Construction Services for Water Tower 2 Rehab, I/P U2315 (24-21)	\$	3,023.25
BOLTON & MENK INC	Contract: Well House 1 & 2 Modeling; Water Dept	\$	192.50
BOLTON & MENK INC	Contract (Amended): Well Inspections Services; Water	\$	2,020.00
CENTERPOINT ENERGY	December 2025 Gas Services	\$	3,676.17
CENTURY FENCE COMPANY	Fencing in PW Shop; Streets	\$	5,650.00
CHRONICLES IN HEALTH LLC	Nutrition class for seniors	\$	90.00
CINTAS CORPORATION	MAYC Mats/Rugs	\$	38.42
CINTAS CORPORATION	CH mats and rugs	\$	204.27
CINTAS CORPORATION	Uniform/Rug-Towel Rentals; 12/31/25	\$	400.06
CINTAS CORPORATION	MAYC Mats/Rugs	\$	38.42
CITY OF EDEN PRAIRIE	Fence Consortium Annual Membership Fee	\$	8,241.00
CIVICPLUS, LLC	CivicClerk Legislative Management System Annual Contract	\$	24,473.37
CM2 SUPPLY	Oxygen Cylinders for Patrol Operations	\$	198.94
COMMERCIAL PLUMBING & HEATING INC	Job was postponed, no work started.	\$	196.80
CONNEXUS ENERGY-UTILITY PAYMENTS	December 2025 Electric	\$	53,369.58
CREST VIEW CORPORATION	TIF Proceeds Paid - TIF District 1-18	\$	109,170.22
CRYSTEEL TRUCK EQUIPMENT	2025 Capital: Sewer Utility Vehicle Specialized Equip #4657	\$	17,818.14
CRYSTEEL TRUCK EQUIPMENT	Small Truck Mounted Salt Spreader	\$	2,207.62
CRYSTEEL TRUCK EQUIPMENT	Cable; PW Stock	\$	188.00
CRYSTEEL TRUCK EQUIPMENT	Cable; PW Stock	\$	188.00
CRYSTEEL TRUCK EQUIPMENT	Breine Fittings : Unit 1306 Dump/Plow Truck	\$	50.00
CYBER ADVISORS INC	SharePoint Consulting	\$	112.50
E G RUD & SONS INC	SURVEY PREP - 8550 VAN BUREN ST	\$	3,340.00
ECKBERG LAMMERS PC	December 2025 - Civil Legal Services	\$	4,250.00
ECKBERG LAMMERS PC	December 2025 - Civil Legal Services	\$	38,941.75
ECKBERG LAMMERS PC	December 2025 - Civil Legal Services	\$	5,920.00
ECM PUBLISHERS INC	2026 Public Hearing Notices	\$	121.00
ELECTRIC PUMP INC	Depth Sensor; Sewer wet wells	\$	9,735.00
EMBEDDED SYSTEMS INC	6 month warning siren maintenance fee, Jan-Jun 2026	\$	6,895.86
EVANS KRISTA	Tuition reimbursement	\$	650.27
EVANS KRISTA	Tuition reimbursement	\$	755.24
FAMILY PROMISE IN ANOKA COUNTY	2026 Charitable Gambling Donation	\$	10,000.00
FERGUSON ENTERPRISES LLC #3325	Swivel Female Couplers	\$	316.40
FISERV	December 2025 FISERV Payment	\$	152.96
FRIENDLY CHEVROLET INC	Filters: Vehicle 5295	\$	34.82
GERHARD JOSEPH	Tuition reimbursement	\$	635.00
HAMMER SPORTS LLC	Refs for Adult Basketball 11/23/2025	\$	420.00
HOPE 4 YOUTH	2026 Charitable Gambling Donation	\$	12,000.00
HOPE FOR THE COMMUNITY	2026 Charitable Gambling Donation	\$	11,500.00
I & S GROUP INC	Wetland Site 7, Annual Maintenance & Work Plan, I/P 25-41, P2411	\$	1,470.00
IMPACT PROVEN SOLUTIONS	2025 December Utility Billing Invoicing	\$	4,511.85
INSIGHT PUBLIC SECTOR INC	Microsoft Azure IaaS	\$	2,090.87
INSIGHT PUBLIC SECTOR INC	Microsoft Software Licensing Annual Renewal	\$	127,143.45
LANGUAGE LINE SERVICES INC	2025 Translation and Interpretation Services for the year	\$	227.41
LAWSON PRODUCTS INC	Mechanic Shop Supplies: Copper Anti Seize	\$	51.82
LEAGUE OF MN CITIES INSURANCE TRUST-CLAIMS	workers comp insurance claims	\$	3,890.15
LITTLE FALLS MACHINE INC	WINS Heal Lift Ram : Unit 1201 (Dump Truck)	\$	1,154.11
LOCKRIDGE GRINDAL NAUEN PLLP	2026 State Lobbying Services (Year 3 of 3 Year Agmt)	\$	3,166.66

LRS PORTABLES OF MINNESOTA	Satellite Rental; December 2025	\$ 1,003.03
LUNDBERG SANDRA ANN	Home Improvement Grant Reimbursement	\$ 2,933.00
MACQUEEN EQUIPMENT INC	E2331 2023 Remaining Storm Bond Proceeds/ Trackles	\$ 21,105.00
MACQUEEN EQUIPMENT INC	E2331 2023 Remaining Storm Bond Proceeds/ Flail Mower	\$ 19,079.00
MACQUEEN EQUIPMENT INC	Credit	\$ (425.04)
MANAGED SERVICES INC	CH Janitorial Services	\$ 4,948.00
MANAGED SERVICES INC	CH Enmotion, TP	\$ 628.35
MC TOOL & SAFETY SALES	New Emp Safety Equip Back Ordered: N. Deboer	\$ 101.68
MENARDS - BLAINE	General Supplies / Pliers/ Pipe/ Silicone WTP #4	\$ 117.04
MENARDS - BLAINE	General Supplies / Pliers/ Pipe/ Silicone WTP #4	\$ 20.94
MENARDS - BLAINE	PD Supplies for improving warm garage	\$ 13.47
MENARDS - BLAINE	PD Supplies for improving warm garage	\$ 23.97
MENARDS - BLAINE	PD Supplies for improving warm garage	\$ 179.00
METRO AREA MANAGEMENT ASSOCIATION	2026 Membership Dues	\$ 60.00
METRO CITIES	2026 Membership Dues	\$ 15,042.00
METROPOLITAN COUNCIL	MCES Wastewater Services	\$ 477,884.43
MILLER MENDEL INC	Employment Background Fees	\$ 22.50
MILLER MENDEL INC	Employment Background Fees	\$ 112.50
MILLER MENDEL INC	Employment Background Fees	\$ 2.85
MILLER MENDEL INC	Employment Background Fees	\$ 8.33
MN DNR EC0-WATERS	Permit Fees - Water use	\$ 61,233.63
M-R SIGN COMPANY INC	Sign blanks - Sign shop	\$ 130.00
MTI DISTRIBUTING INC	Ball Joint: Mower 2445	\$ 864.32
OFFICE OF MNIT SERVICES	Telephone and Internet Service	\$ 178.14
OPENGOV INC	OpenGov 2026 Subscription/Service	\$ 81,960.00
O'REILLY AUTOMOTIVE INC	Air Fresheners: Shop Supplies	\$ 51.44
O'REILLY AUTOMOTIVE INC	Filter: Zamboni 2436	\$ 37.74
PACE ANALYTICAL SERVICES INC	Plant 1 VOC Testing	\$ 1,115.00
PETERSON SUSAN	Reimbursement for flowers and supplies master gardeners	\$ 162.83
PQT COMPANY	Christmas Tree Escrow Refund	\$ 200.00
PRECISE MRM LLC	2025 PW GPS Management	\$ 1,660.00
PRINT CENTRAL	Business Cards for RJ Winegar	\$ 39.00
PRO-TEC DESIGN INC	Door Lock issue at PW on Christmas Day	\$ 62.50
PRO-TEC DESIGN INC	MAYC 12/1/25-11/30/26 central station monitoring	\$ 388.16
PRO-TEC DESIGN INC	WTP#4 Alarm Monitoring	\$ 479.40
PRO-TEC DESIGN INC	WTP#1-3 Alarm Monitoring	\$ 528.00
PRO-TEC DESIGN INC	PW and CH panic buttons yearly monitoring fee	\$ 1,109.63
ROADKILL ANIMAL CONTROL	2025 Disposal of Dead Deer; December	\$ 774.00
ROSS JAMES	Patrol boots	\$ 203.37
SBM FIRE DEPARTMENT	2026 Charitable Gambling Donation	\$ 40,000.00
SHERWIN-WILLIAMS COMPANY	PD heated garage paint	\$ 724.23
SHERWIN-WILLIAMS COMPANY	PD heated garage paint	\$ 276.60
SHORT ELLIOTT HENDRICKSON INC	Design & Construction Svcs-2025 Street Rehab, I/P 25-05	\$ 1,847.08
SHORT ELLIOTT HENDRICKSON INC	Prelim Design & Feasibility Report, I/P 26-06	\$ 4,901.77
SOMMER MICHAEL J	SWAT- Winter boots	\$ 134.99
ST CROIX RECREATION FUN PLAYGROUNDS INC	Eastside Park Playground Equipment	\$ 96,934.00
STEPPING STONE EMERGENCY HOUSING	2026 Charitable Gambling Donation	\$ 10,000.00
STIX SPORTSWEAR	Logo Embroidery	\$ 252.00
SUBURBAN TIRE WHOLESALE INC	Tires : PW Stock	\$ 1,411.76
SUSA	2026 SUSA Memberships	\$ 750.00
SVAP II OAK PARK PLAZA LLC	TIF Proceeds Paid - TIF District 1-19	\$ 79,579.56
THE FERGUSON GROUP LLC	2026 Federal Lobbying Services (Approved by Motion 2025-266)	\$ 5,250.00
THE MINNESOTA HUNDRED CLUB	2026 Charitable Gambling Donation	\$ 4,000.00
THE SALVATION ARMY	2026 Charitable Gambling Donation	\$ 10,000.00

THOMSEN SYSTEMS INC	Winter Tech Camps	\$ 210.00
TOFT'S OUTDOOR SUPPLY LLC	Stump Grinding	\$ 31,140.00
TOLL GAS & WELDING SUPPLY	Propane for Parks	\$ 287.81
TRANS UNION LLC	Credit Reports on Employee backgrounds	\$ 74.44
TREVIPAY	Tools for work truck	\$ 1,173.23
TRI-STATE BOBCAT INC	Stihl Batteries: Storm Supplies	\$ 1,605.96
TWIN CITY FILTER SERVICE INC	Replacement Filters for HVAC : Plants 1-4	\$ 916.80
TWIN CITY FILTER SERVICE INC	WTP # 1 Filters	\$ 106.92
VOLUNTEERS OF AMERICA	Cook Supplemental Wages	\$ 110.78
WAY OF THE LORD INC	2026 Charitable Gambling Donation	\$ 11,500.00
XTREME CUSTOM APPAREL & PROMOTIONS	Citizens Academy apparel	\$ 52.72
		\$ 1,824,710.74

**CITY OF BLAINE**

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID  
APPROVED ON 02/18/2026 FOR PAYMENTS THE WEEK OF 01/23/2026**

<b>Vendor Name</b>	<b>Description</b>	<b>Amount</b>
MACQUEEN EQUIPMENT INC	E2331 2023 Remaining Storm Bond Proceeds/ Trackles	\$ 21,105.00
CIVICPLUS, LLC	CivicClerk Legislative Management System Annual Contract	\$ 24,473.37
ANOKA COUNTY SHERIFF'S OFFICE	SWAT operator/negotiator membership	\$ 24,500.00
TOFT'S OUTDOOR SUPPLY LLC	Stump Grinding	\$ 31,140.00
ECKBERG LAMMERS PC	December 2025 - Civil Legal Services	\$ 38,941.75
SBM FIRE DEPARTMENT	2026 Charitable Gambling Donation	\$ 40,000.00

**CITY OF BLAINE**

**SCHEDULE OF BILLS PAID**

**APPROVED ON 02/18/2026 FOR PAYMENTS THE WEEK OF 01/30/2026**

<b>Vendor Name</b>	<b>Description</b>	<b>Amount</b>
ACME TOOLS	Hydraulic Post driver: Sign Shop	\$ 4,019.40
ALLEGRA PRINT & IMAGING	Grid Pads w/Blaine Logo	\$ 171.28
ALLEGRA PRINT & IMAGING	Employee Wellness Event Printing	\$ 28.88
AMAZON CAPITAL SERVICES	Wireless Mouse	\$ 8.49
AMAZON CAPITAL SERVICES	Shackles/ office supplies	\$ 181.58
AMAZON CAPITAL SERVICES	Hand sanitizer for events	\$ 31.72
AMAZON CAPITAL SERVICES	Water for City Council Meetings	\$ 29.67
AMAZON CAPITAL SERVICES	Employee Recognition Gifts (9)	\$ 277.46
AMAZON CAPITAL SERVICES	Shackles/ office supplies	\$ 133.05
AMAZON CAPITAL SERVICES	Packing tape, steno pads, pens, staples	\$ 55.69
AMAZON CAPITAL SERVICES	iPhone Cases and Chargers	\$ 553.38
AMAZON CAPITAL SERVICES	Supplies for snow day at Wargo- sponsorship	\$ 45.98
AMAZON CAPITAL SERVICES	Creamer for Snow Day and other events	\$ 14.98
AMAZON CAPITAL SERVICES	Sticky Tabs	\$ 9.69
AMAZON CAPITAL SERVICES	Earth Day Supplies	\$ 20.67
AMAZON CAPITAL SERVICES	Leaf Blower	\$ 295.71
AMAZON CAPITAL SERVICES	Oil Fill Adapter : PW	\$ 15.49
ANOKA COUNTY CHIEFS OF POLICE ASSOC	2026 Membership Dues and Meeting Expenses for Command Staff	\$ 1,074.00
ANOKA COUNTY TREASURY DEPARTMENT	2026 DTF Grant Match Fund	\$ 20,000.00
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 213.90
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 83.29
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 30.33
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 504.70
AT&T MOBILITY	Internet Bait Trailer	\$ 66.96
AUTOMATIC SYSTEMS COMPANY	Troubleshoot SCADA to Dialer Issues	\$ 290.00
AUTOMATIC SYSTEMS COMPANY	WTP #1 Backwash Time Adjustments on SCADA	\$ 290.00
AUTOWASH SYSTEMS INC	Car Wash Chemicals & Check 1/2/26	\$ 591.94
BAUER BUILT INC	Tires: Unit 2409 (Truck)	\$ 1,052.98
BERDASS PROPERTIES	Refund - Assessment Over-payment, Fund 85468 (4501 Ball Rd)	\$ 1,702.85
BLAINE AREA PET HOSPITAL PA	Vet services for K9 Andy	\$ 796.57
BLAINE BROTHERS INC	Emission Control Cleaning: Log Loader 1288	\$ 1,941.56
BLAINE CUSTOM APPAREL & AWARDS	Retirement awards	\$ 204.00
BLAINE SQUARE LLC	Refund - Special Assessment over-payment (12409 Ulysses St)	\$ 360.09
BLAINE SQUARE LLC	Refund-Special Assessment over-payments, I/P 19-07	\$ 360.09
BLAINE SQUARE LLC	Refund-Special Assessment over-payments, I/P 19-07	\$ 360.09
BLAINE SQUARE LLC	Refund-Special Assessment over-payments, I/P 19-07	\$ 360.09
BLUUM OF MINNESOTA LLC	Contract for AV equipment maintenance	\$ 18,500.00
CARR'S TREE SERVICE INC	Blvd Tree Removal; 1385 130th Ct NE	\$ 1,700.00
CENTER FOR ENERGY AND ENVIRONMENT	EDA Loan Program - December 2025	\$ 45,299.00
CENTER FOR ENERGY AND ENVIRONMENT	EDA Loan Program - December 2025	\$ 54,765.50
CENTERPOINT ENERGY	750 Clover Leak Pkwy NE - Gas	\$ 86.98
CENTRAL HYDRAULICS	Hydraulic Line Repair; Unit 1276 (Tractor)	\$ 113.19
CENTURYLINK	Public Works Internet Service	\$ 79.43
CENTURYLINK	Baseball Complex Telephone	\$ 133.01
CINTAS CORPORATION	2026 Uniform/Rug Towel Rentals	\$ 170.77
CINTAS CORPORATION	MAYC Mats/Rugs	\$ 38.42

CISCO SYSTEMS CAPITAL CORP	Network Switch Infrastructure Upgrade - Year 3 of 3	\$ 81,934.59
COMCAST	MAYC - Cable TV	\$ 69.67
COMCAST	Internet for Public Works	\$ 201.47
COMCAST	Fiber Internet Service	\$ 1,360.00
CORE & MAIN LP	3/4" & 5/8" Meters for Resale	\$ 2,923.07
DEBOER NATHAN	Reimbursement for mileage: CDL Training	\$ 247.95
DELEGARD TOOL COMPANY	Table/Chain Puller; Mech Shop Tool	\$ 782.70
DOLAN ANDREW	Refund - Special Assessment over-payment, Fund 85585	\$ 219.58
ECKBERG LAMMERS PC	LETAC policy360 yearly dues	\$ 16,994.00
ECM PUBLISHERS INC	2026 Public Hearing Notices	\$ 77.00
ECM PUBLISHERS INC	2026 Public Hearing Notices	\$ 478.50
ECM PUBLISHERS INC	2026 Public Hearing Notices	\$ 583.00
ELECTRIC PUMP INC	2025 Capital: Lift 9 Pump and Controls; Sewer Dept	\$ 57,915.00
ELECTRIC PUMP INC	2025 Capital: Lift 9 Pump and Controls; Sewer Dept	\$ 6,965.00
EVANS PATRICIA & WESLEY	Refund - Special Assessment over-payment, Fund 85468	\$ 91.72
FACTORY MOTOR PARTS COMPANY	Filters : PW Stock	\$ 116.00
FACTORY MOTOR PARTS COMPANY	Filters : PW Stock	\$ 14.08
FACTORY MOTOR PARTS COMPANY	Filters : PW Stock	\$ 70.40
FERGUSON ENTERPRISES LLC #3325	Lifting & Rigging Supplies	\$ 1,653.30
FERGUSON ENTERPRISES LLC #3325	Lifting & Rigging Supplies	\$ 102.96
FLOW CONTROL AUTOMATION INC	WTP Sensor: Water	\$ 9,520.41
FLOW CONTROL AUTOMATION INC	Lab Testing Supplies: Water	\$ 6,320.00
FORESTRY SUPPLIERS INC	Herbicide: Forestry Department	\$ 458.22
FRIENDLY CHEVROLET INC	MAF Sensor; Vehicle 5331	\$ 126.60
GRAINGER	Key cabinet for the PD heated garage	\$ 216.69
GRAINGER	Spring nuts to hold lens over light in jail	\$ 11.85
GRAINGER	Drive socket tool for PD jail lights	\$ 13.00
GROUP HEALTH NON-PATIENT A/R	EAP benefits	\$ 314.60
HAMMER SPORTS LLC	Refs for Adult Basketball 1/11/2026	\$ 420.00
HAWKINS INC	2026 Water Treatment Chemicals	\$ 2,248.00
HAWKINS INC	2026 Water Treatment Chemicals	\$ 8,989.98
HOSE PROS LLC	Hydrant RPZ Parts: Water	\$ 118.66
HOSE PROS LLC	Suction Hose : Unit 2436 (Zamboni)	\$ 158.24
INDELCO PLASTICS CORPORATION	Chlorine Sensor; WTP 1-3	\$ 1,490.79
INSIGHT PUBLIC SECTOR INC	Azure Cloud Backups	\$ 2,289.38
INTUITIVE MUNICIPAL SOLUTIONS LLC	iMS Software Hosting and Maintenance	\$ 62,031.06
J. R. STELZER CO	Water Tower 2 Reconditioning, I/P 24-21 (U2315)	\$ 56,905.00
JM ELECTRIC LLC	Motor/belt Replacement; Happy Acres building	\$ 1,240.00
KATH FUEL OIL SERVICE COMPANY	Generator Fuel; City Generators Water/City Hall/PW	\$ 1,021.96
KATH FUEL OIL SERVICE COMPANY	Generator Fuel; City Generators Water/City Hall/PW	\$ 1,091.81
KATH FUEL OIL SERVICE COMPANY	Generator Fuel; City Generators Water/City Hall/PW	\$ 442.18
KATH FUEL OIL SERVICE COMPANY	Generator Fuel; City Generators Water/City Hall/PW	\$ 1,125.35
LANDS' END BUSINESS OUTFITTERS	Records Clothing and Uniforms	\$ 61.85
LAWSON PRODUCTS INC	Shop Supplies/ Cutter Set, Nipples, Couplers	\$ 2,980.13
LITTLE FALLS MACHINE INC	Hyrdo Fittings x4 : Unit 1201 (Dump Truck)	\$ 29.15
LOCAL GOVERNMENT INFORMATION SYSTEMS	2026 Special Assessment Program System Development	\$ 3,225.00
LOCAL GOVERNMENT INFORMATION SYSTEMS	2026 Special Assessment Program & E-Property Site	\$ 5,965.00
MANSFIELD OIL COMPANY	Fuel Delivery - August	\$ 2,414.07
MANSFIELD OIL COMPANY	Fuel Delivery - January	\$ 13,208.71
MANSFIELD OIL COMPANY	Fuel Delivery - January	\$ 11,869.91
MARCO TECHNOLOGIES LLC	Mitel 6930 IP Phones	\$ 690.86
MCCULLOUGH RYAN	CDL Reimbursement	\$ 21.50
MENARDS - BLAINE	Mop and bucket for Lexington AC	\$ 79.98

MENARDS - BLAINE	Shelving Plant 4	\$	489.48
MENARDS - BLAINE	Storage bins, drill bits	\$	62.92
MENARDS - BLAINE	Misc supplies for Treatment Plants	\$	67.31
MIDWAY FORD COMPANY	TPMS Sensor replacement; Vehicle 3423	\$	512.94
MIDWAY FORD COMPANY	Brakes; truck 2409	\$	442.17
MIDWAY FORD COMPANY	Bearing/brake parts: Trucks 1297/4503	\$	323.30
MIDWAY FORD COMPANY	Bearing/brake parts: Trucks 1297/4503	\$	429.33
MIDWAY FORD COMPANY	Wheel seals; 1297	\$	90.14
MIDWAY FORD COMPANY	Axle seals: Truck 1297	\$	90.14
MIDWAY FORD COMPANY	Axle seals: Truck 1297	\$	45.07
MIDWAY FORD COMPANY	Tail light: Truck 4489	\$	46.39
MINNEAPOLIS SAW COMPANY INC	Chainsaw Parts : Citywide	\$	53.47
MINNESOTA EQUIPMENT - HAM LAKE	Blades for Brush Saw : Park 5	\$	79.98
MINNESOTA EQUIPMENT - ROGERS	Gear Case/Shield: snow blower 2434-1	\$	897.38
MINNESOTA OCCUPATIONAL HEALTH	pre employment testing	\$	1,364.00
MINNESOTA UI	Unemployment insurance bill Q4 2025	\$	2,044.88
MINUTE MAKER SECRETARIAL	Minute Maker Secretarial	\$	679.50
MINUTE MAKER SECRETARIAL	2026 Planning Commission Minutes	\$	245.50
MOCIC	MOCIC (MN Organized Crime Information Center ) Annual Membership	\$	250.00
NORTHERN SANITARY SUPPLY CO INC	B/O PW Tissue	\$	88.85
NORTHERN SANITARY SUPPLY CO INC	CH liners	\$	(95.79)
NORTHERN SANITARY SUPPLY CO INC	MAYC towels	\$	170.65
OLESON VINCENT	Tuition reimbursement	\$	1,256.59
OLESON VINCENT	Tuition reimbursement	\$	2,761.12
OPTIMIZED ELECTRICAL SOLUTIONS	Install trans switch, atrium ceiling recep, power to door	\$	2,260.00
OPTUM FINANCIAL INC	Account fee monthly FSA and HSA	\$	286.00
OPTUM FINANCIAL INC	Account fee monthly FSA and HSA	\$	228.25
O'REILLY AUTOMOTIVE INC	Starter; Zamboni 2415	\$	85.94
O'REILLY AUTOMOTIVE INC	Starter; Zamboni 2415	\$	168.13
O'REILLY AUTOMOTIVE INC	Credit	\$	(168.13)
O'REILLY AUTOMOTIVE INC	Caliper Brackets/boots: truck 4503	\$	59.58
O'REILLY AUTOMOTIVE INC	Socket : Shop Tools	\$	24.99
O'REILLY AUTOMOTIVE INC	Credit	\$	(5.00)
O'REILLY AUTOMOTIVE INC	Brakes: Truck 4477	\$	184.99
O'REILLY AUTOMOTIVE INC	Air Filter; Vehicle 5029	\$	14.30
PAFFY'S PEST CONTROL INC	PW monthly pest control	\$	168.62
PAFFY'S PEST CONTROL INC	CH monthly pest control	\$	85.35
PAFFY'S PEST CONTROL INC	MAYC monthly pest control	\$	59.75
PRINT CENTRAL	Business Cards for Shawn Smith	\$	39.00
REC INC	Final Escrow Release - Foxtail Hollow (D02-23)	\$	32,904.86
RP AUTO SERVICE INC	Alignment: Vehicle 5252 - PD	\$	133.75
SCHMIDT ROBERT	Heat Tape Installation Mobile Homes	\$	1,500.00
SNAP-ON INDUSTRIAL	Scan Tool: Mechanic Shop	\$	10,366.02
STANTEC CONSULTING SERVICES INC	Blaine Wetland Sanctuary Trail Development, I/P 25-08	\$	7,020.00
STATE OF MINNESOTA	Hazardous Chemical Fees - Water	\$	875.00
STREICHER'S	40MM Exact Impact Rounds for Patrol	\$	3,505.20
SUNDEGAARD JOSHUA	Reimbursement for Expenses During USFIS Operation (reimbursable)	\$	209.71
SUNDEGAARD JOSHUA	Reimb for meal expenses during USFIS Operation(reimbursable)	\$	116.02
TREVIPAY	Chainsaw Supplies	\$	929.64
TREVIPAY	Chainsaw Supplies	\$	1,177.80
TREVIPAY	Garden hose/nozzle: Water	\$	35.13
ULINE	Ice Melt for Plants and Well Houses	\$	1,641.54
US BANK	Fiscal Agent Fees - 2025A	\$	850.00

USA BLUEBOOK (#657220)	Chemical Testing Reagents	\$	34.34
WATER CONSERVATION SERVICES INC	Water Main Leak Detection 1/15; 11800 3rd St	\$	534.10
WSB & ASSOCIATES INC	Zest St Final Design & Construction Services, I/P 25-04 (T2504)	\$	1,405.50
WSB & ASSOCIATES INC	Engineering Svcs TH65 Frontage Rd Utility Improvement, I/P 21-01	\$	8,858.75
WSB & ASSOCIATES INC	Prelim Design & Feasibility Report, I/P 26-05	\$	935.00
WSB & ASSOCIATES INC	2025 GIS Consulting Services	\$	2,300.00
XCEL ENERGY	10563 Packard St NE - Siren	\$	9.91
XCEL ENERGY	4206 Woodland Pkwy NE - Signal	\$	71.32
XCEL ENERGY	4125 109th Ave NE - Signal	\$	72.55
XCEL ENERGY	4131 Pheasant Ridge DR NE - Monument	\$	13.09
XCEL ENERGY	9191 Lincoln St NE - Bandshell	\$	223.78
XCEL ENERGY	December 2025 Electric	\$	12,691.33
			\$ 631,264.22

**CITY OF BLAINE**

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID  
APPROVED ON 02/18/2026 FOR PAYMENTS THE WEEK OF 01/30/2026**

<b>Vendor Name</b>	<b>Description</b>	<b>Amount</b>
ANOKA COUNTY TREASURY DEPARTMENT	2026 DTF Grant Match Fund	\$ 20,000.00
REC INC	Final Escrow Release - Foxtail Hollow (D02-23)	\$ 32,904.86
CENTER FOR ENERGY AND ENVIRONMENT	EDA Loan Program - December 2025	\$ 45,299.00

**PAYROLL CHECKS & WIRE TRANSFERS**

**MONTH: JANUARY 2026**

**PAYROLL CHECKS**

<b><u>DATE</u></b>	<b><u>VENDOR</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>AMOUNT</u></b>
01/15/26	VENDOR CHECKS	CHECK # 80010	\$858.35
01/15/26	EMPLOYEES	DIRECT DEPOSITS	\$690,488.64
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01/29/26	VENDOR CHECKS	CHECK # 80011 - 80019	\$9,986.93
01/29/26	EMPLOYEES	DIRECT DEPOSITS	\$694,628.70
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**WIRE TRANSFERS**

<b><u>DATE</u></b>	<b><u>VENDOR</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>AMOUNT</u></b>
01/15/26	STATE OF MINNESOTA	PAYROLL TAXES	\$46,320.21
01/15/26	IRS	PAYROLL TAXES	\$204,553.34
01/15/26	PERA		\$204,576.36
01/15/26	MSRS, GREAT WEST, NATIONWIDI	DEFERRED COMP & H.S.A	\$61,344.98
01/20/26	STATE OF MINNESOTA	DECEMBER 2025 SALES TAX	\$54,802.00
01/22/26	21ST CENTURY BANK	CREDIT CARDS	\$42,028.95
<hr/>			
01/29/26	STATE OF MINNESOTA	PAYROLL TAXES	\$47,564.58
01/29/26	IRS	PAYROLL TAXES	\$209,676.23
01/29/26	PERA		\$208,632.19
01/29/26	MSRS, GREAT WEST, NATIONWIDI	DEFERRED COMP & H.S.A	\$97,457.92
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# City of Blaine

## City Council

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February 2, 2026 | 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; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; City Attorney Eric Larson; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

#### 4. Awards - Presentations - Organizational Business

- 4.1. Recognition of Blaine Area Non-Profit Organizations  
*Sponsors: Jason Zimmerman, Finance Director*

Finance Director Zimmerman stated all organizations receiving a City of Blaine charitable gambling grant have been invited to be recognized by the Blaine City Council. Each year, the council awards donations to several Blaine area non-profit organizations. The source of this funding is charitable gambling proceeds; organizations that run legal gambling operations, such as pull-tabs, within Blaine are required by State law to submit 10 percent of their net

proceeds to the city. This year, the Blaine City Council is proud to be able to award \$193,500 in grants to 15 different community organizations to the following recipients:

- Alexandra House
- Anoka County Brotherhood Council Inc. - ACBC Food Shelf
- Anoka County Composite Squadron - Civil Air Patrol
- Beyond the Yellow Ribbon - Blaine
- Blaine Area Little League
- Blaine Police Federation
- Family Promise in Anoka County
- Hope for the Community Food Shelf
- Hope 4 Youth
- Minnesota 100 Club
- Robert-Wilma Burbach Bike Foundation DBA Bikes4Kids
- Salvation Army Food Shelf - Blaine
- SBM Fire
- Stepping Stone Emergency Housing
- Way of the Lord Food Shelf

Councilmember Robertson reported the council goes through this process each year and awards charitable gambling dollars to local organizations. She indicated she was overwhelmed by how the community acts through community by serving Blaine residents.

Councilmember Massoglia thanked all the non-profits that serve the community, especially the food shelves and shelters.

Mayor Sanders shared his great appreciation for the 2026 recipients and thanked each organization for their great work in the community. A round of applause was offered by all in attendance.

## **5. Communications**

None.

## **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 7:20PM.

Bruce Manthei, 4101 99th Avenue NE, addressed the council regarding his continued safety concerns regarding the location of the electrical box at 99th Avenue and Lexington Avenue. He commented on the videos he sent to the city councilmembers of the intersection and requested the city take action to address the safety concerns stemming from the electrical box.

Carlos Mostek, 12084 Waconia Street NE, reported he and his wife have lived in Blaine for the past 26 years. He shared concerns he and his neighbors' have, along with growing fear due to the fact federal agents were currently conducting immigration enforcement activities in the community. He discussed how he felt safe when the Blaine Police Department was present. He was of the opinion this moment of fear was an opportunity for the Blaine Police Department and the city to show they are trustworthy and that they are on the side of residents. He asked that the city work together with the police and residents to ensure Blaine residents feel safe in the community.

Collette Adkins, 8640 Coral Sea Street, reported she has lived in Blaine for the past 20 years. She shared comments about current immigration activities in her neighborhood and asked that the police department promptly respond to calls regarding unmarked vehicles and masked individuals to help deter unlawful acts. She asked that the city not allow city-owned areas, such as parks, to be used for immigration enforcement operations. She discussed how officers could serve to keep the peace and serve as witnesses to the behavior of the federal agents. She suggested a separation ordinance be considered by the city to ensure the Blaine Police Department was not aiding federal agents. She thanked the Blaine Police Department for their presence in the community and urged the city council to get ahead of this issue because agents were not just in Minneapolis and St. Paul, they were in Blaine as well.

Jacalyn Klinzing, 8773 Fraizer Avenue NE, requested the council identify all city-owned or city-controlled parking lots, parking ramps, vacant lots or garages that could be used for staging for immigration enforcement operations. She recommended the city post clear signage stating that the space may not be used by any government entity for those purposes. She recommended the city immediately report any violation of the executive order. She suggested the city design an optional signage template for private property owners and leasers who wish to lawfully restrict immigration enforcement activities in non-public areas. She asked that water and recycling bills be put on hold to provide for emergency funds for those in need at this time.

James Nelson, 11215 Nassau Circle NE, explained he has lived in the community for the past four years. He echoed many of the comments of the previous speakers. He then shared an incident that occurred with his spouse and neighbor having observed an unknown vehicle in their neighborhood. He thanked the Blaine Police Department for showing up and speaking to the individual in the unknown vehicle. He was of the opinion that things could be done more peacefully, and he urged the city to not allow federal vehicles to loiter in public places. He asked that the city council and Blaine Police Department continue to work together to create safe neighborhoods.

Nicole Yochem, 11248 Nassau Circle NE, addressed the economic and public safety impacts that were occurring as a result of the immigration enforcement activities. She commented on how residents feel alone at this time. She asked the city council to use their voice to help address these concerns and to protect the community.

Jennifer Grassman, 11870 Jamestown Street, noted there were six youth from the community attending this meeting and that the residents were looking to the city council for leadership and guidance. She shared comments regarding the current immigration enforcement activities that were occurring in Blaine and stated there was a need to address this together as a city, as detainments were occurring in Blaine. She discussed how Blaine invites people from all over the

world for sporting events and asked how Blaine will support all families and visitors. She urged the city to provide resources and clarity during this time of uncertainty.

Becky Kelsey, 11644 Fergus Street NE, shared her experience after being approached and taken during an immigration enforcement detainment. She asked what the police department and city's role was in this and questioned how they would address this concern in order to properly protect the residents of Blaine.

There being no further input, Mayor Sanders closed the Open Forum at 7:47PM.

**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 Massoglia, seconded by Councilmember Newland, that the following items on the Consent Agenda be approved.

Councilmember Newland stated he would be abstaining from voting on the bills payable because he has a conflict of interest.

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

**7.1.** 2026-43      Schedule of Bills Paid  
*Sponsors: Jason Zimmerman, Finance Director*

**7.2.** 2026-35      Approval of Minutes  
*Sponsors:*

**7.3.** RES 26-23      Resolution to Support Anoka County Submittal of a FY26 BUILD Funding Application for the Trunk Highway 65 and CSAH 116 (Bunker Lake Blvd) Improvement Project  
*Sponsors: Daniel Schluender, Director of Engineering*

**7.4.** 2025-36      Motion to Receive Petition to Modify Flowerfield Road  
*Sponsors: Daniel Schluender, Director of Engineering*

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

None.

## 9. Development Business

- 9.1.** RES 26-14 Resolution Granting a Conditional Use Permit Amendment to Add a 10-Foot Tower Extension and 5-Foot Lightning Rod to an Existing Monopole Cell Tower in a Heavy Industrial (I-2) Zoning District at 2201 108th Lane NE. Verizon Wireless (Case File No. 25-0054/ACK)  
*Sponsors: Sheila Sellman, Community Development Director*

Community Development Director Sellman stated the applicant was requesting a conditional use permit (CUP) amendment to add a 10-foot tower extension and 5-foot lightning rod to an existing cell tower in a Heavy Industrial (I-2) zoning district. The applicant is proposing a CUP amendment to install a 10-foot tower extension and a 5-foot lightning rod to the existing monopole cell tower. The applicant has indicated the need to install the 10-foot tower extension to provide uninterrupted service to nearby residents. The applicant states the extension will circumvent the need to construct an additional tower within the city. In addition to the tower extension, the applicant is also proposing the construction of ground-mounted equipment, which includes a generator and equipment cabinets. These will all be located within the fenced-in area. Staff commented further on the request and reported the planning commission recommended approval with conditions.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to adopt a Resolution Granting a Conditional Use Permit Amendment to Add a 10-Foot Tower Extension and 5-Foot Lightning Rod to an Existing Monopole Cell Tower in a Heavy Industrial (I-2) Zoning District at 2201 108th Lane NE.

Motion adopted unanimously.

- 9.2.** ORD 26-2598 First Reading  
Ordinance Approving a Rezoning from Single Family Residential (R-1) to Development Flex (DF) on the NE Corner of Lexington Avenue and Flowerfield Road NE. Fenway Land Company (Flowerfield) (Case File No. 25-0052/SLK)  
*Sponsors: Sheila Sellman, Community Development Director*

Ms. Sellman stated the applicant is requesting a rezoning from Single Family (R-1) to Development Flex (DF) to construct 32 single family homes.

Declared by Mayor Sanders that Ordinance No. 26-2598, "Ordinance Approving a Rezoning from Single Family Residential (R-1) to Development Flex (DF) on the NE Corner of Lexington Avenue and Flowerfield Road NE," be introduced and placed on file for second reading at the February 18, 2026 Council meeting.

- 9.3.** ORD 26-2599 First Reading

Ordinance Approving a Rezoning from Farm Residential (FR) to Development Flex (DF) at 11008 Sunset Avenue NE. Enclave Companies (Sunset Woods) (Case File No. 25-0055/SLK)

*Sponsors: Sheila Sellman, Community Development Director*

Ms. Sellman stated the applicant is requesting a rezoning from Farm Residential (FR) to Development Flex (DF) to construct 175 townhome units.

Declared by Mayor Sanders that Ordinance No. 26-2599, "Ordinance Approving a Rezoning from Farm Residential (FR) to Development Flex (DF) at 11008 Sunset Avenue NE," be introduced and placed on file for second reading at the February 18, 2026 Council meeting.

**10. Administration**

None.

**11. Other Business**

None.

**12. Adjournment**

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adjourn the meeting at 7:52PM.

Motion adopted unanimously.



# City of Blaine

## City Council Workshop

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February 2, 2026 | 5:30 PM  
Blaine City Hall  
10801 Town Square Drive NE  
Blaine, MN 55449

### MINUTES

#### NOTICE OF WORKSHOP MEETING

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

#### 1. Call to Order

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

#### 2. Roll Call

PRESENT: Mayor Tim Sanders (arrived at 5:33PM), 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; City Attorney Eric Larson; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

#### 3. New Business

- 3.1. 2026-29 105th Redevelopment Discussion  
*Sponsors: Erik Thorvig, City Manager*

City Manager Thorvig stated staff and the developer will present an update to the city council on activity that occurred in 2025 and construction scheduled for 2026. The developer has prepared new renderings for various components of the project that will be presented.

Corey Burstad, Elevage Development Group, discussed the history of this project and provided the council with a detailed update on the 105th redevelopment project. He discussed the entitlement phase he and staff went through and commented on the land that had to be purchased for this redevelopment project. He was pleased to report the city was able to acquire the necessary parcels for the project and commented on how the project had to be re-imagined after Scheel's entered the equation. He reported all the pieces of the project were now in alignment, and he had letters of intent (LOIs) within the district to move forward with a large entertainment user and medical use within the district. He provided further information on the plans that were in place for the multi-purpose stadium, the pedestrian bridge, fieldhouse, parking structure and Marriott hotel. He indicated he was still working on naming rights for the stadium. He discussed how more retail could now be added to the project, which was one of the council's original requests. The most current concept plans were further reviewed with the council. He indicated the project timeline would remain as is and noted he would keep working on finalizing the last pieces of this project.

Manny Lagos, Minnesota United representative, explained he grew up in St. Paul and played soccer his whole life at a number of different levels, and he got to be a part of the stadium development in St. Paul. He stated he appreciated the trajectory of the redevelopment project and discussed how it aligned with Minnesota United. He reported he was excited to partner with the City of Blaine, the developers, and the National Sports Center and was excited about evolving their sports branding. He commented on how the Minnesota United players train every day at the National Sports Center and how it was his hope their organization could continue to build their brand through this project.

Mr. Thorvig reviewed the commitments the city has made to this project to date. He commented on the importance of beginning vertical construction in 2026 in order to begin the collection of property revenues to pay the obligations for this project. He provided additional information on the bonds that would be sold for this project. He stated in August 2025, information was presented at a workshop regarding a parking structure that would serve the stadium and west portion of the district. The importance of adequate parking was discussed. It was noted staff has been working with the developer over the last five months on the preferred location of the structure and financial structure. Staff presented further information on the financial components of the parking structure and requested guidance from the council on a preferred option.

Rob Bader, Bader Development, explained the goal was to have one centrally-located parking complex that would allow visitors to walk the entire redevelopment district. He commented on how the new location of the parking structure made way for additional retail.

Mr. Thorvig reported the parking structure would cost \$15 million. He commented on how difficult it was to work with the state on funding. He explained he approached Anoka County to see if there was a mechanism to assist in funding the parking ramp. He indicated all revenue sources have been identified for this project and the city had no other revenue sources. He commented the only remaining source for the parking structure would be to use levy dollars. The three potential funding options were further discussed with the council along with the potential impact these options would have on taxpayers. These options included funding the debt through the EDA, the developer financing the project with the city

repaying the debt or the city joining the Anoka County HRA for funding assistance. He discussed recent development projects that were completed in the city that requested funding from the city. He requested the council provide staff with direction on how to proceed with the proposed parking structure and the financing for the parking structure.

Councilmember Ford confirmed the council had discussed not levying for this project when it first began but rather that this project would be paid for by some other means. Mayor Sanders stated this was the hope.

Councilmember Ford indicated it would be difficult for the council to now levy for the parking structure, since the public had been told the council would not be levying this property taxes. He understood the parking structure was important, but he thought the expense was already covered. He stated this was a very difficult request.

Mayor Sanders explained it was his hope the council could still avoid not levying for this structure. He indicated the abatement district may do better than anticipated because the valuation for this project would far surpass what was originally planned. He stated while he would prefer not to impose a tax levy he was more comfortable with that than other options because it would be for infrastructure.

Councilmember Ford asked if the parking ramp would be free for visitors or would there be a charge. Mr. Bader indicated the goal was to have the parking available for visitors free of charge, but he anticipated a fee would be charged for the parking on game days to help pay off the expenditures of the project.

Councilmember Newland thanked staff and the development group for the detailed presentation. He said he appreciated seeing the updated information and how this project was coming to fruition. He questioned what the timeline was for the parking structure. Mr. Bader stated he would like to start with the pilings sometime this summer.

Councilmember Newland indicated he was not able to make a decision on the parking structure one way or another because this was all new information to him. He recalled that an additional \$7 million would be needed for the ramp and now the number has increased to \$15 million. Mr. Bader stated the \$7 million estimate was for the infrastructure in the west district and noted dollars have been allocated for the west district.

Councilmember Newland recalled that this project was proposed to not be funded by the taxpayers. He reported this was fundamental and now the city was proposing to fund a parking structure through the levy. He commented last year the council was told then this would be the last bite of the apple but was now being asked to do so again.

Mr. Bader reported the request from last year differed from the parking. He indicated the placement and figures for the parking structure were unknown, and now the development team had the correct information. He commented on how the project had been re-imagined with Scheel's but noted the parking structure was always a part of the project. He discussed how there was an opportunity for the city to sell the ramp to the developer once the bonds were paid off, which would create a future revenue source for the city. He explained the east parking ramp would generate \$1.2 million a year from the hotel for overnight parking.

Councilmember Newland reported if the ramp was purchased from the developer 15 years from now that would make him more comfortable with the city financing the construction up front.

Councilmember Massoglia stated he believed the city had done a great job moving this project forward without impacting the tax levy. He said he was proud of the fact that the city has come up with \$180 million in participation without impacting Blaine taxpayers. He reported this project would have a tremendous impact on the city's economy. He explained it was disappointing that there was another financial request for this project but noted he could support the parking structure moving forward through a levy because this was a generational, transformational project.

Councilmember Larson questioned what the maintenance costs would be for the parking structure. Mr. Bader stated the developers would manage the parking structure and the revenues generated from the district would cover the maintenance costs. Mr. Thorvig explained the parking ramps would be owned by the city in order to be tax-exempt, but this would be the city's only role going forward.

Further discussion ensued regarding how the parking structure maintenance would be covered through common area maintenance fees.

Councilmember Larson asked why this \$15 million request could not be bundled with the other ramp. Mr. Thorvig reported if any of the predicted revenue sources came in higher than expected, this could chip away at the expense for the west ramp.

Councilmember Fleming thanked staff and the developers for all of their work on this project. She explained she supported financial participation from the city. She reported without the west parking structure, the stadium would be lost. She indicated she wanted to see the city follow through with this project and noted as a resident she would be willing to pay for the proposed parking structure through a levy and supported the request.

Councilmember Robertson indicated she agreed with the comments that have been made. She reiterated how the taxpayers were not supposed to be impacted by this development. She stated she did not want to fall back on this, but at the same time she understood the parking structure had to move forward. She supported the city looking through all expenditures for the EDA in order to have a net zero impact for the taxpayers and was not interested in joining the Anoka County HRA.

Council consensus was to address this item further at the February 9 city council workshop.

#### **4. Other Business**

City Manager Thorvig shared the new workshop room set-up then noted the possibility of a change for the February 18 meeting to February 17. Council feedback was to allow staff to decide and communicate the meeting date change if appropriate.

#### **5. Adjournment**

The workshop adjourned at 7:03PM.



# City of Blaine

## City Council Workshop

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February 9, 2026 | 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 Leslie Larson, Chris Massoglia, Tom Newland, and Jess Robertson.

**ABSENT:** Councilmembers Terra Fleming and Chris Ford.

Quorum Present.

**ALSO PRESENT:** City Manager Erik Thorvig; Community Development Director Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Police Captain Mark Boerboom; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; Human Resources Manager Lori Carbajal; Deputy Public Works Director Jason Grode; and City Clerk Catherine Sorensen.

#### 3. New Business

- 3.1.** 2026-44 Closed Session Pursuant to MN Statute 13D.03 Subd. (1)(b) - Labor Negotiations Update  
*Sponsors: Scott Johnson, Director of Administrative Services*

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

**3.2.** 2026-45 Montean Meadows Concept for Property at 3621 131st Avenue NE  
(CONCEPT25-0004)

*Sponsors: Sheila Sellman, Community Development Director*

Community Development Director Sellman and City Engineer Dan Schluender stated a concept plan for 3621 131st Avenue was reviewed by the city council at the August 4, 2025, city council workshop meeting. The plan included 101 homes including 8 80-foot wide lots and the remaining 93 lots split approximately evenly between 65-foot and 70-foot lots. At that meeting, council provided feedback that all lots should be 70 feet wide or wider. The applicant has met with staff several times since then to refine their plans while also going through environmental review processes. Approximately three acres of upland are required by the DNR to be preserved due to rare plants. The applicant located the narrower 65-foot-wide lots interior to the development, so all lots visible from 131st Avenue will be 70 feet wide. The revised concept plan has a total of 86 lots, down from the 101 lots originally proposed. With the 86 lots, the project has a gross density of 2.2 units per acre and a net density of 2.7 units per acre when removing wetland, endangered plant preservation areas, and required wetland and rare plant buffers from the site acreage. The comprehensive plan guides this property as low density residential which allows for a net density of 2.5 to 6 units per acre. The parcels to the west, east and south are zoned FR and guided LDR and are vacant. The parcels to the north are in the city of Ham Lake. Staff commented further on the proposed project and requested feedback from the council on this project.

Councilmember Massoglia noted he met with the developer and stated he would like to see all the lot sizes at least 70 feet wide. In addition, he would like the project area to remain R-1.

Councilmember Newland indicated there were 15 lots that were not meeting the 70-foot wide request at this time.

Councilmember Massoglia reported this was the case and noted he tried to discuss using pooled TIF to assist with meeting the developers' financials, but noted no changes were proposed by the developer at this time.

Councilmember Larson questioned what type of development was just north of this property in Ham Lake. Mr. Schluender indicated Ham Lake had homes that were on one-acre lots just north of this site.

Councilmember Larson agreed with Councilmember Massoglia that the lots should be at least 70 feet wide within this development, especially considering how this property abuts Ham Lake.

Councilmember Newland indicated he was more concerned about what worked for Blaine than what was developed in Ham Lake. He explained this development was only 15 lots away from reaching a compromise and moving forward.

Councilmember Massoglia commented he wanted to see this development work, but he believed he was already compromising with the 70-foot lot width when 80-foot lots were required. He reiterated that he wanted to see this development follow the R-1 zoning

requirements.

Councilmember Larson stated she understood the city wanted to work with this developer, but she did not want a precedent to be set for future farm residential developments. She explained she supported the way the northern portion of the city was zoned and she did not support making a change.

Councilmember Robertson indicated this project was all about finding a balance. She commented she wanted to defer to the Ward 3 councilmembers as this was their ward then reiterated that nothing that was left to develop in Blaine was easy. She explained she did not have the right answer, but she wanted to see this area developed while taking into consideration all the special circumstances on the property.

Mayor Sanders asked what the average size lot was for the homes in the Wagaman neighborhood. Ms. Sellman anticipated the lots were one-quarter acre in size.

Mr. Schluender inquired if there was support for a cost-share proposal for street and sanitary sewer costs.

Councilmember Massoglia indicated he could support a cost-share proposal if the developer could get to the 70-foot wide lots.

Councilmember Newland explained he could support the city administrating and providing guidelines for the street and sanitary sewer.

Councilmember Massoglia agreed.

Councilmember Robertson asked that staff provide the council with residential examples of this type of cost-sharing that has been done in the past.

Council consensus was to require 70-foot wide lots at a minimum and would consider cost-share proposals for street and sanitary sewer.

- 3.3.** 2026-46 Anoka Regional Crime, Technology, and Information Center (ARCTIC)  
Overview  
*Sponsors: Brian Podany, Safety Services Manager/Police Chief*

Safety Services Manager/Police Chief Podany and Police Captain Mark Boerboom provided an overview of the Anoka Regional Crime, Technology, and Information Center (ARCTIC). Currently, there are various sources of information and platforms that the Police Department utilizes to assist in call response, investigation, and planning. The city utilizes unmanned aerial systems currently for a variety of purposes, in addition to different camera platforms in the community as well. Most of these systems operate independently of each other. The ARCTIC is currently being researched and developed on a Countywide basis through the Anoka County Sheriff's Office. An overview of the ARCTIC was shared, including the various technologies and tools that will combine to greatly increase public safety in Blaine, as well as the entire County. Information was provided regarding the license plate

reader (LPRs) that were being used throughout the City of Blaine and details were provided regarding how the data from this system was assisting with solving crimes in the community. Additional information was presented on the long term costs and funding plan for this project.

Councilmember Newland inquired if the city was looking into expanding the FLOCK cameras in the community. Police Chief Podany discussed the real-time center that would be located at the Anoka County Sheriff's Office that would be staffed in conjunction with the dispatch office. He commented on how the city was covering the expense for LPRs and noted this expense would rise over time. He stated the plan was to have this expense rolled over to Anoka County and Joint Law Enforcement Council. He indicated the plan was to have the number of FLOCK cameras increasing throughout the County over time.

Chief Podany provided the council with further information on the proposed drones as first responder program and described the types of calls that would be utilized by these drones. He reported the agencies that were using this technology were seeing a 10% to 30% reduction in calls they have to respond to. He reported the use of LPRs was having a positive force multiplier for public safety agencies. He explained if the city were to pursue a program like this, it would be done in conjunction with the county as part of the regional crime center. He further discussed the benefits the drones as a first responder program would have on fire services as well. Additional information was provided regarding the streetlights traffic program and funding sources for the proposed ARTIC program were reviewed with the council.

Councilmember Robertson requested further information regarding the drones as first responders from Minnetonka and how they were utilizing the drones.

Councilmember Massoglia inquired if the FLOCK cameras were made in China. Police Captain Boerboom reported the FLOCK cameras and drones were now being made in the US.

Councilmember Larson questioned if any other counties were working with FLOCK. Chief Podany explained to date only cities have worked with FLOCK and noted FLOCK was excited to be working with Anoka County to create the first safe county.

Councilmember Newland indicated the county fire chiefs endorse the use of drones and FLOCK cameras. Chief Podany reported this was the case, especially after an event that occurred in Nowthen. He discussed how state and federal lobbyists were working on funding for the proposed drone and LPR camera program.

Councilmember Newland asked if this program would go live in 2027. Chief Podany stated the hope would be to have this program in place in 2026.

Councilmember Larson requested further information regarding the FLOCK cameras that were currently in the city. Chief Podany stated the city currently has 29 LPR FLOCK cameras and the new system would have 60 cameras in Blaine and 163 throughout the entire county. He indicated the drones were separate from the LPRs and would be placed strategically throughout the county. He reiterated that the city's existing cameras would remain in place and would not have to be replaced.

**3.4.** 2026-47      Municipal Cannabis Partnership Update  
*Sponsors: Ruth Tucker, Economic Development Specialist*

Ms. Sellman stated council has previously met on multiple occasions regarding selection of an operating partner for the city's municipal cannabis retailer license. Following prior deliberations, council directed staff to continue working with Voyageurs Cannabis Services. Since that direction, Voyageur has submitted a business plan and pro forma for the proposed operation. These materials are currently under evaluation by the Central Minnesota Development Company (CMDCC) as part of the city's due diligence process. These materials will be sent to council in advance of the meeting. Subsequent to council's earlier direction, Twisted Hat Cannabis submitted additional correspondence outlining four alternative partnership structures for council consideration. Staff has completed an initial review of these options. One proposed option would require an ordinance amendment to allow additional private cannabis retail licenses within the city. Another proposed option would result in the city holding a minority equity interest in the operating entity, which may not be permissible under current Office of Cannabis Management (OCM) guidance. A formal determination from OCM would be required in order to further evaluate this option. Given the continued interest from multiple parties and the need for clarity on next steps, this item is before council again to determine how the city wishes to proceed.

City Manager Thorvig commented on conversations representatives from Twisted Hat have had with councilmembers and noted it has been challenging for staff to navigate this situation because the direction to staff was to move forward with Voyageur. He indicated Twisted Hat provided the city with an alternative proposal and the options within this proposal were further discussed with the council. Staff asked if the city should proceed with Voyageur or the other group.

Councilmember Robertson indicated the consensus of council was to move forward with Voyageur.

Councilmember Newland agreed and suggested the city council request a tour of the dispensary in Anoka.

Councilmember Massoglia explained he was one of the councilmembers Twisted Hat reached out to and he stated if they wanted to match Voyageur's proposal they could let the city know. However, this has not been done, and he apologized if his meeting with Twisted Hat was taking up staff time. He was of the opinion that the building at 8634 Central Avenue would be a good location for the dispensary. Mr. Thorvig stated what was challenging with this was if the city council wanted to share Voyageurs' proposal with Twisted Hat or should this be considered privileged information.

Councilmember Massoglia indicated he did not view the proposal as privileged information because Twisted Hat could go and view the contract that Voyageru had signed with the City of Osseo. He understood Voyageur was offering the city the best deal.

Councilmember Robertson reported that when companies come before the city council,

submit a proposal and the council directs staff on how to proceed, she did not believe councilmembers should then be giving direction to other vendors that differed from the consensus of the council. She expressed frustration with the conversation that was held and wanted to see the council's be held to their word.

Mayor Sanders explained the city had not gone through a formal RFP process for the cannabis partnership but rather proposals were submitted and staff was given direction to take the next steps with Voyageur. He clarified that the conversations held with the vendors were allowed.

Councilmember Massoglia recalled that the council was moving forward with Voyageur but that the city was still open to changing their proposal to match Voyageur.

Councilmember Robertson indicated there should be no further dialogue surrounding the other vendors, especially after there was council consensus, adding this was an uncomfortable topic for her too because she personally did not support it.

Councilmember Newland stated after the city hears from the CMDC, we should be close to having a strong agreement with Voyageur. He agreed that the council did not have conversations that encouraged Twisted Hat to amend their proposal. He explained he did not support giving proprietary information from Voyageur to Twisted Hat. He supported the city continue with Voyageur for the city's retail dispensary.

Councilmember Massoglia clarified for the record that he had not provided Twisted Hat with any proprietary information from Voyageur.

Councilmember Newland explained he understood this was a difficult subject, but noted the city could benefit from the new revenue stream if this use were to move forward.

Mayor Sanders indicated he wanted to learn more about the proposed revenue streams to ensure the establishment would be profitable before completing a contract with Voyageur.

Councilmember Larson inquired where the dispensary would be located. Mr. Thorvig stated a location has not yet been identified for the retail cannabis dispensary and could prove challenging. He reported this item would be coming back to the council in early April.

Council consensus was to continue evaluating Voyageur's proposal and request a tour of the city of Anoka's dispensary.

**3.5.** 2026-48 Council Meeting Open Forum Procedures  
*Sponsors: Erik Thorvig, City Manager*

City Manager Thorvig stated open forum is an item placed on every regular meeting agenda. Language is read by the mayor, who states that *"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 the meeting to arrange for follow-up. Each speaker will be limited*

*to 3 minutes with a maximum of 15 minutes set aside for open forum."* Open forum held by public bodies is not required by statute, charter or ordinance. Each city, county or school board has the discretion on how to structure their open forum. Procedures around open forum, including time allowed, etc. have been amended over the years. Blaine's regular city council meetings have had an agenda item for open forum dating back to the 1970s. The 15-minute maximum has been in place since at least the 1980s. Language has changed within the last ten years, noting that open forum was intended for citizen input to now stating that open forum is for the public to make comments. Language in the preamble noting that *"open forum is not intended to provide for response or discussion opportunities"* was added within the last year. This had generally been past practice, however was added to clarify to speakers that the purpose of open forum is not intended to debate an issue with council.

Mr. Thorvig reported concerns and questions that are brought up at open forum can be policy related or address an item to be voted on which is under the purview of the city council. Residents who speak about a specific item to be voted on use open forum as a method to make statements which is an effective way to convey information to the city council prior to a vote. The public has also requested policy or ordinance changes. Methods of communicating with elected officials have changed over the years. While decades ago the most effective way to communicate with the city council was to show up to a regular council meeting, other methods now exist, including email, phone, text and social media communications. Additionally, residents or the public will express questions or concerns about a city-related matter that is best answered by staff. Whenever possible, the appropriate department head will connect with the speaker in the atrium outside the council chambers to follow-up with the resident. This process is generally effective. Residents should be aware that they always have the ability to reach out to city staff, outside of open forum, to discuss a specific city-related issue. Overall, the processes outlined above are generally effective, however can be confusing for the speaker and/or the public observing the meeting and give the perception that the council or staff are not addressing concerns raised. Staff would like to discuss potential changes to the process and/or language provided to speakers.

Councilmember Robertson indicated she supported the process being followed by the city. She explained the city had a lot of repeat speakers that were looking for closure, but the current process was working. She did not support dialogue being held with speakers and appreciated how staff has addressed this concern. She reported she did not appreciate the fact there were speakers that were putting down council and staff members, but she noted the council was always available for a phone call or email and she appreciated how staff was willing to meet with these individuals in order to address problems.

Mayor Sanders suggested he work with staff to revise the language that was read prior to the open forum to ensure the public knows it was not a time for back and forth dialogue. He suggested business cards from staff members be available at the sign in table for residents that may be seeking additional information. He explained he understood what he signed up for when running for public office, but he agreed he did not like the public going after staff members, especially when the information was unfounded. He stated he did not know how to address this in real time during meetings.

Councilmember Massoglia indicated the council could state the open forum was for bringing

new information to the council's attention and for those residents coming to every meeting could be addressed and encouraged to bring new information to the council. Mr. Thorvig stated this was a practice he saw followed by another community.

Councilmember Larson wanted residents to be free to bring their comments or concerns to the city, but she understood some individuals were repeat speakers.

Councilmember Newland understood there was a lot to be said about some topics, but he wanted speakers to bring forward information of value to the council. He suggested an expanded dialogue be held with individuals at a workshop meeting in order to address the residents that have ongoing concerns.

Mayor Sanders stated while it was important for the council to hear from residents it is also important to execute the work of the city. He explained he was not interested in allowing residents to speak for several hours on topics not on the agenda.

Councilmember Robertson supported allowing the public to speak, even if it was on topics that were not always pertinent to the city and noted staff could respond to how they have followed up with repeat speakers in order to make the record clear. She indicated the order of the agenda could be amended to have communications after open forum to allow for a time for staff to respond to questions or offer clarity on certain situations.

Councilmember Larson indicated she did not support changing the agenda, because this could create a situation where the public will always expect a response from the city in a public meeting. Mr. Thorvig stated if responses are not given at the public meeting, he could still state that staff was willing to meet with individuals outside of council chambers in order to address the speakers' concern.

Council discussed ways to connect with speakers such as having business cards available or sign-in cards if they are looking for a response. There was discussion on how to address speakers who negatively focus on staff and possibly using the time for only new items for the council's attention. Consensus was to continue to evaluate the open forum process for potential changes.

**3.6.** 2026-49 105th Redevelopment Discussion  
*Sponsors: Erik Thorvig, City Manager*

Mr. Thorvig stated council discussed this topic last week and further discussion was needed regarding funding for a parking facility on the west portion of the redevelopment district. He commented on the revenue sources that were being created through this development and explained staff was interested in having these revenues directed to payback debt after 20 years. He asked the council to further discuss this topic and provide staff with direction on how to proceed.

Councilmember Massoglia supported the city paying down debt with additional revenues.

Councilmember Newland indicated the city has committed to \$180 million for this project

and noted the city council was aware an additional \$7 million would be needed for a parking structure. He explained he could not support the city offering more than that. He reported the city council gave the public their word that this project would not be funded by property taxes. He stated he could support the city offering \$7.5 million, but he was not interested in offering the developer the full \$15 million. He suggested the new cannabis revenues be directed to the parking structure for the next seven years. He indicated he did not want to say no to this portion of the project, but rather he was working to find a compromise.

Councilmember Larson explained he spoke with staff earlier today and questioned if the parking structure could be combined with the 3% tax. Mr. Thorvig stated the sales tax projections closely mirror the Scheel's debt and the east parking ramp. He noted if the sales tax revenues come in higher than projected, these dollars could be directed towards the west parking ramp.

Mayor Sanders anticipated the initial tax projection numbers were very conservative. He stated the lodging numbers could be much higher than estimated. Mr. Thorvig discussed how the debt for the parking ramps would be paid off in 20 years, but noted the sales tax would run for 30 years, which meant the city would have an additional 10 years of \$6 to \$7 million annually that could be used within the district. He noted he would like to speak with Baker Tilly to further consider how to leverage these dollars for the city.

Councilmember Larson indicated she did not support using the cannabis revenues for the parking structure because she would rather see these revenues used to alleviate the pressure on the tax levy. Mr. Thorvig commented there would be other sources that could be used to cover the debt levy for the west parking ramp.

Mayor Sanders explained the city had to consider the worst case scenario and then find ways to protect the levy.

Councilmember Robertson stated the city would have to stop spending money and had to cut costs in order to reduce the levy. She indicated the city should not be relying on cannabis revenues to address the levy concerns. She explained she appreciated Councilmember Newland's comments, noting she was having a difficult time with the numerous requests from the developer. She reported she was having a hard time because she did not want the city to own a stadium nor did she want the city to levy for a parking structure. She indicated she did not want to stop this project and appreciated the new businesses that would be coming into Blaine. However, she requested staff speak with the developer to see if they would be willing to meet the city halfway on the parking structure. Mr. Thorvig reported the financing behind this project has been creative and fluid. He stated he would be willing to have a conversation with the developer regarding the parking structure.

Councilmember Massoglia inquired when the roundabout would be coming before the city for consideration. Mr. Thorvig indicated the council would be considering the roundabout next Wednesday.

Mayor Sanders stated the construction that would occur this summer would be very exciting as this project begins to go vertical.

#### **4. Other Business**

Mr. Thorvig shared about the scheduled Chamber of Commerce luncheon that would be held on February 10 and discussed the FAQs page that would be posted on the city's web page in response to federal immigration enforcement activities.

#### **5. Adjournment**

The workshop adjourned at 8:01PM.



# City of Blaine Staff Report

File Number: RES 26-36

Agenda Date	Status
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February 18, 2026

In Control	File Type
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City Council

Resolution

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

## Agenda Item # 7.3

Resolution Approving an Amendment to the 2026 Engineering Budget to Provide for Hiring a Part-Time Engineering Intern

## Executive Summary

The Engineering Department is requesting approval of a budget amendment to provide for hiring a part-time intern for the 2026 construction season.

## Background

Engineering staff coordinate and manage all private utility right of way permits. This work generally involves:

- Reviewing permit applications for compliance with city construction standards, appropriate traffic control measures and that the work will not interfere with city-owned utilities
- Coordinating with the private utility company on resolving property owner complaints due to the construction work
- Inspection post-construction to ensure restoration is completed satisfactorily

Beginning in 2023 there has been a significant and steady increase in the yearly number, scope, and complexity of private utility right of way permits, much of it due to the increased installation of fiber for internet services. For comparison, below is the number of permits and fees generated for 2023 through 2025:

YEAR	PERMITS PROCESSED	PERMIT FEES
2023	308	\$46,200
2024	369	\$87,200
2025	454	\$129,077

The Engineering Department does not have the available staff time to devote to proper inspection and follow through with the increased number and complexity of the permits, and it has resulted in delays in reviewing and issuing permits and a backlog of post-construction inspections and permit close-outs. In 2025, approximately \$30,000 of money that was budgeted for professional services was used to hire one of the engineering firms in the approved consulting pool to provide an employee on a part-time basis for two months in the fall to help reduce the backlog of post-construction inspections. To maintain flexibility, staff recommends reserving these funds for the ad-hoc services, such as traffic and pedestrian studies, that typically arise later in the year.

Based on conversations with the private utility companies and permit applications that have already been received, 2026 is anticipated to be another busy year. Staff is proposing to amend the Engineering Department budget to appropriate \$25,000 for the hiring of an engineering intern to assist in processing permits and completing the post-construction inspections. Because the hourly rate the city pays for interns is significantly lower than the hourly rate the consultant engineering firm was charging the city, the city can obtain a full-time intern for the full construction season for less money than what was spent last year hiring the consultant engineering firm for a part-time employee for two months.

### Strategic Plan Relationship

Adoption of annual budgets contributes to the overall financial stability of the City and the action proposed will help achieve the city's priority of a well-maintained infrastructure.

### Board/Commission Review

N/A

### Financial Impact

Amending the budget ensures the City is providing the necessary resources to fund all activities, programs, and initiatives of the 2026 budget as adopted and amended by the City Council. The proposed intern will be funded using anticipated right-of-way permit revenue in excess of the \$17,000 that was included in the 2026 budget. Should the amendment be approved, \$25,000 of funding will be provided for the part-time intern. This request is officially documented in the budget amendment within the accompanying resolution.

### Public Outreach/Input

N/A

### Staff Recommendation

By resolution, approve the budget amendment increasing right-of-way permit revenue by \$25,000 to provide for hiring a part-time engineering intern.

## Attachment List

None



# City of Blaine

Signature Copy

Resolution: RES 26-36

## Resolution Approving an Amendment to the 2026 Engineering Budget to Provide for Hiring a Part-Time Engineering Intern

**WHEREAS**, based on conversations with utility companies, it is anticipated that right-of-way permit volume will approach levels seen in the last two calendar years; and

**WHEREAS**, anticipated revenues generated from right-of-way permitting will be sufficient to provide for a part-time intern to assist existing engineering department staff with processing permit applications; and

**WHEREAS**, sound budgeting principles promote appropriating necessary funds required to accomplish approved objectives; and

**WHEREAS**, the City Council of the City of Blaine ("City Council") has the authority to authorize transfers and budget amendments between accounting funds; and

**WHEREAS**, funding for this part-time intern position is not to exceed \$25,000 for the 2026 budget.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Blaine hereby, approve the following revenue increase for the 2026 budget:

Fund/Account	Amount
General Fund, Engineering, Right of Way Permits 101.50.560.561-3212	\$25,000

**BE IT FURTHER RESOLVED** that the City Council of the City of Blaine hereby authorizes the following expenditure increase to the 2026 budget:

Fund/Account	Amount
General Fund, Engineering, Part-Time Salaries 101.50.560.561-4103	\$25,000

**PASSED** by the City Council of the City of Blaine this 16th day of February, 2026.



# City of Blaine Staff Report

File Number: RES 26-37

Agenda Date	Status
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February 18, 2026

In Control	File Type
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City Council

Resolution

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

## Agenda Item # 7.4

Resolution to Commit to the Trunk Highway 65 Segment #2 Draft Initial Financial Plan

## Executive Summary

City Council is asked to receive the draft Initial Financial Plan for Segment #2 of the Trunk Highway 65 project and commit to \$3,000,000 in funding and an additional \$8,000,000 of pass-through revenues and expenditures.

## Background

Construction projects over \$100,000,000 with Federal funding are required to submit an Initial Financial Plan for approval to the Federal Highway Administration. The draft Initial Financial Plan for Segment #2 of the Trunk Highway 65 (TH 65) project estimates total sources and uses of \$253,500,000 funded through Federal, State, and Local considerations. This segment of the TH 65 project will convert approximately 3 miles of the existing TH 65 roadway to a four-lane, limited-access facility from 95th Ave to 121st Ave in the city of Blaine. This includes the construction of a frontage road from 99th Ave to 109th Ave on the west side of TH 65 as well as grade-separated improvements at the 99th Ave, 105th Ave, 109th Ave, and 117th Ave intersections with TH 65. The TH 65 Project would also include a pedestrian bridge at 113th Ave/114th Ave, lighting and signage.

The proposed work includes:

- Construction of a teardrop interchange (bowtie roundabout) at 109th Ave.
- Addition of a two-way frontage road with a separated trail, that would connect 99th Ave to 107th Ave on the west side of TH 65 with ramp access to southbound TH 65 between 99th Ave and 105th Ave.
- Addition of a one-way southbound frontage road with a separated trail that would connect 109th Ave to 107th Ave with cul-de-sacs constructed at 107th Ave and Ulysses St and also at Ulysses St and 106th Lane (Ln) west of TH 65.
- Addition of ramps to northbound (northbound) TH 65 at 99th Ave.
- Construction of a pedestrian/bicycle bridge to allow crossings over TH 65 between 113th Ave and 114th Ave.
- Construction of a tight diamond interchange at 117th Ave.

- Signal system installation at 109<sup>th</sup> and Tournament Players Parkway (led by Anoka County)
- Intersection improvements at 109<sup>th</sup> and Radisson Road (led by Anoka County)

New curb and gutter, storm sewer systems, ditches, and pipe culverts are included in the TH 65 project and will convey stormwater runoff in the area. Multiple stormwater treatment systems will be constructed. Treatment systems consist of infiltration basins (where site conditions allow), wet ponds, and grassed ditches.

This is a Draft Initial Financial Plan and the construction schedule, funding, and costs may change as the project commences.

### Strategic Plan Relationship

The draft Initial Financial Plan for the TH 65 project aligns with the City's Highway 65 Improvement strategic priority.

### Board/Commission Review

Not applicable.

### Financial Impact

The Draft Initial Financial Plan includes total sources and uses of \$253,500,000 for the Trunk Highway 65 project. Federal portion is \$60,200,000, State portion is \$182,200,000, Anoka County portion is \$8,100,000, and City of Blaine portion is \$3,000,000. The City of Blaine portion is expected to be funded \$2,000,000 from Municipal State Aid for street-related work and \$1,000,000 from the Enterprise Capital Funds for utility-related work. These portions are well within amounts adopted in previous Capital Improvement Plans for this project.

The City of Blaine was able to transfer most of the Federal grants received for the project to MNDOT. There are at least two Federal grants approximating \$8,000,000 of the Federal total, that the City was not able to transfer to MNDOT. This \$8,000,000 will be both a revenue and expenditure for the City of Blaine and the Capital Improvement Plan will be required to be updated as the revenues/expenditures are incurred.

### Public Outreach/Input

The Trunk Highway 65 project has received public input several times since 2018.

### Staff Recommendation

By motion, adopt the resolution.

### Attachment List

1. Draft Initial Financial Plan



# City of Blaine

**Signature Copy**

Resolution: RES 26-37

## **Resolution to Commit to the Trunk Highway 65 Segment #2 Draft Initial Financial Plan**

**WHEREAS**, a draft Initial Financial Plan has been prepared for the Trunk Highway 65 project by the Minnesota Department of Transportation in conjunction with the City of Blaine and Anoka County; and

**WHEREAS**, the draft Initial Financial Plan includes funding from the City of Blaine of \$3,000,000 expected to be funded \$2,000,000 through Municipal State Aid and \$1,000,000 through the Enterprise Capital Funds; and

**WHEREAS**, the City Council of the City of Blaine has previously adopted funding for the Trunk Highway 65 project within Capital Improvement Plans that contain sufficient funding for the \$3,000,000 City of Blaine portion of the project; and

**WHEREAS**, additional revenues and expenditures of approximately \$8,000,000 are expected to pass-through the City of Blaine from two Federal grants; and

**WHEREAS**, the pass-through revenues and expenditures of \$8,000,000 were not included in past adopted Capital Improvement Plans and will require future Capital Improvement Plan amendments.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Blaine hereby commits to the Initial Financial Plan for the Trunk Highway 65 project including \$3,000,000 in City of Blaine funding, and \$8,000,000 in Federal funding that will be passed through the City of Blaine.

**PASSED** by the City Council of the City of Blaine this 18th day of February 2026.

## TH 65 Blaine Interchanges Project



Prepared by the Minnesota Department of Transportation  
District *Metro*  
Office of Financial Management

Plans, Specifications & Estimates estimated date of submittal: Anticipated December 2025

Project and Financial Plan information as of: May 31, 2025

Initial Financial Plan Submitted to FHWA: **Date**

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DRAFT

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## INTRODUCTION

This financial plan is a comprehensive document and was developed based on the guidance provided by the Federal Highway Administration (FHWA). It reflects the project cost estimate and revenue structure and provides a reasonable assurance that there will be sufficient financial resources available to implement and complete the TH 65 Blaine Interchanges Project as planned. It also provides a description of how the TH 65 Blaine Interchanges Project will be implemented over time by identifying project costs and the financial resources to be utilized in meeting those costs. These items will be identified by five (5) sections: Current Total Project Cost Estimate, Implementation Plan, Project Financing and Revenues, Cash Flow, and Other Factors.

The initial financial plan provides information on the immediate and longer-term financial implications resulting for the TH 65 Interchanges Project initiation. The annual updates will provide information on actual cost, expenditure and revenue performance in comparison to initial estimates as well as updated estimates of future year's obligations and expenditures. It will also provide information on cost and revenue trends, current and potential funding shortfalls, and the financial adjustments necessary to assure completion of the project. Additional sections will be added to the financial plan with the updates including: Cost Change History, Cost and Funding Trends, Schedule Changes, and Schedule Trends since the Initial Financial Plan.

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## Section 1 – Project Description

The Non-Programmatic Categorical Exclusion for the project was approved March 28, 2025.

Trunk Highway (TH) 65 is a highway running in the east-central and northeast parts of the State of Minnesota. The highway begins at the I35W/I-94 split near downtown Minneapolis, MN and operates north to near International Falls, where it meets US 71. TH 65 is a four-lane expressway between I-694 in Fridley to north of TH 95 at Cambridge, MN. TH 65 serves as a north-south highway between Minneapolis, Fridley, Blaine, Cambridge, Mora, McGregor, Nashwauk into Littlefork. From Cambridge to its terminus in Littlefork, MN; is a two-lane roadway in northern Minnesota. The Trunk Highway (TH) 65 is a principal arterial located within the Twin Cities metropolitan area in Anoka County.

TH 65 is a vital link for traffic traveling between the Twin Cities urban core and northern suburban and exurban communities. TH 65 is the only continuous north/south corridor of its size and capacity in Anoka County. TH 65 is primarily a four-lane divided highway with the following characteristics:

- Classified as a principal arterial with a primary function of providing mobility while also providing access to adjacent land uses.
- Auxiliary southbound (SB) lane present between 93rd Ave and 95th Ave.
- Posted speed limit is 55 miles per hour (mph) from 93rd Ave to 109th Ave; speed limit rises to 60 mph north of 109th Ave.
- Signalized intersections are present at approximately ½-mile intervals. No movements are restricted at the signalized intersections.
- Interchanges north and south of the Project, but only at-grade signalized intersections within the Project.
- Serves approximately 40,000 to 60,000 vehicles per day.
- Provides access to TH 65 commercial/retail corridor spanning the cities of Fridley, Spring Lake Park, Blaine and East Bethel.

### ***Project Purpose***

The purpose of the TH 65 Improvements Project is to improve motorized traffic flow along and across TH 65 by decreasing average travel times and reducing delays, reducing crash frequencies along TH 65, and creating an environment where pedestrians and bicyclists are safer and can conveniently access destinations across and along the Project area safely. Creating these conditions will better connect residents and businesses on opposite sides of the corridor, resulting in a more cohesive community. As transportation improvements are considered for the TH 65 corridor, they should also avoid adversely impacting transit mobility and meet the fiscal limitations for transportation improvements in the region.

### ***Project Need***

Many of the issues in the TH 65 corridor arise from the two roles the corridor serves. As noted previously, the corridor is a principal arterial and is intended to provide mobility to commuters and other traffic traveling through the corridor. However, the presence of residential and commercial development adjacent to the corridor creates a notable need for motorized and non-motorized traffic to use and/or cross TH 65 to access these types of developments. Specifically, traffic must use the at-grade intersections to cross the corridor. Signal timing prioritizes the north-south movements, causing delays

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for vehicles, bicycles, and pedestrians crossing at these intersections which may discourage traffic from crossing the corridor in many instances. The width of the intersections, volume and speed of traffic, and inconsistent bicycle and pedestrian crossing infrastructure result in many bicyclists and pedestrians avoiding crossing TH 65 due to safety concerns. In its current configuration, the TH 65 corridor has a significant negative effect on the connectivity and cohesiveness of the surrounding community. The TH 65 Interchanges project's primary needs are to improve vehicle safety and vehicle mobility for TH 65 through traffic and cross street traffic.

Current traffic, including freight, experiences notable delays along TH 65, especially during the evening rush hour. Signalized intersections in the Project limits have long enough delays that the intersections operate poorly (more than 55 seconds of delay per vehicle). These include TH 65 at Clover Leaf Parkway (Pkwy)/93rd Ln, 99th Ave, 109th Ave, and Cloud Drive (Dr)/117th Ave (Table 5, Table 6).

Currently, delays on side streets result in motorists revising their trips to avoid crossing the TH 65 corridor entirely. In fall of 2018 in association with the PEL Study, public input was collected via in-depth phone interviews or open-ended online written surveys indicates that TH 65 is enough of a barrier that many residents do not shop in their neighborhood retail stores on the other side of the highway. Some employees chose to work in other communities rather than the businesses on the other side of TH 65. MnDOT expects conditions to worsen by 2045. In addition, for some residents in the corridor, TH 65 is the only option for local trips because of an incomplete frontage road system. For example, residents on the west side of TH 65 between 97th Ave and 109th Ave must either use TH 65 or drive through the residential streets to the west for local trips. This situation likely exacerbates the operational issues at the intersections along TH 65 in this area; especially the 99th Ave intersection, which provides the most direct connection to TH 65 from these western neighborhoods.

Secondary needs include improving bikeability and walkability across the corridor, as there is a notable amount of commercial retail and residential land use throughout the corridor. There are, currently, no pedestrian or bike routes along TH 65, and pedestrians and bicyclist must wait for a notable amount of time when crossing the corridor due to long signal cycle lengths. In addition, pedestrians and bicyclists must avoid high volumes of vehicles making right turns. Wide corners at intersections allow vehicles to turn at higher speeds, contributing to potential unsafe conditions for pedestrians and bicyclists. It has been determined that five out of 12 TH 65 intersections, in the project limits, have high pedestrian risk and three have medium pedestrian risk.

Currently, Metro Transit Route 865, an express bus route between Blaine and downtown Minneapolis, uses the TH 65 corridor between 117th Ave and TH 10. There are also three local bus routes. These routes can function effectively along the TH 65 corridor south of 89th Ave by using the shoulders when congestion exists. Potential improvements to the TH 65 corridor should maintain transit mobility for these routes and should not impede access to the Metro Transit Park and Ride at the north end of Route 865 (located at the intersection of Ulysses St and Paul Pkwy just west of TH 65 near 121st Ave).

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## ***Project Scope***

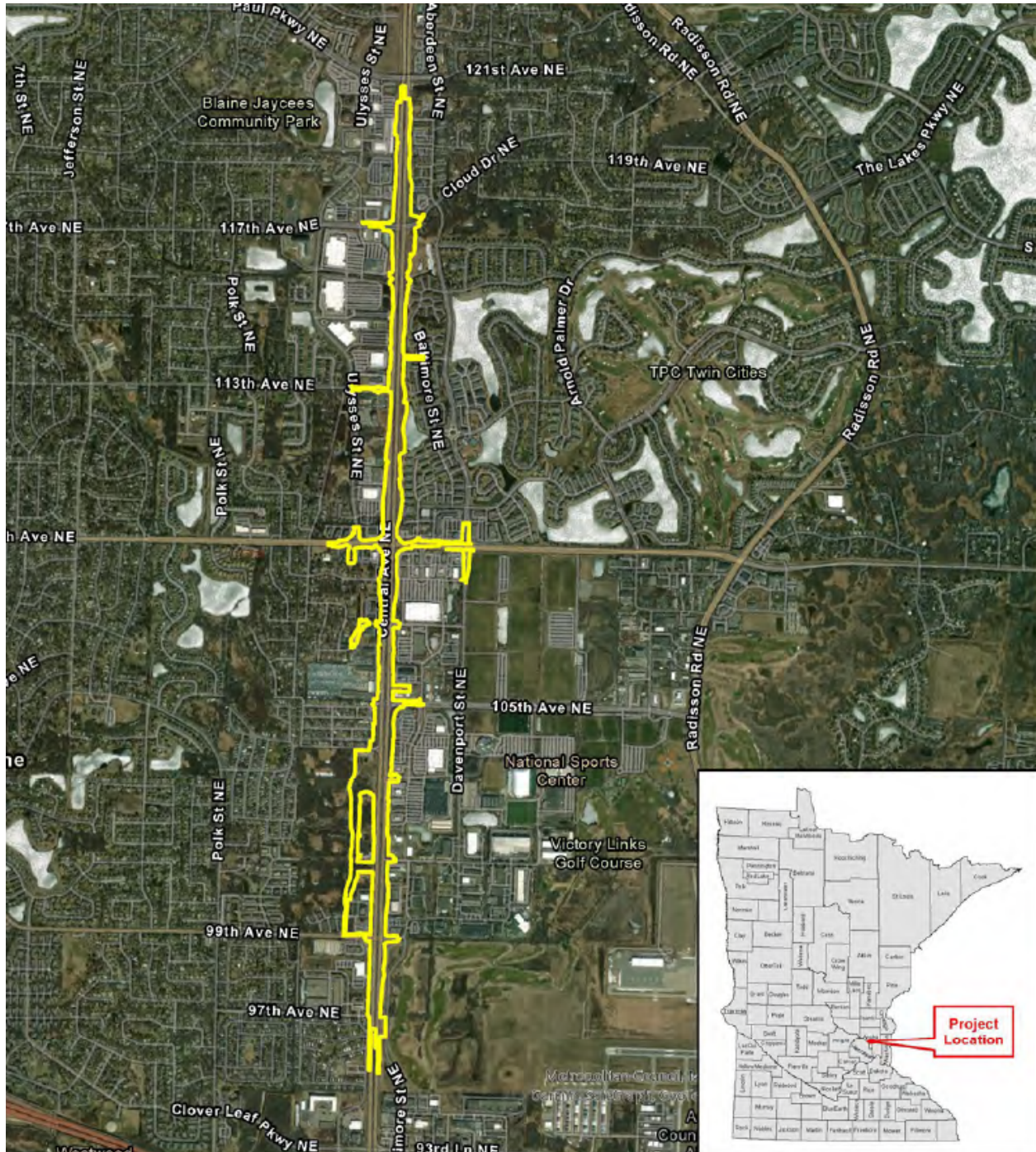
The TH 65 Interchange project will convert approximately 3 miles of the existing TH 65 roadway to a four-lane, limited-access facility from 95th Ave to 121st Ave in the city of Blaine. This includes the construction of a frontage road from 99th Ave to 109th Ave on the west side of TH 65 as well as grade-separated improvements at the 99th Ave, 109th Ave, and 117th Ave intersections with TH 65. The TH 65 Blaine Interchanges Project would also include lighting and additional signage consisting of three overhead cantilever truss signs and three ground-mounted I Beam signs that would use standard MnDOT designs.

The proposed work includes:

- Construction of a teardrop interchange (bowtie roundabout) at 109th Ave.
- Addition of a two-way frontage road with a separated trail would connect 99th Ave to 107th Ave on the west side of TH 65 with ramp access to SB TH 65 between 99th Ave and 105th Ave.
- Addition of a one-way SB frontage road with a separated trail that would connect 109th Ave to 107th Ave with cul-de-sacs constructed at 107th Ave and Ulysses St and also at Ulysses St and 106th Lane (Ln) west of TH 65.
- Addition of ramps to northbound (NB) TH 65 at 99th Ave.
- Construction of a pedestrian/bicycle bridge to allow crossings over TH 65 between 113th Ave and 114th Ave.
- Construction of a tight diamond interchange at 117th Ave.
  - Signal system installation at 109<sup>th</sup> and Tournament Players Parkway (led by Anoka County)
  - Intersection improvements at 109<sup>th</sup> and Radisson Road (led by Anoka County)

New curb and gutter, storm sewer systems, ditches, and pipe culverts are included in the TH 65 Interchange project and will convey stormwater runoff in the area. Multiple stormwater treatment systems will be constructed. Treatment systems consist of infiltration basins (where site conditions allow), wet ponds, and grassed ditches.

Figure 1: Project Location Map



**PROJECT WEBSITE**

Additional background information regarding the TH 65 Blaine Interchanges Project can be found at the following website: [Hwy 65 in Blaine Project - MnDOT](#)

## Section 2 – Project Schedule

### Project Schedule

Below is a table with current project milestones. The milestones can then be measured during the award and annual updates as they could have impacts on the scope and cost elements of the project. Additional milestones may be added following the project letting and development of this design-bid-build project.

The Non-Programmatic Categorical Exclusion was approved on March 28, 2025. The project letting is anticipated to be in February 2026. The Contract Start Date is anticipated April 2026 with substantial completion/project acceptance on or before October 2029 when TH 65 is open with no traffic impacts.

**Table 2. Project Schedule**

Milestone	Start Date	End Date
Municipal Consent (waived by city)		June 3, 2024
Non-Programmatic Categorical Exclusion		March 28, 2025
PS&E Turn In to Central Office		Anticipated November 2025
Federal Grant Execution		Anticipated January 2026
FHWA Authorization		Anticipated January 2026
Project Letting		Anticipated February 2026
Project Award		Anticipated March 2026
Contract Start Date	Anticipated April 2026	
Local Project Letting		Anticipated May 2026
Local Project Award		Anticipated May 2026
Local Project Construction Start		Anticipated May 2026
Stage 0	Anticipated April 2026	Anticipated September 2026
Local Project Substantial Completion		Anticipated November 2026
Stage 1	Anticipated September 2026	Anticipated December 2027
Stage 2	Anticipated December 2027	Anticipated November 2028
Stage 3	Anticipated November 2028	Anticipated October 2029
Substantial Completion/Project Acceptance		Anticipated October 2029
Construction End Date		Anticipated October 2029
Contract Completion		July 2030

Table 2 is updated with each annual update.

**Table 2 – Project Schedule  
As of May 31, 2025**

Calendar Year Timeline	2023				2024				2025				2026				2027				2028				2029				2030				2031															
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4												
<b>Project Development</b>																																																
SP 0208-169	█				█				█				█																																			
Anoka/Blaine																																																
<b>Environmental Document</b>																																																
SP 0208-169	█				█				█																																							
Anoka/Blaine	█				█				█																																							
<b>Contract Procurement</b>																																																
SP 0208-169																																																
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<b>Right-of-Way Acquisition</b>																																																
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Anoka/Blaine																																																
<b>Design &amp; Construction</b>																																																
SP 0208-169																																																
Anoka/Blaine																																																
<b>Fiscal Year Timeline</b>	2023				2024				2025				2026				2027				2028				2029				2030				2031				2032											
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2												

<sup>1</sup> FHWA Funding Authorization and Issue Request for Proposals (RFP)

<sup>2</sup> Project Letting and Award

<sup>3</sup> Notice to Proceed

<sup>4</sup> Substantial Completion

### Major Milestones

The procurement method for this project will be design-bid-build. The project is anticipated to be let on February 18, 2026 with a construction start date in April 2026 and the substantial completion/project acceptance date of October 2029. Other major milestones will include:

#### Stage 0 (Mid April 2026 through mid-September 2026)

- Construct the temporary widening and crossovers on mainline TH 65
- Construct the sanitary sewer and watermain – full systems at 99<sup>th</sup>, 101<sup>st</sup>, 105<sup>th</sup>, 109<sup>th</sup>, 113<sup>th</sup>, 117<sup>th</sup>
  - o This will require closures of 99<sup>th</sup> Ave and 109<sup>th</sup> Ave
- 99<sup>th</sup> Ave would be closed early in stage 0 101<sup>st</sup> Ave access to TH 65 permanently closed.
  - o Access to TH 65 to be restored prior to USA Cup
- Construct and complete 109<sup>th</sup> at Ulysses intersection
- Construct and Complete Davenport intersection
- Construct most of 113<sup>th</sup> Ave
- Install foundations and ped ramps at 109<sup>th</sup> Ave/Tournament Players Pkwy signal (Local) June 2026 (Local project)
- Radisson Road and 109<sup>th</sup> pavement and median removals (Local project)

Stage 1 (September 2026 – October 2027)

- Traffic is shifted to temporary widening and crossovers on TH 65
- West frontage road between 99<sup>th</sup> Ave and 103<sup>rd</sup> Way is complete prior to stage 1
- Access to TH 65 from 99<sup>th</sup>, 105<sup>th</sup>, 109<sup>th</sup>, and 117<sup>th</sup> is maintained
- Access to TH 65 from 103<sup>rd</sup> Ave (east side) is permanently closed.
- Begin construction of 99<sup>th</sup> Ave, 105<sup>th</sup> east leg intersection, and 109<sup>th</sup> east leg and continue west leg construction
- Construct TH 65 Southbound between 97<sup>th</sup> Ave and 103<sup>rd</sup> roundabout
- Construct TH 65 Northbound from 103<sup>rd</sup> to north end of project
- Construct and complete east side of ped bridge approaches and bridge substructure
- Complete the re-construction of Radisson Road (Local project)
- Complete re-construction of 109<sup>th</sup> Avenue (Local project)

Stage 2 (October 2027 – November 2028)

- Traffic is shifted to stage 1 construction areas; some is still on temporary widening from stage 0
- Construct TH 65 Northbound from south of 99<sup>th</sup> to 103<sup>rd</sup> Ave
- Construct TH 65 Southbound from 103<sup>rd</sup> Ave to north of 109<sup>th</sup> Ave
- Construct TH 65 Southbound from 113<sup>th</sup> Ave to approximately 121<sup>st</sup> Ave
- Continue construction of 99<sup>th</sup> Ave, 105<sup>th</sup> east leg, and 109<sup>th</sup> intersection
- Construct and complete west side of ped bridge approaches, bridge substructure, and bridge
- Close, construct and complete 117<sup>th</sup> Ave
- 

Stage 3 (November 2028 – November 2029)

- Continue and complete construction of 99<sup>th</sup> Ave, 105<sup>th</sup>, 109<sup>th</sup>, 113<sup>th</sup>
- Continue construction of TH 65 from south of 99<sup>th</sup> to 103<sup>rd</sup> (ramps and south end mainline)
- Construct west frontage road from 103<sup>rd</sup> Way to 109<sup>th</sup>
- Continue construction of TH 65 Southbound at 109<sup>th</sup> (ramps and short section of mainline north of 109<sup>th</sup>)
- Construction is anticipated to be substantially complete/project acceptance in October 2029

## Section 3 – Project Cost

### ***Cost Estimating Methodology***

The project cost estimates are developed under the design-bid-build delivery method by MnDOT. The estimates are provided in year-of-expenditure (YOE) methodology. Year of expenditure is the projected year the expenditure will be incurred. The project cost estimate is broken down by cost element as follows:

- **Construction Let Amount** – For Trunk Highway projects this is updated to show the amount of the annual estimates. Upon the award of the construction contract, the last estimate is replaced with the construction contract award amount. For all other projects enter total amount of the agreement with the sub-recipient of federal funds, including any matching funds and non-participating funds.

- **Post Letting Construction Costs** – For Trunk Highway projects only. Includes any changes to the to the initial construction contract award amount. Post Letting Construction costs include supplemental agreements; cost overruns, escalation clauses, settlements; etc.
- **Other Project Costs** includes elements for agreements that support the construction phase of the project and are for work not included in the construction contract. Examples may include state furnished materials, stipends (per MN Statutes 161.3426), municipal, railroad and utility work agreements.
- **Preliminary Engineering** includes costs incurred to get the project ready for construction, through project award/award encumbrance date, including internal salaries, consultants, equipment used; materials; and allowable additives.
- **Construction Engineering** includes all engineering and oversight costs incurred during the construction phase of a project, from the date of award/award encumbrance through final project closeout, including internal salary; consultants, equipment use; materials and allowable additives.
- **Right of Way** includes all the costs associated with the project for Right of Way acquisition, including property settlement; internal salaries; consultants; equipment used; materials; and allowable additives.

*Cost Participation and Maintenance responsibilities with Local Units of Government Manual and the Cost Participation for Cooperative Construction Projects and Maintenance Responsibilities between MnDOT and Local Units of Government guides were used to determine partnership costs.*

MnDOT is committed to using a reasonable and rational set of escalation rates to set the escalation factors for the project. There are numerous variables that could impact the overall price escalation trend and MnDOT acknowledges that future escalation rates may be higher or lower than those assumed in this Financial Plan. In the event that economic conditions change and the assumed future escalation rates need to be adjusted, an updated year of expenditure dollar cost estimate will be included in the Financial Plan Annual Update in subsequent years to continue to accurately reflect the financial health of the project.

Cost estimates have been developed for the project and will be updated on an annual basis to account for any changes in scope. As part of this process, a total project cost estimate was developed. Because the project is less than the FHWA Major Project threshold of \$500 million, a Cost Estimate Review was not completed.

### ***Total Project Cost Estimate (TPCE)***

The Total Project Cost Estimate (TPCE) for the project is broken out into Cost Elements. The Preliminary Engineering (PE) consists of project development and contract procurement for preliminary design, final design and public engagement while the Construction Engineering (CE) includes construction engineering and administration. . The Cost Element of Right of Way includes right of way acquisition

The project budget committed in 2025 is \$253.5 million with \$175.1 million for construction let and \$35.0 million for engineering. Right of Way acquisition costs were estimated at \$33.7 million and was budgeted for this purpose.

**Table 3. Total Project Cost Estimate by Major Cost Element (Millions)  
As of May 31, 2025**

Cost Element	Initial Financial Plan
<b>Construction Let Amount</b>	
MnDOT	\$ 167.0
Anoka/Blaine	\$ 8.1
<b>Post Letting Construction</b>	
MnDOT	\$ 6.8
Anoka/Blaine	\$ 0.2
<b>Other Project Costs</b>	
MnDOT	\$ 2.7
Anoka/Blaine	\$ 0.0
<b>Preliminary Engineering</b>	
MnDOT	\$ 20.0
Anoka/Blaine	\$ 1.0
<b>Construction Engineering</b>	
MnDOT	\$ 13.4
Anoka/Blaine	\$ 0.6
<b>Right of Way</b>	
MnDOT	\$ 33.6
Anoka/Blaine	\$ 0.1
<b>Total</b>	<b>\$ 253.5</b>

**Expenditures-to-Date**

Expenditures for the project began in State Fiscal Year 2022. The expenditures on Table 3A reflect those expenditures through May 31, 2025.

**Table 3A. Project Expenditures by Major Cost Element (Millions)  
Through May 31, 2025**

Cost Element	Initial Financial Plan
<b>Construction Let Amount</b>	
MnDOT	\$0.0
Anoka/Blaine	\$0.0
<b>Post Letting Construction</b>	
MnDOT	\$0.0
Anoka/Blaine	\$0.0
<b>Other Project Costs</b>	
MnDOT	\$0.0
Anoka/Blaine	\$0.0
<b>Preliminary Engineering</b>	
MnDOT	\$8.3
Anoka/Blaine	\$0.3
<b>Construction Engineering</b>	
MnDOT	\$0.0
Anoka/Blaine	\$0.0
<b>Right of Way</b>	
MnDOT	\$0.4
Anoka/Blaine	\$0.0
<b>Total</b>	<b>\$9.0</b>

\*The amount of \$9.0 million shown in Table 3A includes the expenditures through May 31, 2025. The total expenditures of \$9.2 million shown in Table 6 are the actual expenditures through May 31, 2025 and the \$0.2 million difference between the two numbers, is reflected in the 2025 Estimated column in Table 6. The 2025 Estimated column, in Table 6, includes state fiscal year actuals as of May 31, 2025 and projected construction project costs through June 30<sup>th</sup>, 2025.

## Section 4 – Project Funds

### Overall Financial Plan

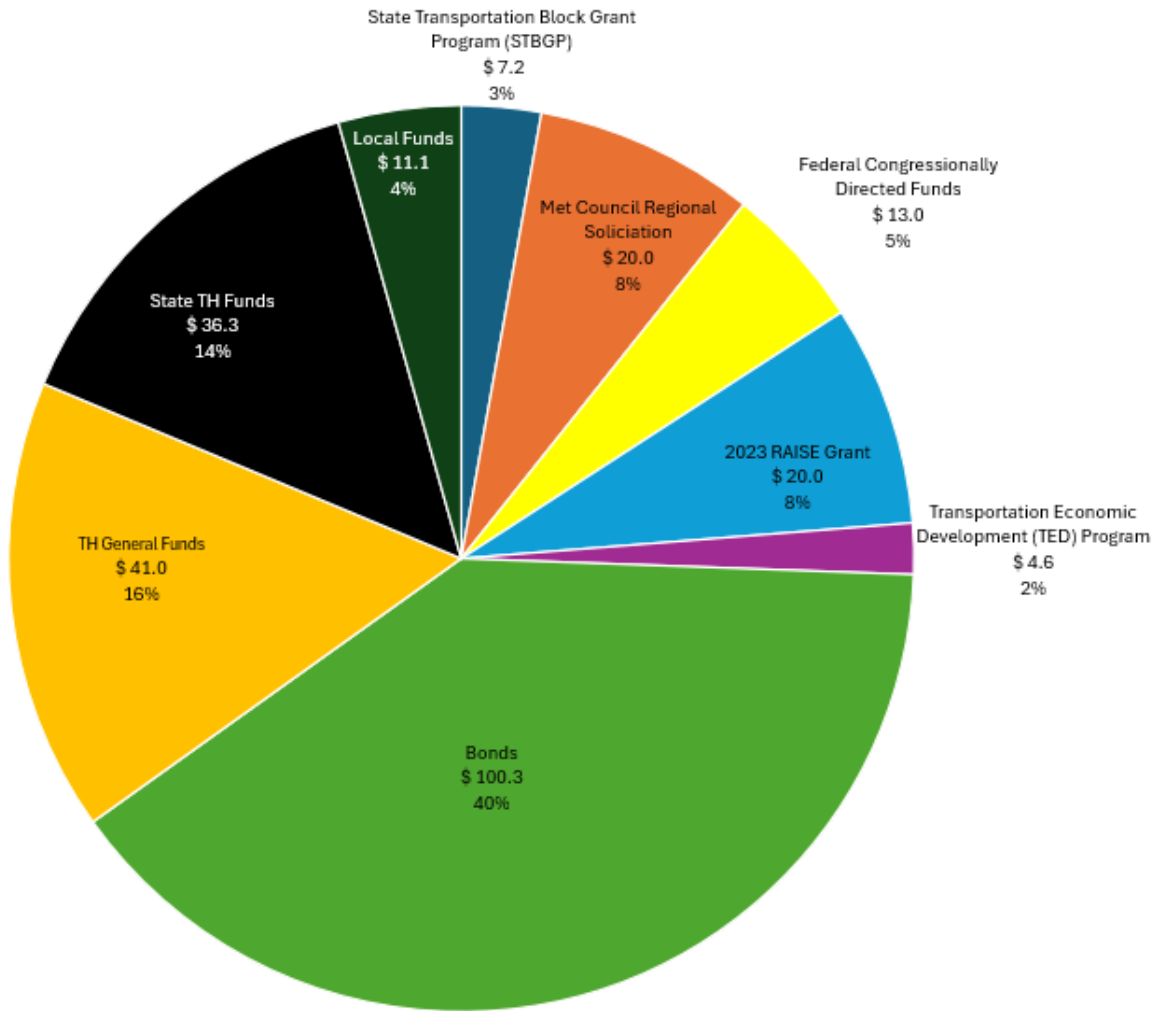
A number of federal, state and local funding sources have been documented to complete the project. The project is identified in the State Transportation Improvement Program (STIP) which was approved in November 12, 2024. The total funding package of \$253.5 million is comprised of a combination of the following federal, state and local sources.

**Table 4. Funding Sources (Millions)**

Funding Source	Funding Expiration Date	IFP (Initial Financial Plan) May 31, 2025
<b>Federal Funds</b>		
State Transportation Block Grant Program (STBGP)	Until expended	\$ 7.2
2020 Met Council Regional Solicitation- 99 <sup>th</sup> Avenue Interchange	09/30/2026	\$ 10.0
2022 Met Council Regional Solicitation 109 <sup>th</sup> /105 <sup>th</sup> Aven Interchange	09/30/2027	\$ 10.0
2023 Federal Congress. Directed Funds for 109 <sup>th</sup> Avenue	09/30/2026	\$ 5.0
2023 Federal Congress. Directed Funds for 99 <sup>th</sup> Avenue	09/30/2026	\$ 4.0
2024 Federal Congress. Directed Funds – 117 <sup>th</sup> Avenue	09/30/2027	\$ 4.0
2023 RAISE Grant	09/30/2032	\$ 20.0
<b>State Funds</b>		
Transportation Economic Development (TED) Program	Until expended	\$ 4.6
State General Obligation (GO) bonds-Laws of 2020, 5 <sup>th</sup> Sp Sess, Chap 3, Art 1, Sec 16, Subd 5	12/31/2024	\$ 1.5
TH General Funds--Laws of 2021, Chap 5, Art 1, Sec 6,	6/30/2029	\$ 7.0
2022 Corridors of Commerce (CoC)	12/31/2029	\$ 30.0
2023 TH Bond funds-Laws of 2023, Chap 68, Art 2, Sec 2 Subd 4	<u>Encumber by</u> <u>12/31/2027</u> <del>6/30</del> <del>/2033</del>	\$ 68.8
2023 GF-HF669 for Anoka County- Trunk Highway 65 Improvements-Laws of 2023, Chap 72, Art 2, Sec 7, Subd 3	12/31/2027	\$ 25.0
2023 GF HF670 for Anoka County-Trunk Highway 65 Improvements-Laws of 2023, Chap 71, Art 1, Sec 10, Subd 2	12/31/2027	\$ 9.0
State TH Funds*	Until expended	\$ 36.3
<b>Local Funds</b>		
Anoka County	Until expended	\$ 8.1
City of Blaine	Until expended	\$ 3.0
<b>Total Funding Sources</b>		<b>\$ 253.5</b>

\*State TH Funds includes \$0.6 million in LPP funds that expired.

**Figure 4 Funding Source Pie Chart**



### Funding Sources

The construction major cost element funding sources for the TH65 Blaine Interchanges project are included in the Fiscal Year 2025 through Fiscal Year 2028 Minnesota State Transportation Improvement Program (STIP). Table 4A provides details on where the project is located in the FY 2025-2028 fiscally constrained STIP.

**Table 4A. State and Federal Project Number**

State Project Number	Year Reported STIP	STIP Sequence Number	Project Purpose	Federal Project Number
0208-169TED	2026	2082	**TED**PRS**: MN65 (CENTRAL AVE) FROM 99TH AVE TO 109TH AVE IN BLAINE - CONSTRUCT WEST SIDE FRONTAGE ROAD (ASSOCIATE TO 0208-169, 0208-169R, 002-612-033, 002-596-028, 106-010-020)	RAISE-STBG-CDS 0226(104)
002-596-028	2026	2142	**AC**B2023**LFTH**PRS**: MN 65 (CENTRAL AVE) AT CSAH 12 (109TH AVE) AND MSAS 147 (105TH AVE) IN BLAINE - GRADE SEPARATION, FRONTAGE ROAD (ASSOCIATE TO 0208-169TED, 0208-169, 0208-169R, 002-612-033, 106-010-020)(ACPROJECT, PAYBACK IN FY27)	RAISE-STBG-CDS 0226(104)
002-612-033	2026	2143	**MN290**B2023**LFTH**PRS**: CSAH 12 (109TH AVE) AT MN 65 (CENTRAL AVE) IN BLAINE-GRADE SEPARATEDINTERCHANGE, PEDESTRIAN FACILITIES (ASSOCIATE TO 0208-169TED, 0208-169, 0208-169R, 002-596-028, 106-010-020)	RAISE-STBG-CDS 0226(104)
106-010-020	2026	2144	**MN291**B2023**LFTH**PRS**: MN 65 (CENTRAL AVE NE) AT 99TH AVE (MSAS 101) IN BLAINE-GRADE SEPARATION, IMPROVE FRONTAGE ROADCONFIGURATIONS, PEDESTRIAN FACILITIES (ASSOCIATE	RAISE-STBG-CDS 0226(104)

State Project Number	Year Reported STIP	STIP Sequence Number	Project Purpose	Federal Project Number
			TO 0208-169TED, 0208-169, 0208-169R, 002-612-033, 002-596-028)	
0208-169	2026	2150	**COC4**PRS**: MN65 (CENTRAL AVE) BETWEEN 103 <sup>RD</sup> AVE NE AND 117TH AVE NE IN BLAINE – CONSTRUCT INTERCHANGES AT 105TH AVE (BR #02065 AND 02066), 109TH AVE (BR #02067 AND 02068) AND 117TH AVE (BR #02069 AND 02070), FRONTAGE AND BACKAGE ROADS, ROUNDABOUTS, NOISE WALLS, DRAINAGE, SIGNALS, ADA (ASSOCIATE TO 0208-169TED, 0208-169R, 002-612-033, 002-596-028, 106-010-020)	
0208-169R	2026	2151	**RAISE**MN302**B2023**PRS**: MN65 (CENTRAL AVE) BETWEEN 97TH AVE TO 121ST AVE IN BLAINE - CONSTRUCT INTERCHANGES AT 99TH AVE (BR #02063 and 02064), 105TH AVE (BR #02065 AND 02066), 109 <sup>TH</sup> AVE (BR #02067 AND 02068) AND 117TH AVE (BR #02069 AND 02070), CONSTRUCT PEDESTRIAN BRIDGE 02072 AT 113TH/114TH AVE, CONSTRUCT FRONTAGE AND BACKAGE ROADS, ROUNDABOUTS, NOISE WALLS, DRAINAGE, SIGNALS, ADA (ASSOCIATE TO 0208-169TED, 0208-169, 002-612-033, 002-596-028, 106-010-020)	RAISE-STBG-CDS 0226(104)
002-596-028AC	2026	2256	**AC**PRS**: MN 65 (CENTRAL AVE) AT CSAH 12 (109 <sup>TH</sup> AVE) AND	RAISE-STBG-CDS 0226(104)

State Project Number	Year Reported STIP	STIP Sequence Number	Project Purpose	Federal Project Number
			MSAS 147 (105TH AVE) IN BLAINE – GRADE SEPARATION, FRONTAGE ROAD (AC PAYBACK 1 OF 1)	

## Federal Funds

The State Transportation Block Grant Program (STBGP) is a formula program providing federal funding to states and local units of government to preserve and improve the conditions and performance of any federal-aid highway, bridge and tunnel on public roadways, pedestrian and bicycle infrastructure and transit capital projects. With these formula funds, the state has the authority to select projects for funding. The TH 65 Blaine Interchanges Project received \$7.2 million for the project.

The Metropolitan Council receives federal funds through the federal legislation of Infrastructure Investment and Jobs Act (IIJA) and disburses them through a competitive regional solicitation to allocate the funds to local governments, state agencies and transit providers to fund regional transportation needs. These funds are considered STBGP funds. The TH 65 Blaine Interchanges project received \$10.0 million through the 2020 regional solicitation for the 99<sup>th</sup> Ave improvements. With the 2022 Metropolitan Council solicitation, another \$10.0 million was provided for intersections at 109<sup>th</sup>/105<sup>th</sup> Avenues along TH 65.

The TH 65 Blaine Interchanges Project received Congressionally Directed funding in the amount of \$4.0 million for 99<sup>th</sup> Avenue under Division L of the Consolidated Appropriations Act, 2023 (Public Law 117-328) as well as \$5.0 million for improvements at 109<sup>th</sup> Avenue. In addition, Division F of the Consolidated Appropriations Act, 2024 (Public Law 118-42) provided an additional \$4.0 million for the 117<sup>th</sup> Avenue grade separation intersection.

In 2022, TH 65 Improvements Project: 97<sup>th</sup> Ave to 117<sup>th</sup> Ave obtained notice of receiving \$20.0 million through the Consolidated Appropriations Act, 2023 (Publ. L. 117-328) of the National Infrastructure Investments under the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) program. This grant amount is to fund the final design, right-of-way acquisition, and construction of TH 65 from 97<sup>th</sup> Avenue to north of the 117<sup>th</sup> Avenue intersection. The project was one of 128 projects funded in 2023 on a competitive basis. As of May 31, 2025 this grant has not yet been executed.

## State Funds

MnDOT receives state transportation funding through a state constitutionally dedicated funding source. The state collects a motor fuel tax, a motor vehicle tax, and vehicle registration fees, which feed the Highway User Tax Distribution Fund (HUTDF). Sixty-two percent (62%) of the HUTDF is constitutionally dedicated for use in funding state trunk highway projects. These funds can only be spent on transportation projects within state trunk highway rights-of-way and must be appropriated biennially by the Legislature.

A combination of General Obligation Bonds, Trunk Highway Bonds, Corridors of Commerce Bonds, State of Minnesota General Funds are committed to the project. These funds will provide funding to fully complete the project.

## Transportation Economic Development (TED) Program

The TED program provides competitive grants to construction projects on state highways that provide measurable economic benefits through investment in transportation infrastructure. The Minnesota Department of Transportation, in partnership with the Minnesota Department of Employment and Economic Development (DEED), administers the program. The TH 65 Blaine Interchanges Project received \$4.6 million for the TH 65 Phase I Access Improvements for Western Frontage Road.

## General Obligation Bonds

Through the Laws of Minnesota 2020, 5<sup>th</sup> Special Session, Chapter 3, Article 1, Sec. 16, Subd. 5, a total of \$1.5 million in General Obligation Bonds was committed to Anoka County for the TH 65 Blaine Interchanges project to complete preliminary engineering, environmental analysis, and final design of the grade separation and associated improvements to Anoka County State-Aid Highway 12, known as 109<sup>th</sup> Avenue at TH 65 in Blaine.

## Trunk Highway General Obligation Bonds

Trunk Highway General Obligation Bonds have been identified for use on this project. A total of \$68.8 million from the 2023 Laws of Minnesota. The 2023 Laws of Minnesota under Chapter 68, Article 2, Section 2, Subd 4 provided \$68.8 million. The Laws of 2023, specifically spelled out the \$68.8 million to be used for a grant to the city of Blaine, Anoka County or both for the predesign, right-of-way acquisition, design, engineering, and construction of intersection improvements along Trunk Highway 65 at 99<sup>th</sup> Avenue Northeast, 105<sup>th</sup> Avenue Northeast, Anoka County State-Aid Highway 12, 109<sup>th</sup> Avenue Northeast, 117<sup>th</sup> Avenue Northeast and the associated frontage roads and backage roads within the trunk highway system.

## Corridors of Commerce

The Corridors of Commerce program was created in 2013 to focus additional transportation investments in state highway projects that directly and indirectly foster economic growth for the state to include construction jobs, transportation of goods through corridors and additional mobility for the public. In 2023 the project received \$30.0 million from the Corridors of Commerce Program for grade separation from 103<sup>rd</sup> Avenue to 117<sup>th</sup> Avenue along TH 65 through Blaine.

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### **State of Minnesota General Funds**

In 2021, the Laws of Minnesota 2021, Chap 5, Art 1, Sec 6, provided \$7.0 million through the Omnibus Transportation Bill and Commissioner’s Letter dated June 19, 2021.

Under House File 669, Minnesota Laws of 2023, Chapter 72, Article 2, Section 7, Subd 3 states \$25.0 million in general funds can be used for right-of-way acquisition, design, engineering, and construction of intersection improvements along TH 65 at 99<sup>th</sup> Avenue Northeast, 105<sup>th</sup> Avenue Northeast, Anoka County State Aid Highway 12 (109<sup>th</sup> Avenue Northeast) and 117<sup>th</sup> Avenue Northeast and associated frontage roads, backage roads, connecting local streets and utility infrastructure improvements required for construction.

Under House File 670, Minnesota Laws of 2023, Chapter 71, Article 1, Section 10, Subd 2 states a \$9.0 million in a general fund grant to the city of Blaine, Anoka County or both or the predesign, right-of-way acquisition, design, engineering, and construction of intersection improvements along Trunk Highway 65 at 99<sup>th</sup> Avenue Northeast, 105<sup>th</sup> Avenue Northeast, Anoka County Stat-Aid Highway 12 (109<sup>th</sup> Avenue Northeast) and 117<sup>th</sup> Avenue Northeast and the associated frontage rods, backage rods, connecting local streets and utility infrastructure improvements required for the construction.

### **Local Funds**

The City of Blaine has provided \$1.0 million to fund the construction of SP 0208-169 and \$2.0 million in funding to be used for SP 106-133-002, SP 002-612-015, SP 002-612-039, while Anoka County has provided \$0.1 million in funding to be used for SP 0208-169 and \$8.0 million in funding to be used for SP 106-133-002, SP 002-612-015, SP 002-612-039.

## **Section 5 – Financing Issues**

### ***Cost of Financing***

A portion of the TH 65 Blaine Interchanges project’s project costs are financed using Minnesota’s Trunk Highway General Obligation Bonds. The total project amount financed will total \$100.3 million, which is 39.6% of the total project costs of \$253.5 million. The State of Minnesota sells trunk highway bonds once or twice each year. The bonds are sold based on a group of projects anticipated cash needs and are 20-year bonds.

The State of Minnesota sells trunk highway bonds once or twice each year. The bonds are sold based on a group of projects’ anticipated cash needs and are 20-year bonds. MnDOT financing costs are incurred on bonds issued for system-wide purposes not specific to a particular project and are therefore not applied to the total cost of an individual project. Total financing for all state bonds are part of the ongoing capital program. Approximately, what percent (%) of the total project funds will come from Minnesota bond sales (amount of bonds sold for project).

The bonds sold will be used to finance the TH 65 Blaine Interchanges Project. If Minnesota underestimates the amount of bonds needed to finance the project and additional bonds from past bond sales are not available to finance the project, the State’s trunk highway fund will cash flow the project until the bonds become available. This is a typical practice and is used for all projects receiving state trunk highway general obligation bond funds.

The debt service on the bonds will be repaid with the State's trunk highway fund revenues and are backed by the full faith and credit of the State of Minnesota. Based on current MnDOT policy, trunk highway fund debt service should not exceed twenty percent (20%) of projected state revenues within a fiscal year. Additional information on MnDOT's Debt Management Policy is located at the following website: <http://www.dot.state.mn.us/policy/financial/fm007.html>.

## Section 6 – Cash Flow

Through May 31, 2025, a total of \$9.0 million has been expended. The remaining project cost will be expended from SFY 2025 through SFY 2030. Revenue projections for the project are sufficient to fund the current estimated TPCE. Minnesota uses encumbrance accounting which reserves the funding for expenditures before they occur to avoid overspending the budget. The majority of the funding for this project is encumbered at the time of award. Table 6 details the project's total revenues and expenditures to date as well as the forecasted amounts into the future.

**Table 6: Project Cash Flow Analysis by State Fiscal Year (Millions)**

(See next page)

\*Includes Advance Construction amount

~~\*\*\$9.0 million is what has been expended as of May 31, 2025. MnDOT has expended \$8.7 million and Anoka Cnty/Blaine has expended \$0.3 million during this time. The remaining \$0.2 million is the anticipated expenditures through June 30, 2025.~~

\*\*The amount of \$9.0 million shown in Table 3A includes the expenditures through May 31, 2025. The total expenditures of \$9.2 million shown in Table 6 are the actual expenditures through May 31, 2025 and the \$0.2 million difference between the two numbers, is reflected in the 2025 Estimated column in Table 6. The 2025 Estimated column, in Table 6, includes state fiscal year actuals as of May 31, 2025 and projected construction project costs through June 30<sup>th</sup>, 2025

\*\*\*Includes \$0.6 million in LPP funds that expired.

IFP Cash Flow	Funding Expires	Thru 2024 (Actual)	2025 (Estimated) **	2026 (Estimated)	2027 (Estimated)	2028 (Estimated)	2029 (Estimated)	2030 (Estimated)	Total
<b>Federal Funds</b>									
State Transportation Block Grant Program (STBGP)	Until expended	\$ 0.0	\$ 0.0	\$ 7.2	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 7.2
2020 Met Council Regional Solicitation-99 <sup>th</sup> Ave Interchange	9/30/2026	\$ 0.0	\$ 0.0	\$ 10.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 10.0
2022 Met Council Regional Solicitation 109 <sup>th</sup> /105 <sup>th</sup> Ave Interchange*	9/30/2027	\$ 0.0	\$ 0.0	\$ 10.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 10.0
2022 Federal Congressionally Directed Funds for 109 <sup>th</sup> Ave	9/30/2026	\$ 0.0	\$ 0.0	\$ 5.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 5.0
2022 Federal Congressionally Directed Funds for 99 <sup>th</sup> Ave	9/30/2026	\$ 0.0	\$ 0.0	\$ 4.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 4.0
2023 Federal Congressionally Directed Funds for 117 <sup>th</sup> Ave	9/30/2027	\$ 0.0	\$ 0.0	\$ 4.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 4.0
2023 RAISE Grant – Obligation date 9/30/2027	9/30/2032	\$ 0.0	\$ 0.0	\$ 20.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 20.0
<b>State Funds</b>									
Transportation Economic Development (TED) Program	Until expended	\$ 4.6	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 4.6
State General Obligation (GO) Bonds-Laws of 2020, 5 <sup>th</sup> Sp Sess, Chap 3, Art 1, Sec 16, Subd 5	12/31/2024	\$ 1.5	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 1.5
TH General Funds-Laws of 2021, Chap 5, Art 2, Sec 2, Subd 2	6/30/2029	\$ 2.1	\$ 1.8	\$ 3.1	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 7.0
2022 Corridors of Commerce (CoC)	12/31/2029	\$ 0.0	\$ 3.0	\$ 27.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 30.0
2023 TH Bonds- Laws of 2023, Chap 68, Art 2, Sec 2 Subd 4	<del>06/30/2033</del> 12/31/2027	\$ 0.0	\$ 0.0	\$ 68.8	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 68.8
2023 GF-HF669 for Anoka County-Chap 72, Art 2, Sec 7, Subd 3	12/31/2027	\$ 0.0	\$ 0.0	\$ 25.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 25.0
2023-GF-HF670 for Anoka County-Chap 71, Art 1, Sec 10, Subd 2	12/31/2027	\$ 0.0	\$ 0.0	\$ 9.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 9.0
State TH Funds***	Until expended	\$ 0.0	\$ 3.0	\$ 6.5	\$ 7.1	\$ 8.7	\$ 7.3	\$ 3.7	\$ 36.3
<b>Local Funds</b>									
Anoka County	Until expended	\$ 0.0	\$ 0.3	\$ 6.8	\$ 1.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 8.1
City of Blaine	Until expended	\$ 0.0	\$ 0.0	\$ 2.0	\$ 1.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 3.0
<b>Total Revenue</b>		\$ 8.2	\$ 8.1	\$ 208.4	\$ 9.1	\$ 8.7	\$ 7.3	\$ 3.7	\$ 253.5
Carryover		\$ 0.0	\$ 4.3	\$ 7.1	\$ 203.8	\$ 153.6	\$ 86.9	\$ 27.4	\$ 0.0
<b>Total Available</b>		\$ 8.2	\$ 12.4	\$ 215.5	\$ 212.9	\$ 162.3	\$ 94.2	\$ 31.1	\$ 0.0
<b>Expenditures</b>		\$ 3.9	\$ 5.3	\$ 11.7	\$ 59.3	\$ 75.4	\$ 66.8	\$ 31.1	\$ 253.5
<b>Balance</b>		\$ 4.3	\$ 7.1	\$ 203.8	\$ 153.6	\$ 86.9	\$ 27.4	\$ 0.0	

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## Section 7 – Public-Private Partnership Assessment

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Minnesota Statute 160.845 prohibits a road authority or private operator from converting, transferring or utilizing any portion of a highway to impose tolls for use as a toll facility, with the exception of high-occupancy vehicle/toll (HOV/HOT) lanes and dynamically priced shoulder lanes. Furthermore, Minnesota Statute 160.98 prohibits a road authority from selling, leasing or executing a development agreement for a build-operate-transfer (BOT) facility or build-transfer-operate (BTO) facility that transfers an existing highway lane, or otherwise relinquishes management of a highway, if the highway is retained or utilized by the buyer, lessor or operator for highway purposes.

Although Minnesota does have limited P3 enabling legislation, additional legislative authority would be required for this project to be procured using a P3 delivery model.

## Section 8 – Risk and Response Strategies

There are several key risks identified for this project which could potentially impact various aspects of the project such as schedule, cost, or funding availability. The total project cost estimate included in Section 3 has been developed with appropriate contingencies in place to manage these risks. In addition, several mitigation strategies have been developed to offset potential risks.

As the project continues to advance through construction, the contingency budget will be periodically reviewed to ensure the budget has sufficient resources to successfully manage the project through completion.

**Key project risks and mitigation strategies**

**Table 8. Summary of Project Risks & Mitigation Strategies**

Risk Priority	Risk Element	Risk Description	Mitigation Description	Added, Ongoing, Mitigated or Retired
1	<b>Construction Schedule</b>	The construction schedule is aggressive and limits the ability to accelerate the work needed due to unforeseen delays. FHWA does not participate in the cost of acceleration.	Continuously monitor the need to accelerate through regular schedule updates and identify potential acceleration action in advance of needing them. Estimated cost to accelerate and if material, identify additional resources.	Ongoing
2	<b>Utility Relocation</b>	Required utility relocations don't occur based upon the schedule that was developed for the project. This would impact the proposed construction schedule.	Continued coordination with utility companies to accommodate their relocations in a timely manner. Review the schedule and determine alternative to recover if utility companies don't accommodate the schedule.	Ongoing
3	<b>High water table</b>	The project area has a known high water table. There is risk of requiring more dewatering than initially anticipated. There is also increased risk of flooding due to high water table.	MnDOT has developed the procurement documents to transfer some of that risk to the contractor but will work with the contractor to manage this risk.	Ongoing
4	<b>Contaminated Materials</b>	This project has a known area of contamination. Contamination testing is complete, however, there is still risk of the extent of contaminated soils exceeding expectations based on testing.	MnDOT will prescribe remediation expectations within it's special provision contract documents to transfer some risk to the contractor.	Ongoing

## **Section 9 – Annual Update Cycle**

Adjustments and revisions to this financial plan will be made consistent with the procedures and methodology established herein. The Financial Plan Annual Updates for this project will be presented to FHWA by August in future years, with expenditures through May.

DRAFT

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# City of Blaine Staff Report

File Number: RES 26-27

Agenda Date	Status
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February 18, 2026

In Control	File Type
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City Council

Resolution

**Approval of Consent Agenda:** - Jason Zimmerman, Finance Director

## Agenda Item # 7.5

Resolution Approving 2025 Fund Balance Designation and 2025-2026 Budget Amendments

## Executive Summary

Approve Fund Balance designations and 2025/2026 budget amendments for uncompleted 2025 projects and specific items.

## Background

Under Governmental Accounting Standards Board (GASB) Pronouncement No. 54, the City may categorize portions of its fund balance as "Assigned," reflecting the City Council's specific intent for those resources. Per GASB guidelines, the exact dollar amounts can be determined after year-end, provided the specific use was established prior to the close of the fiscal year.

Staff is requesting that Council assign a portion of the 2025 year-end surplus to fund specific projects and items that were budgeted but not completed in 2025. Upon approval, these funds will be incorporated into the 2026 budget to ensure the completion of these initiatives.

## Strategic Plan Relationship

This action relates to the strategic initiative of financial stability.

## Board/Commission Review

N/A

## Financial Impact

The action requested will amend both the 2025 and 2026 budgets, while also classifying the same amount of the fund balance in the funds as assigned for financial statement purposes. Should the resolution be approved, staff will then be authorized to expend funds in 2026 for the items specifically noted.

The following items were identified by staff:

- Police Patrol - the 2025 budget included allocations for the replacement of two patrol squad radar units. These units were ordered near the end of the year and shipping is estimated to be approximately two to three months out. Due to the extended shipping schedule, the radar units could not be received prior to the end of the year. **Amount Requested: \$6,870**
- Public Works - in 2025 staff received City Manager approval to proceed with the purchase of A/V system components for the multi-purpose room at the Public Works facility. The cost of this equipment is to be shared equally between all Public Works divisions. However, several of the components were backordered and shipment was delayed until January 2026. **Amount Requested: \$27,396**
- Water Division - within the Water Utility's 2025 operating budget, funding was allocated for routine inspection and maintenance of Wells five and 17. This type of maintenance is typically performed during winter months when there is reduced demand on the water system. The process began in late 2025 and will be complete in early 2026. **Amount Requested: \$172,265**

The total amount of the 2025 assignment/2026 budget carryforward for the General Fund is \$25,134. The total budget carryforward for all funds is \$206,531.

### Public Outreach/Input

N/A

### Staff Recommendation

Adopted the resolution amending the 2025 and 2026 budgets for uncompleted 2025 projects and specific items and assigning fund balances for 2025 financial statement purposes.

### Attachment List

None



# City of Blaine

## Signature Copy

Resolution: RES 26-27

### Resolution Approving 2025 Fund Balance Designation and 2025-2026 Budget Amendments

**WHEREAS**, certain 2025 budgeted activities were not completed in 2025; and

**WHEREAS**, certain 2025 program budget savings are requested to be reassigned; and

**WHEREAS**, the 2025 budget accumulated resources for the completion of the items; and

**WHEREAS**, to provide for the 2026 purchase it is also necessary to decrease the 2025 budget and increase the 2026 budget to provide the appropriation; and

**WHEREAS**, the Governmental Accounting Standards Board's Statement No. 54 includes five different classifications of fund balances; and

**WHEREAS**, one of the fund balance classifications inches Assigned Fund Balance; and

**WHEREAS**, for fund balance to be classified as Assigned at year end the City Council may approve the uses of specific items to be included as assigned prior to year-end

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that the following budget adjustments be made to the 2025 and 2026 budgets:

Department	Description	2025 Budget Account Code	2025 (Reduction) Amount	2026 Budget Account Code	2026 Additional Amount
Police	Two radar units for squads	101.40.460.462-4210	\$(6,870)	101.40.460.462-4210	\$6,870
Public Works - Admin	A/V equipment for multipurpose room	101.50.530.531-4399	\$(4,566)	101.50.530.531-4399	\$4,566
Public Works - Parks	A/V equipment for multipurpose room	101.50.530.534-4399	\$(4,566)	101.50.530.534-4399	\$4,566
Public Works - Streets	A/V equipment for multipurpose room	101.50.530.533.5305-4399	\$(4,566)	101.50.530.533.5305-4399	\$4,566
Public Works - Veh. & Equip. Maint.	A/V equipment for multipurpose room	101.50.530.536-4399	\$(4,566)	101.50.530.536-4399	\$4,566

Public Works - Water	A/V equipment for multipurpose room	601.50.530.537.5510-4399	\$(4,566)	601.50.530.537-4399	\$4,566
Public Works - Storm	A/V equipment for multipurpose room	604.50.530.539.5530-4399	\$(4,566)	604.50.530.539.5530-4399	\$4,566
Public Works - Water	Well inspection and maintenance	601.50.530.537.5510-4301	\$(172,265)	601.50.530.537.5510-4301	\$172,265

**NOW, THEREFORE, BE IT FURTHER RESOLVED** by the City Council of the City of Blaine that the City elects to Assign Fund Balance as of December 31, 2025 for the following departments and uses:

Department	Description	Account Code	2025 Assigned Balance
Police	Two radar units for squads	101.40.460.462-4210	\$6,870
Public Works - Admin	A/V equipment for multipurpose room	101.50.530.531-4399	\$4,566
Public Works - Parks	A/V equipment for multipurpose room	101.50.530.534-4399	\$4,566
Public Works - Streets	A/V equipment for multipurpose room	101.50.530.533.5305-4399	\$4,566
Public Works - Veh. & Equip. Maint.	A/V equipment for multipurpose room	101.50.530.536-4399	\$4,566

**PASSED** by City Council of the City of Blaine this 18th day of February, 2026.



# City of Blaine Staff Report

File Number: 2026-55

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

February 18, 2026

In Control	File Type
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City Council

Motion

**Approval of Consent Agenda:** - Jason Zimmerman, Finance Director

## Agenda Item # 7.6

Motion to Approve Payment to Core & Main for Sensus Analytics and RNI SAAS Annual License Renewal

## Executive Summary

Staff requests Council approval of the 2026 payment of \$70,599.00 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 remitting payment under the Enterprise Licensing Agreement with Core & Main for the Sensus Automated Metering Infrastructure (AMI) software originally executed in 2020. The initial five-year term of the agreement has concluded, and the contract has now entered the Renewal Term, which automatically extends the agreement for an additional five years in accordance with the contract provisions. The AMI software supports remote meter reading and provides the analytical platform used by staff to monitor and manage the metering system, making it essential to the City's utility billing operations.

## Strategic Plan Relationship

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

## Board/Commission Review

N/A

## Financial Impact

Funds were appropriated to cover this expenditure in the 2026 Water and Sewer Fund budgets.

**Public Outreach/Input**

N/A

**Staff Recommendation**

By motion, approve the payment.

**Attachment List**

None



# City of Blaine

**Signature Copy**

Resolution:

**Motion to Approve Payment to Core & Main for Sensus Analytics and RNI SAAS Annual License Renewal**



# City of Blaine

**Signature Copy**

Ordinance:

**Motion to Approve Payment to Core & Main for Sensus Analytics and RNI SAAS Annual License Renewal**



# City of Blaine Staff Report

File Number: RES 26-28

Agenda Date	Status
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February 18, 2026

In Control	File Type
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City Council

Resolution

**Approval of Consent Agenda:** - Jason Zimmerman, Finance Director

## Agenda Item # 7.7

Resolution Authorizing Interfund Transfers and Associated Budget Amendments related to the Purchase of a New Printer to be Located Within the Sign Shop at Public Works

## Executive Summary

The sign shop, which is part of the Streets Division at Public Works, is requesting authorization to purchase a durable printer designated for this area.

## Background

The sign shop in the Public Works facility is located between the service garage and the front office. While there are printers located in both the service garage and the front office, neither location is optimal for the sign shop to print to. For more optimized productivity within the sign shop, it is recommended for this area to have a designated printer. Historically, the City has purchased lower quality printers intended for a home office type setting. This type of printer requires costly ink/toner, tends to break more often, and requires more frequent replacement due to overuse.

The sign shop would like to purchase a more durable printer similar to other printers used throughout City facilities. These printers have a lifespan of approximately 10 years and come with service agreements through Metro Sales. Purchasing this type of printer would improve productivity, remove costly repairs or replacement of insufficient equipment, and reduce the staff time needed to make repairs.

## Strategic Plan Relationship

Functional office equipment and sustainable capital assets align with the strategic priority of Infrastructure Management.

## Board/Commission Review

None

### **Financial Impact**

Funding for this purchase is proposed to come from the General Supplies budget in the General Fund Streets Division of Public Works. To facilitate the purchase from the Capital Equipment and Replacement Fund, consistent with all other IT related capital, the included resolution calls for an interfund transfer and associated budget amendments. The quoted price of the copier is \$3,858 which is anticipated to have an approximate 10 year life cycle.

### **Public Outreach/Input**

None

### **Staff Recommendation**

Approve the resolution authorizing the interfund transfers and associated budget amendments to facilitate the purchase of a new printer to be located within the Public Works Streets Division.

### **Attachment List**

None



# City of Blaine

## Signature Copy

Resolution: RES 26-28

### Resolution Authorizing Interfund Transfers and Associated Budget Amendments related to the Purchase of a New Printer to be Located Within the Sign Shop at Public Works

**WHEREAS**, the City Council of the City of Blaine ("City Council") has the authority to authorize transfers and budget amendments between accounting funds; and

**WHEREAS**, the printer located within the Public Works sign shop has experienced excessive and costly mechanical issues; and

**WHEREAS**, the current printer does not meet the needs of the area; and

**WHEREAS**, the Public Works Streets Division has sufficient budget to finance the purchase; and

**WHEREAS**, the City Council desires to record all General Fund capital equipment transactions within the Capital Equipment and Replacement Fund.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Blaine hereby authorizes the following interfund transfer for the 2026 budget:

From Fund	To Fund	Purpose	Amount
101 – General Fund	410 – Capital Equipment & Replacement Fund	Fund the purchase of a new printer within the Public Works Department	\$3,858

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council of the City of Blaine hereby authorizes the following revenue increases to the 2026 budget:

Fund/Account	Amount
Capital Equipment & Replacement Fund - Interfund Transfer In 410.30.330.331-3910	\$3,858

**BE IT FURTHER RESOLVED** that the City Council of the City of Blaine hereby authorizes the following expenditure increases to the 2026 budget:

Fund/Account	Amount
--------------	--------

General Fund - Streets - Interfund Transfer Out 101.50.530.533.5306-4910	\$3,858
Capital Equipment & Replacement Fund - Computers 410.30.330.331-4575 (Project E2605)	\$3,858

**BE IT FURTHER RESOLVED** that the City Council of the City of Blaine hereby authorizes the following expenditure decreases to the 2026 budget:

Fund/Account	Amount
General Fund - Streets - General Supplies 101.50.530.533.5306-4210	\$3,858

**PASSED** by the City Council of the City of Blaine this 18th day of February, 2026.



# City of Blaine Staff Report

File Number: RES 26-26

Agenda Date	Status
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February 18, 2026

In Control	File Type
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City Council

Resolution

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

## Agenda Item # 8.1

Resolution Granting an Interim Use Permit to Operate a Contractors' Yard for Concrete Crushing in the I-2 (Heavy Industrial) Zoning District at 10101 Naples Street NE. Park Construction Company (Carlson Group LLC) (Case File No. 26-0002/EES)

## Executive Summary

The applicant received an Interim Use Permit (IUP) in 2023 for concrete crushing for a three year period. The applicant is requesting renewal of that IUP to allow for continued operations. No changes to the site or operation are proposed.

## Background

City Council (Interim Use Permit)	02/18/26
Action Deadline	03/14/26

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

## Executive Summary

### Zoning

The property is zoned I-2 (Heavy Industrial) and guided Heavy Industrial (HI) in the comprehensive plan.

### Surrounding Zoning and Uses

The property is located on Naples Street and is adjacent to other heavy industrial uses, including Central Transport (truck terminal) to the south, and ADHUE Graphic Resources to the north. The adjacent uses across Naples Street are an asphalt plant and the SKB transfer station. To the east is a large wetland complex located between the heavy industrial uses on Naples Street and the business park on Pheasant Ridge Drive, which is a high-finished light industrial/office park.

### Existing Conditions

The property houses operations and storage for Park Construction, a road and utility contractor. The site includes two buildings and a yard area with paved areas and portions with Class V aggregate to accommodate the use of tracked equipment.

### History

A CUP for outside storage/contractors yard and an IUP for concrete crushing were approved in 2023. The buildings on site were constructed in 2024. The IUP was granted for a period of three years, which is the longest time period allowed under the zoning code. The applicant is requesting a renewal of that IUP.

### **Evaluation of Request**

#### Site Plan

No site changes are proposed. The site complies with all setbacks, landscaping, and other standards and was thoroughly reviewed in conjunction with building permits issued for the site in 2024.

#### Interim Use Permit (Section 101-5):

A city exercises “quasi-judicial” authority when considering an IUP 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.

The code lists nine standards specifically for IUPs issued for concrete crushing in Sec. 121-109. Those standards are:

- a. Minimum lot size of ten (10) acres.
  - o The property is 38.8 acres
- b. Crushing and storage located in rear yard only.
  - o Crushing and storage area is proposed in the rear yard.
- c. Storage of demolition materials to meet the following setbacks:
  1. Ten (10) feet against I-2 zoned uses.
  2. Fifty (50) feet against I-1 zoned uses.
  3. One hundred (100) feet against all other zoning districts.
    - o The storage area is 110 feet from the southern property line, 850 feet from the northern property line, 350 feet from the eastern property line, and 750 feet from the western property line, exceeding the required setbacks.
- d. Recycling (crushing) of concrete demolition materials to meet the following setbacks:
  1. Fifty (50) feet against I-2 zoned uses.
  2. One hundred (100) feet against all other zoning districts.
    - o The crushing area is proposed in the location of the storage area which exceeds the required setbacks.
- e. Storage bunkered on three (3) sides.
  - o The storage area is proposed to be bunkered on three sides by jersey barriers.
- f. Maximum storage height of fifteen (15) feet.
  - o Listed as a condition of approval.
- g. Maximum storage volume of twenty thousand (20,000) cubic yards.

- Listed as a condition of approval.
- h. Crushing activity limited to no more than forty-five (45) days in [a] twenty-four-month period.
  - Listed as a condition of approval. The applicant reported crushing two days in 2025, but notes that crushing volume is heavily dependent on the type of work awarded to the business.
- i. Interim use permits issued under Section 121-101(2) (b) automatically expire after three (3) years. The holder of such a permit must submit a written request to the City Council if they wish to have the permit renewed for an additional three-year period. The City Council reserves the right to modify conditions of the permit if conditions warrant. All concrete demolition storage must be removed within sixty (60) days after a conditional use permit expires.
  - Listed as a condition of approval.

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.

- The proposed use will not impose additional costs on the public if it is necessary for the public to take the property in the future.
  - The use for stockpiling of concrete could impose additional costs on the public if necessary to take the property in the future, but the conditions of approval limiting the amount of stockpiling limits that potential cost.
- The proposed use will not create an excessive burden on parks, streets, and other public facilities; and
  - The burden on public facilities is not anticipated to be higher than for other heavy industrial uses.
- The proposed use will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety, and general welfare.
  - The proposed use is consistent with the surrounding heavy industrial uses including waste transfer stations, semi truck repair, and an asphalt plant.

**Attachment List:**

Zoning and Location Map  
 Narrative  
 Site Plan

**Strategic Plan Relationship**

Not applicable.

**Board/Commission Review**

The public hearing is being held at the City Council meeting, therefore no review or recommendation was received from the Planning Commission.

Since no site or operational changes are proposed, the site does not neighbor any residential areas, and no known violations of the IUP have occurred, the request is being referred directly to the City Council to expedite the review process for the applicant.

### **Financial Impact**

Not applicable.

### **Public Outreach/Input**

Notices of a public hearing were:

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

### **Staff Recommendation**

By motion, adopt the resolution.

### **Attachment List**

1. Attachments



# City of Blaine

Signature Copy

Resolution: RES 26-26

## **Resolution Granting an Interim Use Permit to Operate a Contractors' Yard for Concrete Crushing in the I-2 (Heavy Industrial) Zoning District at 10101 Naples Street NE. Park Construction Company (Carlson Group LLC) (Case File No. 26-0002/EES)**

**WHEREAS**, an application has been filed by Straus Michael J as interim use permit Case File No. 26-0002 for Park Construction (Carlson Group LLC); and

**WHEREAS**, said case involves the property described as follows:

The East One-half of the Southwest Quarter of the Southwest Quarter (E1/2 of SW1/4 of SW1/4) of Section Twenty-three (23), Township Thirty-one (31), Range Twenty-three (23). Said parcel consisting of Twenty (20) acres, more or less.

**WHEREAS**, the Blaine City Council held a public hearing on February 18, 2026, and recommended approval regarding said conditional use permit; and

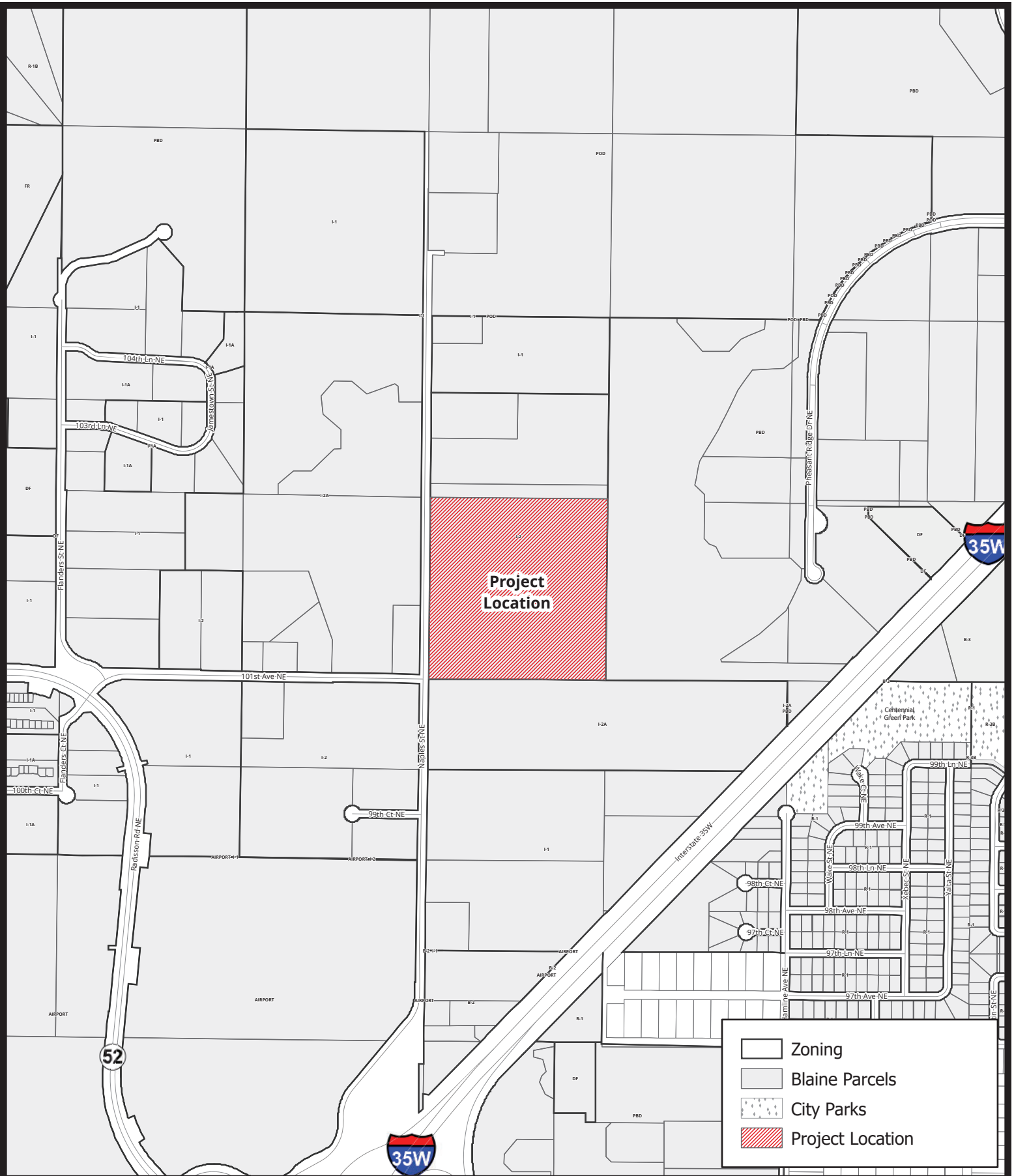
**WHEREAS**, the Blaine City Council has reviewed said case on February 18, 2026; and

**WHEREAS**, the criteria identified in Section 101.5 for granting an interim use permit has been met.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that an interim use permit is hereby approved per Section 101-5 and 121-101(2) of the zoning ordinance to allow concrete crushing in an I-2 (Heavy Industrial) zoning district with the following conditions:

1. Storage of concrete shall be bunkered by jersey barriers, or equivalent, on three sides.
2. Storage of concrete materials is limited to 15 feet in height.
3. Maximum concrete storage of 20,000 cubic yards.
4. Crushing activity is limited to 45 days in a 24-month period.
5. The fence must be located between the outside storage area and the stormwater ponds.
6. This interim use permit expires on June 5, 2029. Property owner shall request a renewal of the permit at least 30 days prior to the expiration. If the IUP is not renewed, all concrete storage shall be removed within 60 days of the expiration of the IUP.

**PASSED** by the City Council of the City of Blaine this 18th day of February 2026.



	Zoning
	Blaine Parcels
	City Parks
	Project Location

# Case File No. 26-0002 Park Construction

0 0.05 0.1 0.2 Miles

Scale: 1:10,878



BlaineMN.gov

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





January 6, 2026

Elizabeth Showalter  
City of Blaine  
Planning and Community Development  
10801 Town Square Drive NE  
Blaine, MN 55449

Dear Ms. Showalter

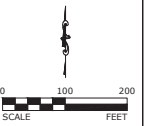
At Park Construction Company, we provide grading and excavation, asphalt paving, heavy industrial, railroad, compressor stations, dam building and flood control, road construction and demolition, underground utilities, water treatment facilities, and structural concrete, which are essential components to the community.

Our work will generate concrete rubble which can be crushed and reused for other projects within our community. During the 2026 construction season, we wish to continue operating, as we did in 2025, by staging concrete rubble in our construction yard at 10101 Naples Street NE, in Blaine, MN. When necessary, we will employ a concrete crushing operator to crush our concrete rubble into a reusable construction material.

Thank you for your consideration of our request to renew our crushing permit.

David Smart  
Director of Environmental Services  
Park Construction Company

NO.	DATE	DESCRIPTION
1	11-19-23	REVISION - EASEMENT UPDATE PER SURVEY
2	11-19-23	REVISION - WAREHOUSE WATER SERVICE UPDATE
3	11-19-23	REVISION - UTILITIES AND SEEDING UPDATE
4	1-2-24	REVISION - WATER UPDATES
5	1-2-24	REVISION - UTILITY UPDATES: CURB, FENCE EDITS
6	1-19-24	REVISION - GRADING - SPOT ELEVATIONS
7	2-10-24	REVISION - GRADING - SPOT ELEVATIONS
8	2-28-24	REVISION - PRIVATE SAN AND WATER CHANGES
9	2-28-24	REVISION - PRIVATE SAN AND WATER CHANGES
10	3-27-24	REVISION - PRIVATE UTIL. CHANGES



**LEGEND**

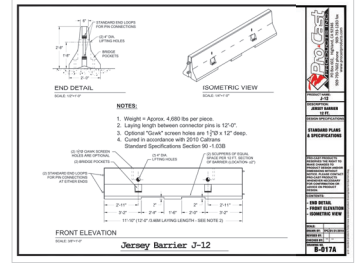
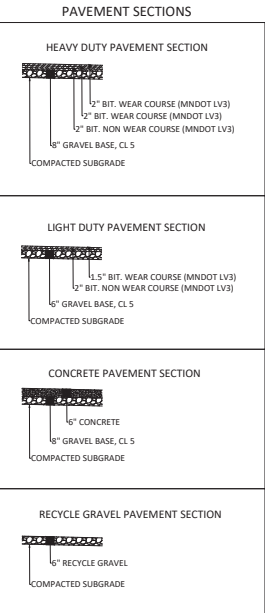
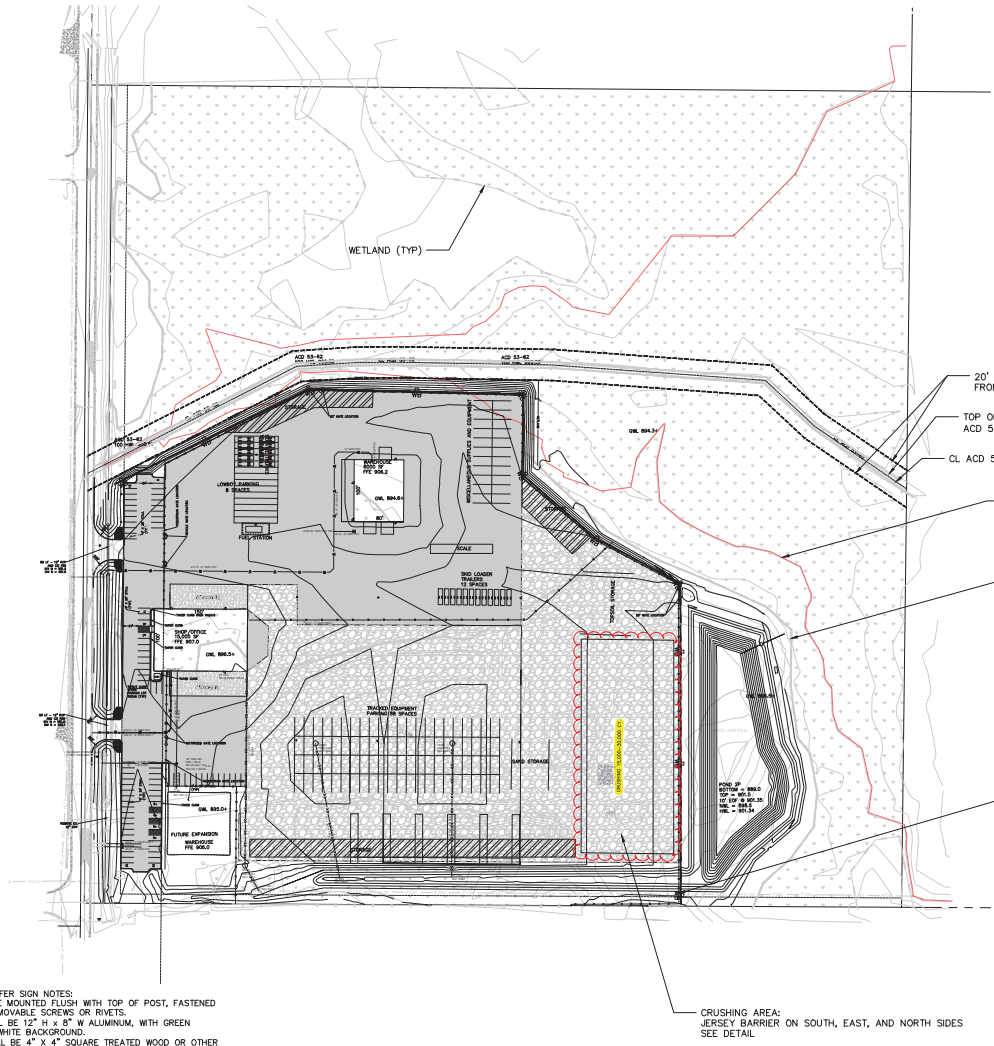
- ◆ FIRE HYDRANT
- WATER VALVE
- MANHOLE
- CATCH BASIN
- POWERPOLE
- LIGHT POLE
- GUY
- TRANSFORMER
- ELECTRIC METER
- TV PEDESTAL
- TELEPHONE PEDESTAL
- AIR CONDITIONER
- HOLE
- SEWPHOLE
- GAS METER
- SMOKEY SMOKE
- STORM SINKER
- SWEETMAN
- UNDERGROUND GAS MAIN
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TV
- OVERHEAD UTILITY LINES
- IRON MONUMENT FOUND
- IRON PIPE MONUMENT SET
- EXISTING SPOT ELEVATION
- SOIL BORING
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- DENOTES TREE AND BRUSH LIMITS
- DENOTES PROPOSED DRAINAGE ARROW
- DENOTES PROPOSED ELEVATION
- CURB STOP
- CLEAN OUT
- BUSH
- BARBEQUE GRILL
- AUTO SPRINKLER
- INDUSTRIAL HOOP
- BRICK
- WATER SPOUT
- TRENCH DRAIN
- MONITORING WELL
- STORM DISPATER
- SAFETY DISH
- TELEPHONE
- ELECTRIC PEDESTAL
- FLAG POLE
- GROUND LITE
- MAILBOX
- ROOF DRAIN
- TRANSMISSION TOWER
- VENT PIPE
- WELL
- PROPOSED DRAINAGE ARROW
- PROPOSED ELEVATION
- SET FENCE
- WETLAND BUFFER SIGN

- ASPHALT
- CONCRETE
- GRAVEL/RECYCLE GRAVEL

**WETLAND BUFFER ZONE**  
 NO MOWING  
 NO CULTIVATION  
 NO DUMPING  
 NO STRUCTURES  
 BEYOND THIS POINT  
 PER RICE CREEK WATERSHED DISTRICT

4"x4" TREATED POST

**WETLAND BUFFER SIGN NOTES:**  
 1. SIGN TO BE MOUNTED FLUSH WITH TOP OF POST, FASTENED WITH NON REMOVABLE SCREWS OR RIVETS.  
 2. SIGN SHALL BE 12" H x 8" W ALUMINUM, WITH GREEN LETTERS ON WHITE BACKGROUND.  
 3. POST SHALL BE 4" x 4" SQUARE TREATED WOOD OR OTHER CITY APPROVED MATERIAL.  
 4. SIGN SHALL BE MOUNTED 4 FEET ABOVE GRADE, AND SET AT LEAST 42" INTO GROUND.  
 5. SIGN SHALL BE PLACED AT WETLAND BUFFER VERTICES, MAX SPACING OF 200 FEET.  
 6. PLACE ADDITIONAL SIGNS AS NECESSARY TO FOLLOW BUFFER LINE.  
 7. APPROXIMATELY 11 SIGNS SHOWN. TO BE VERIFIED BY CONTRACTOR/INSTALLER.





# City of Blaine Staff Report

File Number: RES 26-25

Agenda Date	Status
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February 18, 2026

In Control	File Type
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City Council

Resolution

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

### Agenda Item # 8.2

Resolution Granting a Conditional Use Permit to Allow a Fitness Center in a Heavy Industrial (I-2) Zoning District at 1630 101st Avenue NE #100. Elevate Strength & Nutrition (Case File No. 26-0005/ACK)

### Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) to operate a fitness center in a Heavy Industrial (I-2) zoning district.

### Background

City Council (Conditional Use Permit)	02/18/26
Action Deadline	03/30/26

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

### Evaluation of Request

#### Planning Analysis

The applicant is requesting a conditional use permit for a fitness center that provides specialized strength training services for adult women experiencing midlife physiological and hormonal changes. The programs focus on injury prevention, functional movement, and long-term physical wellness. The facility will also offer other personal services, such as infrared sauna and red-light therapy. The business is for members only, and offers 24/7 secure access, with various fitness programs offered Monday - Thursday.

#### Zoning:

The property is zoned Heavy Industrial (I-2), and has a land use designation of Heavy Industrial (HI).

#### Surrounding Zoning and Uses

The parcels to the north, east, and south are zoned Heavy Industrial (I-2) and consist of manufacturing and warehousing uses. The parcel to the west is zoned Heavy Industrial (I-2A) and is currently used for truck and trailer repair.

#### Existing Conditions

The existing multi-tenant building contains a variety of fitness and personal service uses, including a martial arts center, a chiropractic center, and a facility specializing in the treatment of vertigo and dizziness.

#### Site Plan

The building is existing, and the proposed use will occupy approximately 2,650 square feet of the approximately 19,500 square foot building.

#### Parking

A parking analysis has been provided for the uses occupying the building. The fitness facility requires 7 parking stalls. The amount of parking needed to accommodate all the uses in the building (including the proposed use) is 54 spaces. There are 61 parking stalls provided on-site, with the possibility of an additional 16 stalls that could be added to the rear drive lane if necessary. The parking requirement is met.

The proposed use is not anticipated to increase traffic volumes above what is normal for the adjacent I-2 uses.

#### Landscaping

No modifications to the site or building are proposed.

### **Engineering Analysis**

#### Grading/Storm Drainage

The proposed project does not include any alterations to the existing grading or storm water drainage patterns on the property.

#### Utilities

The proposed development will utilize the existing utilities into the building. No new connections are proposed.

#### Wetlands/Watershed/FEMA

There are no designated wetland areas nor FEMA flood plain on the existing site. A Coon Creek Watershed District review is not required.

#### Access/Street Design/Sidewalks/Trails

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

#### Easements/Right-of-way/Permits

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

### Conditional Use Permit

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

Section 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. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
  - o The use will not create an excessive burden on existing parks, schools or streets.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
  - o The use is going into an existing multi-tenant building and adequate parking is being provided on site. The use is not expected to increase traffic volumes above what is normal for adjacent uses. The use is similar to existing uses already operating in the building. Therefore, it is compatible with adjoining properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
  - o The use is going into an existing building. The appearance will not change.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
  - o The intent of the HI district is to allow small to large scale industry. Fitness centers are permitted through the CUP process, provided that traffic volumes are not increased beyond what is reasonable for adjacent uses. The proposal meets the intent.
6. The use shall not be in conflict with the comprehensive plan of the City.
  - o The use is not in conflict with the comprehensive plan.
7. The use will not cause traffic hazards or congestion.
  - o 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.
  - o 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  
Site Plan  
Floor Plan  
Parking Analysis

Not applicable.

### Board/Commission Review

The public hearing is being held at the City Council meeting, therefore no review or recommendation was received from the Planning Commission.

Conditional Use Permits for changes in commercial or industrial tenants not neighboring residential areas are often referred directly to the City Council to expedite the review process for the applicant.

### Financial Impact

Not applicable

### Public Outreach/Input

Notices of a public hearing were:

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

### Staff Recommendation

By motion, adopt the resolution.

### Attachment List

1. Attachments



# City of Blaine

**Signature Copy**

Resolution: RES 26-25

**Resolution Granting a Conditional Use Permit to Allow a Fitness Center in a Heavy Industrial (I-2) Zoning District at 1630 101st Avenue NE #100. Elevate Strength & Nutrition (Case File No. 26-0005/ACK)**

**WHEREAS**, an application has been filed by Thumos LLC as Conditional Use Permit Case File No. 26-0005 for Elevate Strength & Nutrition; and

**WHEREAS**, said case involves the property described as follows:

Lot 1, Block 3, BLAINE INDUSTRIAL SQUARE

**WHEREAS**, the Blaine City Council held a public hearing on February 18, 2026, and recommended approval regarding said conditional use permit; and

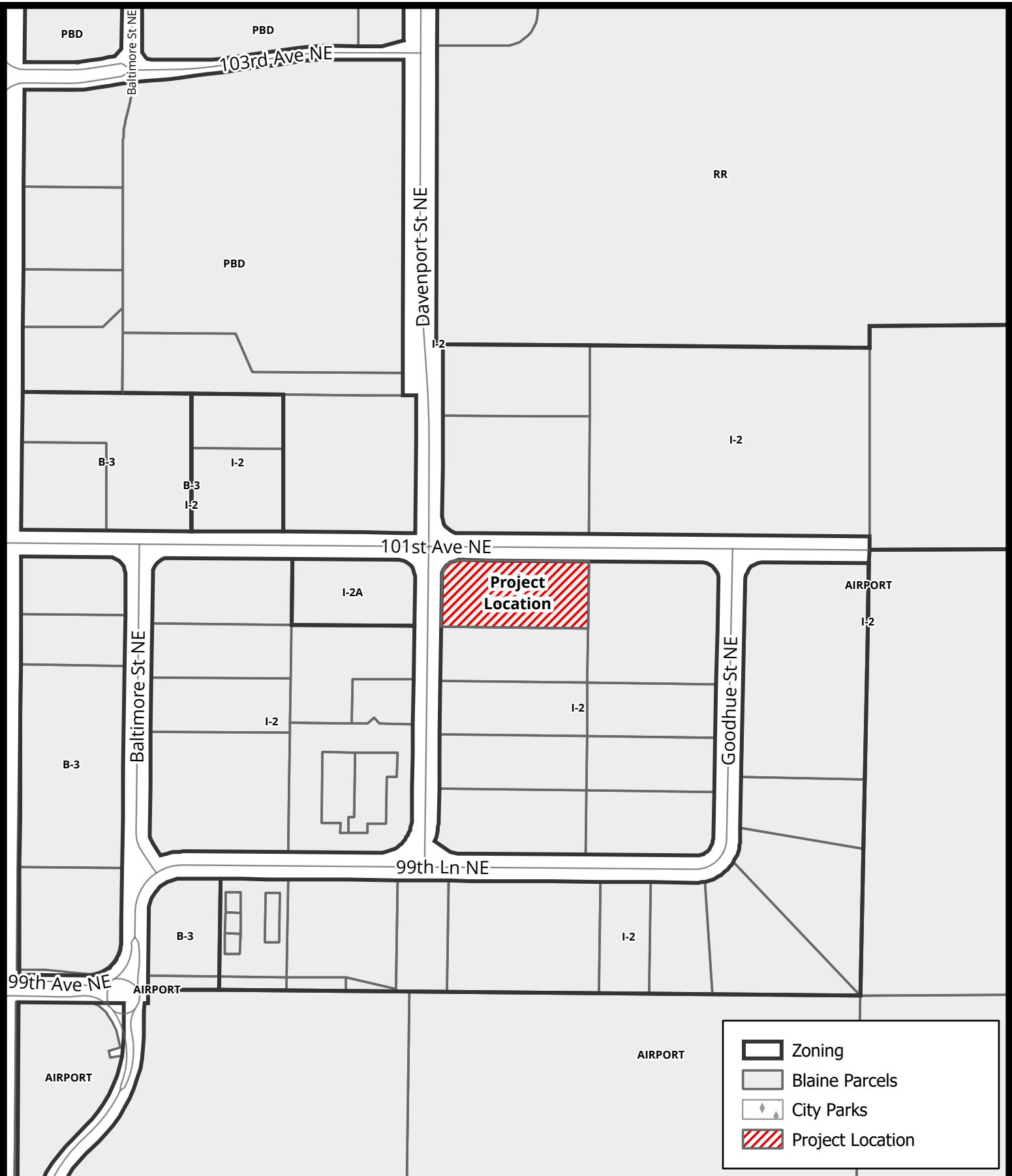
**WHEREAS**, the Blaine City Council has reviewed said case on February 18, 2026; and

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

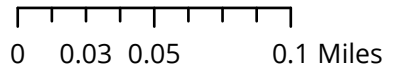
**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 121-100(21) and 101-4 of the zoning ordinance to allow a fitness center in a Heavy Industrial (I-2) zoning district with the following conditions:

1. A Certificate of Occupancy (CO) permit is required prior to business operation.
2. No activity/training is permitted outside the building.
3. The use shall not result in an increase in traffic volumes beyond what is reasonable for adjacent I-2 uses.

**PASSED** by the City Council of the City of Blaine this 18th day of February 2026.



	Zoning
	Blaine Parcels
	City Parks
	Project Location



Scale: 1:4,456



BlaineMN.gov

# Case File No. 26-0005

## Elevate Strength & Nutrition

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

# **Elevate Strength & Nutrition – Business Overview**

## **Mission Statement**

Elevate Strength & Nutrition empowers women navigating menopause to build strength, confidence, and vitality through expert-guided strength training. Our supportive small-group environment provides personalized coaching in proper lifting techniques that respect this stage of life and lay the foundation for our clients' strongest, most vibrant years ahead.

## **Business Purpose**

Elevate Strength & Nutrition provides specialized strength training services for adult women experiencing midlife physiological and hormonal changes that can affect strength, bone density, joint health, mobility, and overall physical function. These services address an unmet need in traditional fitness facilities, which often rely on generalized or high-intensity programming that may not be suitable for this population.

Our evidence-informed, low-impact approach emphasizes proper technique, controlled movement, and individualized instruction to promote safe and effective strength training. Programming is delivered through small-group and personalized sessions led by certified Personal Trainers, with a focus on injury prevention, functional movement, and long-term physical wellness. Additional wellness amenities, including infrared sauna, red-light therapy, and exercise equipment, are available for members.

## **Business Structure and Compliance**

Founded in 2022, Elevate Strength & Nutrition is a female-owned business operating under Sampson Wellness, LLC as an S Corporation. The business has obtained all required local, state, and federal licenses and permits and conducts operations in full compliance with applicable regulations.

## **Operations in Blaine**

The facility will continue to operate as a small-group fitness studio serving women in Blaine and surrounding communities. Certified personal trainer-led sessions, mobility and stability training, and strength education are provided in a controlled indoor environment. The members-only facility offers secure access 24/7, with scheduled programming Monday through Thursday at 5:00 a.m., 6:00 a.m., 7:00 a.m., 9:30 a.m., 4:30 p.m., and 5:30 p.m. Prospective and current members can contact the business via social media, telephone, text, or email.

## **Market Opportunity and Profitability**

Elevate Strength & Nutrition is positioned for profitability in Blaine due to strong demand for women-focused, preventative health and wellness services. The target demographic—adult women seeking safe, structured, and professionally guided strength training—aligns closely with Blaine's population.

Our small-group, results-driven model promotes measurable improvements in physical capability and confidence, supporting high member retention, consistent utilization, and

recurring revenue. By combining a proven strength training methodology with a structured business format model, Elevate maximizes operational efficiency, space utilization, and scalability while maintaining a high-quality client experience.

### **Ownership and Management**

The Founder and co-owner of Elevate Strength & Nutrition holds a double Bachelor's degree in Graphic Design and Fine Art with a minor in Business from University of St. Mary's in Winona, Mn (May 2001). She has also obtained certifications in Personal Training (ACE), Vinyasa Yoga (CorePower), Yoga Sculpt (CorePower), Youth Training (ACE), Hormone Coaching (NCI), Level 1 & 2 Nutrition Certifications (NCI), and a license in Massage Therapy (Northwestern Health Science University). She brings 15 years of Graphic Design experience (including owning her own wedding invitation business) and 13 years of a variety of fitness experiences. This background enables her to work on the marketing & advertising pieces of the business, as well as create safe, effective training programs and provide nutrition coaching services within her scope of practice.

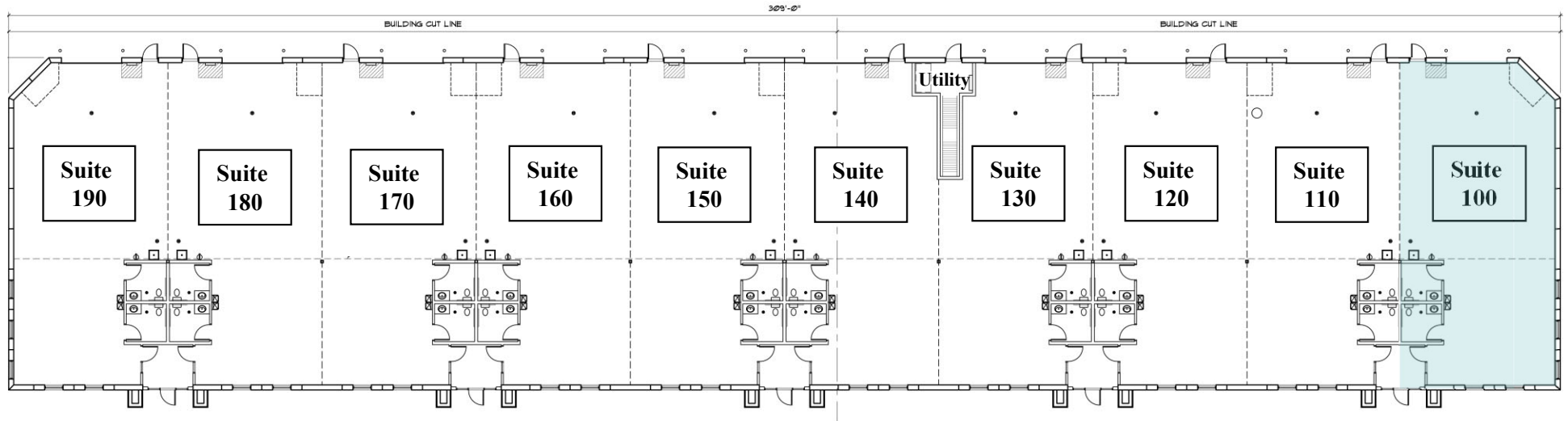
The co-owner of Elevate Strength & Nutrition holds a Bachelor's degree in Family and Social Science from North Dakota State University (May 1998) and became a certified personal trainer through American Sports and Fitness in November 2025. She brings 26 years of professional experience at U.S. Bank, including branch and operational management, risk and compliance, program and project management, business analysis, process improvement, and customer experience. This extensive background in business and financial management equips the co-owner to professionally operate and manage a successful fitness business in the Blaine community.

### **Vision**

Elevate Strength & Nutrition aims to continue to provide the Blaine community with a safe, supportive environment where women can engage in evidence-informed strength training, improve long-term health, and build confidence while enjoying a personalized and professional fitness experience.

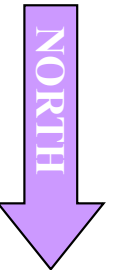
Thank you for your consideration,

Teresa Sampson and Becky Tietz



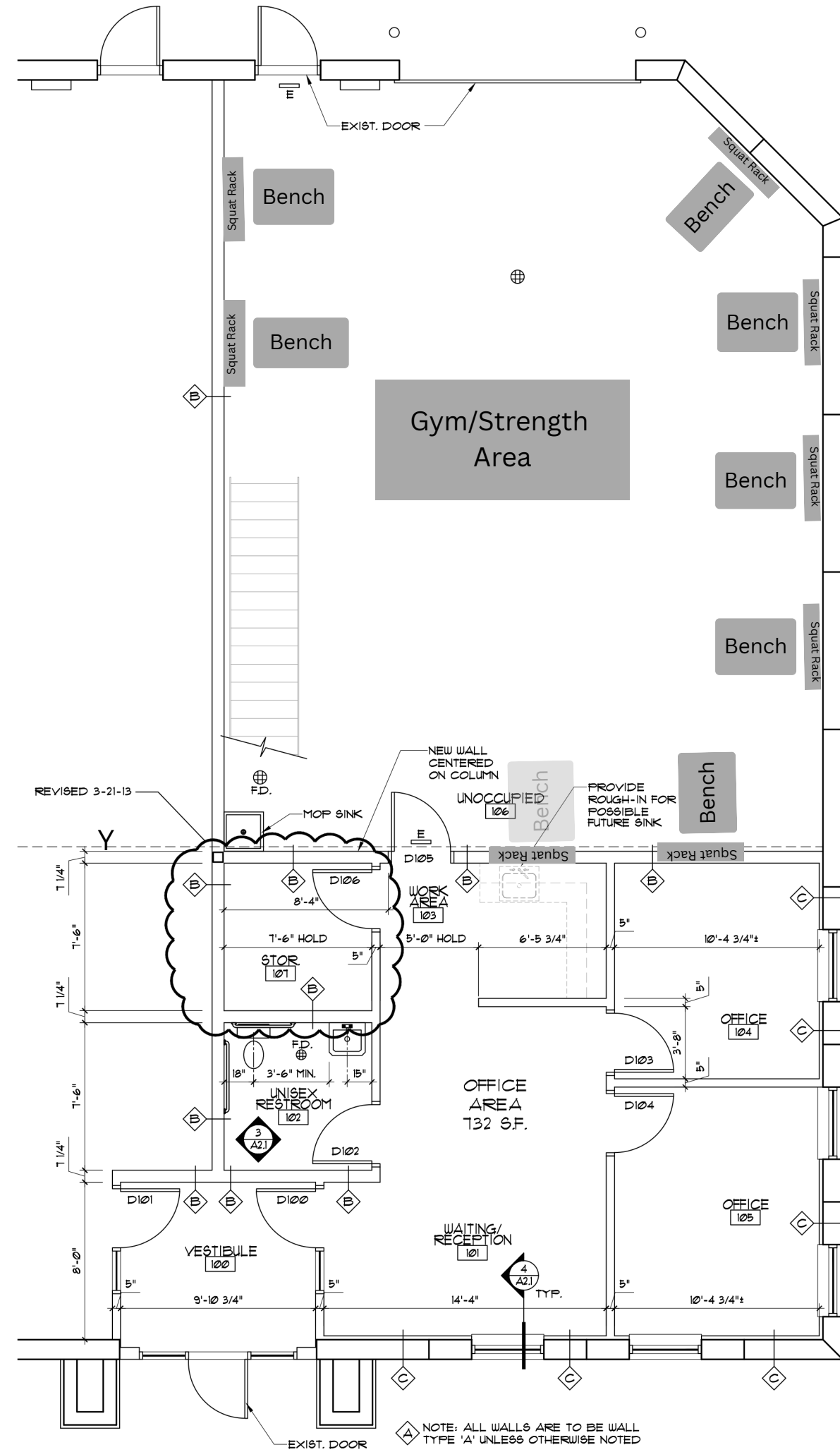
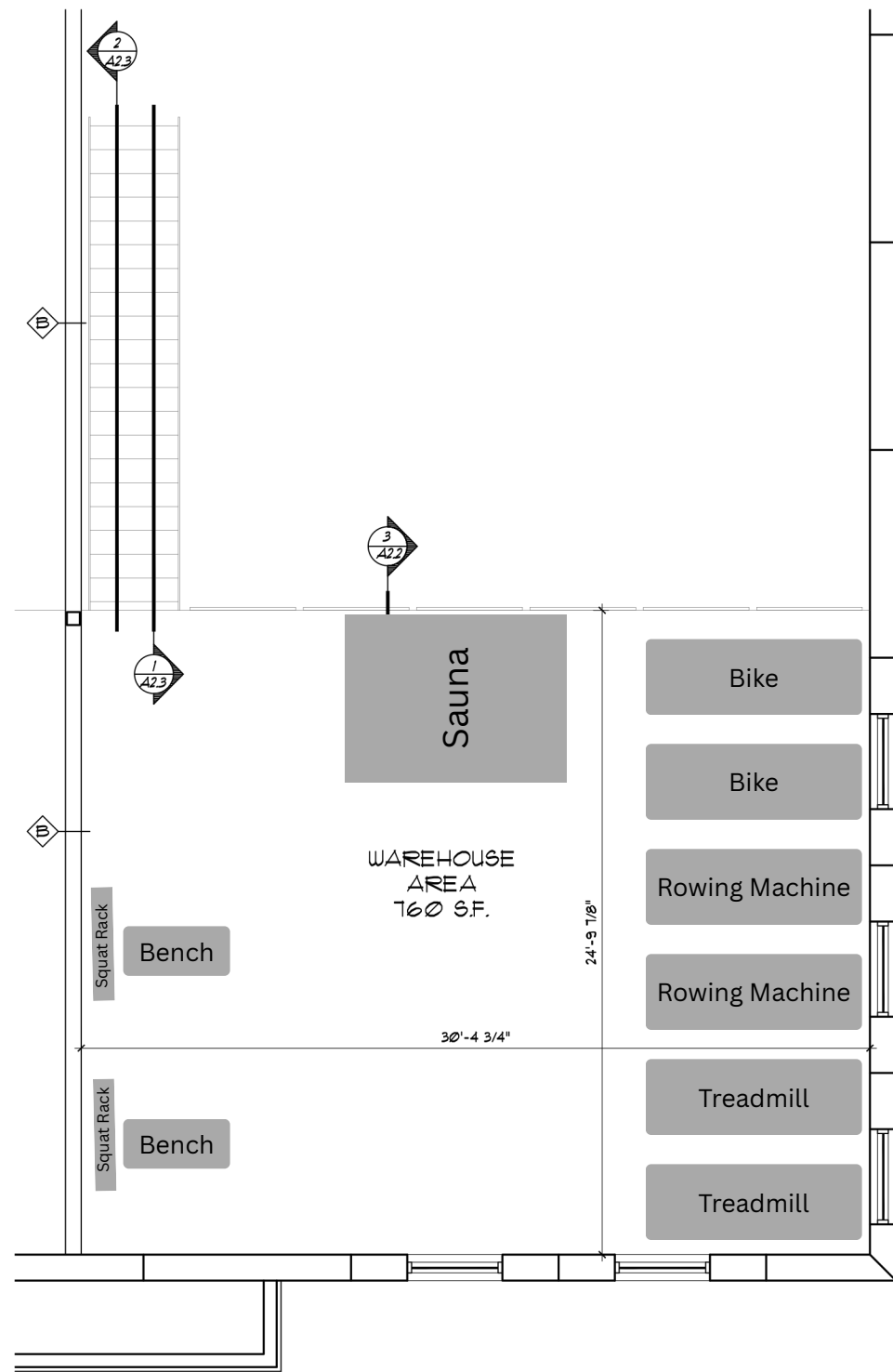
**Building Address:**  
 1630 101st Avenue  
 Blaine, MN 55449

**Tenant outline not to scale:**  
 for graphic purposes only.



# Continental Business Center

EXHIBIT A: FLOOR PLAN



2  
A22

2ND LEVEL PLAN

1/4" = 1'-0" (ON 24x36 SHEET)

# 1630 101st Avenue NE, Blaine MN 55449

Parking Calculations revised 1.27.26

Suite	Tenant	Office	Fitness	Medical	Warehouse/storage
100	Elevate	231	1792		
110	Vacant currently (based on previous tenant)	189	1183		
120	Coastal Outdoor Services				2641
130	CMI Architectural Products	981			667
140/150	Blaine Health and Wellness (Chiropractic clinic)	732		1200	600
160/170	National Dizzy & Balance Center	885	862	727	902
180/190	Prodigy Martial Arts	273	3947		
Total SF per use		3291	7784	1927	4810
Ratio		1/250	1/300	1/150	1/2,000
Total Parking Required per Use		13.2	25.9	12.8	2.4

Total Parking Required	54
Total Parking Provided	61

*\*16 Stalls can be added to rear drive lane*



# City of Blaine Staff Report

File Number: ORD 26-2598

Agenda Date	Status
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February 18, 2026

In Control	File Type
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City Council

Ordinance

**Development Business** - Sheila Sellman, Community Development Director

## Agenda Item # 9.1

Second Reading

Ordinance Approving a Rezoning from Single Family Residential (R-1) to Development Flex (DF) on the NE Corner of Lexington Avenue and Flowerfield Road NE. Fenway Land Company (Flowerfield) (Case File No. 25-0052/SLK)

## Executive Summary

The applicant is requesting a rezoning from Single Family (R-1) to Development Flex (DF) to construct 32 single family homes.

## Background

Planning Commission (Public Hearing)	01/13/26
City Council (1st Reading)	02/02/26
City Council (2nd Reading)	02/18/26
Action Deadline (60 Days)	02/07/26
Action Deadline (60 Days - City Extended)	04/08/26

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

### Rezoning

Section 101-3 Criteria for granting zoning/comprehensive plan amendments:

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

- Whether the proposed District is consistent with the Comprehensive Plan.

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

A rezoning to DF is necessary as the R-1 district requires a minimum lot width of 80 feet, lot depth of 125 feet, and a 10,000 sf lot size. The proposal is for detached single-family homes.

The proposed development meets the following criteria for the DF zoning district:

(a) The proposal shall provide for a wider range of housing types, price ranges and styles than could be accomplished under the existing zoning.

- By utilizing the development flex zoning, this will provide the setbacks and lot areas needed to meet the required density requirements. The applicant proposes to construct 32 single-family homes.

(b) The proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning.

- This project does propose providing an approximately 20 acre open area. This will include the green areas, storm water ponding and wetlands.

(c) The proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan.

- The development is compatible with the purpose and intent of the ordinance and aligns with the comprehensive plan as it is being developed into single-family homes with a density of 2.56 units per acre.

(d) The proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible.

- The development has been designed in a way that will have little to no impact to the existing wetlands. The site as designed will also preserve the existing flood plain volume and provide the necessary storm water system for the project. Existing trees will be removed, although a tree inventory has been completed and new tree plantings will be provided with this project.

(e) The proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems.

- There will be no undue burden on public services and facilities. The developer followed the density and unit count required by the City of Blaine land use plan. There is public sewer and water available in the public road adjacent to the project.

(f) The proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas.

- The project has been designed in a manner that has taken into account the surrounding environment. This includes the existing flood plain, wetlands, and setback requirements to the adjacent county road.

(g) The proposal be consistent with all other applicable City and State regulations.

- The project has been submitted to Rice Creek Watershed in conjunction with the City's application process, and has been designed to accommodate their requirements. In addition, this plat will be submitted to the Anoka County Surveyor's Office for their review. The adjoining streets fall under the city's and county's jurisdiction.

## **Evaluation of Request**

### **Planning Analysis**

The applicant is requesting to create 32 single-family lots. The proposal includes a rezoning from R-1 to DF, a Conditional Use Permit (CUP) for development standards, and a preliminary plat. The plat features 18 single-level villas and 14 two-story single-family homes. The villa (west side) component of the neighborhood will provide low-maintenance living and the HOA will provide for the upkeep of common areas and snow removal.

### Surrounding Zoning and Uses

The properties to the north are zoned R-1 and DF with single-family homes and wetlands. Single family homes located in Circle Pines are to the east, Lexington Avenue is to the west, and DF zoned townhomes are located to the south.

### Current Zoning

The site is currently zoned R-1. The purpose 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.

### Proposed Zoning

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 subpart. The DF district also attempts to create a reasonable balance between the interests of the property owner in freely developing said owner's property with greater flexibility in land use, and at the same time, protect the interests of surrounding properties in the following ways:

- (1) By encouraging a more creative approach in housing developments, that will result in quality living environments through innovative design and aesthetic controls.
- (2) By permitting a combination of housing types and style, including single-family, two-family, and multiple-family dwellings, with the exception of manufactured homes.
- (3) By allowing flexibility in design by permitting cluster developments and a variety of architectural styles and treatments.
- (4) By allowing for any type of ownership, private, condominium, or rental.
- (5) By allowing flexibility in setback and height restrictions.
- (6) By allowing nonresidential uses, such as commercial or light industrial uses which will serve the inhabitants of such district, provided such nonresidential uses will enhance the character, amenities, and convenience of those who live in the proposed development.

(7) By providing an efficient use of land resulting in more cost-efficient installation of utilities, streets, and other facilities.

(8) By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas.

(9) By contributing to the tax base of the community without making undue demands on the community service.

(10) By providing the means for greater creativity and flexibility in environmental design than is provided under the strict application of the city zoning regulations and subdivision ordinance, while at the same time, preserving the health, safety, order, convenience, prosperity, and general welfare of the city and its inhabitants.

### Land Use Designation

The subject site is designated Low Density Residential (LDR) in the City's Comprehensive Land Use Plan. The LDR designation is for single-family homes with a density of 2.5–6 units an acre. The proposal meets this designation: single family and a density of 2.56 units/acre.

### Existing Conditions

The site is currently made up of three parcels with frontage on Lexington Avenue and Flowerfield Road. The site has no buildings. The existing parcel has wetlands located in the center of the site.

### History

There are no previous approvals on this property.

The applicant requested feedback on rezoning to DF for 32 single-family homes at a July 2025 City Council Workshop meeting, and there was a consensus that a rezoning would be supported for 32 homes. The City Council stressed the need for some type of trail/pedestrian traffic plan should this go forward, as well as potential road improvements to address increased vehicle traffic as Flowerfield Road was very narrow.

### Plat

The preliminary plat creates 32 single family lots and 4 outlots for ponding, wetlands, and future development. The DF zoning district does not have minimum lot sizes. The lot width of most lots proposed on the west side of the site is 50 feet. The narrowest lot width on the east side of the site is 44.5 feet (cul-de-sac lot, widens with depth) with most lots being wider than 60 feet at the setback line.

As proposed, the lot sizes are as follows:

- Single family lots range from 6,250 s.f to 20,291 s.f.
- Outlot A - 19.24 acres
- Outlot B - 1.41 acres
- Outlot C - 0.07 acres
- Outlot D - 0.10 acres

### Architecture

The proposed single-family homes will have varying roof styles and exterior treatments. 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.

### Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP.

The setbacks are as follows:

Blocks 1 and 2 (West Side):

- Front yard setback - 25 feet
- Side yard setback - 5 feet (house and garage)
- Corner side yard setback - 20 feet
- Rear yard setback - 30 feet

Blocks 3-5 (East Side):

- Front yard setback - 25 feet
- Side yard setback - 7.5 feet (house and garage)
- Corner side yard setback - 20 feet
- Rear yard setback - 30 feet

### Landscaping

The landscape plan proposes one front yard tree and one rear yard tree in the rear yard, except for 8 lots on the west side of proposed Street B (Lots 1-4 Block 3 and Lots 1-4 Block 4), as these lots have existing trees being preserved in the rear yard. Additional trees will be planted adjacent to Lexington Avenue and the entrance on Street A.

### Tree Preservation

Approximately 7.19 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 58 trees would be required for tree replacement purposes. The developer has proposed a total of 110 trees within this development. The tree preservation replacement requirement has been met. A total of 5.88 acres of trees are proposed to be saved on the site.

### Park Dedication

Park dedication will be required for the 32 new single-family lots being constructed at the rate of \$5,800 per unit (2026 rate) for a total park dedication fee of \$185,600 if paid in 2026. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

### **Engineering Analysis**

#### Grading/Storm Drainage

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

The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

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

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

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

#### Utilities

The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for the 32 new lots. The 2025 rate for Sanitary Sewer District 5 is \$2,473.00 per lot and will be applied to each lot being platted. This phase is proposing to develop 32 new lots for a total sewer area charge of \$79,136.

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.

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

#### Wetlands/Watershed/FEMA

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

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

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

#### Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from two proposed public street connections to Flowerfield Road NE.

All local roads shall be constructed to 29-foot back-to-back of width.

Six-foot concrete sidewalks are required to be constructed on one side of all the newly created local streets and a short segment connecting Street A with the trail on Lexington Avenue. Location to be determined in the plan review process.

A traffic impact study is not required for this development as it will generate less than 1,000 trips per day.

As part of the street design, the development will be required to provide streetlights installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of the lights that are installed that reflect the normal and typical lighting requirements by the City.

#### Easements/Right-of-way/Permits

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

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

All local public streets require dedication of 60-feet of right-of-way.

The developer is to provide 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.

The plat will need to incorporate any plat or design comments received from the Metropolitan Council over their trunk sanitary sewer line that runs through the plat, and the Anoka County Highway Department, as it abuts Lexington Avenue (CSAH 17).

#### **Attachment List:**

Zoning and Location Map  
Preliminary Plat (2)  
Grading Plan  
Landscape Plan  
Tree Preservation Plan  
House Elevations  
Narrative

### Strategic Plan Relationship

Not applicable.

### Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning. The Planning Commission recommended the City Council take a look at completing roadway improvements on Flowerfield Road. 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.
4. Posted (sign) on the property with contact information for the Planning Department.

### Staff Recommendation

By motion, adopt the ordinance.

### Attachment List

1. Attachments
2. Public Comments
3. Unapproved PC Minutes 011326



# City of Blaine

Signature Copy

Ordinance: ORD 26-2598

## Second Reading

### Ordinance Approving a Rezoning from Single Family Residential (R-1) to Development Flex (DF) on the NE Corner of Lexington Avenue and Flowerfield Road NE. Fenway Land Company (Flowerfield) (Case File No. 25-0052/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:

Parcel 1 (36-31-23-23-0006)

That part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 31, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence North along the West line of said Southwest Quarter of the Northwest Quarter for a distance of 195 feet; thence East and parallel to South line of said Southwest Quarter of the Northwest Quarter for a distance of 165 feet; thence South and parallel to West line of said Southwest Quarter of the Northwest Quarter to said South line thereof; thence West along said South line to point of beginning.

Parcel 2 (36-31-23-23-0011)

The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 36. Township 31, Range 23, except the South 220 feet of the East 125 feet thereof, and except the North 410 feet of the West 500 thereof, and except the South 195 feet of the West 165 feet thereof, and except the North 220 feet of the West 225 feet of the South 415 feet thereof, and except that part described as follows: Beginning at a point on the South line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4); said point being 725 feet East of the Southwest corner thereof; thence easterly on said South line a distance of 200 feet; thence northerly at right angles a distance of 326.7 feet; thence westerly at right angles a distance of 200 feet; thence southerly at right angles a distance of 326.7 feet to the point of beginning. Except Parcel No. 21, Anoka County Highway Right of Plat No. 57.

Parcel 3 (36-31-23-23-0012)

The North 220 feet of the West 225 feet of the South 415 feet of the Southwest Quarter of the Northwest Quarter of Section 36, Township 31, Range 23, Anoka County, Minnesota, except Parcel No. 22, Anoka County Highway Right of Way Plat No. 57.  
(abstract property)

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

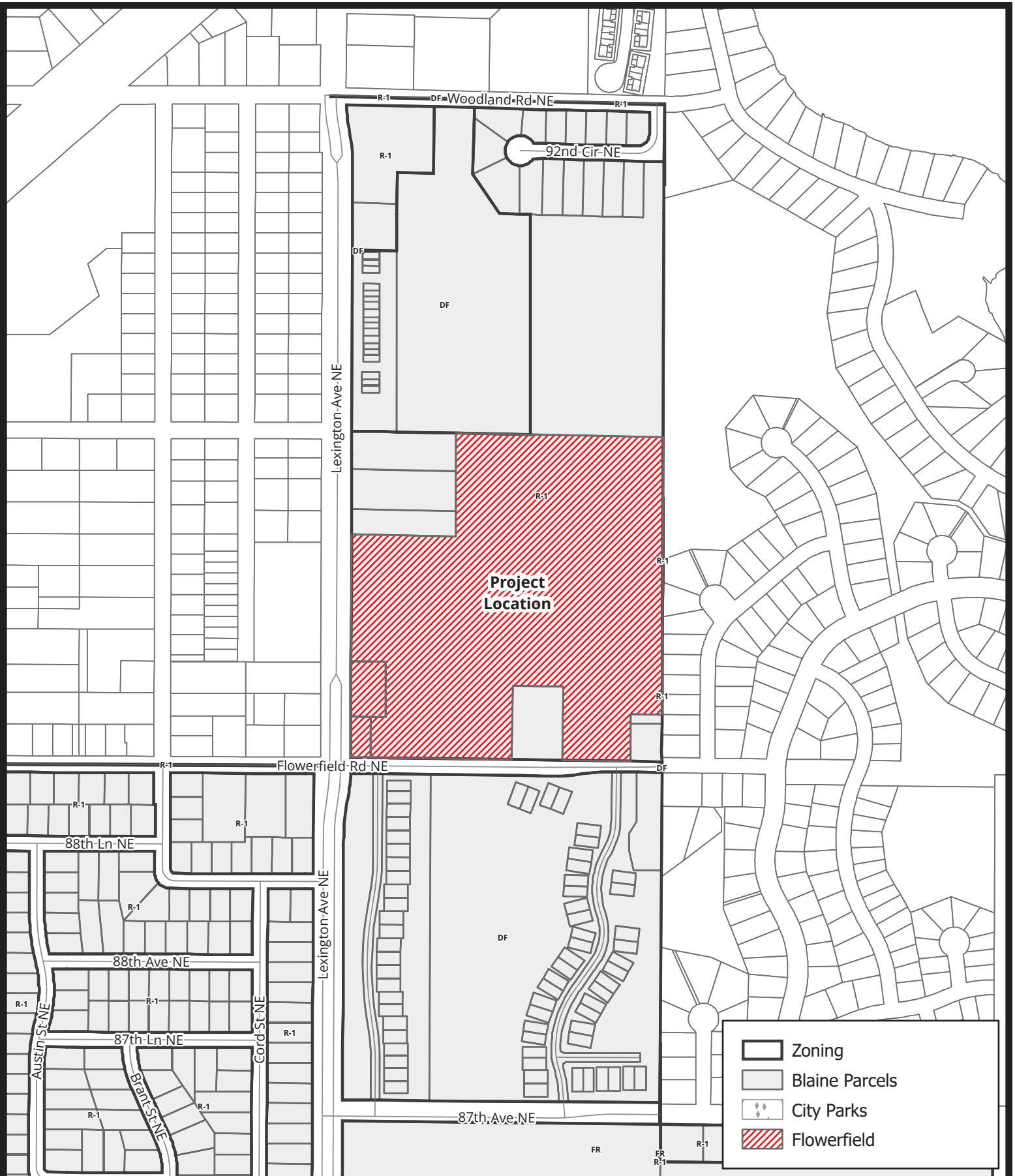
~~Single Family Residential (R-1)~~

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 2nd day of February, 2026.

**PASSED** by the City Council of the City of Blaine this 18th day of February, 2026.



**Case File No. 25-0052**  
**Flowerfield**

0 0.04 0.07 0.14 Miles

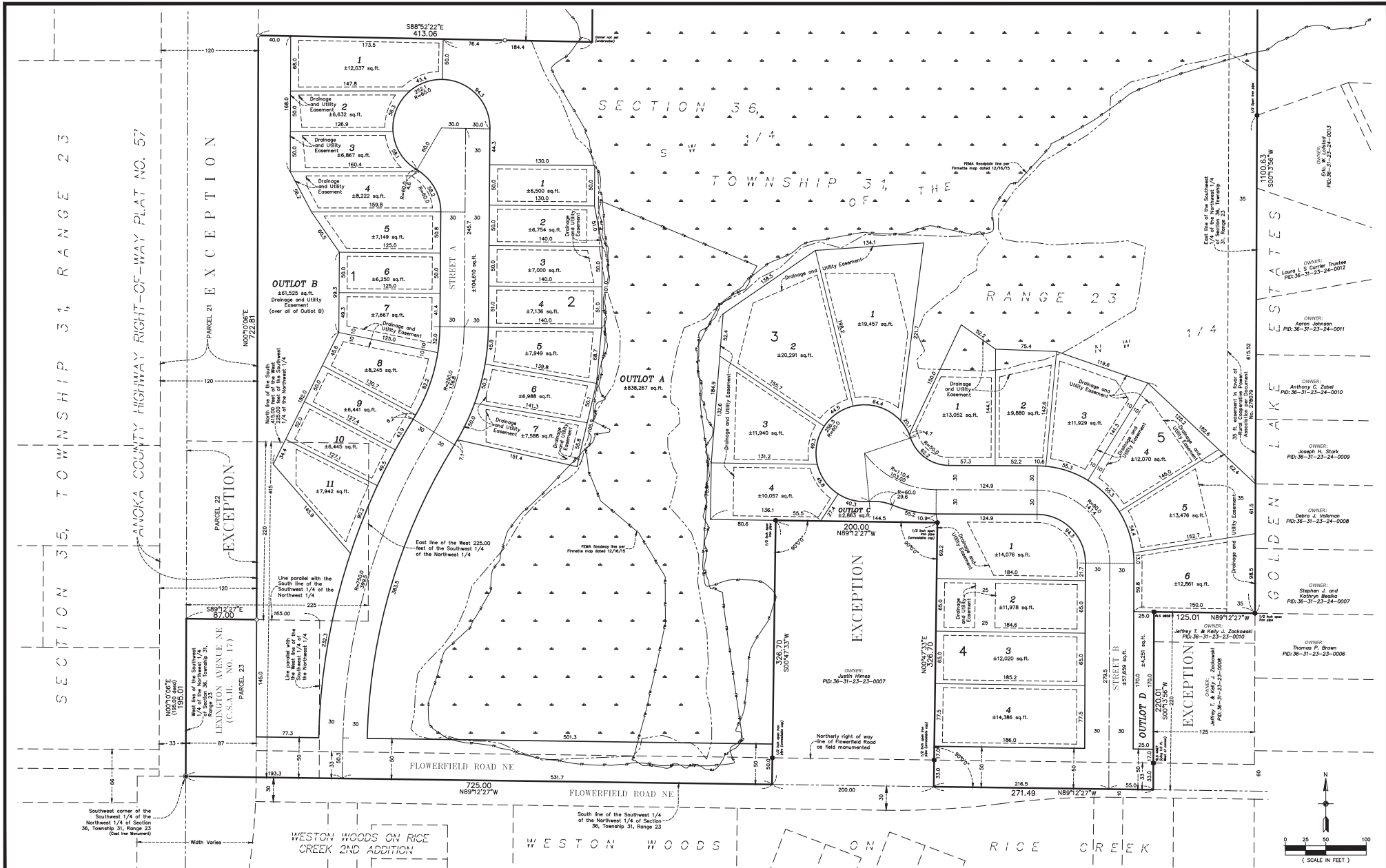
Scale: 1:5,962



BlaineMN.gov

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





**CARLSON ENGINEERING**  
 SURVEYORS  
 11000 University Ave. N  
 Minneapolis, MN 55412  
 Phone: 763-763-1100  
 Fax: 763-763-1101  
 www.carlsoneng.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 Licensed Land Surveyor under the laws of the State of Minnesota.  
 Date: 11/07/25 License #: 40361

Print Name: Thomas R. Balluff, L.S.  
 Signature: *Thomas R. Balluff*  
 Date: 11/07/25 License #: 40361  
 DRAWN BY: NIS  
 ISSUE DATE: 11/07/25  
 FILE NO.: 2812

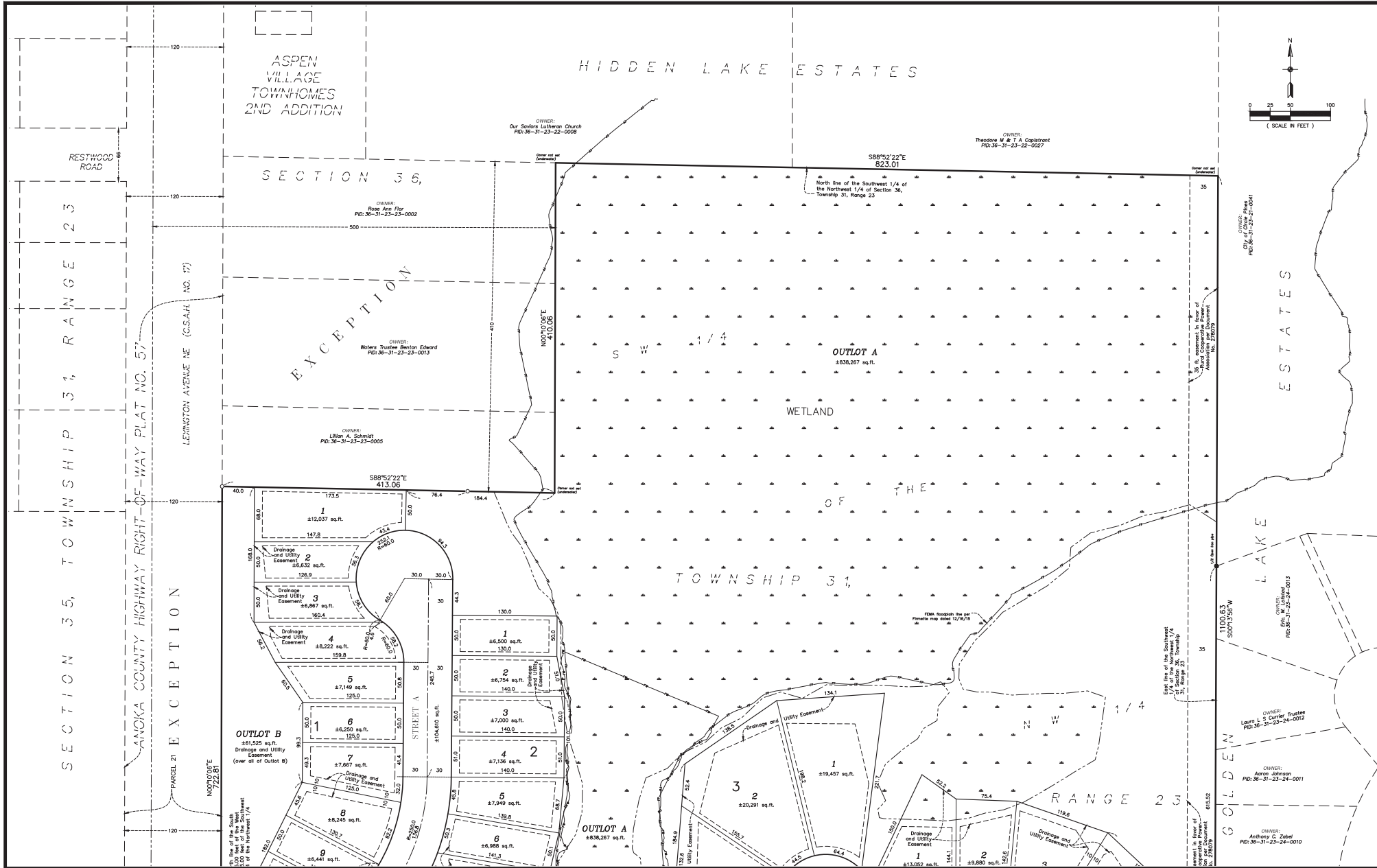
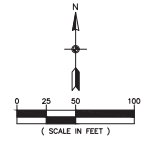
Revisions:  
 1. 11/21/25 Per City/RCD Comments

**FENWAY LAND COMPANY**  
 13925 Fenway Boulevard North  
 Hugo, MN 55038

**FLOWERFIELD**  
 Blaine, Minnesota

**PRELIMINARY PLAT**

4 of 10



**CERTIFICATE OF SURVEY**  
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
Date: 11/07/25 License # : 40251

Print Name: Thomas S. Battuff, L.S.  
Signature: [Signature]  
Scale: 11/07/25 License # : 40251

DRAWN BY: [Name] (32)  
ISSUE DATE: 11/07/25  
FILE NO: [Number] (201)

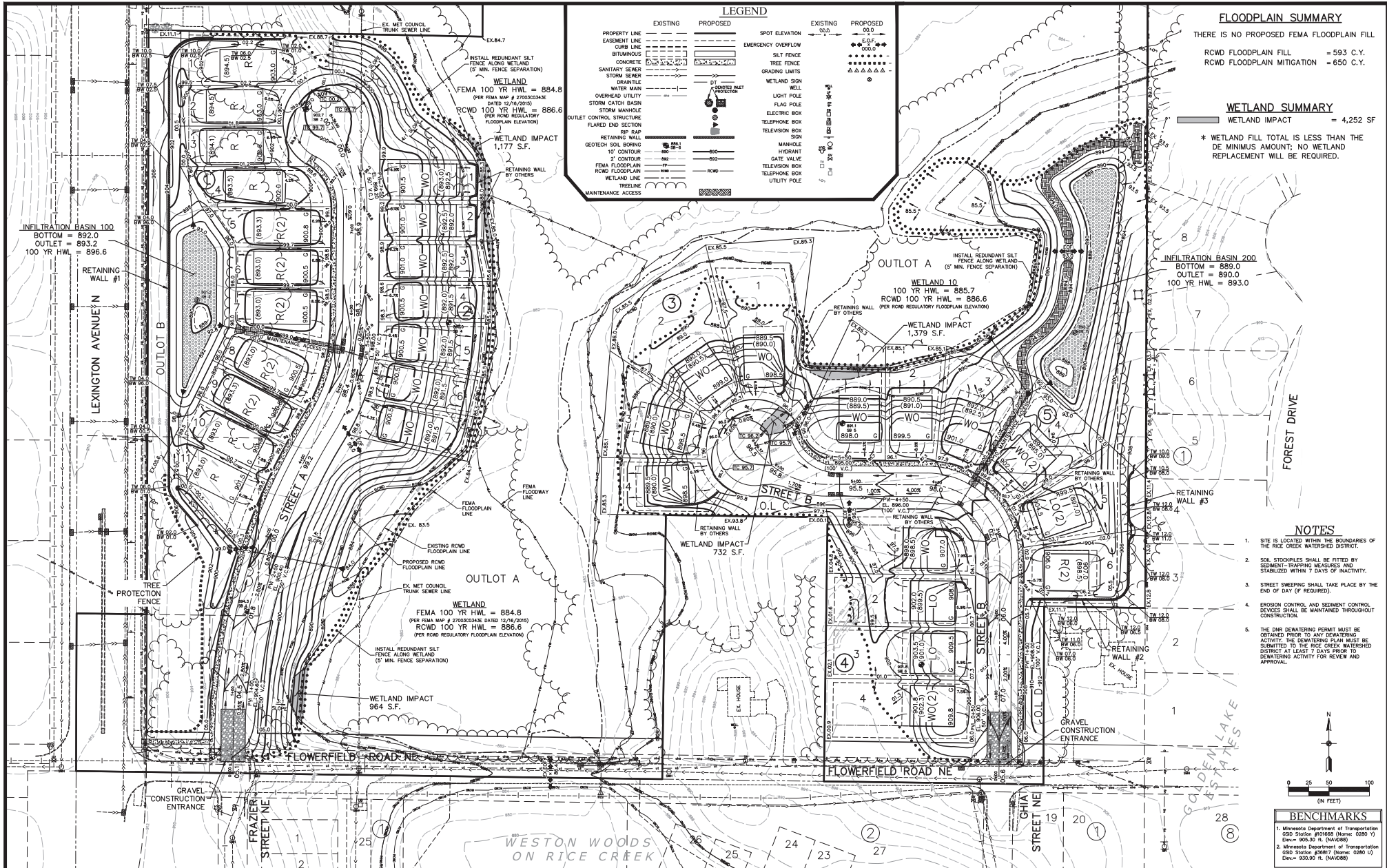
**FENWAY LAND COMPANY**  
13925 Fenway Boulevard North  
Hugo, MN 55038

**FLOWERFIELD**  
Blaine, Minnesota

**PRELIMINARY PLAT**

5 of 10

Use of the South 1/4 of the Section 36 of the Northwest 1/4 of Township 31, Range 23, Section 36.

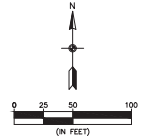


LEGEND		EXISTING		PROPOSED	
PROPERTY LINE	---	SPOT ELEVATION	00.0	00.0	00.0
EASEMENT LINE	---	EMERGENCY OVERFLOW	---	---	---
CURB LINE	---	SILT FENCE	---	---	---
BITUMINOUS CONCRETE	---	TREE FENCE	---	---	---
SANITARY SEWER	---	GRADING LIMITS	---	---	---
STORM SEWER	---	WETLAND SIGN	---	---	---
DEMANTE	---	WELL	---	---	---
WATER MAIN	---	LIGHT POLE	---	---	---
OVERHEAD UTILITY	---	FLAG POLE	---	---	---
STORM CATCH BASIN	---	ELECTRIC BOX	---	---	---
STORM MANHOLE	---	TELEPHONE BOX	---	---	---
OUTLET CONTROL STRUCTURE	---	TELEPHONE BOX	---	---	---
FLAMED END SECTION	---	MANHOLE	---	---	---
8" PIP	---	HYDRANT	---	---	---
GEOTECH SOIL BORING	---	GATE VALVE	---	---	---
10' CONTOUR	---	TELEPHONE BOX	---	---	---
FEMA FLOODPLAIN	---	TELEPHONE BOX	---	---	---
RCWD FLOODPLAIN	---	UTILITY POLE	---	---	---
WETLAND LINE	---				
TREELINE	---				
MAINTENANCE ACCESS	---				

**FLOODPLAIN SUMMARY**  
 THERE IS NO PROPOSED FEMA FLOODPLAIN FILL  
 RCWD FLOODPLAIN FILL = 593 C.Y.  
 RCWD FLOODPLAIN MITIGATION = 650 C.Y.

**WETLAND SUMMARY**  
 WETLAND IMPACT = 4,252 SF  
 \* WETLAND FILL TOTAL IS LESS THAN THE DE MINIMUS AMOUNT; NO WETLAND REPLACEMENT WILL BE REQUIRED.

- NOTES**
- SITE IS LOCATED WITHIN THE BOUNDARIES OF THE RICE CREEK WATERSHED DISTRICT.
  - SOIL STOCKPILES SHALL BE FITTED BY SEDIMENT-TRAPPING MEASURES AND STABILIZED WITHIN 7 DAYS OF INACTIVITY.
  - STREET SWEEPING SHALL TAKE PLACE BY THE END OF DAY (IF REQUIRED).
  - EROSION CONTROL AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
  - THE DNR SEWERING PERMIT MUST BE OBTAINED PRIOR TO ANY SEWERING ACTIVITY. THE SEWERING PLAN MUST BE SUBMITTED TO THE RICE CREEK WATERSHED DISTRICT AT LEAST 7 DAYS PRIOR TO SEWERING ACTIVITY FOR REVIEW AND APPROVAL.



BENCHMARKS	
1.	Minnesota Department of Transportation GSD Station #10682 (Name: 0280 Y) Elev = 905.30 ft. (NAVD83)
2.	Minnesota Department of Transportation GSD Station #6881 (Name: 0280 U) Elev = 930.90 ft. (NAVD83)

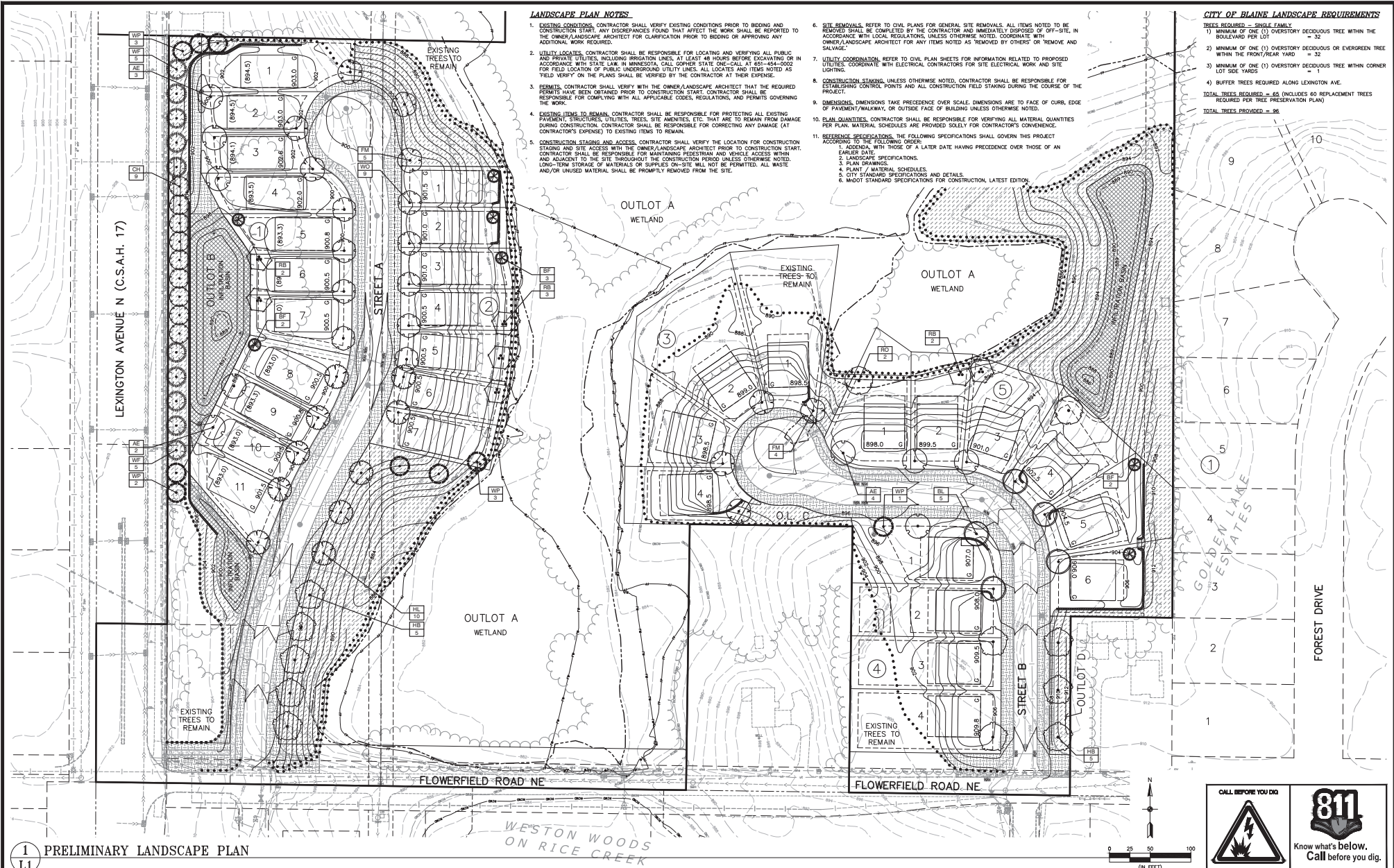
	<b>DESIGNER</b> Aaron D. Birge, P.E. Signature: <i>Aaron Birge</i> Date: 11/27/25 License #: 57811	<b>DRAWN</b> GJS Designed: ADB Date: 11/27/25	<b>REVISIONS</b> 1. 11/21/25 Per City/RCWD Comments	<b>FENWAY LAND COMPANY</b> 13925 Fenway Blvd. N Hugo, MN 55038	<b>FLOWERFIELD</b> Blaine, Minnesota	<b>PRELIMINARY GRADING &amp; EROSION CONTROL PLAN</b>	7 of 10
							10682-01

**LANDSCAPE PLAN NOTES**

- EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "FIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
- CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
- SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS "REMOVED BY OTHERS" OR "REMOVE AND SALVAGE".
- UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
  - ADDITIONAL, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
  - LANDSCAPE SPECIFICATIONS.
  - PLAN DRAWINGS.
  - PLANT / MATERIAL SCHEDULES.
  - CITY STANDARD SPECIFICATIONS AND DETAILS.
  - MAJOR STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

**CITY OF BLAINE LANDSCAPE REQUIREMENTS**

- TREES REQUIRED - SINGLE FAMILY
- MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN THE BOULEVARD PER LOT = 32
  - MINIMUM OF ONE (1) OVERSTORY DECIDUOUS OR EVERGREEN TREE WITHIN THE FRONT/REAR YARD = 32
  - MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN CORNER LOT SIDE YARDS = 1
  - BUFFER TREES REQUIRED ALONG LEXINGTON AVE.
- TOTAL TREES REQUIRED - 65 (INCLUDES 60 REPLACEMENT TREES REQUIRED PER TREE PRESERVATION PLAN)
- TOTAL TREES PROVIDED = 96



**1** PRELIMINARY LANDSCAPE PLAN  
L1



**RESPONSIBLE DESIGNER**  
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 Landscape Architect under the laws of the State of Minnesota

Print Name: Byron J. Rutledge, RLA  
Signature: [Signature]  
Date: 11/7/25 License #: 56346  
Drawn: RJR  
Designed: RJR  
Date: 11/7/25

Revisions:  
1. 11/21/25 Per City/RCWD Comments  
2. 11/23/25 Per City/RCWD Comments

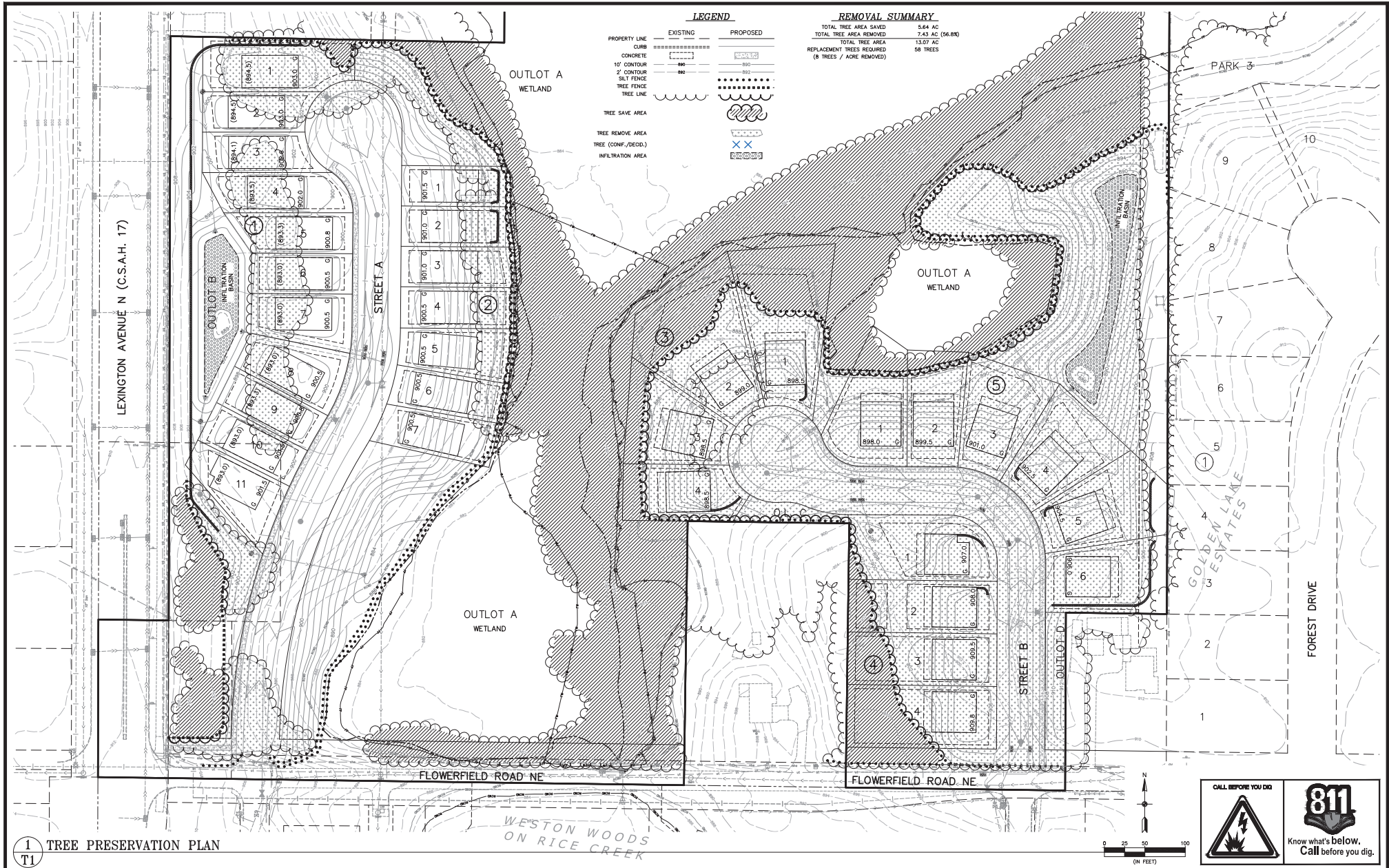
**FENWAY LAND COMPANY**  
13925 Fenway Blvd. N  
Hugo, MN 55038

**FLOWERFIELD**  
Blaine, Minnesota

**PRELIMINARY LANDSCAPE PLAN**

L1 of 2





**CARLSON ENGINEERING**  
CONSULTING ENGINEERS  
SURVEYORS  
PLANNERS

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 Landscape Architect under the laws of the State of Minnesota.

Print Name: Bryan J. Rutledge, PLA  
Signature: [Signature]  
Date: 11/7/25 License #: 56346

Drawn: RJR  
Designed: RJR  
Date: 11/7/25

Revision: 1. 11/21/25 Per City/RCDW Comments

**FENWAY LAND COMPANY**  
13925 Fenway Blvd. N  
Hugo, MN 55038

**FLOWERFIELD**  
Blaine, Minnesota

**TREE PRESERVATION PLAN**

**T1**  
of  
**1**

# Flower Field Architectural Plans

## Stonegate Floor Plans and Elevations

### Smithtown Villa

Square Feet: 1,864 – 3,257



## FLOORPLANS



Smithtown "A" Main Level

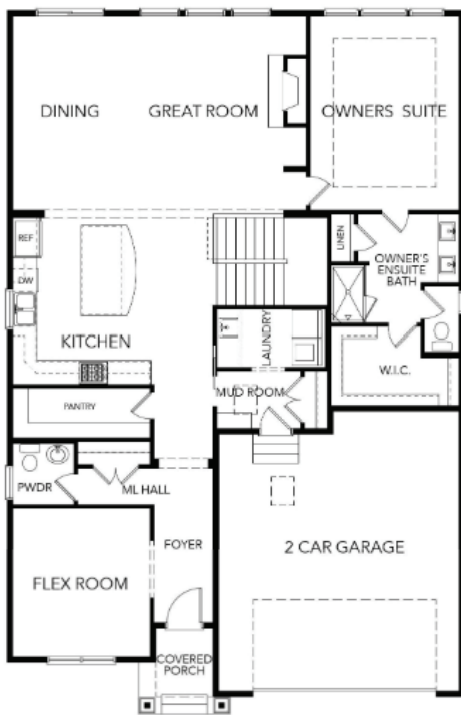
Smithtown "A" Optional Finished Lower Level

# Halstead Home

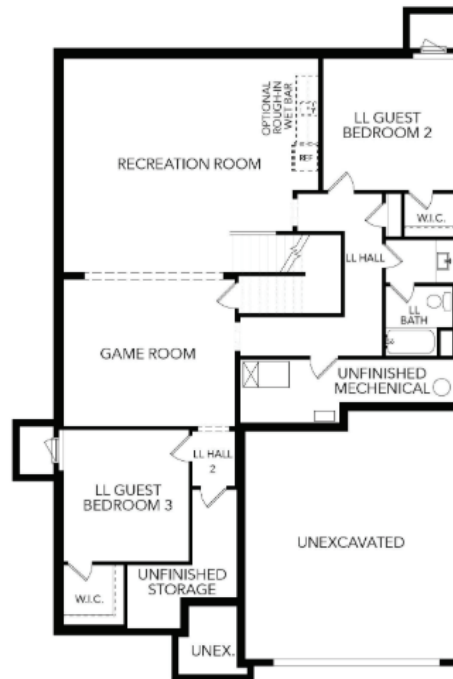
Square Feet: 1,811 – 3,857



## FLOORPLANS



Halstead "A" Main Level



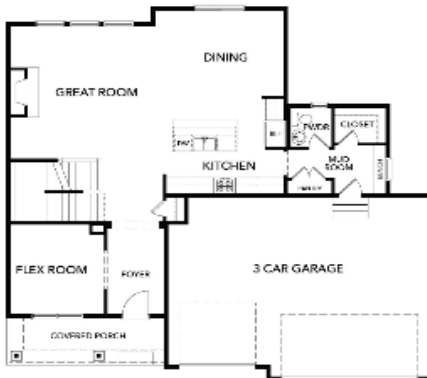
Halstead "A" Lower Level

# Marion Two-Story Home

Square Feet: 2,687 – 3,870



## FLOORPLANS



Marion "A" Main Level



Marion "A" Upper Level



Marion "A" Optional Finished Lower Level

# Palmer Home

Square Feet: 1,864 – 4,289



## FLOORPLANS



Palmer "A" Main Level



Palmer "A" Lower Level

# Riley Two-Story Home

Square Feet: 2,990 – 5,103



## FLOORPLANS



Riley "A" Main Level



Riley "A" Upper Level



Riley "A" Optional Finished Lower Level

# Jefferson Two-Story Home

Square Feet: 2,713 – 4,705



## FLOORPLANS



Jefferson "C" Main Level



Jefferson "C" Upper Level



Jefferson "C" Optional Lower Level

# Flower Field

## Narrative

### Blaine, MN

(Northeast corner of Lexington Ave and Flowerfield Rd)

## Introduction

Flower Field is a new residential neighborhood with a mix of housing options in the north-east corner of Blaine. The community features 18 single-level villas and 14 two-story single-family homes, with a wide range of home sizes, price points and architectural styles.

Since 2019, Fenway Land has been actively developing properties throughout the Twin Cities, focusing on creating thoughtful projects that meet the needs of both clients and the communities they serve. Stonegate Builders has been a dedicated and trusted leader in home construction since 1987 and is known for delivering exceptional home designs and outstanding customer experience.

Together, Fenway Land and Stonegate Builders bring a shared commitment to quality, community-focused development and aim to create a well-designed neighborhood.

## Density

The Flower Field property is 31.92 acres, with a total of 32 total homes planned for a gross density of 1.00 units/acre and a net density of 2.76 units/acre after excluding wetlands. This density falls within the target range for Blaine's Low to Low-to-Medium Density Residential areas and represents a balanced transition between nearby single-family neighborhoods and the surrounding community.

The project's rezoning to Development Flex (DF) allows for this diversity of housing types and clustering to preserve open space while maintaining a compatible overall density within the City of Blaine's comprehensive plan.

## Wetlands & Stormwater Ponding

Approximately 15 acres of wetlands span the northern and central portions of the site. The development has been intentionally designed to avoid direct wetland impacts and aims to protect the site's natural environment. Stormwater management

will incorporate best practices to detain runoff and protect downstream water and wetland quality.

## **Streets & Sidewalks**

Flower Field will feature two separate entrances aligned with the existing streets on the south side of Flowerfield road (Frazier Street NE and Ghia Street NE), each terminating in a cul-de-sac to avoid any impact on wetlands and minimize cut-through traffic.

Sidewalks will line each internal road and connect to the existing pedestrian systems on Frazier St and Ghia St. The internal sidewalk connecting to Fraizer Street will also connect to the trail along Lexington Ave.

All roadways, sidewalks, and utilities will be constructed in compliance with City standards and designed to improve pedestrian safety.

## **Landscaping & Open Space**

A tree survey has been conducted on the property with the goal of preserving as many high-quality and high-visibility trees as possible. Any necessary tree removals will be mitigated through re-planting in accordance with City standards. The landscaping plan will prioritize a higher concentration of conifer trees planted along Lexington Ave to provide additional screening.

The preserved wetland areas and tree buffers will also serve as natural open space amenities for residents.

## **Architecture**

Stonegate Builders will offer a range of architecturally cohesive villa and two-story single-family home plans, each with multiple elevations and material options to maintain visual variety and consistency in quality and neighborhood identity. This approach results in a unified and desirable residential environment that complements surrounding land uses and creates a long-term value for both residents and the City.

\*See Flower Field Architectural Plans for examples of Stonegate's floor plans and elevation renderings.\*

## HOA

The villa component of the neighborhood meets the increasing need of homeowners looking for low-maintenance living. The HOA will provide for the upkeep of common areas, snow removal, and provide restrictions on outdoor storage, parking and other issues to keep the neighborhood well maintained.

## Development Schedule

Construction of the development will start in Spring 2026.

## Contact Information

### **Applicant:**

Fenway Land Company

ATTN: Mark Guenther  
13025 Fenway Blvd N., Suite #300  
Hugo, MN 55038  
651-425-0469

### **Engineer:**

Carlson McCain

ATTN: Brian Krystofiak  
3890 Pheasant Ridge Drive Northeast  
Suite 100  
Blaine, MN 55449

### **Site Data:**

PID# 363123230011, 363123230012 & 363123230006

**From:** [Deb Volkman](#)  
**To:** [Planning](#)  
**Subject:** Case 25-0052 Fenway land company rezoning.  
**Date:** Tuesday, January 6, 2026 6:19:48 PM

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Hello, I am a resident of 347 Forest Drive, my property will be impacted by this new development.

I am not able to attend the city meeting in person as I am traveling for work.

I would like to ask that the rezoning to Development Flex not be granted at this time. Based on Fenway's prior development in Hugo, Mn. They changed a portion of that planned and approved development from single family and townhomes to apartments.

Allowing this rezoning would allow them to do something similar. How residents must enter these plots an apartment building would cause significant traffic impact on Flowerfield and Lexington. Flowerfield is an heavily walked and biked street that is narrow with no sidewalks and wetlands on both sides limiting expansion of this street.

With the significant wetlands that drains into Rice Creek Watershed on this property. A large multiunit building could have a negative impact into this protected area with the additional traffic, automobiles, etc.

My ask would be to leave it as single-family zoning and if in the future there is a need to reconsider this would come back up for review. The impact to traffic and environment could be reviewed further before allowing a large multiunit building.

Thank you for consideration

Debra Volkman  
347 Forest Drive  
Circle Pines, Mn 55014

952-201-3333

Sent from my iPad

**From:** [andy4tx@comcast.net](mailto:andy4tx@comcast.net)  
**To:** [Planning](#)  
**Cc:** [andy4tx@comcast.net](mailto:andy4tx@comcast.net)  
**Subject:** Written Comments Regarding Case No. 25-0052  
**Date:** Monday, January 12, 2026 9:31:52 AM

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**To: Blaine Planning Commission**  
**From: Andrew and Joan Eisenzimmer, 8873 Fraizer Street  
Northeast, City of Blaine**  
**Subject: Written Comments For Public Hearing**  
**Case: 25-0052**  
**Applicant: Fenway Land Company**  
**Location: NE Corner of Lexington Avenue and Flowerfield Road NE**

### **Introduction**

These written comments are being offered by Andrew and Joan Eisenzimmer, property owners "located within 350 feet of the proposed project," residing at 8873 Fraizer Street Northeast, City of Blaine.

The Applicant is requesting rezoning to Development Flex (DF), a preliminary plat for 32 single family lots and a Conditional Use Permit to allow the construction of 32 single-family homes in a DF zoning district.

We have lived in Weston Woods on Rice Creek since March 2019. Weston Woods has 68 townhomes consisting of 34 two-unit townhouse buildings and is bounded by Lexington Avenue on the west, 87<sup>th</sup> Avenue on the south, the City of Circle Pines on the east and Flowerfield Road on the north. The Applicant's potential development would be directly on the other side of Flowerfield Road from Weston Woods on Rice Creek and mere steps from our home.

We wish to express our hope that in reviewing and considering this development, the Planning Commission, and ultimately the City Council, strongly consider doing something to address Flowerfield Road, which would separate the two developments in that part of the city.

From our home we look out over Flowerfield Road, which at that location (east from Lexington Avenue to the City's border with Circle Pines), is an old, outdated rural section street, with no curb or gutter or sidewalk. It is narrower than city's standard residential street typical section. It is unsafe and dangerous and inadequate to even handle the present volume of traffic, most of which is to-and-from Circle Pines. Traffic from Circle Pines and the Golden Lake School frequently back up on it and vehicles constantly drive down it at high speeds from Lexington.

A recent traffic count by the Blaine City Engineering Department measured the traffic on Flowerfield at that location. The traffic count disclosed that it handled an average daily traffic of 1059 vehicles per day, which accounts

for 7413 vehicles per week. That same traffic count disclosed that nearby 87<sup>th</sup> Avenue Northeast, which also accesses Lexington Avenue and which was built to current city standards, handles far less traffic.

That part of Flowerfield Road is clearly inconsistent with the Blaine Pavement Management Program's commitment to provide "functional, safe and efficient travel" and is not well-suited for either present or future use. This should be of real concern to the Planning Commission, and the City Council, as it relates to this Application, and as it is to us and most of our fellow residents and will be to potential residents of the new development.

From the beginning, we have expressed our support for the proposed development which would include housing complimentary to ours, it would enhance the neighborhood and the area along Lexington Avenue and it would be positively reflective of the Blaine community.

Thus, as noted below, we urge that any action by the Planning Commission for recommendation to the City Council should be conditional as regards a concurrent need to address Flowerfield Road as part of any rezoning and conditional use permit.

### **Planning Commission**

Clearly, among the defined tasks of the Planning Commission are to review and advise the City Council regarding "immediate planning issues" and "specific development proposals." Thus, in reviewing the Applicant's proposal, the Planning Commission importantly should urge the City Council to address the needs of Flowerfield Road as an immediate planning issue obviously relevant to the expected development.

### **Development Flex (DF) District**

The Blaine Code of Ordinances, in Section 109-370, as it relates to creating a DF District, expresses the intent to "protect the interest of surrounding properties," in part by "preserving the health, safety, order, convenience, prosperity, and general welfare of the city and its inhabitants."

We, along with the other owners of households within Weston Woods, have paramount interests as it relates to this proposal as owners of surrounding properties. Those interests include health and safety pertaining to the poor, unsafe and outdated condition of Flowerfield Road, as well as our general welfare as adjoining city inhabitants.

Section 109-371 of the Code of Ordinances establishes criteria to be considered in processing an application for rezoning to a DF District, among them that the proposal "shall not impose any undue burden upon public services and facilities," including "streets."

There is already an undue burden on Flowerfield Road when one considers that this overly narrow "rural road"(about 24 feet in width compared to modern street widths of about 44 feet), without curb or gutter or sidewalks, carries over a thousand vehicles per day. Quite obviously, constructing 32 single family-homes on two streets intersecting that same Flowerfield Road can only have the effect of substantially increasing that already undue burden. In other words, Flowerfield Road is not well-suited for either present or future use.

It is not well known, but of particular note is that other than Flowerfield Road, our streets within Weston Woods (Ghia, 87<sup>th</sup> Lane and Fraizer) are private; they are not dedicated to public use. They are maintained and plowed, etc. by Weston Woods, not the City. Our streets are supposed to be only for our residents and guests. Outside traffic is an ever-increasing problem on our streets. On a daily basis our private streets are used by non-residents especially because of the overburdened traffic along Flowerfield Road. This already adversely affects us and our fellow residents and will most certainly continue to increase with any new development.

### **Conditional Use Permit**

The Blaine Code of Ordinances, in Section 101-4, as it relates to granting a conditional use permit, provides that the City Council consider the advice and recommendations of the Planning Commission and the "effect of the proposed use" upon the "health, safety, and general welfare of occupants of surrounding lands," including that the "use shall not create an excessive burden" on existing streets, will not "cause traffic hazard or congestion" and will have adequate "access roads."

At the risk of overly-repeating the deficiencies of Flowerfield Road as an access road for the development contemplated by this Application for a conditional use permit, any recommendation should be conditional as regards a concurrent need to address Flowerfield Road as part of any conditional use permit.

### **Conditional Approval**

The Blaine Code of Ordinances, in Section 101-4, also specifies that the procedure for obtaining a conditional use permit includes both the obligation to "determine possible adverse effects of the conditional use" and "what additional requirements may be necessary to reduce such adverse effects." That procedure allows the Planning Commission to recommend "one of three actions," including "Conditional approval." This procedure facilitates a process, also specified by Section 101-4, by which the City Council "may impose conditions it considers necessary to protect the public health, safety, and welfare."

Thus, we urge that the Planning Commission adopt an action which would consist of a Conditional Approval, with a further recommendation to the

City Council to adopt additional requirements which would mitigate the adverse effects of this proposal as it relates to Flowerfield Road, minimize the expected increased undue burden, eliminate the hazardous road conditions and the increased congestion, all of which would likely accompany this further development.

Through such a procedure, the City Council could then order that a traffic study be undertaken to determine the needs of the neighborhood, as it relates to Flowerfield Road and including surrounding streets, impacted by this development.

**Conclusion**

As we have stated at the beginning, we have and will continue to express our support for this development project as it goes forward and at the same time, we wish to identify for you our interests and concerns so that you may be mindful of them as the planning and approval process moves forward.

Thank you for your careful consideration.

**Andrew and Joan Eisenzimmer**

**From:** [Erik Sundberg](#)  
**To:** [Planning](#)  
**Subject:** Case 25-0052  
**Date:** Tuesday, January 13, 2026 5:09:19 PM

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Hello,

I am deeply concerned about the rezoning proposed in Case 25-0052.

I see this is being brought before the Blaine City Council, however; the impacts of this development are going to be more impactful on Circle Pines and Lexington residents.

Has this been brought to those cities' respective city councils? This will have tremendous environmental consequences on the wetland, forest, deer and turkey populations within the proposed plot of land.

The addition of 32 new homes will increase the congestion of getting onto Lexington Avenue. If this goes forward, it is critical that Fenway pays for a signal.

I am a new resident of Circle Pines and the primary reason we chose this city was the abundance of natural space. Blaine's commitment to overdevelopment is greatly reducing the appeal of the Centennial Lakes community. I understand that development is inevitable, but rezoning in this case feels completely unnecessary except to make a developer slightly richer.

I am unfortunately unable to attend tonight's meeting due a family medical emergency, so I hope this email is sufficient to voice my concerns.

Thank you for your consideration in this matter and hopefully common sense prevails.

Best,

Erik Sundberg

651-206-8086



# City of Blaine

## Planning Commission

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January 13, 2026 | 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, January 13, 2026. Chair Goracke called the meeting to order at 7:00PM.

#### 2. Roll Call

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

Members Absent: Commission Members Geiselhart, Halpern and Olson.

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

#### 4. Public Hearing

**4.2.** 2025-616 Case File No. 25-0052 // Fenway Land Company // NE Corner of Lexington Avenue and Flowerfield Road NE

The applicant is requesting the following:

1. Rezoning from Single Family (R-1) to Development Flex (DF).
2. Preliminary plat to subdivide 31.92 acres into 32 single family lots and 4 outlots to be known as Flowerfield.
3. Conditional use permit to allow construction of 32 single-family homes in a Development Flex (DF) zoning district.

*Sponsors: Shawn Kaye, Planner*

The report to the planning commission was presented by Shawn Kaye, Planner and Teresa Barnes, Project Engineer. The public hearing for Case File 25-0052 was opened at 7:12PM.

Andrew Eisenzimmer, 8873 Frazier Street NE, explained he was a Weston Woods resident

and was the president of the Weston Woods on Rice Creek Homeowners Association. He reported he submitted written comments to the planning commission and noted his association supported the development project. He believed the 32 single-family homes were a good use of the property. He expressed concern with the speed and level of traffic on Flowerfield Road. He discussed how traffic was flowing through his neighborhood, which had private roadways, in order to avoid Flowerfield Road while trying to get to Lexington Avenue. He explained there was an undo burden on his private streets and Flowerfield Road, which would be exacerbated by the new development. He reported his development would be submitting a petition to the city regarding Flowerfield Road. He asked that the city address the concerns regarding Flowerfield Road.

Susan Schmidt, 8983 Lexington Avenue NE, explained she would be purchasing her mom's house on the north end of the field. She understood the traffic concerns along Flowerfield Road. She asked if the rezoning would impact the adjacent properties. She questioned how the wildlife would be impacted by the new development and inquired how the outlots would be utilized.

Becca Kempenich, 360 Flowerfield Road in Circle Pines, reported she was the first house in Circle Pines along Flowerfield Road. She explained she was concerned with the speed and level of traffic on Flowerfield Road, noting she had two small children. She indicated she did not want Flowerfield Road closed, because this would put a cul-de-sac in her yard. She discussed how the new development would bring in more families which would impact Golden Lake Elementary School, which was already crowded. She indicated she would like to see the wildlife and trees in the area protected.

Kelly Zaczkowski, 4365 Flowerfield Road, stated she has lived in her home for the past 25 years and her husband has lived in the home since 1988. She asked that the trees be protected, especially the 200 year old oaks. She noted she has spoken with the city forester and the developer to ensure the trees on her property line are maintained. She asked that none of the grading disrupt her trees. In addition, she did not want her well impacted. She stated she was interested in purchasing Lot 6, which was directly behind her home in order to see the trees and wildlife maintained.

Laura Currier, 355 Forest Drive, commented on the location of the proposed holding pond, noting this backed up to her property. She stated she was worried about all of the old oak trees. She questioned why all of the trees on the hill were being taken down. She asked how many trees were being taken down by the developer.

Planner Shawn Kaye explained she was uncertain of the number of trees that were being removed, but noted the developer was required to replace 58 trees.

Ms. Courier requested a buffer be put in place at the edge of her property line and requested not all of the trees be removed behind her home. She recommended a DNR endangered species impact review be completed on this property because she has seen trillians, lady slippers and kittentails. She commented she was concerned with how this development would impact the trees, plants and wildlife.

Rick Currier, 355 Forest Drive, explained he was concerned about the encroachment on the wetlands. He reported the wetlands was an alive and active ecosystem that was surrounded

by a ring of trees. He expressed concern with how some of the proposed homes would encroach on this wetland area. He asked that the old trees be saved in order to save and protect the wetland areas. He recommended a DNR endangered species impact review be completed in order to better understand how the wetlands and plant species will be impacted.

Greg Lucid, 348 Forest Drive in Circle Pines, stated she has two daughters, ages seven and five. He asked that the city of Blaine consider how the adjacent families will be impacted by this development. He understood Blaine would not be closing Flowerfield Road, but asked that the city be mindful of the residents and pedestrians that were using this roadway.

Flora Palmer, 143 Canterbury Road in Circle Pines, asked that the environment be maintained. She stated she would be very disappointed as a Circle Pines resident if Flowerfield Road were closed. She reported the wetlands has Blanding turtles and Sandhill cranes that should be protected.

Anthony Zabel, 351 Forest Drive, explained he had many of the same concerns that have already been raised by his neighbors. He asked if the excavation work would be completed in order to create the catch basin or ponding area. He asked that the mature oak trees be preserved wherever possible as this would assist with preserving property values.

Wes Palmer, 143 Canterbury Road in Circle Pines, urged the city not to close Flowerfield Road. He noted he has been using this roadway for the past 40 years.

The public hearing was closed at 7:46PM.

Chair Goracke requested staff speak to the need for a DNR impact study.

Project Engineer Teresa Barnes explained the DNR requires all new subdivisions to complete a threatened and endangered species survey and if species are found on the property a takings permit could be applied for or areas may have to be avoided within the development. She reported this subdivision was preserving 19 acres of wetland area. She indicated this development would be impacting less than one-fourth of an acre of wetland property.

Chair Goracke noted Flowerfield Road had over 1,000 cars per day and the additional homes would put another 250 trips per day. He inquired what the capacity was for Flowerfield Road.

Project Engineer Teresa Barnes reported this roadway could handle well over 1,200 trips cars per day. She indicated roads would back up at certain times in the day.

Chair Goracke inquired if the city was considering closing Flowerfield Road.

Project Engineer Teresa Barnes explained city staff would not support closing Flowerfield Road.

Chair Goracke asked that the applicant come forward at this time.

Mark Guenther, Fenway Land Company, introduced himself to the commission and addressed the questions that had been raised by the neighbors. He explained the development flex request would allow him the opportunity to preserve as much of the natural area as possible while placing the homes in the appropriate areas. He discussed how he has worked to reduce the impact on the wetlands noting only 2,000 square feet of wetlands would be impacted by the proposed development. He reported the DNR had been onsite to conduct an endangered species survey and provided him with the report. He stated he would be looking at avoidance where possible. He noted this permit was in process and has not yet been finalized. He indicated not all of the trees on the property would be saved, due to the city's ponding and stormwater requirements. He noted the outlots would be deeded to the city for stormwater. He explained he would be trying to replace as many trees as possible and noted he could not control the wildlife.

Chair Goracke inquired if this development would impact the adjacent homeowners' wells.

Project Engineer Teresa Barnes stated she would have to look into this noting she did not anticipate there would be any impacts. She indicated the proposed stormwater ponds would only collect surface water.

Chair Goracke questioned if the one homeowner could purchase the lot behind their home.

Project Engineer Teresa Barnes reported this would be a private matter between the homeowner and the developer.

Mr. Guenther stated he had spoken with the homeowner regarding this matter.

Chair Goracke explained he supported the city taking a closer look at the condition of Flowerfield Road.

Planner Shawn Kaye suggested this be made as a recommendation to the city council and not a condition for approval for this planning case.

Chair Goracke stated he would recommend the city council take a look at completing roadway improvements on Flowerfield Road. He noted this was an older, narrow roadway. The planning commission supported this recommendation.

**Motion by Commissioner Swanson to recommend approval of Planning Case 25-0052 A a rezoning from Single Family (R-1) to Development Flex (DF), with the following rationale:**

**Case 25-0052A:**

- 1. The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent developments. The standards will create an attractive benchmark of quality homes with a desired range in appearance, style, density, and construction value and market appeal.**
- 2. The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is**

allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.

**Motion by Commissioner Swanson to recommend approval of Planning Case 25-0052B a preliminary plat to subdivide 31.92 acres into 32 single-family lots and 4 outlots to be known as Flowerfield with the following conditions:**

**Case 25-0052B:**

- 1. Park dedication will be required for the 32 new lots being constructed at the rate of \$5,800 per unit (2026 rate), for a total park dedication fee of \$185,600 if paid in 2026. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.**
- 2. The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting for upland acreage. The 2025 rate for Sanitary Sewer District 6 is \$6,999.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 11 acres of upland for a total sewer area charge of \$76,989.00.**
- 3. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.**
- 4. All development signage by separate review.**
- 5. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard. Lots 1-4 Block 3, and Lots 1-4 Block 4, are required to have one front yard tree.**
- 6. Thirty-seven trees are required to be planted adjacent to Lexington Avenue and 10 trees along the entrance to Street A.**
- 7. The developer must meet the City's Tree Preservation requirements by planting 58 replacement trees for the lots that are preliminary platted (7.19 disturbed acres). This requirement can be met with the required front and rear yard trees, and trees planted adjacent to Lexington Avenue.**
- 8. 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.**
- 9. Execution and recording of a development agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.**
- 10. Sidewalks and/or trails are required on all streets and location will be determined in the plan review process.**
- 11. Streetlights shall be installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the developer, will be required to be maintained by the homeowners association.**

12. Water and Sanitary Sewer Availability Charges (WAC & SAC) become due with each building permit.
13. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
14. A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in an easement.
15. The developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.
16. The developer to incorporate review comments from the Metropolitan Council and Anoka County Highway Department.
17. The developer is responsible to obtain a Rice Creek Watershed District permit and submit a copy to the City prior to any site work.

**Motion by Commissioner Swanson to recommend approval of Planning Case 25-0052C a conditional use permit to allow construction of 32 single-family homes in a Development Flex (DF) zoning district with the following conditions:**

**Case 25-0052C:**

**Single Family - Development Flex (DF) Development Standards  
Permitted Uses:**

1. Single-family detached dwellings
2. Group family daycare

**Accessory Uses:**

1. Private attached garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools meeting the requirements of Blaine Municipal Code Chapter 18 Article III.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

**Conditional Uses:**

1. Home occupations listed as Conditional Uses in Section 129-10

**Standards:**

1. Blocks:
  - 1 and 2 (West Side)
    - Front yard setback - 25 feet
    - Side yard setback - 5 feet (house and garage)
    - Corner side yard setback - 20 feet
    - Rear yard setback - 30 feet
  - Blocks 3-5 (East Side)
    - Front yard setback - 25 feet

- Side yard setback - 7.5 feet (house and garage)
  - Corner side yard setback - 20 feet
  - Rear yard setback - 30 feet
2. **Maximum building height - 2 1/2 stories or 35 feet.**
  3. **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 dimension 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.**
  4. **The minimum finished floor area above grade for all homes shall be 1,500 square feet above ground for a single-level home and 1,800 square feet above ground for a two-story home.**
  5. **All homes shall have a minimum depth and width of 24 feet.**
  6. **All homes to incorporate multiple gables or varied rooflines and articulation of the front façade. Premium materials such as brick, natural stone, stucco, cementitious or engineered wood siding or shake shingle siding on all front elevations. Vinyl/metal siding can be utilized on the side and rear elevations.**
  7. **All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.**
  8. **Driveways shall not be constructed closer than three 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.**
  9. **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.**
  10. **Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard.**
  11. **The developer to require the Homeowners Association to maintain all common areas.**
  12. **All development entrance signage by separate permit.**

**Motion seconded by Commissioner Howard. The motion passed 4-0.**

Chair Goracke noted this would be on the agenda of the February 2, 2026 city council meeting.



# City of Blaine Staff Report

File Number: RES 26-15

Agenda Date	Status
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February 18, 2026

In Control	File Type
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City Council

Resolution

**Development Business** - Sheila Sellman, Community Development Director

## Agenda Item # 9.2

Resolution Granting Preliminary Plat Approval to Subdivide 31.92 Acres into 32 Single Family Lots and 4 Outlots to be Known as Flowerfield on the NE Corner of Lexington Avenue and Flowerfield Road NE. Fenway Land Company (Case File No. 25-0052/SLK)

## Executive Summary

The applicant is requesting a preliminary plat to develop the site into 32 single family lots and four outlots for future development, wetlands and ponding.

## Background

Planning Commission Public Hearing	01/13/26
City Council (Preliminary Plat)	02/18/26
City Council (Final Plat)	TBD
Action Deadline (60 Days)	02/07/26
Action Deadline (60 Days - City Extended)	04/08/26

Staff report prepared by Shawn Kaye, Planner, 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 32 single-family lots. The proposal includes a rezoning from Single Family (R-1) to Development Flex (DF), a Conditional Use Permit (CUP) for development standards, and a

preliminary plat. The plat features 18 single-level villas and 14 two-story single-family homes. The villa (west side) component of the neighborhood will provide low-maintenance living and the HOA will provide for the upkeep of common areas and snow removal.

#### Surrounding Zoning and Uses

The properties to the north are zoned R-1 and DF with single-family homes and wetlands. Single family homes located in Circle Pines are to the east, Lexington Avenue is to the west, and DF zoned townhomes are located to the south.

#### Current Zoning

The site is currently zoned R-1. The purpose 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.

#### Proposed Zoning

A rezoning to DF is necessary as the R-1 district requires a minimum lot width of 80 feet, lot depth of 125 feet, and a 10,000 sf lot size. The proposal is for detached single-family homes.

#### Land Use Designation

The subject site is designated Low Density Residential (LDR) in the City's Comprehensive Land Use Plan. The LDR designation is for single-family homes with a density of 2.5–6 units an acre. The proposal meets this designation: single family and a density of 2.56 units/acre.

#### Existing Conditions

The site is currently made up of three parcels with frontage on Lexington Avenue and Flowerfield Road. The site has no buildings. The existing parcel has wetlands located in the center of the site.

#### History

There are no previous approvals on this property.

The applicant requested feedback on rezoning to DF for 32 single-family homes at a July 2025 City Council Workshop meeting, and there was a consensus that a rezoning would be supported for 32 homes. The City Council stressed the need for some type of trail/pedestrian traffic plan should this go forward, as well as potential road improvements to address increased vehicle traffic as Flowerfield Road was very narrow.

#### Plat

The preliminary plat creates 32 single family lots and 4 outlots for ponding, wetlands, and future development. The DF zoning district does not have minimum lot sizes. The lot width of most lots proposed on the west side of the site is 50 feet. The narrowest lot width on the east side of the site is 44.5 feet (cul-de-sac lot, widens with depth) with most lots being wider than 60 feet at the setback line.

As proposed, the lot sizes are as follows:

- Single family lots range from 6,250 s.f to 20,291 s.f.
- Outlot A - 19.24 acres
- Outlot B - 1.41 acres
- Outlot C - 0.07 acres

- Outlot D - 0.10 acres

### Architecture

The proposed single-family homes will have varying roof styles and exterior treatments. 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.

### Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP.

The setbacks are as follows:

Blocks 1 and 2 (West Side):

- Front yard setback - 25 feet
- Side yard setback - 5 feet (house and garage)
- Corner side yard setback - 20 feet
- Rear yard setback - 30 feet

Blocks 3-5 (East Side):

- Front yard setback - 25 feet
- Side yard setback - 7.5 feet (house and garage)
- Corner side yard setback - 20 feet
- Rear yard setback - 30 feet

### Landscaping

The landscape plan proposes one front yard tree and one rear yard tree in the rear yard, except for 8 lots on the west side of proposed Street B (Lots 1-4 Block 3 and Lots 1-4 Block 4), as these lots have existing trees being preserved in the rear yard. Additional trees will be planted adjacent to Lexington Avenue and the entrance on Street A.

### Tree Preservation

Approximately 7.19 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 58 trees would be required for tree replacement purposes. The developer has proposed a total of 110 trees within this development. The tree preservation replacement requirement has been met. A total of 5.88 acres of trees are proposed to be saved on the site.

### Park Dedication

Park dedication will be required for the 32 new single-family lots being constructed at the rate of \$5,800 per unit (2026 rate) for a total park dedication fee of \$185,600 if paid in 2026. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

## **Engineering Analysis**

### Grading/Storm Drainage

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

The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

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

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

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

### Utilities

The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting of each lot. The 2025 rate for Sanitary Sewer District 5 is \$2,473.00 per lot and will be applied to each lot platted. This phase is proposing to develop 32 new lots for a total sewer area charge of \$79,136.

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.

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

### Wetlands/Watershed/FEMA

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

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

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

#### Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from two proposed public street connections to Flowerfield Road NE.

All local roads shall be constructed to 29-foot back-to-back of width and will extend to the edge of the plat for future connection with adjacent parcels.

Six-foot concrete sidewalks are required to be constructed on one side of all the newly created local streets. Location to be determined in the plan review process.

As part of the street design, the development will be required to provide streetlights installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of the lights that are installed that reflect the normal and typical lighting requirements by the City.

#### Easements/Right-of-way/Permits

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

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

All local public streets require dedication of 60-feet of right-of-way.

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

The plat will need to incorporate any plat or design comments received from the Metropolitan Council over their trunk sanitary sewer line that runs through the plat, and the Anoka County Highway Department, as it abuts Lexington Avenue (CSAH 17).

#### **Attachment List:**

Zoning and Location Map  
Preliminary Plat (2)  
Grading Plan  
Landscape Plan  
Tree Preservation Plan

House Elevations  
Narrative  
Public Comments  
Unapproved Planning Commission Minutes 1/13/26

### Strategic Plan Relationship

Not applicable.

### Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. The Planning Commission recommended the City Council take a look at completing roadway improvements on Flowerfield Road. 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.
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. Public Comments
3. Unapproved PC Minutes 011326



# City of Blaine

## Signature Copy

Resolution: RES 26-15

### **Resolution Granting Preliminary Plat Approval to Subdivide 31.92 Acres into 32 Single Family Lots and 4 Outlots to be Known as Flowerfield on the NE Corner of Lexington Avenue and Flowerfield Road NE. Fenway Land Company (Case File No. 25-0052/SLK)**

**WHEREAS**, an application has been filed by Fenway Land Company, Case File No. 25-0052 for a preliminary plat known as Flowerfield; and

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

Parcel 1 (36-31-23-23-0006)

That part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 31, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence North along the West line of said Southwest Quarter of the Northwest Quarter for a distance of 195 feet; thence East and parallel to South line of said Southwest Quarter of the Northwest Quarter for a distance of 165 feet; thence South and parallel to West line of said Southwest Quarter of the Northwest Quarter to said South line thereof; thence West along said South line to point of beginning.

Parcel 2 (36-31-23-23-0011)

The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 36. Township 31, Range 23, except the South 220 feet of the East 125 feet thereof, and except the North 410 feet of the West 500 thereof, and except the South 195 feet of the West 165 feet thereof, and except the North 220 feet of the West 225 feet of the South 415 feet thereof, and except that part described as follows: Beginning at a point on the South line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4); said point being 725 feet East of the Southwest corner thereof; thence easterly on said South line a distance of 200 feet; thence northerly at right angles a distance of 326.7 feet; thence westerly at right angles a distance of 200 feet; thence southerly at right angles a distance of 326.7 feet to the point of beginning. Except Parcel No. 21, Anoka County Highway Right of Plat No. 57.

Parcel 3 (36-31-23-23-0012)

The North 220 feet of the West 225 feet of the South 415 feet of the Southwest Quarter of the Northwest Quarter of Section 36, Township 31, Range 23, Anoka County, Minnesota, except Parcel No. 22, Anoka County Highway Right of Way Plat No. 57.  
(abstract property)

**WHEREAS**, the Blaine Planning Commission has reviewed said case file on January 13, 2026; and

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

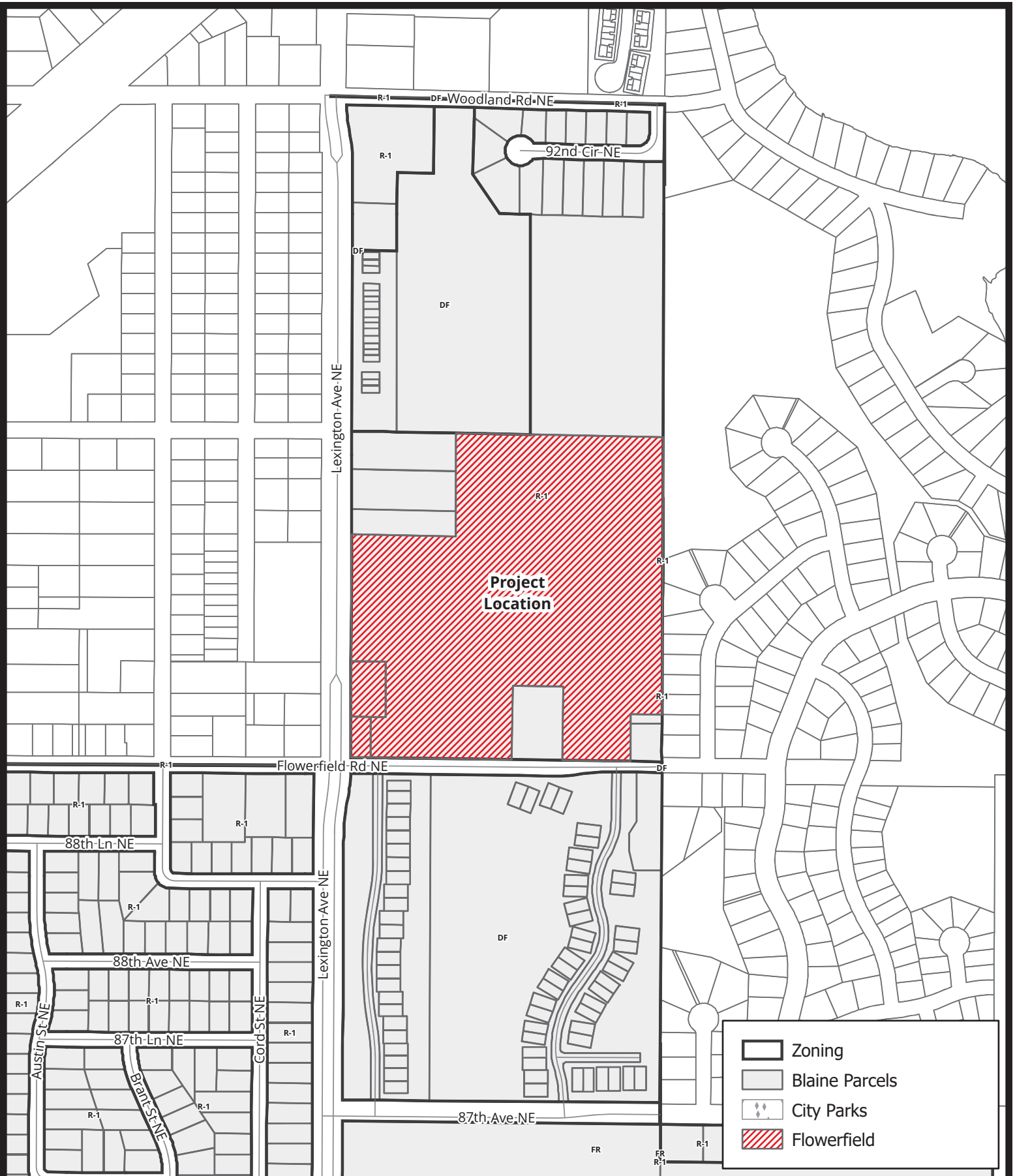
**WHEREAS**, the Blaine Planning Commission held a public hearing on January 13, 2026 and recommend approval regarding said plat with conditions; and

**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 Flowerfield permitting preparation of a final plat for approval per Section 74-47 subject to the listed conditions.

1. Park dedication will be required for the 32 new lots being constructed at the rate of \$5,800 per unit (2026 rate), for a total park dedication fee of \$185,600 if paid in 2026. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting of each lot. The 2025 rate for Sanitary Sewer District 5 is \$2,473.00 per lot and will be applied to each lot platted. This phase is proposing to develop 32 new lots for a total sewer area charge of \$79,136.
3. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
4. All development signage by separate review.
5. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard. Lots 1-4 Block 3, and Lots 1-4 Block 4, are required to have one front yard tree.
6. Thirty-seven trees are required to be planted adjacent to Lexington Avenue and 10 trees along the entrance to Street A.
7. The developer must meet the City's tree preservation requirements by planting 58 replacement trees for the lots that are preliminary platted (7.19 disturbed acres). This requirement can be met with the required front and rear yard trees, and trees planted adjacent to Lexington Avenue.
8. 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.
9. Execution and recording of a development agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
10. Sidewalks and/or trails are required on all streets and location will be determined in the plan review process.
11. Streetlights shall be installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the developer, will be required to be maintained by the homeowners' association.
12. Water and Sanitary Sewer Availability Charges (WAC & SAC) become due with each building permit.
13. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
14. A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in an easement.
15. The developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.

16. The developer to incorporate review comments from the Metropolitan Council and Anoka County Highway Department.
17. The developer is responsible to obtain a Rice Creek Watershed District permit and submit a copy to the City prior to any site work.

**PASSED** by City Council of the City of Blaine this 18th day of February, 2026.



**Case File No. 25-0052**  
**Flowerfield**

0 0.04 0.07 0.14 Miles

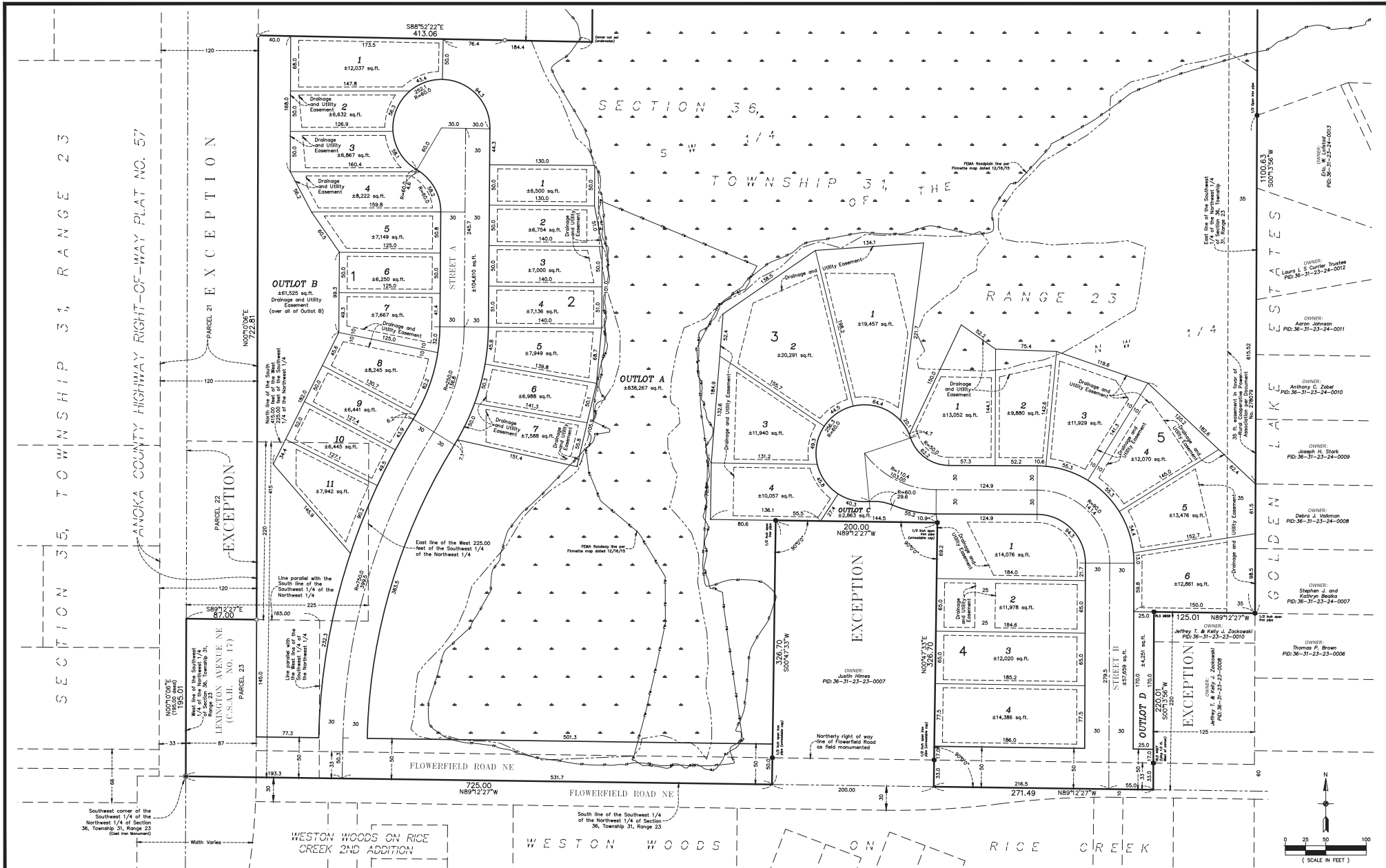
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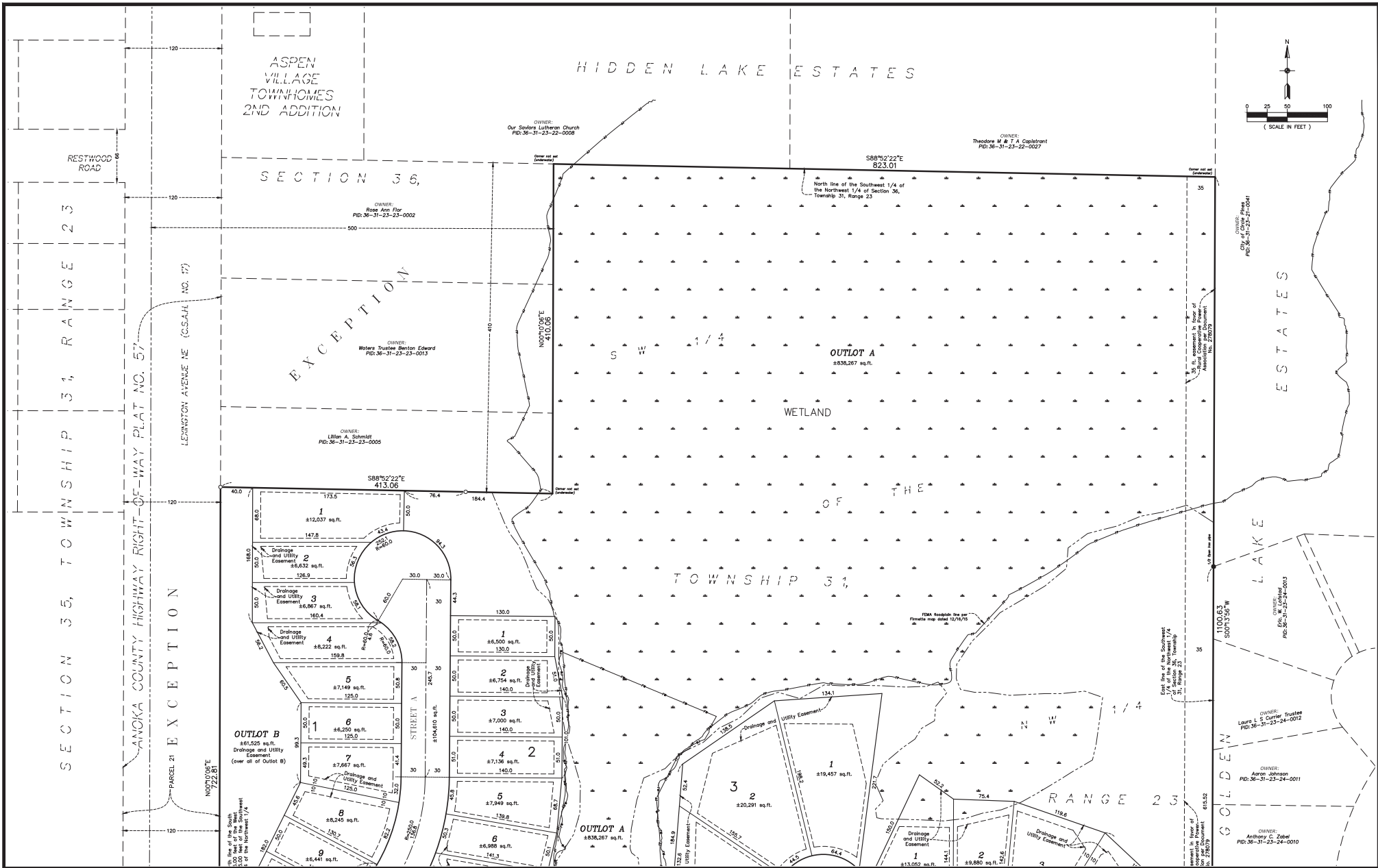


**CARLSON ENGINEERING**  
 SURVEYING  
 11000 1/2 S. 10th St.  
 Minneapolis, MN 55426  
 Phone: 612-338-8888  
 Fax: 612-338-8889  
 www.carlsoneng.com

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
 Print Name: Thomas R. Balluff, L.S.  
 Signature: *Thomas R. Balluff*  
 Date: 11/07/25 License #: 40361  
 DRAWN BY: NIS  
 ISSUE DATE: 11/07/25  
 FILE NO.: 2812  
 Revisions: 1, 11/21/25 Per City/RCD Comments

**FENWAY LAND COMPANY**  
 13925 Fenway Boulevard North  
 Hugo, MN 55038  
**FLOWERFIELD**  
 Blaine, Minnesota

**PRELIMINARY PLAT**  
 4 of 10



**CARLSON ENGINEERING**  
SURVEYING  
ENGINEERING  
PLANNING

**DISCLAIMER**  
THIS IS A PRELIMINARY PLAT. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE USER OF THIS INFORMATION ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
Date: 11/07/25 License #: 40261

Print Name: Thomas S. Balfanz, L.S.  
Signature: *Thomas S. Balfanz*

DRAWN BY: 325  
ISSUE DATE: 11/07/25  
FILE NO: 2012

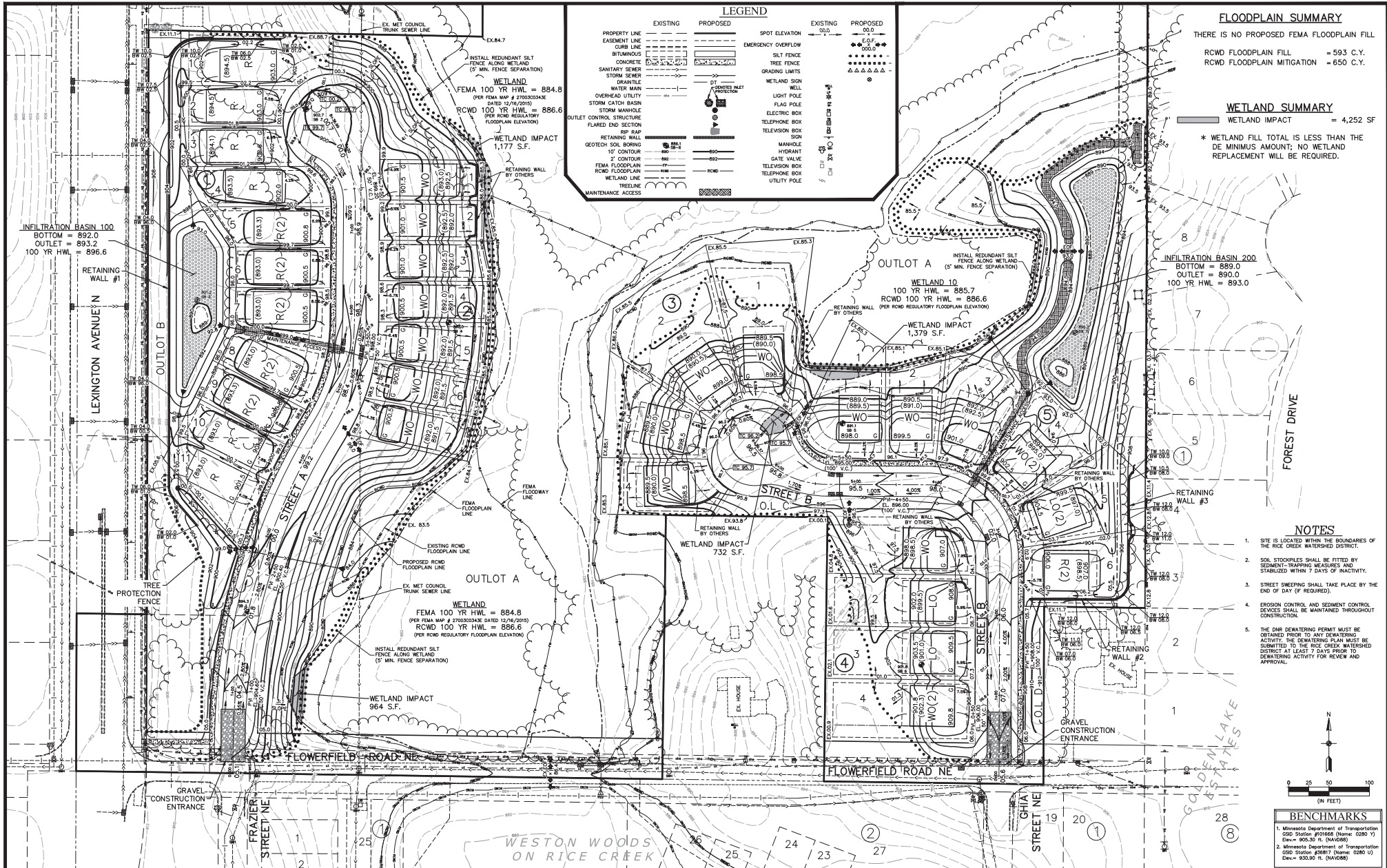
Revisions:  
1. 11/21/25 Per City/RWD Comments

**FENWAY LAND COMPANY**  
13925 Fenway Boulevard North  
Hugo, MN 55038

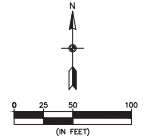
**FLOWERFIELD**  
Blaine, Minnesota

**PRELIMINARY PLAT**

5 of 10



- NOTES**
1. SITE IS LOCATED WITHIN THE BOUNDARIES OF THE RICE CREEK WATERSHED DISTRICT.
  2. SOIL STOCKPILES SHALL BE FITTED BY SEDIMENT-TRAPPING MEASURES AND STABILIZED WITHIN 7 DAYS OF INACTIVITY.
  3. STREET SWEEPING SHALL TAKE PLACE BY THE END OF DAY (IF REQUIRED).
  4. EROSION CONTROL AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
  5. THE DNR SEWERING PERMIT MUST BE OBTAINED PRIOR TO ANY SEWERING ACTIVITY. THE SEWERING PLAN MUST BE SUBMITTED TO THE RICE CREEK WATERSHED DISTRICT AT LEAST 7 DAYS PRIOR TO SEWERING ACTIVITY FOR REVIEW AND APPROVAL.



- BENCHMARKS**
1. Minnesota Department of Transportation GSD Station #10682 (Name: 0280 Y) Elev. = 905.30 ft. (NAVD83)
  2. Minnesota Department of Transportation GSD Station #6881 (Name: 0286 U) Elev. = 930.90 ft. (NAVD83)

<p><b>CARLSON ENGINEERING</b> CONSULTING ENGINEERS SURVEYORS PLANNERS</p>	<p>1. 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.</p>	Print Name: Aaron D. Birrell, P.E. Signature: <i>Aaron Birrell</i> Date: 11/27/25 License #: 57831	Drawn: GJS Designed: ADB Date: 11/27/25	Revision: 1. 11/21/25 Per City/RCWD Comments	<b>FENWAY LAND COMPANY</b> 13925 Fenway Blvd. N Hugo, MN 55038	<b>FLOWERFIELD</b> Blaine, Minnesota	<b>PRELIMINARY GRADING &amp; EROSION CONTROL PLAN</b>	7 of 10
		<p>© 2025 Carlson Engineering. All rights reserved. This drawing is the property of Carlson Engineering and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Carlson Engineering.</p>						

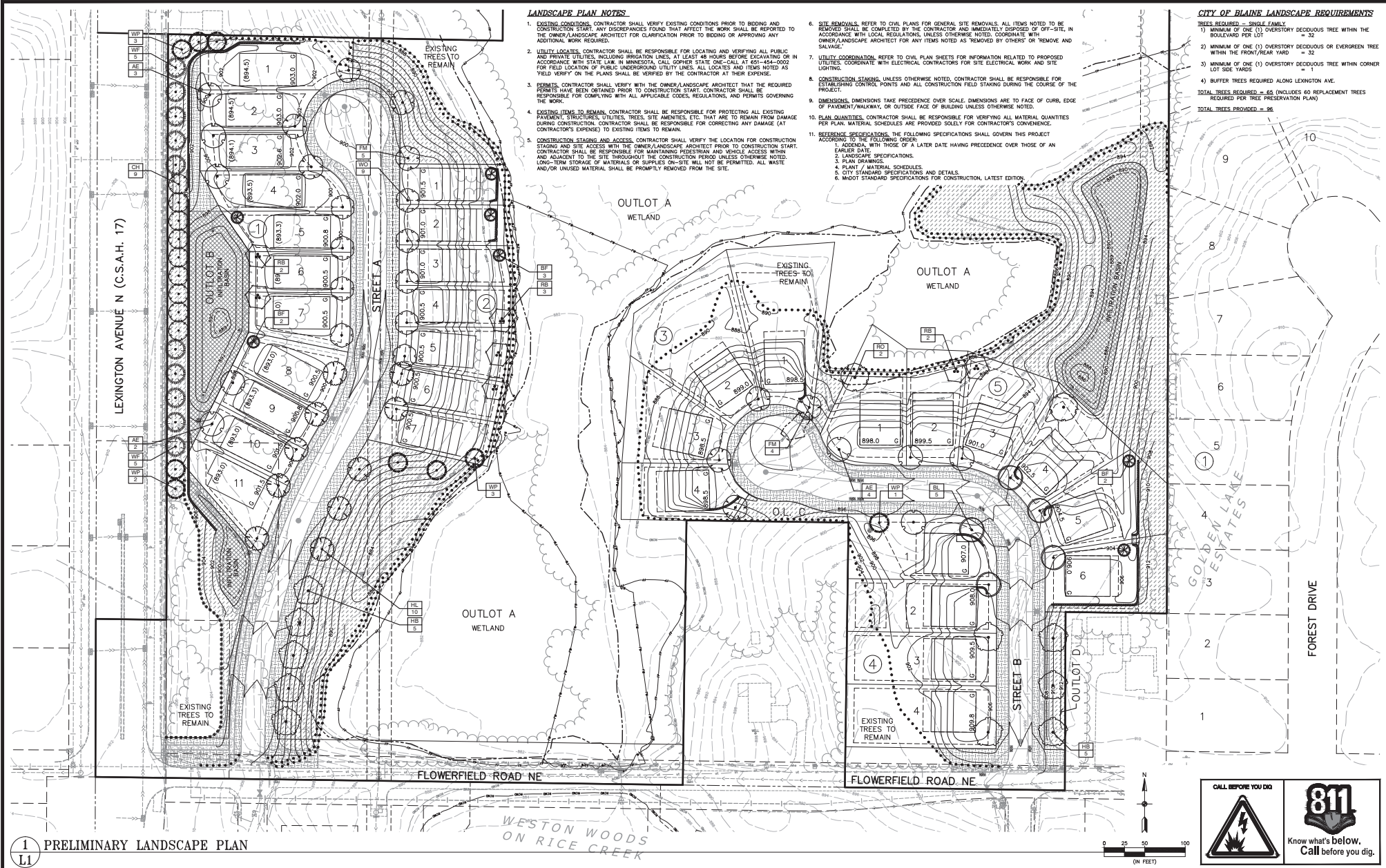
**LANDSCAPE PLAN NOTES**

- EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "FIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
- CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.

- SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS "REMOVED BY OTHERS" OR "REMOVE AND SALVAGE".
- UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
  - ADDITION, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
  - LANDSCAPE SPECIFICATIONS.
  - PLAN DRAWINGS.
  - PLANT / MATERIAL SCHEDULES.
  - CITY STANDARD SPECIFICATIONS AND DETAILS.
  - MAJOR STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

**CITY OF BLAINE LANDSCAPE REQUIREMENTS**

- TREES REQUIRED - SINGLE FAMILY
- MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN THE BOULEVARD PER LOT = 32
  - MINIMUM OF ONE (1) OVERSTORY DECIDUOUS OR EVERGREEN TREE WITHIN THE FRONT/REAR YARD = 32
  - MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN CORNER LOT SIDE YARDS = 1
  - BUFFER TREES REQUIRED ALONG LEXINGTON AVE.
- TOTAL TREES REQUIRED - 65 (INCLUDES 60 REPLACEMENT TREES REQUIRED PER TREE PRESERVATION PLAN)
- TOTAL TREES PROVIDED = 96



**1 PRELIMINARY LANDSCAPE PLAN**  
L1

CALL BEFORE YOU DIG

Know what's below. Call before you dig.



**RESPONSIBLE PROFESSIONAL ENGINEER**  
 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 Landscape Architect under the laws of the State of Minnesota

Print Name: Byron J. Rutledge, RLA  
 Signature: [Signature]  
 Date: 11/7/25 License #: 56346

Drawn: RJR  
 Designed: RJR  
 Date: 11/7/25

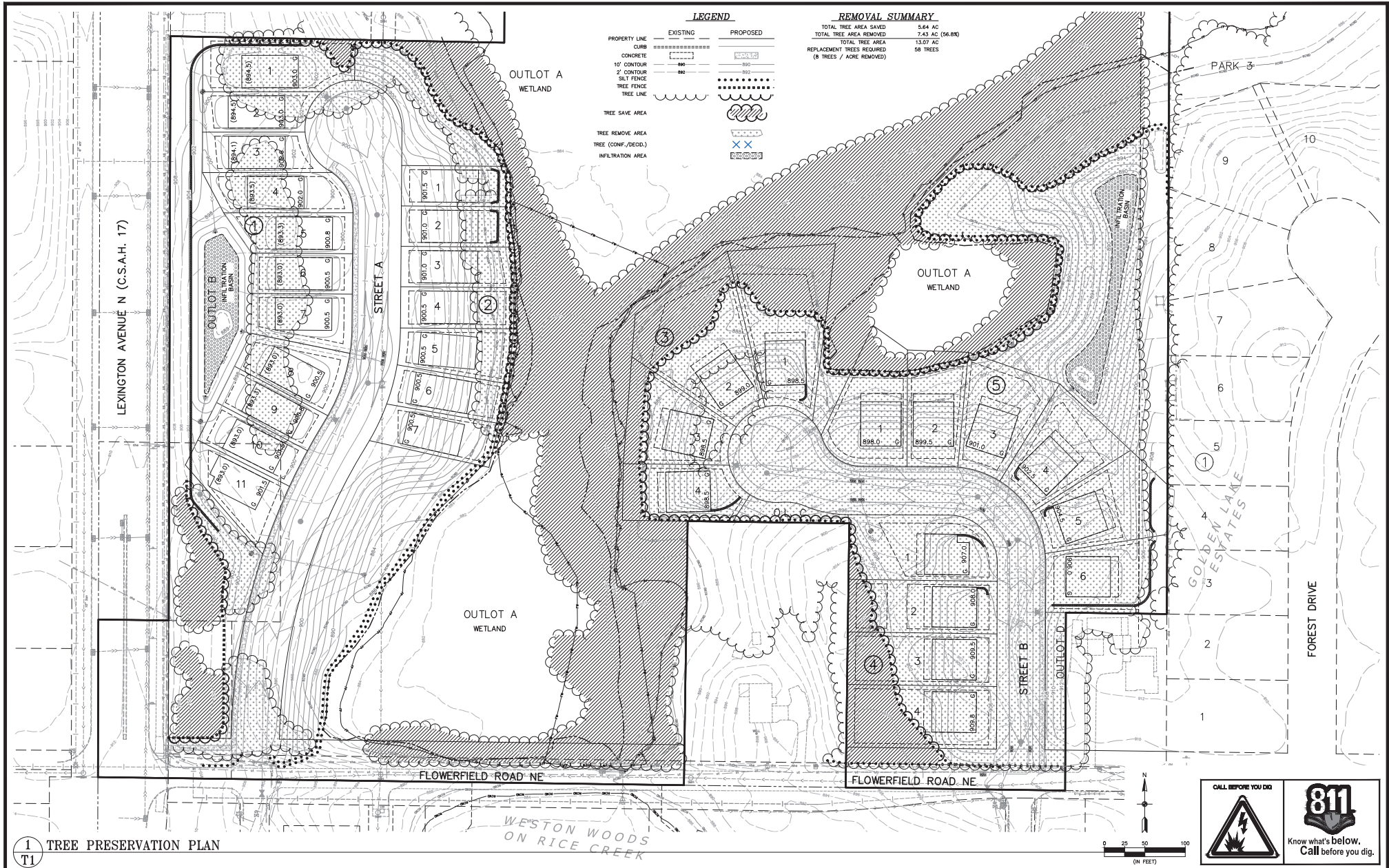
Revisions:  
 1. 11/21/25 Per City/RCWD Comments  
 2. 11/23/25 Per City/RCWD Comments

**FENWAY LAND COMPANY**  
 13925 Fenway Blvd. N  
 Hugo, MN 55038

**FLOWERFIELD**  
 Blaine, Minnesota

**PRELIMINARY LANDSCAPE PLAN**

L1 of 2



**CARLSON ENGINEERING**  
CONSULTING ENGINEERS  
SURVEYORS  
PLANNERS

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 Landscape Architect under the laws of the State of Minnesota.

Print Name: Ryan J. Rutledge, RLA  
Signature: [Signature]  
Date: 11/7/25 License #: 56346

Drawn: RJR  
Designed: RJR  
Date: 11/7/25

Revision: 1. 11/21/25 Per City/RCDW Comments

**FENWAY LAND COMPANY**  
13925 Fenway Blvd, N  
Hugo, MN 55038

**FLOWERFIELD**  
Blaine, Minnesota

**TREE PRESERVATION PLAN**

**T1** of 1

# Flower Field Architectural Plans

## Stonegate Floor Plans and Elevations

### Smithtown Villa

Square Feet: 1,864 – 3,257



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## FLOORPLANS

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Smithtown "A" Main Level



Smithtown "A" Optional Finished Lower Level

# Halstead Home

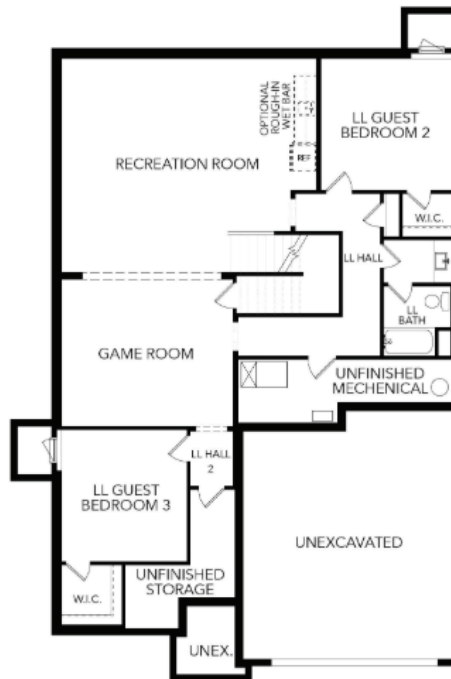
Square Feet: 1,811 – 3,857



## FLOORPLANS



Halstead "A" Main Level



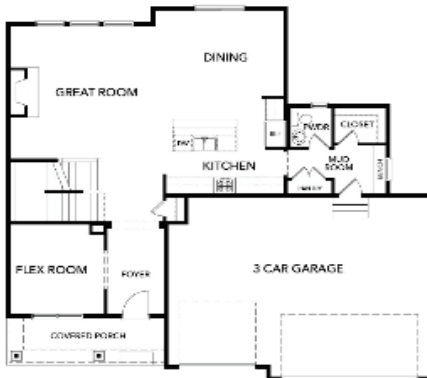
Halstead "A" Lower Level

# Marion Two-Story Home

Square Feet: 2,687 – 3,870



## FLOORPLANS



Marion "A" Main Level



Marion "A" Upper Level



Marion "A" Optional Finished Lower Level

# Palmer Home

Square Feet: 1,864 – 4,289



## FLOORPLANS



Palmer "A" Main Level



Palmer "A" Lower Level

# Riley Two-Story Home

Square Feet: 2,990 – 5,103



## FLOORPLANS



Riley "A" Main Level



Riley "A" Upper Level



Riley "A" Optional Finished Lower Level

# Jefferson Two-Story Home

Square Feet: 2,713 – 4,705



## FLOORPLANS



Jefferson "C" Main Level



Jefferson "C" Upper Level



Jefferson "C" Optional Lower Level

# Flower Field

## Narrative

### Blaine, MN

(Northeast corner of Lexington Ave and Flowerfield Rd)

## Introduction

Flower Field is a new residential neighborhood with a mix of housing options in the north-east corner of Blaine. The community features 18 single-level villas and 14 two-story single-family homes, with a wide range of home sizes, price points and architectural styles.

Since 2019, Fenway Land has been actively developing properties throughout the Twin Cities, focusing on creating thoughtful projects that meet the needs of both clients and the communities they serve. Stonegate Builders has been a dedicated and trusted leader in home construction since 1987 and is known for delivering exceptional home designs and outstanding customer experience.

Together, Fenway Land and Stonegate Builders bring a shared commitment to quality, community-focused development and aim to create a well-designed neighborhood.

## Density

The Flower Field property is 31.92 acres, with a total of 32 total homes planned for a gross density of 1.00 units/acre and a net density of 2.76 units/acre after excluding wetlands. This density falls within the target range for Blaine's Low to Low-to-Medium Density Residential areas and represents a balanced transition between nearby single-family neighborhoods and the surrounding community.

The project's rezoning to Development Flex (DF) allows for this diversity of housing types and clustering to preserve open space while maintaining a compatible overall density within the City of Blaine's comprehensive plan.

## Wetlands & Stormwater Ponding

Approximately 15 acres of wetlands span the northern and central portions of the site. The development has been intentionally designed to avoid direct wetland impacts and aims to protect the site's natural environment. Stormwater management

will incorporate best practices to detain runoff and protect downstream water and wetland quality.

## **Streets & Sidewalks**

Flower Field will feature two separate entrances aligned with the existing streets on the south side of Flowerfield road (Frazier Street NE and Ghia Street NE), each terminating in a cul-de-sac to avoid any impact on wetlands and minimize cut-through traffic.

Sidewalks will line each internal road and connect to the existing pedestrian systems on Frazier St and Ghia St. The internal sidewalk connecting to Fraizer Street will also connect to the trail along Lexington Ave.

All roadways, sidewalks, and utilities will be constructed in compliance with City standards and designed to improve pedestrian safety.

## **Landscaping & Open Space**

A tree survey has been conducted on the property with the goal of preserving as many high-quality and high-visibility trees as possible. Any necessary tree removals will be mitigated through re-planting in accordance with City standards. The landscaping plan will prioritize a higher concentration of conifer trees planted along Lexington Ave to provide additional screening.

The preserved wetland areas and tree buffers will also serve as natural open space amenities for residents.

## **Architecture**

Stonegate Builders will offer a range of architecturally cohesive villa and two-story single-family home plans, each with multiple elevations and material options to maintain visual variety and consistency in quality and neighborhood identity. This approach results in a unified and desirable residential environment that complements surrounding land uses and creates a long-term value for both residents and the City.

\*See Flower Field Architectural Plans for examples of Stonegate's floor plans and elevation renderings.\*

## HOA

The villa component of the neighborhood meets the increasing need of homeowners looking for low-maintenance living. The HOA will provide for the upkeep of common areas, snow removal, and provide restrictions on outdoor storage, parking and other issues to keep the neighborhood well maintained.

## Development Schedule

Construction of the development will start in Spring 2026.

## Contact Information

### **Applicant:**

Fenway Land Company

ATTN: Mark Guenther  
13025 Fenway Blvd N., Suite #300  
Hugo, MN 55038  
651-425-0469

### **Engineer:**

Carlson McCain

ATTN: Brian Krystofiak  
3890 Pheasant Ridge Drive Northeast  
Suite 100  
Blaine, MN 55449

### **Site Data:**

PID# 363123230011, 363123230012 & 363123230006

**From:** [Deb Volkman](#)  
**To:** [Planning](#)  
**Subject:** Case 25-0052 Fenway land company rezoning.  
**Date:** Tuesday, January 6, 2026 6:19:48 PM

---

Hello, I am a resident of 347 Forest Drive, my property will be impacted by this new development.

I am not able to attend the city meeting in person as I am traveling for work.

I would like to ask that the rezoning to Development Flex not be granted at this time. Based on Fenway's prior development in Hugo, Mn. They changed a portion of that planned and approved development from single family and townhomes to apartments.

Allowing this rezoning would allow them to do something similar. How residents must enter these plots an apartment building would cause significant traffic impact on Flowerfield and Lexington. Flowerfield is an heavily walked and biked street that is narrow with no sidewalks and wetlands on both sides limiting expansion of this street.

With the significant wetlands that drains into Rice Creek Watershed on this property. A large multiunit building could have a negative impact into this protected area with the additional traffic, automobiles, etc.

My ask would be to leave it as single-family zoning and if in the future there is a need to reconsider this would come back up for review. The impact to traffic and environment could be reviewed further before allowing a large multiunit building.

Thank you for consideration

Debra Volkman  
347 Forest Drive  
Circle Pines, Mn 55014

952-201-3333

Sent from my iPad

**From:** [andy4tx@comcast.net](mailto:andy4tx@comcast.net)  
**To:** [Planning](#)  
**Cc:** [andy4tx@comcast.net](mailto:andy4tx@comcast.net)  
**Subject:** Written Comments Regarding Case No. 25-0052  
**Date:** Monday, January 12, 2026 9:31:52 AM

---

**To: Blaine Planning Commission**  
**From: Andrew and Joan Eisenzimmer, 8873 Fraizer Street  
Northeast, City of Blaine**  
**Subject: Written Comments For Public Hearing**  
**Case: 25-0052**  
**Applicant: Fenway Land Company**  
**Location: NE Corner of Lexington Avenue and Flowerfield Road NE**

### **Introduction**

These written comments are being offered by Andrew and Joan Eisenzimmer, property owners "located within 350 feet of the proposed project," residing at 8873 Fraizer Street Northeast, City of Blaine.

The Applicant is requesting rezoning to Development Flex (DF), a preliminary plat for 32 single family lots and a Conditional Use Permit to allow the construction of 32 single-family homes in a DF zoning district.

We have lived in Weston Woods on Rice Creek since March 2019. Weston Woods has 68 townhomes consisting of 34 two-unit townhouse buildings and is bounded by Lexington Avenue on the west, 87<sup>th</sup> Avenue on the south, the City of Circle Pines on the east and Flowerfield Road on the north. The Applicant's potential development would be directly on the other side of Flowerfield Road from Weston Woods on Rice Creek and mere steps from our home.

We wish to express our hope that in reviewing and considering this development, the Planning Commission, and ultimately the City Council, strongly consider doing something to address Flowerfield Road, which would separate the two developments in that part of the city.

From our home we look out over Flowerfield Road, which at that location (east from Lexington Avenue to the City's border with Circle Pines), is an old, outdated rural section street, with no curb or gutter or sidewalk. It is narrower than city's standard residential street typical section. It is unsafe and dangerous and inadequate to even handle the present volume of traffic, most of which is to-and-from Circle Pines. Traffic from Circle Pines and the Golden Lake School frequently back up on it and vehicles constantly drive down it at high speeds from Lexington.

A recent traffic count by the Blaine City Engineering Department measured the traffic on Flowerfield at that location. The traffic count disclosed that it handled an average daily traffic of 1059 vehicles per day, which accounts

for 7413 vehicles per week. That same traffic count disclosed that nearby 87<sup>th</sup> Avenue Northeast, which also accesses Lexington Avenue and which was built to current city standards, handles far less traffic.

That part of Flowerfield Road is clearly inconsistent with the Blaine Pavement Management Program's commitment to provide "functional, safe and efficient travel" and is not well-suited for either present or future use. This should be of real concern to the Planning Commission, and the City Council, as it relates to this Application, and as it is to us and most of our fellow residents and will be to potential residents of the new development.

From the beginning, we have expressed our support for the proposed development which would include housing complimentary to ours, it would enhance the neighborhood and the area along Lexington Avenue and it would be positively reflective of the Blaine community.

Thus, as noted below, we urge that any action by the Planning Commission for recommendation to the City Council should be conditional as regards a concurrent need to address Flowerfield Road as part of any rezoning and conditional use permit.

### **Planning Commission**

Clearly, among the defined tasks of the Planning Commission are to review and advise the City Council regarding "immediate planning issues" and "specific development proposals." Thus, in reviewing the Applicant's proposal, the Planning Commission importantly should urge the City Council to address the needs of Flowerfield Road as an immediate planning issue obviously relevant to the expected development.

### **Development Flex (DF) District**

The Blaine Code of Ordinances, in Section 109-370, as it relates to creating a DF District, expresses the intent to "protect the interest of surrounding properties," in part by "preserving the health, safety, order, convenience, prosperity, and general welfare of the city and its inhabitants."

We, along with the other owners of households within Weston Woods, have paramount interests as it relates to this proposal as owners of surrounding properties. Those interests include health and safety pertaining to the poor, unsafe and outdated condition of Flowerfield Road, as well as our general welfare as adjoining city inhabitants.

Section 109-371 of the Code of Ordinances establishes criteria to be considered in processing an application for rezoning to a DF District, among them that the proposal "shall not impose any undue burden upon public services and facilities," including "streets."

There is already an undue burden on Flowerfield Road when one considers that this overly narrow "rural road"(about 24 feet in width compared to modern street widths of about 44 feet), without curb or gutter or sidewalks, carries over a thousand vehicles per day. Quite obviously, constructing 32 single family-homes on two streets intersecting that same Flowerfield Road can only have the effect of substantially increasing that already undue burden. In other words, Flowerfield Road is not well-suited for either present or future use.

It is not well known, but of particular note is that other than Flowerfield Road, our streets within Weston Woods (Ghia, 87<sup>th</sup> Lane and Fraizer) are private; they are not dedicated to public use. They are maintained and plowed, etc. by Weston Woods, not the City. Our streets are supposed to be only for our residents and guests. Outside traffic is an ever-increasing problem on our streets. On a daily basis our private streets are used by non-residents especially because of the overburdened traffic along Flowerfield Road. This already adversely affects us and our fellow residents and will most certainly continue to increase with any new development.

### **Conditional Use Permit**

The Blaine Code of Ordinances, in Section 101-4, as it relates to granting a conditional use permit, provides that the City Council consider the advice and recommendations of the Planning Commission and the "effect of the proposed use" upon the "health, safety, and general welfare of occupants of surrounding lands," including that the "use shall not create an excessive burden" on existing streets, will not "cause traffic hazard or congestion" and will have adequate "access roads."

At the risk of overly-repeating the deficiencies of Flowerfield Road as an access road for the development contemplated by this Application for a conditional use permit, any recommendation should be conditional as regards a concurrent need to address Flowerfield Road as part of any conditional use permit.

### **Conditional Approval**

The Blaine Code of Ordinances, in Section 101-4, also specifies that the procedure for obtaining a conditional use permit includes both the obligation to "determine possible adverse effects of the conditional use" and "what additional requirements may be necessary to reduce such adverse effects." That procedure allows the Planning Commission to recommend "one of three actions," including "Conditional approval." This procedure facilitates a process, also specified by Section 101-4, by which the City Council "may impose conditions it considers necessary to protect the public health, safety, and welfare."

Thus, we urge that the Planning Commission adopt an action which would consist of a Conditional Approval, with a further recommendation to the

City Council to adopt additional requirements which would mitigate the adverse effects of this proposal as it relates to Flowerfield Road, minimize the expected increased undue burden, eliminate the hazardous road conditions and the increased congestion, all of which would likely accompany this further development.

Through such a procedure, the City Council could then order that a traffic study be undertaken to determine the needs of the neighborhood, as it relates to Flowerfield Road and including surrounding streets, impacted by this development.

**Conclusion**

As we have stated at the beginning, we have and will continue to express our support for this development project as it goes forward and at the same time, we wish to identify for you our interests and concerns so that you may be mindful of them as the planning and approval process moves forward.

Thank you for your careful consideration.

**Andrew and Joan Eisenzimmer**

**From:** [Erik Sundberg](#)  
**To:** [Planning](#)  
**Subject:** Case 25-0052  
**Date:** Tuesday, January 13, 2026 5:09:19 PM

---

Hello,

I am deeply concerned about the rezoning proposed in Case 25-0052.

I see this is being brought before the Blaine City Council, however; the impacts of this development are going to be more impactful on Circle Pines and Lexington residents.

Has this been brought to those cities' respective city councils? This will have tremendous environmental consequences on the wetland, forest, deer and turkey populations within the proposed plot of land.

The addition of 32 new homes will increase the congestion of getting onto Lexington Avenue. If this goes forward, it is critical that Fenway pays for a signal.

I am a new resident of Circle Pines and the primary reason we chose this city was the abundance of natural space. Blaine's commitment to overdevelopment is greatly reducing the appeal of the Centennial Lakes community. I understand that development is inevitable, but rezoning in this case feels completely unnecessary except to make a developer slightly richer.

I am unfortunately unable to attend tonight's meeting due a family medical emergency, so I hope this email is sufficient to voice my concerns.

Thank you for your consideration in this matter and hopefully common sense prevails.

Best,

Erik Sundberg

651-206-8086



# City of Blaine

## Planning Commission

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January 13, 2026 | 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, January 13, 2026. Chair Goracke called the meeting to order at 7:00PM.

#### 2. Roll Call

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

Members Absent: Commission Members Geiselhart, Halpern and Olson.

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

#### 4. Public Hearing

**4.2.** 2025-616 Case File No. 25-0052 // Fenway Land Company // NE Corner of Lexington Avenue and Flowerfield Road NE  
The applicant is requesting the following:

1. Rezoning from Single Family (R-1) to Development Flex (DF).
2. Preliminary plat to subdivide 31.92 acres into 32 single family lots and 4 outlots to be known as Flowerfield.
3. Conditional use permit to allow construction of 32 single-family homes in a Development Flex (DF) zoning district.

*Sponsors: Shawn Kaye, Planner*

The report to the planning commission was presented by Shawn Kaye, Planner and Teresa Barnes, Project Engineer. The public hearing for Case File 25-0052 was opened at 7:12PM.

Andrew Eisenzimmer, 8873 Frazier Street NE, explained he was a Weston Woods resident

and was the president of the Weston Woods on Rice Creek Homeowners Association. He reported he submitted written comments to the planning commission and noted his association supported the development project. He believed the 32 single-family homes were a good use of the property. He expressed concern with the speed and level of traffic on Flowerfield Road. He discussed how traffic was flowing through his neighborhood, which had private roadways, in order to avoid Flowerfield Road while trying to get to Lexington Avenue. He explained there was an undo burden on his private streets and Flowerfield Road, which would be exacerbated by the new development. He reported his development would be submitting a petition to the city regarding Flowerfield Road. He asked that the city address the concerns regarding Flowerfield Road.

Susan Schmidt, 8983 Lexington Avenue NE, explained she would be purchasing her mom's house on the north end of the field. She understood the traffic concerns along Flowerfield Road. She asked if the rezoning would impact the adjacent properties. She questioned how the wildlife would be impacted by the new development and inquired how the outlots would be utilized.

Becca Kempenich, 360 Flowerfield Road in Circle Pines, reported she was the first house in Circle Pines along Flowerfield Road. She explained she was concerned with the speed and level of traffic on Flowerfield Road, noting she had two small children. She indicated she did not want Flowerfield Road closed, because this would put a cul-de-sac in her yard. She discussed how the new development would bring in more families which would impact Golden Lake Elementary School, which was already crowded. She indicated she would like to see the wildlife and trees in the area protected.

Kelly Zaczkowski, 4365 Flowerfield Road, stated she has lived in her home for the past 25 years and her husband has lived in the home since 1988. She asked that the trees be protected, especially the 200 year old oaks. She noted she has spoken with the city forester and the developer to ensure the trees on her property line are maintained. She asked that none of the grading disrupt her trees. In addition, she did not want her well impacted. She stated she was interested in purchasing Lot 6, which was directly behind her home in order to see the trees and wildlife maintained.

Laura Currier, 355 Forest Drive, commented on the location of the proposed holding pond, noting this backed up to her property. She stated she was worried about all of the old oak trees. She questioned why all of the trees on the hill were being taken down. She asked how many trees were being taken down by the developer.

Planner Shawn Kaye explained she was uncertain of the number of trees that were being removed, but noted the developer was required to replace 58 trees.

Ms. Courier requested a buffer be put in place at the edge of her property line and requested not all of the trees be removed behind her home. She recommended a DNR endangered species impact review be completed on this property because she has seen trillians, lady slippers and kittentails. She commented she was concerned with how this development would impact the trees, plants and wildlife.

Rick Currier, 355 Forest Drive, explained he was concerned about the encroachment on the wetlands. He reported the wetlands was an alive and active ecosystem that was surrounded

by a ring of trees. He expressed concern with how some of the proposed homes would encroach on this wetland area. He asked that the old trees be saved in order to save and protect the wetland areas. He recommended a DNR endangered species impact review be completed in order to better understand how the wetlands and plant species will be impacted.

Greg Lucid, 348 Forest Drive in Circle Pines, stated she has two daughters, ages seven and five. He asked that the city of Blaine consider how the adjacent families will be impacted by this development. He understood Blaine would not be closing Flowerfield Road, but asked that the city be mindful of the residents and pedestrians that were using this roadway.

Flora Palmer, 143 Canterbury Road in Circle Pines, asked that the environment be maintained. She stated she would be very disappointed as a Circle Pines resident if Flowerfield Road were closed. She reported the wetlands has Blanding turtles and Sandhill cranes that should be protected.

Anthony Zabel, 351 Forest Drive, explained he had many of the same concerns that have already been raised by his neighbors. He asked if the excavation work would be completed in order to create the catch basin or ponding area. He asked that the mature oak trees be preserved wherever possible as this would assist with preserving property values.

Wes Palmer, 143 Canterbury Road in Circle Pines, urged the city not to close Flowerfield Road. He noted he has been using this roadway for the past 40 years.

The public hearing was closed at 7:46PM.

Chair Goracke requested staff speak to the need for a DNR impact study.

Project Engineer Teresa Barnes explained the DNR requires all new subdivisions to complete a threatened and endangered species survey and if species are found on the property a takings permit could be applied for or areas may have to be avoided within the development. She reported this subdivision was preserving 19 acres of wetland area. She indicated this development would be impacting less than one-fourth of an acre of wetland property.

Chair Goracke noted Flowerfield Road had over 1,000 cars per day and the additional homes would put another 250 trips per day. He inquired what the capacity was for Flowerfield Road.

Project Engineer Teresa Barnes reported this roadway could handle well over 1,200 trips cars per day. She indicated roads would back up at certain times in the day.

Chair Goracke inquired if the city was considering closing Flowerfield Road.

Project Engineer Teresa Barnes explained city staff would not support closing Flowerfield Road.

Chair Goracke asked that the applicant come forward at this time.

Mark Guenther, Fenway Land Company, introduced himself to the commission and addressed the questions that had been raised by the neighbors. He explained the development flex request would allow him the opportunity to preserve as much of the natural area as possible while placing the homes in the appropriate areas. He discussed how he has worked to reduce the impact on the wetlands noting only 2,000 square feet of wetlands would be impacted by the proposed development. He reported the DNR had been onsite to conduct an endangered species survey and provided him with the report. He stated he would be looking at avoidance where possible. He noted this permit was in process and has not yet been finalized. He indicated not all of the trees on the property would be saved, due to the city's ponding and stormwater requirements. He noted the outlots would be deeded to the city for stormwater. He explained he would be trying to replace as many trees as possible and noted he could not control the wildlife.

Chair Goracke inquired if this development would impact the adjacent homeowners' wells.

Project Engineer Teresa Barnes stated she would have to look into this noting she did not anticipate there would be any impacts. She indicated the proposed stormwater ponds would only collect surface water.

Chair Goracke questioned if the one homeowner could purchase the lot behind their home.

Project Engineer Teresa Barnes reported this would be a private matter between the homeowner and the developer.

Mr. Guenther stated he had spoken with the homeowner regarding this matter.

Chair Goracke explained he supported the city taking a closer look at the condition of Flowerfield Road.

Planner Shawn Kaye suggested this be made as a recommendation to the city council and not a condition for approval for this planning case.

Chair Goracke stated he would recommend the city council take a look at completing roadway improvements on Flowerfield Road. He noted this was an older, narrow roadway. The planning commission supported this recommendation.

**Motion by Commissioner Swanson to recommend approval of Planning Case 25-0052 A a rezoning from Single Family (R-1) to Development Flex (DF), with the following rationale:**

**Case 25-0052A:**

- 1. The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent developments. The standards will create an attractive benchmark of quality homes with a desired range in appearance, style, density, and construction value and market appeal.**
- 2. The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is**

allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.

**Motion by Commissioner Swanson to recommend approval of Planning Case 25-0052B a preliminary plat to subdivide 31.92 acres into 32 single-family lots and 4 outlots to be known as Flowerfield with the following conditions:**

**Case 25-0052B:**

- 1. Park dedication will be required for the 32 new lots being constructed at the rate of \$5,800 per unit (2026 rate), for a total park dedication fee of \$185,600 if paid in 2026. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.**
- 2. The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting for upland acreage. The 2025 rate for Sanitary Sewer District 6 is \$6,999.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 11 acres of upland for a total sewer area charge of \$76,989.00.**
- 3. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.**
- 4. All development signage by separate review.**
- 5. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard. Lots 1-4 Block 3, and Lots 1-4 Block 4, are required to have one front yard tree.**
- 6. Thirty-seven trees are required to be planted adjacent to Lexington Avenue and 10 trees along the entrance to Street A.**
- 7. The developer must meet the City's Tree Preservation requirements by planting 58 replacement trees for the lots that are preliminary platted (7.19 disturbed acres). This requirement can be met with the required front and rear yard trees, and trees planted adjacent to Lexington Avenue.**
- 8. 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.**
- 9. Execution and recording of a development agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.**
- 10. Sidewalks and/or trails are required on all streets and location will be determined in the plan review process.**
- 11. Streetlights shall be installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the developer, will be required to be maintained by the homeowners association.**

12. Water and Sanitary Sewer Availability Charges (WAC & SAC) become due with each building permit.
13. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
14. A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in an easement.
15. The developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.
16. The developer to incorporate review comments from the Metropolitan Council and Anoka County Highway Department.
17. The developer is responsible to obtain a Rice Creek Watershed District permit and submit a copy to the City prior to any site work.

**Motion by Commissioner Swanson to recommend approval of Planning Case 25-0052C a conditional use permit to allow construction of 32 single-family homes in a Development Flex (DF) zoning district with the following conditions:**

**Case 25-0052C:**

**Single Family - Development Flex (DF) Development Standards  
Permitted Uses:**

1. Single-family detached dwellings
2. Group family daycare

**Accessory Uses:**

1. Private attached garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools meeting the requirements of Blaine Municipal Code Chapter 18 Article III.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

**Conditional Uses:**

1. Home occupations listed as Conditional Uses in Section 129-10

**Standards:**

1. Blocks:
  - 1 and 2 (West Side)
    - Front yard setback - 25 feet
    - Side yard setback - 5 feet (house and garage)
    - Corner side yard setback - 20 feet
    - Rear yard setback - 30 feet
  - Blocks 3-5 (East Side)
    - Front yard setback - 25 feet

- Side yard setback - 7.5 feet (house and garage)
  - Corner side yard setback - 20 feet
  - Rear yard setback - 30 feet
2. **Maximum building height - 2 1/2 stories or 35 feet.**
  3. **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 dimension 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.**
  4. **The minimum finished floor area above grade for all homes shall be 1,500 square feet above ground for a single-level home and 1,800 square feet above ground for a two-story home.**
  5. **All homes shall have a minimum depth and width of 24 feet.**
  6. **All homes to incorporate multiple gables or varied rooflines and articulation of the front façade. Premium materials such as brick, natural stone, stucco, cementitious or engineered wood siding or shake shingle siding on all front elevations. Vinyl/metal siding can be utilized on the side and rear elevations.**
  7. **All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.**
  8. **Driveways shall not be constructed closer than three 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.**
  9. **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.**
  10. **Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard.**
  11. **The developer to require the Homeowners Association to maintain all common areas.**
  12. **All development entrance signage by separate permit.**

**Motion seconded by Commissioner Howard. The motion passed 4-0.**

Chair Goracke noted this would be on the agenda of the February 2, 2026 city council meeting.



# City of Blaine Staff Report

File Number: RES 26-16

Agenda Date	Status
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February 18, 2026

In Control	File Type
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City Council

Resolution

**Development Business** - Sheila Sellman, Community Development Director

## Agenda Item # 9.3

Resolution Granting a Conditional Use Permit to Allow the Construction of 32 Single-Family Homes in a Development Flex (DF) Zoning District on the NE Corner of Lexington Avenue and Flowerfield Road NE. Fenway Land Company (Flowerfield) (Case File No. 25-0052/SLK)

## Executive Summary

The applicant is requesting a conditional use permit to allow the development of 32 single-family homes.

## Background

Planning Commission Public Hearing	01/13/26
City Council (Conditional Use Permit)	02/18/26
Action Deadline (60 Days)	02/07/26
Action Deadline (60 Days - City Extended)	04/08/26

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

## Evaluation of Request

### Planning Analysis

The applicant is requesting to create 32 single-family lots. The proposal includes a rezoning from Single Family (R-1) to Development Flex (DF), a Conditional Use Permit (CUP) for development standards, and a preliminary plat. The plat features 18 single-level villas and 14 two-story single-family homes. The villa (west side) component of the neighborhood will provide low-maintenance living and the HOA will provide for the upkeep of common areas and snow removal.

### Surrounding Zoning and Uses

The properties to the north are zoned R-1 and DF with single-family homes and wetlands. Single family homes located in Circle Pines are to the east, Lexington Avenue is to the west, and DF zoned

townhomes are located to the south.

#### Current Zoning

The site is currently zoned R-1. The purpose 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.

#### Proposed Zoning

A rezoning to DF is necessary as the R-1 district requires a minimum lot width of 80 feet, lot depth of 125 feet, and a 10,000 sf lot size. The proposal is for detached single-family homes.

#### Land Use Designation

The subject site is designated Low Density Residential (LDR) in the City's Comprehensive Land Use Plan. The LDR designation is for single-family homes with a density of 2.5–6 units an acre. The proposal meets this designation: single family and a density of 2.56 units/acre.

#### Existing Conditions

The site is currently made up of three parcels with frontage on Lexington Avenue and Flowerfield Road. The site has no buildings. The existing parcel has wetlands located in the center of the site.

#### History

There are no previous approvals on this property.

The applicant requested feedback on rezoning to DF for 32 single-family homes at a July 2025 City Council Workshop meeting, and there was a consensus that a rezoning would be supported for 32 homes. The City Council stressed the need for some type of trail/pedestrian traffic plan should this go forward, as well as potential road improvements to address increased vehicle traffic as Flowerfield Road was very narrow.

#### Plat

The preliminary plat creates 32 single family lots and 4 outlots for ponding, wetlands, and future development. The DF zoning district does not have minimum lot sizes. The lot width of most lots proposed on the west side of the site is 50 feet. The narrowest lot width on the east side of the site is 44.5 feet (cul-de-sac lot, widens with depth) with most lots being wider than 60 feet at the setback line.

As proposed, the lot sizes are as follows:

- Single family lots range from 6,250 s.f to 20,291 s.f.
- Outlot A - 19.24 acres
- Outlot B - 1.41 acres
- Outlot C - 0.07 acres
- Outlot D - 0.10 acres

#### Architecture

The proposed single-family homes will have varying roof styles and exterior treatments. 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.

### Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP.

The setbacks are as follows:

Blocks 1 and 2 (West Side):

- Front yard setback - 25 feet
- Side yard setback - 5 feet (house and garage)
- Corner side yard setback - 20 feet
- Rear yard setback - 30 feet

Blocks 3-5 (East Side):

- Front yard setback - 25 feet
- Side yard setback - 7.5 feet (house and garage)
- Corner side yard setback - 20 feet
- Rear yard setback - 30 feet

### Landscaping

The landscape plan proposes one front yard tree and one rear yard tree in the rear yard, except for 8 lots on the west side of proposed Street B (Lots 1-4 Block 3 and Lots 1-4 Block 4), as these lots have existing trees being preserved in the rear yard. Additional trees will be planted adjacent to Lexington Avenue and the entrance on Street A.

### Tree Preservation

Approximately 7.19 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 58 trees would be required for tree replacement purposes. The developer has proposed a total of 110 trees within this development. The tree preservation replacement requirement has been met. A total of 5.88 acres of trees are proposed to be saved on the site.

### Park Dedication

Park dedication will be required for the 32 new single-family lots being constructed at the rate of \$5,800 per unit (2026 rate) for a total park dedication fee of \$185,600 if paid in 2026. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

### **Engineering Analysis**

#### Grading/Storm Drainage

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

The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

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

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

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

#### Utilities

The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting of each lot. The 2025 rate for Sanitary Sewer District 5 is \$2,473.00 per lot and will be applied to each platted lot. This phase is proposing to develop 32 new lots for a total sewer area charge of \$79,136.00.

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.

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

#### Wetlands/Watershed/FEMA

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

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

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

### Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from two proposed public street connections to Flowerfield Road NE.

All local roads shall be constructed to 29-foot back-to-back of width and will extend to the edge of the plat for future connection with adjacent parcels.

Six-foot concrete sidewalks are required to be constructed on one side of all the newly created local streets. Location to be determined in the plan review process.

As part of the street design, the development will be required to provide streetlights installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of the lights that are installed that reflect the normal and typical lighting requirements by the City.

### Easements/Right-of-way/Permits

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

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

All local public streets require dedication of 60-feet of right-of-way.

The developer is to provide 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.

The plat will need to incorporate any plat or design comments received from the Metropolitan Council over their trunk sanitary sewer line that runs through the plat, and the Anoka County Highway Department, as it abuts Lexington Avenue (CSAH 17).

### **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. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
  - o The proposed single-family subdivision is consistent with the development on adjacent properties and is guided LDR which allows up to 6 units per acre, and will not create excessive 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.
  - o 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.
  - o The architectural standards listed in the proposed conditions will ensure the use is compatible with neighboring properties and the intent of the DF zoning district.
4. The use, in the opinion of the city council, shall be reasonably related to the overall needs of the city and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
  - o The use is consistent with the purpose of the district to allow for flexible residential development. 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 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 uses.
6. The use shall not be in conflict with the comprehensive plan of the city.
  - o The use is consistent with the LDR land use.
7. The use will not cause traffic hazard or congestion.
  - o The proposed development will not result in any additional traffic hazards or additional congestion to the area.
8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.
  - o The proposed development, once constructed, will have the required utility services, adequate roads and necessary drainage facilities to service the proposed development.

**Attachment List:**

Zoning and Location Map

Preliminary Plat (2)

Grading Plan

Landscape Plan

Tree Preservation Plan

House Elevations

Narrative

Public Comments

Unapproved Planning Commission Minutes 1/13/26

Not applicable.

### Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit. The Planning Commission recommended the City Council take a look at completing roadway improvements on Flowerfield Road. 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.
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. Public Comments
3. Unapproved PC Minutes 011326



# City of Blaine

## Signature Copy

Resolution: RES 26-16

### **Resolution Granting a Conditional Use Permit to Allow the Construction of 32 Single-Family Homes in a Development Flex (DF) Zoning District on the NE Corner of Lexington Avenue and Flowerfield Road NE. Fenway Land Company (Flowerfield) (Case File No. 25-0052/SLK)**

**WHEREAS**, an application has been filed by Fenway Land Company as Conditional Use Permit Case File No. 25-0052 for Flowerfield; and

**WHEREAS**, said case involves the property described as follows:

Parcel 1 (36-31-23-23-0006)

That part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 31, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence North along the West line of said Southwest Quarter of the Northwest Quarter for a distance of 195 feet; thence East and parallel to South line of said Southwest Quarter of the Northwest Quarter for a distance of 165 feet; thence South and parallel to West line of said Southwest Quarter of the Northwest Quarter to said South line thereof; thence West along said South line to point of beginning.

Parcel 2 (36-31-23-23-0011)

The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 36. Township 31, Range 23, except the South 220 feet of the East 125 feet thereof, and except the North 410 feet of the West 500 thereof, and except the South 195 feet of the West 165 feet thereof, and except the North 220 feet of the West 225 feet of the South 415 feet thereof, and except that part described as follows: Beginning at a point on the South line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4); said point being 725 feet East of the Southwest corner thereof; thence easterly on said South line a distance of 200 feet; thence northerly at right angles a distance of 326.7 feet; thence westerly at right angles a distance of 200 feet; thence southerly at right angles a distance of 326.7 feet to the point of beginning. Except Parcel No. 21, Anoka County Highway Right of Plat No. 57.

Parcel 3 (36-31-23-23-0012)

The North 220 feet of the West 225 feet of the South 415 feet of the Southwest Quarter of the Northwest Quarter of Section 36, Township 31, Range 23, Anoka County, Minnesota, except Parcel No. 22, Anoka County Highway Right of Way Plat No. 57.

(abstract property)

**WHEREAS**, the Blaine Planning Commission held a public hearing on January 13, 2026, and recommended approval regarding said Conditional Use Permit; and

**WHEREAS**, the Blaine City Council has reviewed said case on February 18, 2026; 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 Chapter 109 ARTICLE XIII of the zoning ordinance to allow construction of 32 single-family homes in a Development Flex (DF) zoning district with the following conditions:

### **Single Family - Development Flex (DF) Development Standards**

#### Permitted Uses:

1. Single-family detached dwellings
2. Group family daycare

#### Accessory Uses:

1. Private attached garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools meeting the requirements of Blaine Municipal Code Chapter 18 Article III.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

#### Conditional Uses:

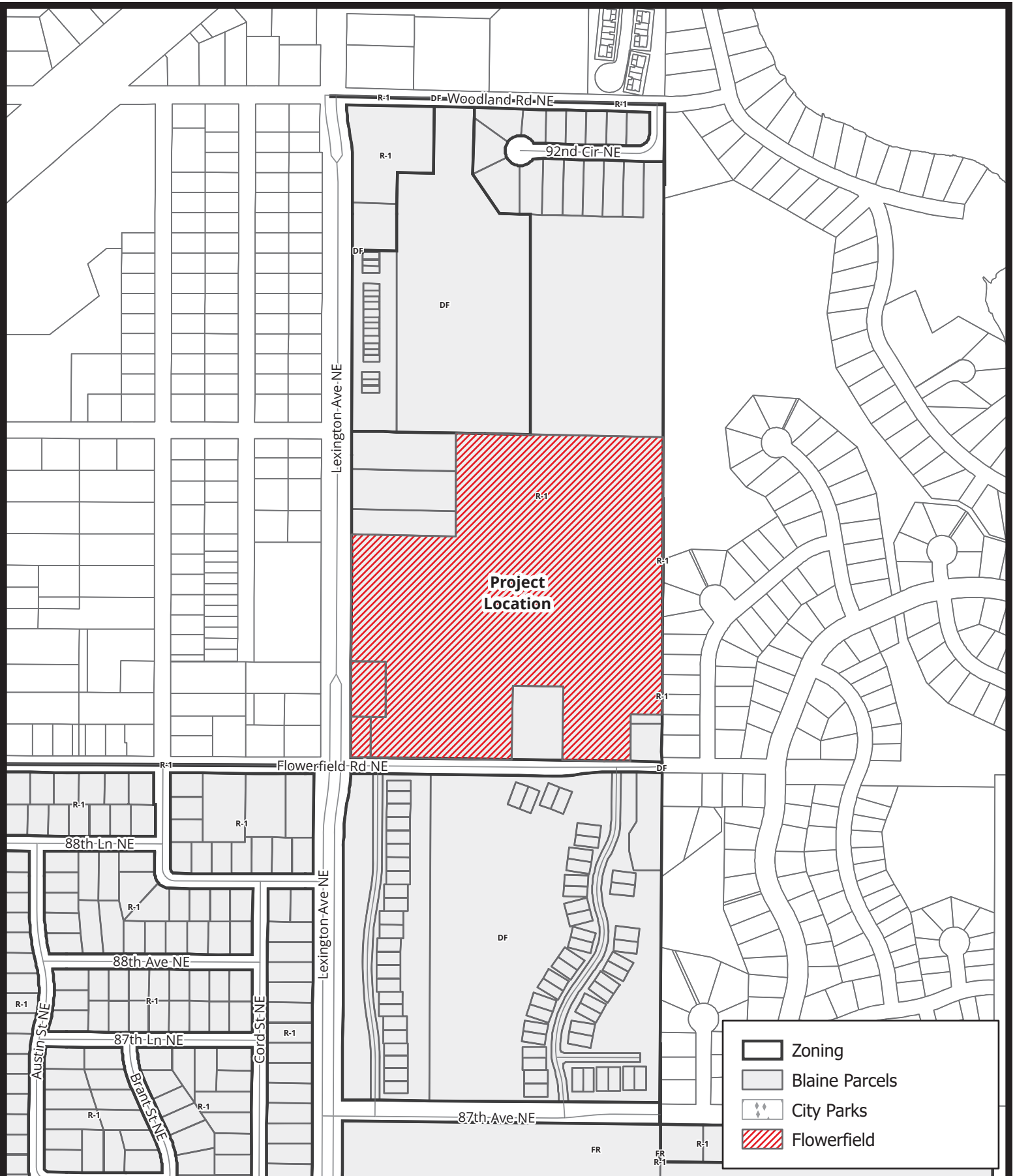
1. Home occupations listed as Conditional Uses in Section 129-10

#### Standards:

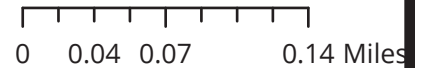
1. Blocks 1 and 2 (West Side)
  - a. Front yard setback - 25 feet
  - b. Side yard setback - 5 feet (house and garage)
  - c. Corner side yard setback - 20 feet
  - d. Rear yard setback - 30 feet
2. Blocks 3-5 (East Side)
  - a. Front yard setback - 25 feet
  - b. Side yard setback - 7.5 feet (house and garage)
  - c. Corner side yard setback - 20 feet
  - d. Rear yard setback - 30 feet
3. Maximum building height - 2 1/2 stories or 35 feet.
4. 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 dimension 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.
5. The minimum finished floor area above grade for all homes shall be 1,500 square feet above ground for a single-level home and 1,800 square feet above ground for a two-story home.
6. All homes shall have a minimum depth and width of 24 feet.

7. All homes to incorporate multiple gables or varied rooflines and articulation of the front façade. Premium materials such as brick, natural stone, stucco, cementitious or engineered wood siding or shake shingle siding on all front elevations. Vinyl/metal siding can be utilized on the side and rear elevations.
8. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
9. Driveways shall not be constructed closer than three 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.
10. 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.
11. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard.
12. The developer to require the homeowners association to maintain all common areas.
13. All development entrance signage by separate permit.

**PASSED** by the City Council of the City of Blaine this 18th day of February, 2026.



**Case File No. 25-0052**  
**Flowerfield**

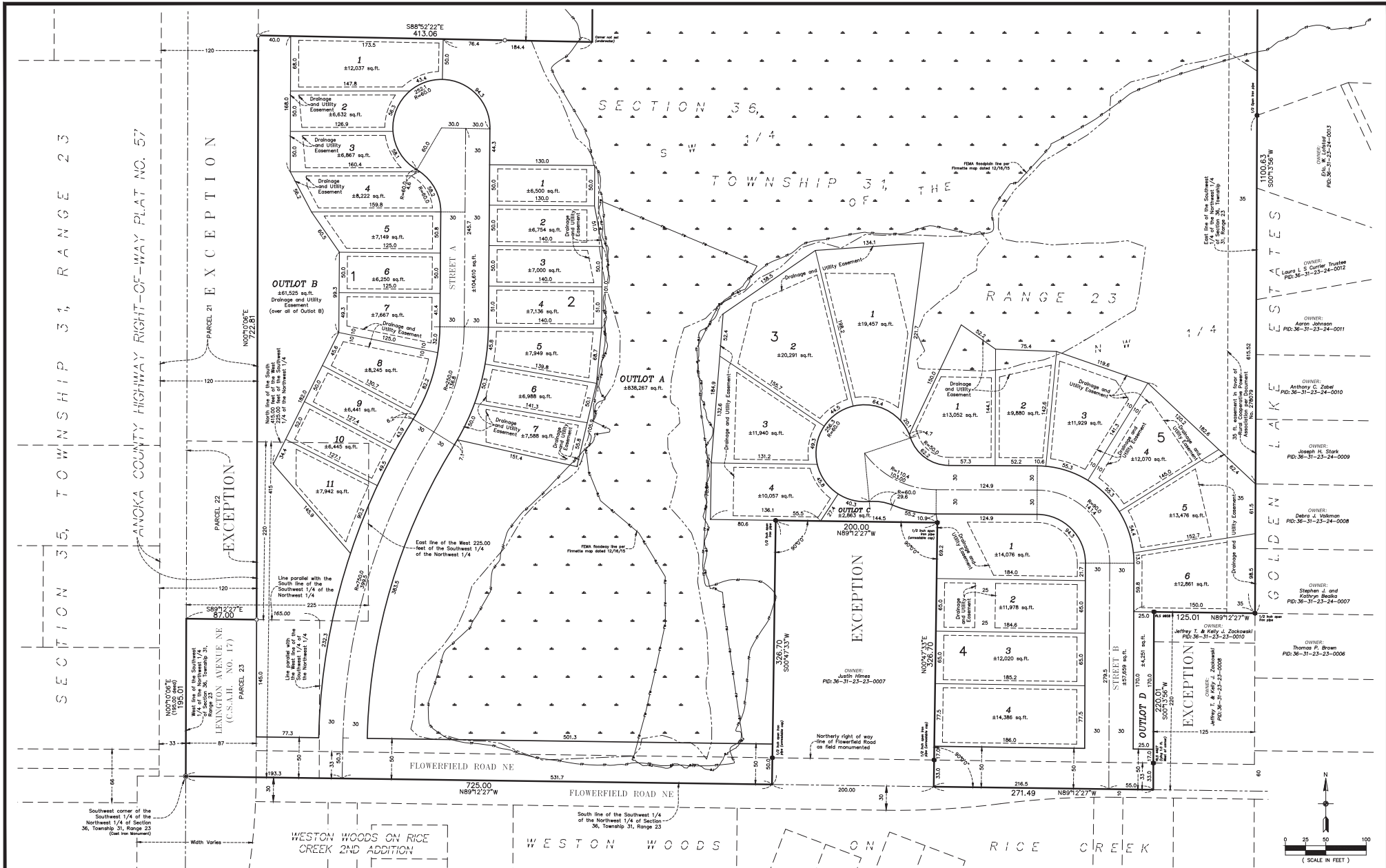


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 SURVEYING  
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 PLANNING

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

Print Name: Thomas R. Balluff, L.S.  
 Signature: *Thomas R. Balluff*  
 Date: 11/07/25 License #: 40361

DRAWN BY: NIS  
 ISSUE DATE: 11/07/25  
 FILE NO.: 2812

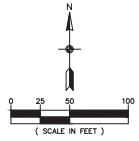
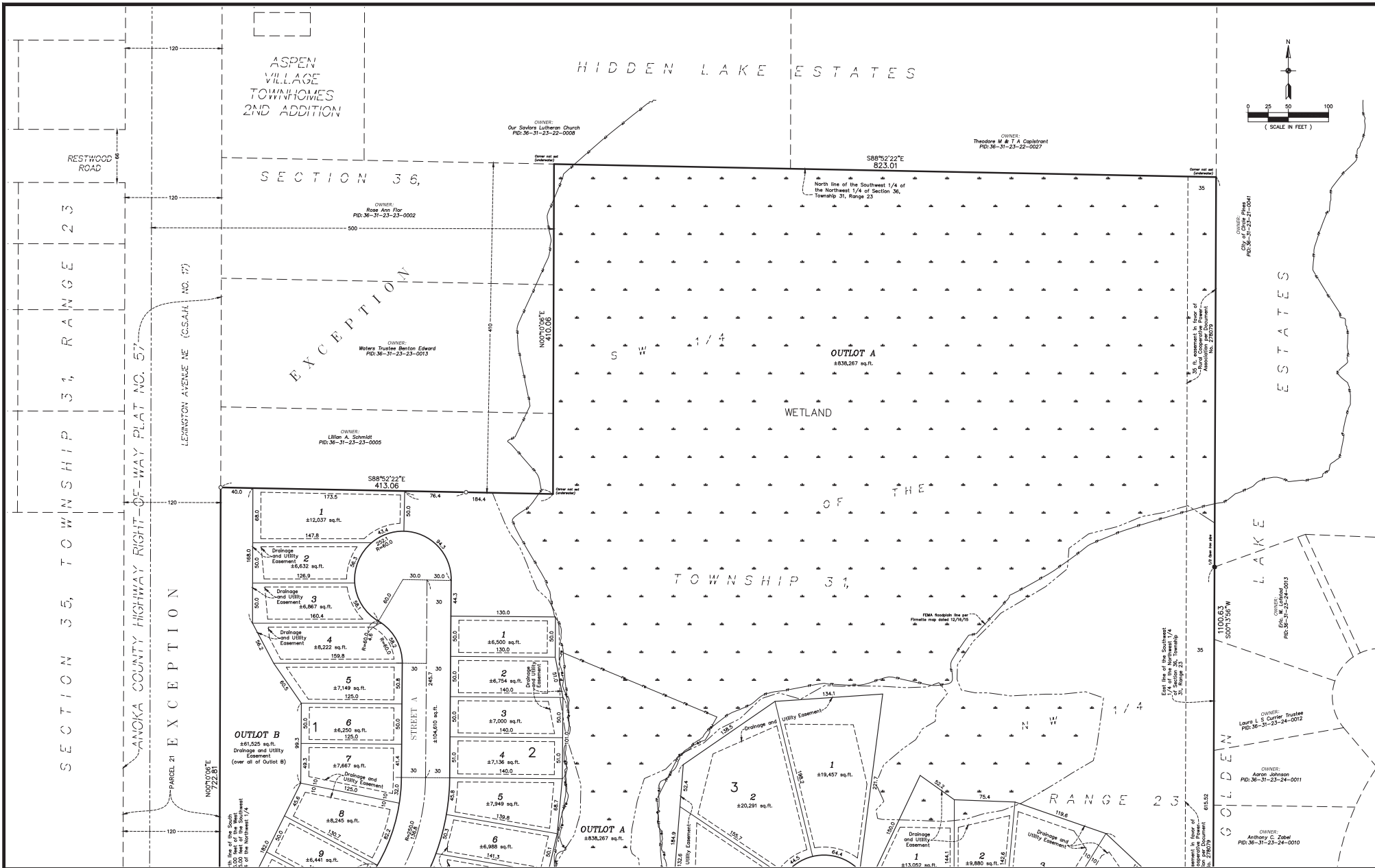
Revisions:  
 1. 11/21/25 Per City/RCD Comments

**FENWAY LAND COMPANY**  
 13925 Fenway Boulevard North  
 Hugo, MN 55038

**FLOWERFIELD**  
 Blaine, Minnesota

**PRELIMINARY PLAT**

4 of 10



**CARLSON ENGINEERING**

**CONSULTANT INFORMATION:**  
 Name: Thomas S. Baltuff, L.S.  
 License No. 22010  
 Date: 11/27/25  
 License No. 22010

**PROJECT INFORMATION:**  
 Name: FENWAY LAND COMPANY  
 Date: 11/27/25  
 License No. 22010

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

Scale: 11/27/25 License #: 22010

Sheet No. 1 of 5

Issue Date: 11/27/25

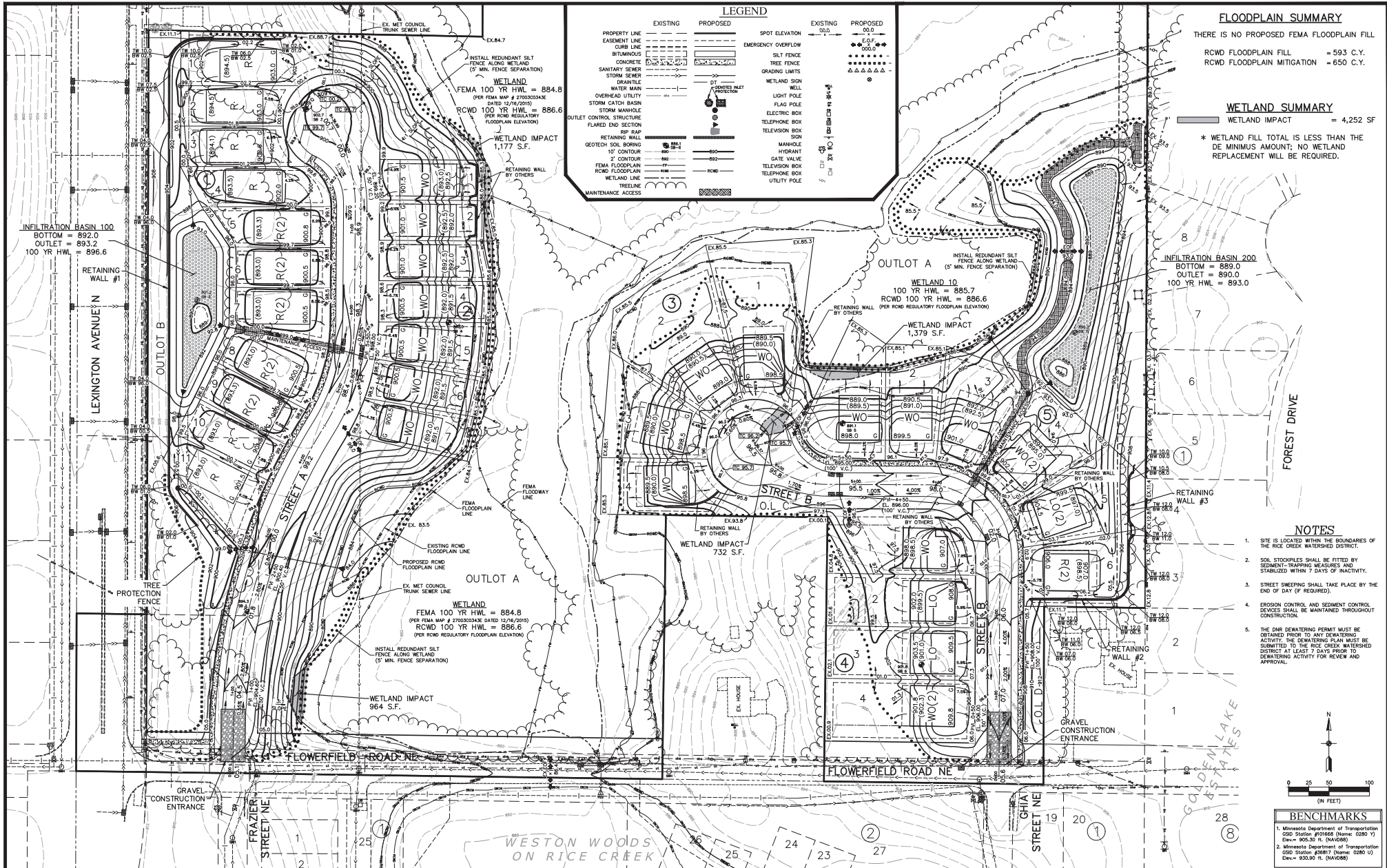
File No. 201

**FENWAY LAND COMPANY**  
 13925 Fenway Boulevard North  
 Hugo, MN 55038

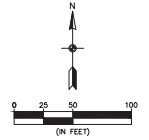
**FLOWERFIELD**  
 Blaine, Minnesota

**PRELIMINARY PLAT**

5 of 10



- NOTES**
1. SITE IS LOCATED WITHIN THE BOUNDARIES OF THE RICE CREEK WATERSHED DISTRICT.
  2. SOIL STOCKPIRES SHALL BE FITTED BY SEDIMENT-TRAPPING MEASURES AND STABILIZED WITHIN 7 DAYS OF INACTIVITY.
  3. STREET SWEEPING SHALL TAKE PLACE BY THE END OF DAY (IF REQUIRED).
  4. EROSION CONTROL AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
  5. THE DNR SEWERING PERMIT MUST BE OBTAINED PRIOR TO ANY SEWERING ACTIVITY. THE SEWERING PLAN MUST BE SUBMITTED TO THE RICE CREEK WATERSHED DISTRICT AT LEAST 7 DAYS PRIOR TO SEWERING ACTIVITY FOR REVIEW AND APPROVAL.



- BENCHMARKS**
1. Minnesota Department of Transportation GSD Station #10682 (Name: 0280 Y) Elev. = 905.30 ft. (NAVD83)
  2. Minnesota Department of Transportation GSD Station #6881 (Name: 0286 U) Elev. = 930.90 ft. (NAVD83)

**CARLSON ENGINEERING**  
 1400 W. UNIVERSITY AVENUE  
 SUITE 100  
 MINNEAPOLIS, MN 55425  
 TEL: 612.338.1100  
 FAX: 612.338.1101  
 WWW.CARLSONENGINEERING.COM

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.  
 Signature: *Aaron D. Birrell*  
 Date: 11/25/25 License #: 57811

Print Name: Aaron D. Birrell, P.E.  
 Drawn: GJS  
 Designed: ADB  
 Date: 11/25/25

Revision: 1. 11/21/25 Per City/RCWD Comments

**FENWAY LAND COMPANY**  
 13925 Fenway Blvd. N  
 Hugo, MN 55038

**FLOWERFIELD**  
 Blaine, Minnesota

**PRELIMINARY GRADING & EROSION CONTROL PLAN**

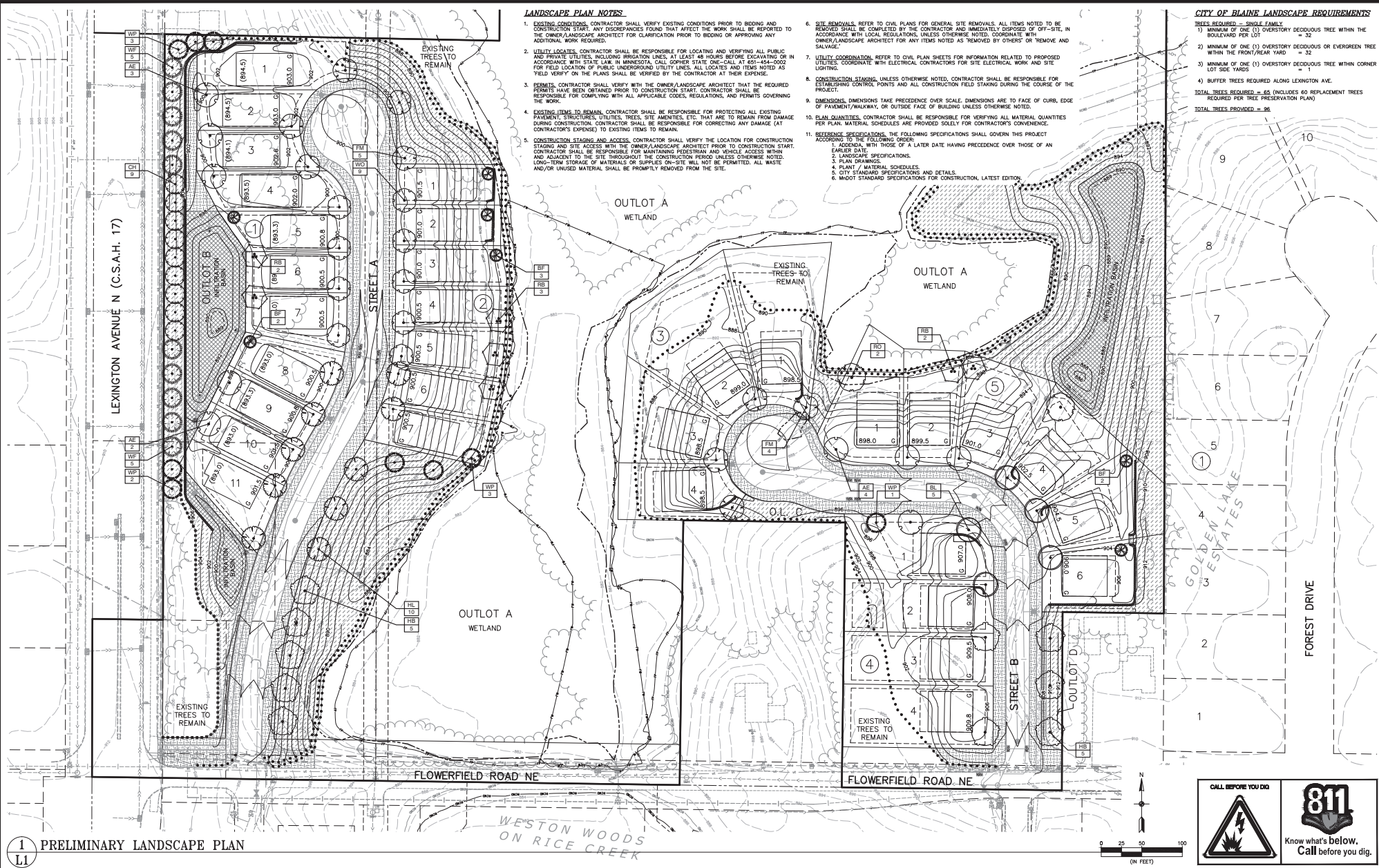
7 of 10

**LANDSCAPE PLAN NOTES**

- EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS YIELD VERIFY ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
- CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
- SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE'.
- UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
  - ADDITION, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
  - LANDSCAPE SPECIFICATIONS.
  - PLAN DRAWINGS.
  - PLANT / MATERIAL SCHEDULES.
  - CITY STANDARD SPECIFICATIONS AND DETAILS.
  - MAJOR STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

**CITY OF BLAINE LANDSCAPE REQUIREMENTS**

- TREES REQUIRED - SINGLE FAMILY
- MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN THE BOULEVARD PER LOT = 32
  - MINIMUM OF ONE (1) OVERSTORY DECIDUOUS OR EVERGREEN TREE WITHIN THE FRONT/REAR YARD = 32
  - MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN CORNER LOT SIDE YARDS = 1
  - BUFFER TREES REQUIRED ALONG LEXINGTON AVE.
- TOTAL TREES REQUIRED - 65 (INCLUDES 60 REPLACEMENT TREES REQUIRED PER TREE PRESERVATION PLAN)
- TOTAL TREES PROVIDED = 96



**1 PRELIMINARY LANDSCAPE PLAN**  
L1

CALL BEFORE YOU DIG

Know what's below. Call before you dig.



**RESPONSIBLE PROFESSIONAL ENGINEER**  
 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 Landscape Architect under the laws of the State of Minnesota

Print Name: Byron J. Rutledge, RLA  
 Signature: [Signature]  
 Date: 11/7/25 License #: 56346

Drawn: RJR  
 Designed: RJR  
 Date: 11/7/25

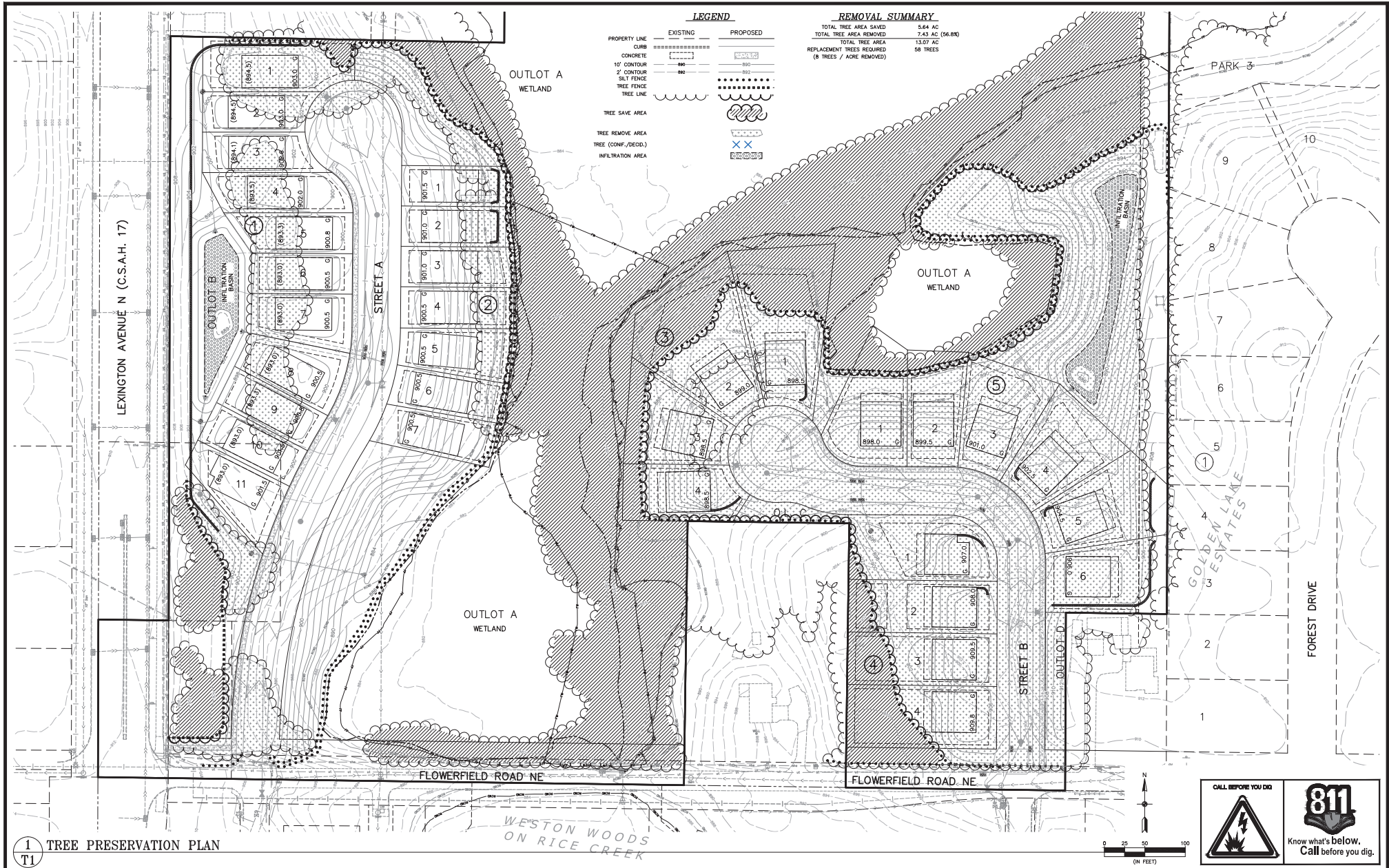
Revisions:  
 1. 11/21/25 Per City/RCWD Comments  
 2. 11/23/25 Per City/RCWD Comments

**FENWAY LAND COMPANY**  
 13925 Fenway Blvd. N  
 Hugo, MN 55038

**FLOWERFIELD**  
 Blaine, Minnesota

**PRELIMINARY LANDSCAPE PLAN**

L1 of 2



**1**  
T1 TREE PRESERVATION PLAN



**RESPONSIBLE ENGINEER**  
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 Landscape Architect under the laws of the State of Minnesota.

Print Name: Bryan J. Rutledge, RLA  
Signature: [Signature]  
Date: 11/7/25 License #: 56346  
Drawn: RJR  
Designed: RJR  
Date: 11/7/25

Revisions:  
1. 11/21/25 Per City/RICWD Comments

**FENWAY LAND COMPANY**  
13925 Fenway Blvd. N  
Hugo, MN 55038

**FLOWERFIELD**  
Blaine, Minnesota

**TREE PRESERVATION PLAN**

T1 of 1



# Flower Field Architectural Plans

## Stonegate Floor Plans and Elevations

### Smithtown Villa

Square Feet: 1,864 – 3,257



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## FLOORPLANS

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Smithtown "A" Main Level



Smithtown "A" Optional Finished Lower Level

# Halstead Home

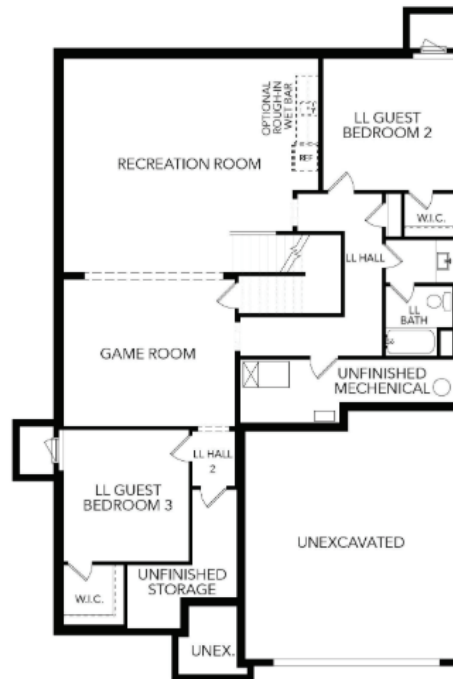
Square Feet: 1,811 – 3,857



## FLOORPLANS



Halstead "A" Main Level



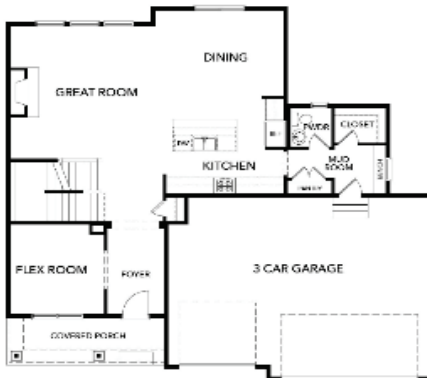
Halstead "A" Lower Level

# Marion Two-Story Home

Square Feet: 2,687 – 3,870



## FLOORPLANS



Marion "A" Main Level



Marion "A" Upper Level



Marion "A" Optional Finished Lower Level

# Palmer Home

Square Feet: 1,864 – 4,289



## FLOORPLANS



Palmer "A" Main Level



Palmer "A" Lower Level

# Riley Two-Story Home

Square Feet: 2,990 – 5,103



## FLOORPLANS



Riley "A" Main Level



Riley "A" Upper Level



Riley "A" Optional Finished Lower Level

# Jefferson Two-Story Home

Square Feet: 2,713 – 4,705



## FLOORPLANS



Jefferson "C" Main Level



Jefferson "C" Upper Level



Jefferson "C" Optional Lower Level

# Flower Field

## Narrative

### Blaine, MN

(Northeast corner of Lexington Ave and Flowerfield Rd)

## Introduction

Flower Field is a new residential neighborhood with a mix of housing options in the north-east corner of Blaine. The community features 18 single-level villas and 14 two-story single-family homes, with a wide range of home sizes, price points and architectural styles.

Since 2019, Fenway Land has been actively developing properties throughout the Twin Cities, focusing on creating thoughtful projects that meet the needs of both clients and the communities they serve. Stonegate Builders has been a dedicated and trusted leader in home construction since 1987 and is known for delivering exceptional home designs and outstanding customer experience.

Together, Fenway Land and Stonegate Builders bring a shared commitment to quality, community-focused development and aim to create a well-designed neighborhood.

## Density

The Flower Field property is 31.92 acres, with a total of 32 total homes planned for a gross density of 1.00 units/acre and a net density of 2.76 units/acre after excluding wetlands. This density falls within the target range for Blaine's Low to Low-to-Medium Density Residential areas and represents a balanced transition between nearby single-family neighborhoods and the surrounding community.

The project's rezoning to Development Flex (DF) allows for this diversity of housing types and clustering to preserve open space while maintaining a compatible overall density within the City of Blaine's comprehensive plan.

## Wetlands & Stormwater Ponding

Approximately 15 acres of wetlands span the northern and central portions of the site. The development has been intentionally designed to avoid direct wetland impacts and aims to protect the site's natural environment. Stormwater management

will incorporate best practices to detain runoff and protect downstream water and wetland quality.

## **Streets & Sidewalks**

Flower Field will feature two separate entrances aligned with the existing streets on the south side of Flowerfield road (Frazier Street NE and Ghia Street NE), each terminating in a cul-de-sac to avoid any impact on wetlands and minimize cut-through traffic.

Sidewalks will line each internal road and connect to the existing pedestrian systems on Frazier St and Ghia St. The internal sidewalk connecting to Fraizer Street will also connect to the trail along Lexington Ave.

All roadways, sidewalks, and utilities will be constructed in compliance with City standards and designed to improve pedestrian safety.

## **Landscaping & Open Space**

A tree survey has been conducted on the property with the goal of preserving as many high-quality and high-visibility trees as possible. Any necessary tree removals will be mitigated through re-planting in accordance with City standards. The landscaping plan will prioritize a higher concentration of conifer trees planted along Lexington Ave to provide additional screening.

The preserved wetland areas and tree buffers will also serve as natural open space amenities for residents.

## **Architecture**

Stonegate Builders will offer a range of architecturally cohesive villa and two-story single-family home plans, each with multiple elevations and material options to maintain visual variety and consistency in quality and neighborhood identity. This approach results in a unified and desirable residential environment that complements surrounding land uses and creates a long-term value for both residents and the City.

\*See Flower Field Architectural Plans for examples of Stonegate's floor plans and elevation renderings.\*

## HOA

The villa component of the neighborhood meets the increasing need of homeowners looking for low-maintenance living. The HOA will provide for the upkeep of common areas, snow removal, and provide restrictions on outdoor storage, parking and other issues to keep the neighborhood well maintained.

## Development Schedule

Construction of the development will start in Spring 2026.

## Contact Information

### **Applicant:**

Fenway Land Company

ATTN: Mark Guenther  
13025 Fenway Blvd N., Suite #300  
Hugo, MN 55038  
651-425-0469

### **Engineer:**

Carlson McCain

ATTN: Brian Krystofiak  
3890 Pheasant Ridge Drive Northeast  
Suite 100  
Blaine, MN 55449

### **Site Data:**

PID# 363123230011, 363123230012 & 363123230006

**From:** [Deb Volkman](#)  
**To:** [Planning](#)  
**Subject:** Case 25-0052 Fenway land company rezoning.  
**Date:** Tuesday, January 6, 2026 6:19:48 PM

---

Hello, I am a resident of 347 Forest Drive, my property will be impacted by this new development.

I am not able to attend the city meeting in person as I am traveling for work.

I would like to ask that the rezoning to Development Flex not be granted at this time. Based on Fenway's prior development in Hugo, Mn. They changed a portion of that planned and approved development from single family and townhomes to apartments.

Allowing this rezoning would allow them to do something similar. How residents must enter these plots an apartment building would cause significant traffic impact on Flowerfield and Lexington. Flowerfield is an heavily walked and biked street that is narrow with no sidewalks and wetlands on both sides limiting expansion of this street.

With the significant wetlands that drains into Rice Creek Watershed on this property. A large multiunit building could have a negative impact into this protected area with the additional traffic, automobiles, etc.

My ask would be to leave it as single-family zoning and if in the future there is a need to reconsider this would come back up for review. The impact to traffic and environment could be reviewed further before allowing a large multiunit building.

Thank you for consideration

Debra Volkman  
347 Forest Drive  
Circle Pines, Mn 55014

952-201-3333

Sent from my iPad

**From:** [andy4tx@comcast.net](mailto:andy4tx@comcast.net)  
**To:** [Planning](#)  
**Cc:** [andy4tx@comcast.net](mailto:andy4tx@comcast.net)  
**Subject:** Written Comments Regarding Case No. 25-0052  
**Date:** Monday, January 12, 2026 9:31:52 AM

---

**To: Blaine Planning Commission**  
**From: Andrew and Joan Eisenzimmer, 8873 Fraizer Street  
Northeast, City of Blaine**  
**Subject: Written Comments For Public Hearing**  
**Case: 25-0052**  
**Applicant: Fenway Land Company**  
**Location: NE Corner of Lexington Avenue and Flowerfield Road NE**

### **Introduction**

These written comments are being offered by Andrew and Joan Eisenzimmer, property owners "located within 350 feet of the proposed project," residing at 8873 Fraizer Street Northeast, City of Blaine.

The Applicant is requesting rezoning to Development Flex (DF), a preliminary plat for 32 single family lots and a Conditional Use Permit to allow the construction of 32 single-family homes in a DF zoning district.

We have lived in Weston Woods on Rice Creek since March 2019. Weston Woods has 68 townhomes consisting of 34 two-unit townhouse buildings and is bounded by Lexington Avenue on the west, 87<sup>th</sup> Avenue on the south, the City of Circle Pines on the east and Flowerfield Road on the north. The Applicant's potential development would be directly on the other side of Flowerfield Road from Weston Woods on Rice Creek and mere steps from our home.

We wish to express our hope that in reviewing and considering this development, the Planning Commission, and ultimately the City Council, strongly consider doing something to address Flowerfield Road, which would separate the two developments in that part of the city.

From our home we look out over Flowerfield Road, which at that location (east from Lexington Avenue to the City's border with Circle Pines), is an old, outdated rural section street, with no curb or gutter or sidewalk. It is narrower than city's standard residential street typical section. It is unsafe and dangerous and inadequate to even handle the present volume of traffic, most of which is to-and-from Circle Pines. Traffic from Circle Pines and the Golden Lake School frequently back up on it and vehicles constantly drive down it at high speeds from Lexington.

A recent traffic count by the Blaine City Engineering Department measured the traffic on Flowerfield at that location. The traffic count disclosed that it handled an average daily traffic of 1059 vehicles per day, which accounts

for 7413 vehicles per week. That same traffic count disclosed that nearby 87<sup>th</sup> Avenue Northeast, which also accesses Lexington Avenue and which was built to current city standards, handles far less traffic.

That part of Flowerfield Road is clearly inconsistent with the Blaine Pavement Management Program's commitment to provide "functional, safe and efficient travel" and is not well-suited for either present or future use. This should be of real concern to the Planning Commission, and the City Council, as it relates to this Application, and as it is to us and most of our fellow residents and will be to potential residents of the new development.

From the beginning, we have expressed our support for the proposed development which would include housing complimentary to ours, it would enhance the neighborhood and the area along Lexington Avenue and it would be positively reflective of the Blaine community.

Thus, as noted below, we urge that any action by the Planning Commission for recommendation to the City Council should be conditional as regards a concurrent need to address Flowerfield Road as part of any rezoning and conditional use permit.

### **Planning Commission**

Clearly, among the defined tasks of the Planning Commission are to review and advise the City Council regarding "immediate planning issues" and "specific development proposals." Thus, in reviewing the Applicant's proposal, the Planning Commission importantly should urge the City Council to address the needs of Flowerfield Road as an immediate planning issue obviously relevant to the expected development.

### **Development Flex (DF) District**

The Blaine Code of Ordinances, in Section 109-370, as it relates to creating a DF District, expresses the intent to "protect the interest of surrounding properties," in part by "preserving the health, safety, order, convenience, prosperity, and general welfare of the city and its inhabitants."

We, along with the other owners of households within Weston Woods, have paramount interests as it relates to this proposal as owners of surrounding properties. Those interests include health and safety pertaining to the poor, unsafe and outdated condition of Flowerfield Road, as well as our general welfare as adjoining city inhabitants.

Section 109-371 of the Code of Ordinances establishes criteria to be considered in processing an application for rezoning to a DF District, among them that the proposal "shall not impose any undue burden upon public services and facilities," including "streets."

There is already an undue burden on Flowerfield Road when one considers that this overly narrow "rural road"(about 24 feet in width compared to modern street widths of about 44 feet), without curb or gutter or sidewalks, carries over a thousand vehicles per day. Quite obviously, constructing 32 single family-homes on two streets intersecting that same Flowerfield Road can only have the effect of substantially increasing that already undue burden. In other words, Flowerfield Road is not well-suited for either present or future use.

It is not well known, but of particular note is that other than Flowerfield Road, our streets within Weston Woods (Ghia, 87<sup>th</sup> Lane and Fraizer) are private; they are not dedicated to public use. They are maintained and plowed, etc. by Weston Woods, not the City. Our streets are supposed to be only for our residents and guests. Outside traffic is an ever-increasing problem on our streets. On a daily basis our private streets are used by non-residents especially because of the overburdened traffic along Flowerfield Road. This already adversely affects us and our fellow residents and will most certainly continue to increase with any new development.

### **Conditional Use Permit**

The Blaine Code of Ordinances, in Section 101-4, as it relates to granting a conditional use permit, provides that the City Council consider the advice and recommendations of the Planning Commission and the "effect of the proposed use" upon the "health, safety, and general welfare of occupants of surrounding lands," including that the "use shall not create an excessive burden" on existing streets, will not "cause traffic hazard or congestion" and will have adequate "access roads."

At the risk of overly-repeating the deficiencies of Flowerfield Road as an access road for the development contemplated by this Application for a conditional use permit, any recommendation should be conditional as regards a concurrent need to address Flowerfield Road as part of any conditional use permit.

### **Conditional Approval**

The Blaine Code of Ordinances, in Section 101-4, also specifies that the procedure for obtaining a conditional use permit includes both the obligation to "determine possible adverse effects of the conditional use" and "what additional requirements may be necessary to reduce such adverse effects." That procedure allows the Planning Commission to recommend "one of three actions," including "Conditional approval." This procedure facilitates a process, also specified by Section 101-4, by which the City Council "may impose conditions it considers necessary to protect the public health, safety, and welfare."

Thus, we urge that the Planning Commission adopt an action which would consist of a Conditional Approval, with a further recommendation to the

City Council to adopt additional requirements which would mitigate the adverse effects of this proposal as it relates to Flowerfield Road, minimize the expected increased undue burden, eliminate the hazardous road conditions and the increased congestion, all of which would likely accompany this further development.

Through such a procedure, the City Council could then order that a traffic study be undertaken to determine the needs of the neighborhood, as it relates to Flowerfield Road and including surrounding streets, impacted by this development.

**Conclusion**

As we have stated at the beginning, we have and will continue to express our support for this development project as it goes forward and at the same time, we wish to identify for you our interests and concerns so that you may be mindful of them as the planning and approval process moves forward.

Thank you for your careful consideration.

**Andrew and Joan Eisenzimmer**

**From:** [Erik Sundberg](#)  
**To:** [Planning](#)  
**Subject:** Case 25-0052  
**Date:** Tuesday, January 13, 2026 5:09:19 PM

---

Hello,

I am deeply concerned about the rezoning proposed in Case 25-0052.

I see this is being brought before the Blaine City Council, however; the impacts of this development are going to be more impactful on Circle Pines and Lexington residents.

Has this been brought to those cities' respective city councils? This will have tremendous environmental consequences on the wetland, forest, deer and turkey populations within the proposed plot of land.

The addition of 32 new homes will increase the congestion of getting onto Lexington Avenue. If this goes forward, it is critical that Fenway pays for a signal.

I am a new resident of Circle Pines and the primary reason we chose this city was the abundance of natural space. Blaine's commitment to overdevelopment is greatly reducing the appeal of the Centennial Lakes community. I understand that development is inevitable, but rezoning in this case feels completely unnecessary except to make a developer slightly richer.

I am unfortunately unable to attend tonight's meeting due a family medical emergency, so I hope this email is sufficient to voice my concerns.

Thank you for your consideration in this matter and hopefully common sense prevails.

Best,

Erik Sundberg

651-206-8086



# City of Blaine

## Planning Commission

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January 13, 2026 | 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, January 13, 2026. Chair Goracke called the meeting to order at 7:00PM.

#### 2. Roll Call

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

Members Absent: Commission Members Geiselhart, Halpern and Olson.

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

#### 4. Public Hearing

**4.2.** 2025-616 Case File No. 25-0052 // Fenway Land Company // NE Corner of Lexington Avenue and Flowerfield Road NE

The applicant is requesting the following:

1. Rezoning from Single Family (R-1) to Development Flex (DF).
2. Preliminary plat to subdivide 31.92 acres into 32 single family lots and 4 outlots to be known as Flowerfield.
3. Conditional use permit to allow construction of 32 single-family homes in a Development Flex (DF) zoning district.

*Sponsors: Shawn Kaye, Planner*

The report to the planning commission was presented by Shawn Kaye, Planner and Teresa Barnes, Project Engineer. The public hearing for Case File 25-0052 was opened at 7:12PM.

Andrew Eisenzimmer, 8873 Frazier Street NE, explained he was a Weston Woods resident

and was the president of the Weston Woods on Rice Creek Homeowners Association. He reported he submitted written comments to the planning commission and noted his association supported the development project. He believed the 32 single-family homes were a good use of the property. He expressed concern with the speed and level of traffic on Flowerfield Road. He discussed how traffic was flowing through his neighborhood, which had private roadways, in order to avoid Flowerfield Road while trying to get to Lexington Avenue. He explained there was an undo burden on his private streets and Flowerfield Road, which would be exacerbated by the new development. He reported his development would be submitting a petition to the city regarding Flowerfield Road. He asked that the city address the concerns regarding Flowerfield Road.

Susan Schmidt, 8983 Lexington Avenue NE, explained she would be purchasing her mom's house on the north end of the field. She understood the traffic concerns along Flowerfield Road. She asked if the rezoning would impact the adjacent properties. She questioned how the wildlife would be impacted by the new development and inquired how the outlots would be utilized.

Becca Kempenich, 360 Flowerfield Road in Circle Pines, reported she was the first house in Circle Pines along Flowerfield Road. She explained she was concerned with the speed and level of traffic on Flowerfield Road, noting she had two small children. She indicated she did not want Flowerfield Road closed, because this would put a cul-de-sac in her yard. She discussed how the new development would bring in more families which would impact Golden Lake Elementary School, which was already crowded. She indicated she would like to see the wildlife and trees in the area protected.

Kelly Zaczkowski, 4365 Flowerfield Road, stated she has lived in her home for the past 25 years and her husband has lived in the home since 1988. She asked that the trees be protected, especially the 200 year old oaks. She noted she has spoken with the city forester and the developer to ensure the trees on her property line are maintained. She asked that none of the grading disrupt her trees. In addition, she did not want her well impacted. She stated she was interested in purchasing Lot 6, which was directly behind her home in order to see the trees and wildlife maintained.

Laura Currier, 355 Forest Drive, commented on the location of the proposed holding pond, noting this backed up to her property. She stated she was worried about all of the old oak trees. She questioned why all of the trees on the hill were being taken down. She asked how many trees were being taken down by the developer.

Planner Shawn Kaye explained she was uncertain of the number of trees that were being removed, but noted the developer was required to replace 58 trees.

Ms. Courier requested a buffer be put in place at the edge of her property line and requested not all of the trees be removed behind her home. She recommended a DNR endangered species impact review be completed on this property because she has seen trillians, lady slippers and kittentails. She commented she was concerned with how this development would impact the trees, plants and wildlife.

Rick Currier, 355 Forest Drive, explained he was concerned about the encroachment on the wetlands. He reported the wetlands was an alive and active ecosystem that was surrounded

by a ring of trees. He expressed concern with how some of the proposed homes would encroach on this wetland area. He asked that the old trees be saved in order to save and protect the wetland areas. He recommended a DNR endangered species impact review be completed in order to better understand how the wetlands and plant species will be impacted.

Greg Lucid, 348 Forest Drive in Circle Pines, stated she has two daughters, ages seven and five. He asked that the city of Blaine consider how the adjacent families will be impacted by this development. He understood Blaine would not be closing Flowerfield Road, but asked that the city be mindful of the residents and pedestrians that were using this roadway.

Flora Palmer, 143 Canterbury Road in Circle Pines, asked that the environment be maintained. She stated she would be very disappointed as a Circle Pines resident if Flowerfield Road were closed. She reported the wetlands has Blanding turtles and Sandhill cranes that should be protected.

Anthony Zabel, 351 Forest Drive, explained he had many of the same concerns that have already been raised by his neighbors. He asked if the excavation work would be completed in order to create the catch basin or ponding area. He asked that the mature oak trees be preserved wherever possible as this would assist with preserving property values.

Wes Palmer, 143 Canterbury Road in Circle Pines, urged the city not to close Flowerfield Road. He noted he has been using this roadway for the past 40 years.

The public hearing was closed at 7:46PM.

Chair Goracke requested staff speak to the need for a DNR impact study.

Project Engineer Teresa Barnes explained the DNR requires all new subdivisions to complete a threatened and endangered species survey and if species are found on the property a takings permit could be applied for or areas may have to be avoided within the development. She reported this subdivision was preserving 19 acres of wetland area. She indicated this development would be impacting less than one-fourth of an acre of wetland property.

Chair Goracke noted Flowerfield Road had over 1,000 cars per day and the additional homes would put another 250 trips per day. He inquired what the capacity was for Flowerfield Road.

Project Engineer Teresa Barnes reported this roadway could handle well over 1,200 trips cars per day. She indicated roads would back up at certain times in the day.

Chair Goracke inquired if the city was considering closing Flowerfield Road.

Project Engineer Teresa Barnes explained city staff would not support closing Flowerfield Road.

Chair Goracke asked that the applicant come forward at this time.

Mark Guenther, Fenway Land Company, introduced himself to the commission and addressed the questions that had been raised by the neighbors. He explained the development flex request would allow him the opportunity to preserve as much of the natural area as possible while placing the homes in the appropriate areas. He discussed how he has worked to reduce the impact on the wetlands noting only 2,000 square feet of wetlands would be impacted by the proposed development. He reported the DNR had been onsite to conduct an endangered species survey and provided him with the report. He stated he would be looking at avoidance where possible. He noted this permit was in process and has not yet been finalized. He indicated not all of the trees on the property would be saved, due to the city's ponding and stormwater requirements. He noted the outlots would be deeded to the city for stormwater. He explained he would be trying to replace as many trees as possible and noted he could not control the wildlife.

Chair Goracke inquired if this development would impact the adjacent homeowners' wells.

Project Engineer Teresa Barnes stated she would have to look into this noting she did not anticipate there would be any impacts. She indicated the proposed stormwater ponds would only collect surface water.

Chair Goracke questioned if the one homeowner could purchase the lot behind their home.

Project Engineer Teresa Barnes reported this would be a private matter between the homeowner and the developer.

Mr. Guenther stated he had spoken with the homeowner regarding this matter.

Chair Goracke explained he supported the city taking a closer look at the condition of Flowerfield Road.

Planner Shawn Kaye suggested this be made as a recommendation to the city council and not a condition for approval for this planning case.

Chair Goracke stated he would recommend the city council take a look at completing roadway improvements on Flowerfield Road. He noted this was an older, narrow roadway. The planning commission supported this recommendation.

**Motion by Commissioner Swanson to recommend approval of Planning Case 25-0052 A a rezoning from Single Family (R-1) to Development Flex (DF), with the following rationale:**

**Case 25-0052A:**

- 1. The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent developments. The standards will create an attractive benchmark of quality homes with a desired range in appearance, style, density, and construction value and market appeal.**
- 2. The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is**

allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.

**Motion by Commissioner Swanson to recommend approval of Planning Case 25-0052B a preliminary plat to subdivide 31.92 acres into 32 single-family lots and 4 outlots to be known as Flowerfield with the following conditions:**

**Case 25-0052B:**

- 1. Park dedication will be required for the 32 new lots being constructed at the rate of \$5,800 per unit (2026 rate), for a total park dedication fee of \$185,600 if paid in 2026. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.**
- 2. The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting for upland acreage. The 2025 rate for Sanitary Sewer District 6 is \$6,999.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 11 acres of upland for a total sewer area charge of \$76,989.00.**
- 3. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.**
- 4. All development signage by separate review.**
- 5. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard. Lots 1-4 Block 3, and Lots 1-4 Block 4, are required to have one front yard tree.**
- 6. Thirty-seven trees are required to be planted adjacent to Lexington Avenue and 10 trees along the entrance to Street A.**
- 7. The developer must meet the City's Tree Preservation requirements by planting 58 replacement trees for the lots that are preliminary platted (7.19 disturbed acres). This requirement can be met with the required front and rear yard trees, and trees planted adjacent to Lexington Avenue.**
- 8. 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.**
- 9. Execution and recording of a development agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.**
- 10. Sidewalks and/or trails are required on all streets and location will be determined in the plan review process.**
- 11. Streetlights shall be installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the developer, will be required to be maintained by the homeowners association.**

12. Water and Sanitary Sewer Availability Charges (WAC & SAC) become due with each building permit.
13. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
14. A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in an easement.
15. The developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.
16. The developer to incorporate review comments from the Metropolitan Council and Anoka County Highway Department.
17. The developer is responsible to obtain a Rice Creek Watershed District permit and submit a copy to the City prior to any site work.

**Motion by Commissioner Swanson to recommend approval of Planning Case 25-0052C a conditional use permit to allow construction of 32 single-family homes in a Development Flex (DF) zoning district with the following conditions:**

**Case 25-0052C:**

**Single Family - Development Flex (DF) Development Standards  
Permitted Uses:**

1. Single-family detached dwellings
2. Group family daycare

**Accessory Uses:**

1. Private attached garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools meeting the requirements of Blaine Municipal Code Chapter 18 Article III.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

**Conditional Uses:**

1. Home occupations listed as Conditional Uses in Section 129-10

**Standards:**

1. Blocks:
  - 1 and 2 (West Side)
    - Front yard setback - 25 feet
    - Side yard setback - 5 feet (house and garage)
    - Corner side yard setback - 20 feet
    - Rear yard setback - 30 feet
  - Blocks 3-5 (East Side)
    - Front yard setback - 25 feet

- Side yard setback - 7.5 feet (house and garage)
  - Corner side yard setback - 20 feet
  - Rear yard setback - 30 feet
2. **Maximum building height - 2 1/2 stories or 35 feet.**
  3. **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 dimension 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.**
  4. **The minimum finished floor area above grade for all homes shall be 1,500 square feet above ground for a single-level home and 1,800 square feet above ground for a two-story home.**
  5. **All homes shall have a minimum depth and width of 24 feet.**
  6. **All homes to incorporate multiple gables or varied rooflines and articulation of the front façade. Premium materials such as brick, natural stone, stucco, cementitious or engineered wood siding or shake shingle siding on all front elevations. Vinyl/metal siding can be utilized on the side and rear elevations.**
  7. **All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.**
  8. **Driveways shall not be constructed closer than three 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.**
  9. **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.**
  10. **Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard.**
  11. **The developer to require the Homeowners Association to maintain all common areas.**
  12. **All development entrance signage by separate permit.**

**Motion seconded by Commissioner Howard. The motion passed 4-0.**

Chair Goracke noted this would be on the agenda of the February 2, 2026 city council meeting.



# City of Blaine Staff Report

File Number: RES 26-30

Agenda Date	Status
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February 18, 2026

In Control	File Type
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City Council

Resolution

**Administration** - Daniel Schluender, Director of Engineering

## Agenda Item # 10.1

Resolution Accepting a Bid from SealPros in the Amount of \$236,957.50 for the 2026 Crack Sealing Project, Improvement Project No. T2602 (26-02)

## Executive Summary

Accept a Bid for the 2026 Crack Sealing Project on various streets, Improvement Project No. T2602 (26-02) and award a contract in the amount of \$236,957.50 to SealPros.

## Background

Bids were received electronically at 2:00PM, February 5, 2026, for Project No. T2602 (26-02). A total of 7 bids were received, ranging from \$236,957.50 to \$404,349.00. The three lowest bids and engineer's estimate are as follows:

Engineer's Estimate	\$244,813.25
SealPros	\$236,957.50
Asphalt Surface Technologies Corporation (ASTECH Corp.)	\$242,348.91
FlowSeal Surface Maintenance	\$246,631.55

Bids have been checked and tabulated, and it has been determined that SealPros of Hopkins, Minnesota, is the lowest bidder. The Engineering department has not worked with SealPros on previous contracts. The engineering staff has checked references for SealPros and they have successfully completed crack sealing projects for Brooklyn Park, Eden Prairie, Lake Elmo and other cities in the recent past. Staff recommends that the low bid be accepted, and a contract be entered into with SealPros. City Council is also asked to approve a 5% contingency to bring the total project budget to \$248,805.38.

## Strategic Plan Relationship

This project aligns with the City's strategic plan goal of infrastructure management by providing high-quality street surfaces.

### Board/Commission Review

N/A

### Financial Impact

The 2026-2030 Capital Improvement Plan, which was adopted on December 15, 2025, via resolution 25-191, appropriated a budget of \$250,000 for this project within the Pavement Management - Seal Coating/Crack Sealing Fund. Funding is provided through the property tax levy. The total contract and contingency costs are within the authorized budget.

Summary:

- Authorization: Resolution 25-191 (Adopted Dec. 15, 2025).
- Budget: \$250,000 (2026-2030 Capital Improvement Plan).
- Source: Pavement Management - Seal Coating/Crack Sealing Fund via Property Tax Levy.
- Financial Status: Contract and contingency costs are within the approved budget.

### Public Outreach/Input

N/A

### Staff Recommendation

By motion, adopt the resolution.

### Attachment List

1. 26-02 CRACK SEALING PLANS
2. 26-02 Bid Tab 2-5-26



# City of Blaine

Signature Copy

Resolution: RES 26-30

## Resolution Accepting a Bid from SealPros in the Amount of \$236,957.50 for the 2026 Crack Sealing Project, Improvement Project No. T2602 (26-02)

**WHEREAS**, pursuant to advertisement for bids for Improvement Project No. T2602 (26-02), said bids were received on February 5, 2026, electronically opened and tabulated according to law, and the following 3 lowest bids were received complying with the advertisement:

SealPros	\$236,957.50
Asphalt Surface Technologies Corporation (ASTECH Corp.)	\$242,348.91
FlowSeal Surface Maintenance	\$246,631.55

**AND WHEREAS**, SealPros of Hopkins, Minnesota is the lowest responsible bidder.

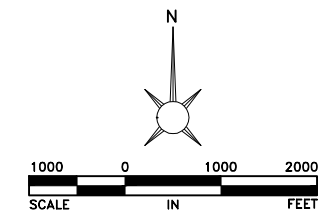
**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Blaine as follows:

1. The Mayor and City Manager are hereby authorized and directed to enter into a contract with SealPros for the designated improvements in the amount of \$236,957.50.
2. A 5% contingency is hereby approved to bring the total project budget to \$248,805.38 and the City Manager or their designee is hereby authorized to sign all change orders up to the authorized project budget amount.
3. The City Clerk is hereby authorized and directed to return forthwith to all bidders the bid bonds submitted with their bids, except the two lowest bidders. When a contract is duly executed, the bid bond of the remaining unsuccessful bidder will be returned. The bid bond of the successful bidder will be retained until the performance and payment bonds have been executed and approved, after which the bid bond will be returned.

**PASSED** by the City Council of the City of Blaine this 18th day of February, 2026.

# CONSTRUCTION PLANS FOR: IMPROVEMENT PROJECT 26-02 2026 BLAINE CRACK SEALING PROJECT

## PROJECT LOCATION MAP



### LEGEND

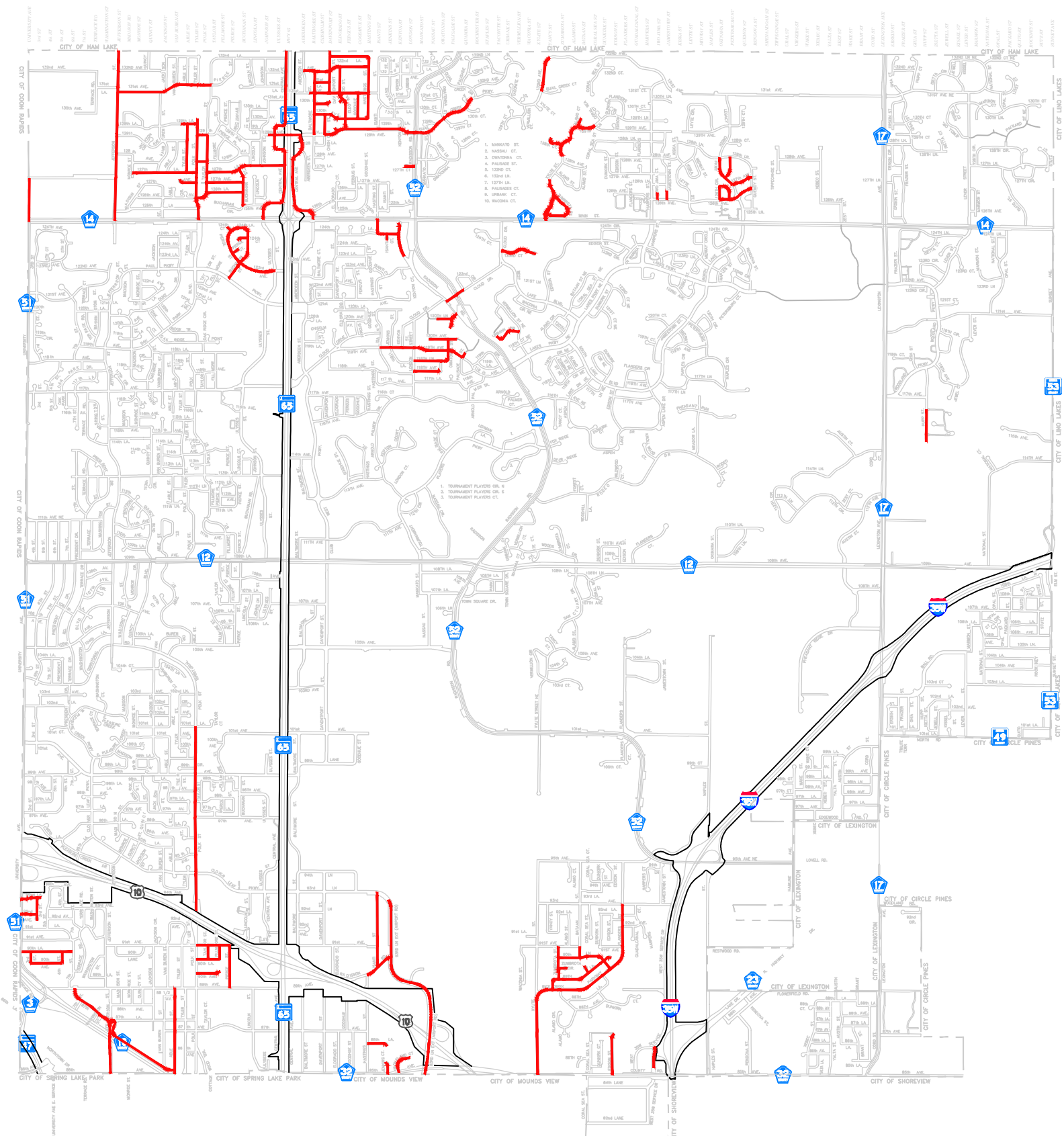
#### EXISTING

- STORM SEWER & MANHOLE
- SANITARY SEWER & MANHOLE
- WATERMAIN, HYDRANT, VALVE & MANHOLE
- CULVERT
- BULKHEAD
- UNDERGROUND TELEPHONE LINE
- TELEPHONE MANHOLE
- UNDERGROUND ELECTRIC LINE
- ELECTRIC MANHOLE
- GAS MAIN & VALVE
- STREET LIGHT
- MAILBOX
- TRAFFIC SIGN
- STREET SIGN
- POWER POLE W/ GUY WIRE
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH - SHRUB
- HEDGE
- WOODED AREA
- FENCE
- GUARD RAIL
- DITCH
- TRAFFIC SIGNAL POLE
- HANDHOLE
- CONCRETE CURB & GUTTER
- BITUMINOUS CURB
- CONCRETE PAVEMENT
- BUILDING
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- RIGHT OF WAY LINE

#### PROPOSED

- CONSTRUCTION LIMITS
- CONSTRUCTION CENTERLINE
- RIGHT OF WAY LINE
- STORM SEWER & MANHOLE
- SANITARY SEWER & MANHOLE
- WATERMAIN, HYDRANT, VALVE & MANHOLE
- CULVERT
- CATCH BASIN
- BULKHEAD
- CONCRETE CURB & GUTTER

- NOTES:**
1. THE EXACT LOCATION OF UNDERGROUND UTILITIES SUCH AS GAS, TELEPHONE, FIBEROPTIC, ELECTRIC, CABLE TV AND PIPELINES ARE UNKNOWN. THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL BEFORE COMMENCING AND CONSTRUCTION OR EXCAVATION. GOPHER STATE ONE CALL SYSTEM.....1-800-252-166
  2. THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."
  3. ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MMUTCD, INCLUDING "FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS" - CURRENT EDITION.
  4. THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE 2020 EDITION OF THE MATERIALS LAB SUPPLEMENTAL FOR CONSTRUCTION SHALL GOVERN EXCEPT AS MODIFIED BY THE SPECIFICATIONS FOR THIS PROJECT.



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

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

*Brent Larson*  
BRENT LARSON, PE  
Date: 1/7/26 Minnesota Lic. No. 45850

### INDEX TO PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	QUANTITIES, DETAILS AND NOTES
3-4	CRACK SEAL LOCATIONS

PROJECT LOCATION

STATEMENT OF ESTIMATED QUANTITIES				
ITEM NO.	SPEC. REF.	DESCRIPTION	UNIT	ESTIMATED QUANTITY
1	2331.608	CLEAN AND SEAL BITUMINOUS PAVEMENT CRACKS	LB	38152
2	2331.608	ROUT AND SEAL BITUMINOUS PAVEMENT CRACKS	LB	46631
3	2563.601	TRAFFIC CONTROL	LS	1

**GENERAL NOTES:**

1. CONTRACTOR SHALL NOTIFY THE CITY AND PROPERTY OWNER(S) 72 HOURS IN ADVANCE OF START OF CONSTRUCTION. A PRE-CONSTRUCTION SHALL BE HELD PRIOR TO STARTING CONSTRUCTION.
2. QUANTITIES FOR CLEAN AND SEAL ESTIMATE 4.0 LF OF CRACKS PER POUND OF MATERIAL
3. QUANTITIES FOR ROUTE AND SEAL ESTIMATE 2.75 LF OF CRACK PER POUND OF MATERIAL
4. ALL CRACKS SHALL BE CLEANED AND SEALED IN ACCORDANCE WITH MNDOT SPEC. 2331 AND THIS PROJECT'S SPECIAL PROVISIONS.
  - 4.1. TRANSVERSE CRACKS LESS THAN OR EQUAL TO 0.25 INCHES WIDE AND GREATER THAN 0.75 INCHES WIDE AND ALL LONGITUDINAL CRACKS SHALL BE CLEANED AND SEALED (WITHOUT ROUTING) FOLLOWING THE SAME PROCEDURES USED FOR ROUTED CRACKS
  - 4.2. TRANSVERSE CRACKS GREATER THAN 0.25 INCHES WIDE AND LESS THAN OR EQUAL TO 0.75 INCHES WIDE SHALL BE ROUTED, CLEANED AND SEALED.
5. ALL STREET SWEEPING SHALL BE BY PICKUP BROOM ONLY.
6. APPLY TOILET PAPER, A LIGHT COATING OF SAND, OR OTHER APPROVED DE-TACKING AGENT TO THE SURFACE OF THE NEWLY PLACED SEALANT IF TRAFFIC RESULTS IN TRACKING OF THE CRACK SEALING MATERIAL. REPAIR ANY DAMAGE TO TREATED PAVEMENT AREAS CAUSED BY TRAFFIC.
7. THE WIDTH OF THE OVERBAND, INCLUDING THE ROUTED RESERVOIR, SHALL BE 2-1/2 INCHES WIDE (MAXIMUM 3 INCHES WHERE NEEDED) WITH A FILM THICKNESS LIMITED TO 1/8 INCH. THE CONTRACTOR MAY BE REQUIRED TO USE A SQUEEGEE TO FORCE THE SEALANT MATERIAL INTO NARROW CRACKS, IF THE SEALANT MATERIAL IS NOT FLOWING INTO THE CRACK PROPERLY.
8. IF THE EXISTING PAVEMENT MARKINGS WILL BE OBLITERATED AS A RESULT OF THE CRACK TREATMENT WORK, NOTIFY THE ENGINEER PRIOR TO SEALING THE CRACK(S). TEMPORARY PAVEMENT MARKINGS WILL BE NECESSARY BEFORE THE ROADWAY IS OPENED TO TRAFFIC.
9. TRAFFIC CONTROL SHALL BE APPROVED BY THE ENGINEER PRIOR TO STARTING OF CONSTRUCTION. STREETS WITH MEDIANS SEPERATING TRAFFIC LANES AND WHERE ONLY A SINGLE LANE EXISTS, ONE OR BOTH SIDES OF THE MEDIAN WILL REQUIRE FLAGGERS TO DIVERT TRAFFIC AROUND THE WORK AREA.

Jan 07, 2026 - 2:55pm  
 H:\Team\GIS\Eng\Public Projects\2026 Crack Sealing (T2602)\PLANS\GH2-4\_PLANS.dwg



**ENGINEERING DEPARTMENT**

10801 Town Square Drive, Blaine, Minnesota 55449

Phone (763) 785-6172

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

*[Signature]*  
 Date 1/7/26 Reg. No. 45850

DATE

REVISION

PROJECT NO.

DESIGN BY: BML

DRAWN BY: BML

CHECKED BY:

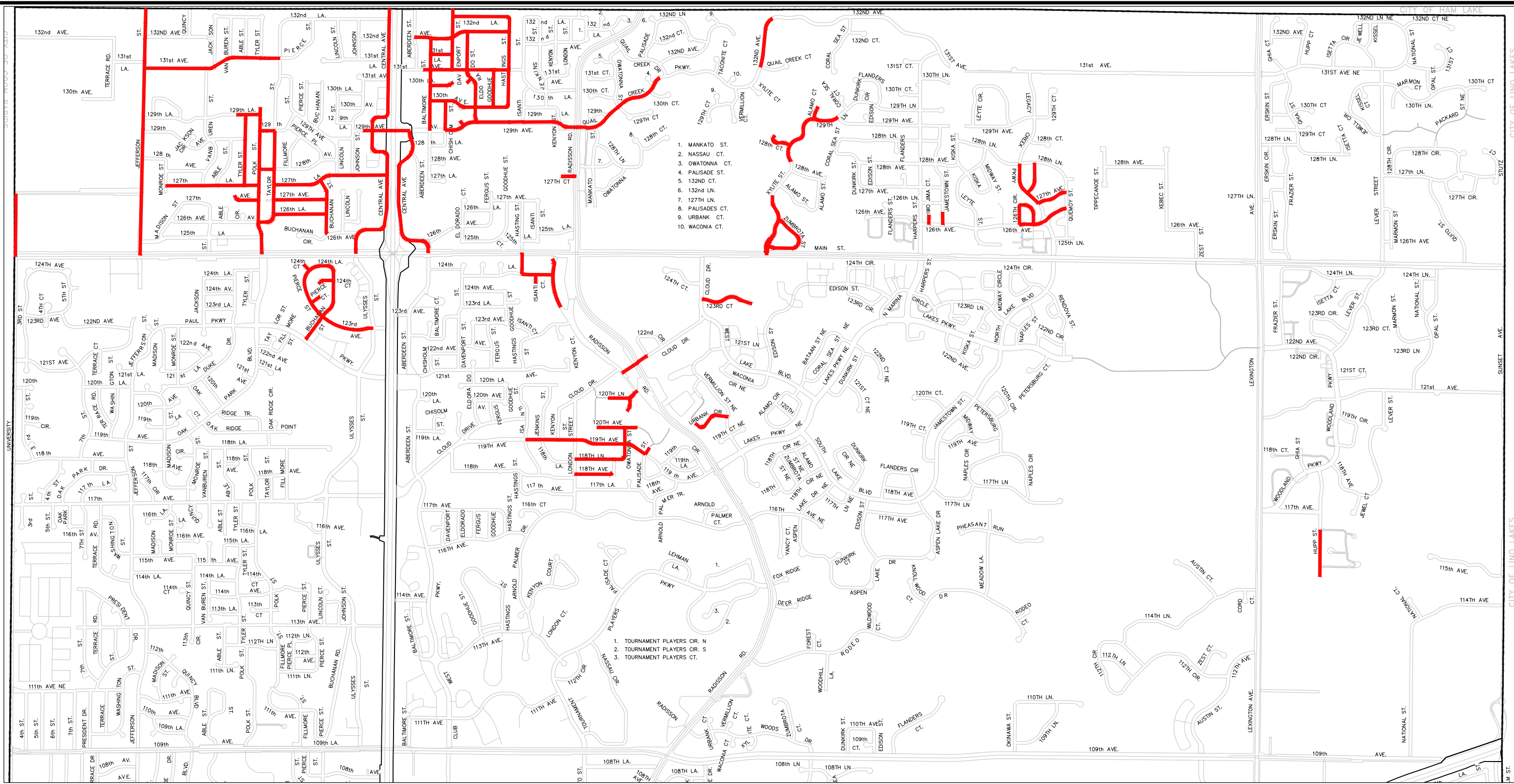
APPROVED BY: DSS

AS BUILT BY:

QUANTITIES, DETAILS AND NOTES

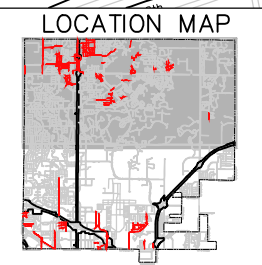
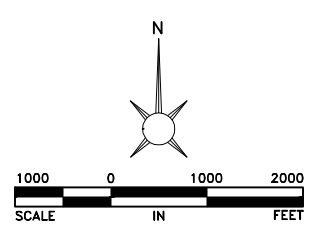
CITY PROJ. NO. 26-02  
 2026 BLAINE CRACK FILLING PROJECT

SHEET NO. 2 OF 4 SHEETS

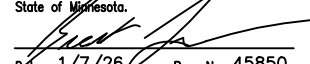


1. MANKATO ST.
2. NASSAU CT.
3. OWATONNA CT.
4. PALISADE ST.
5. 132ND LN.
6. 132ND LN.
7. 127TH LN.
8. PALISADES CT.
9. URBANK CT.
10. WACONIA CT.

1. TOURNAMENT PLAYERS CIR. N
2. TOURNAMENT PLAYERS CIR. S
3. TOURNAMENT PLAYERS CT.

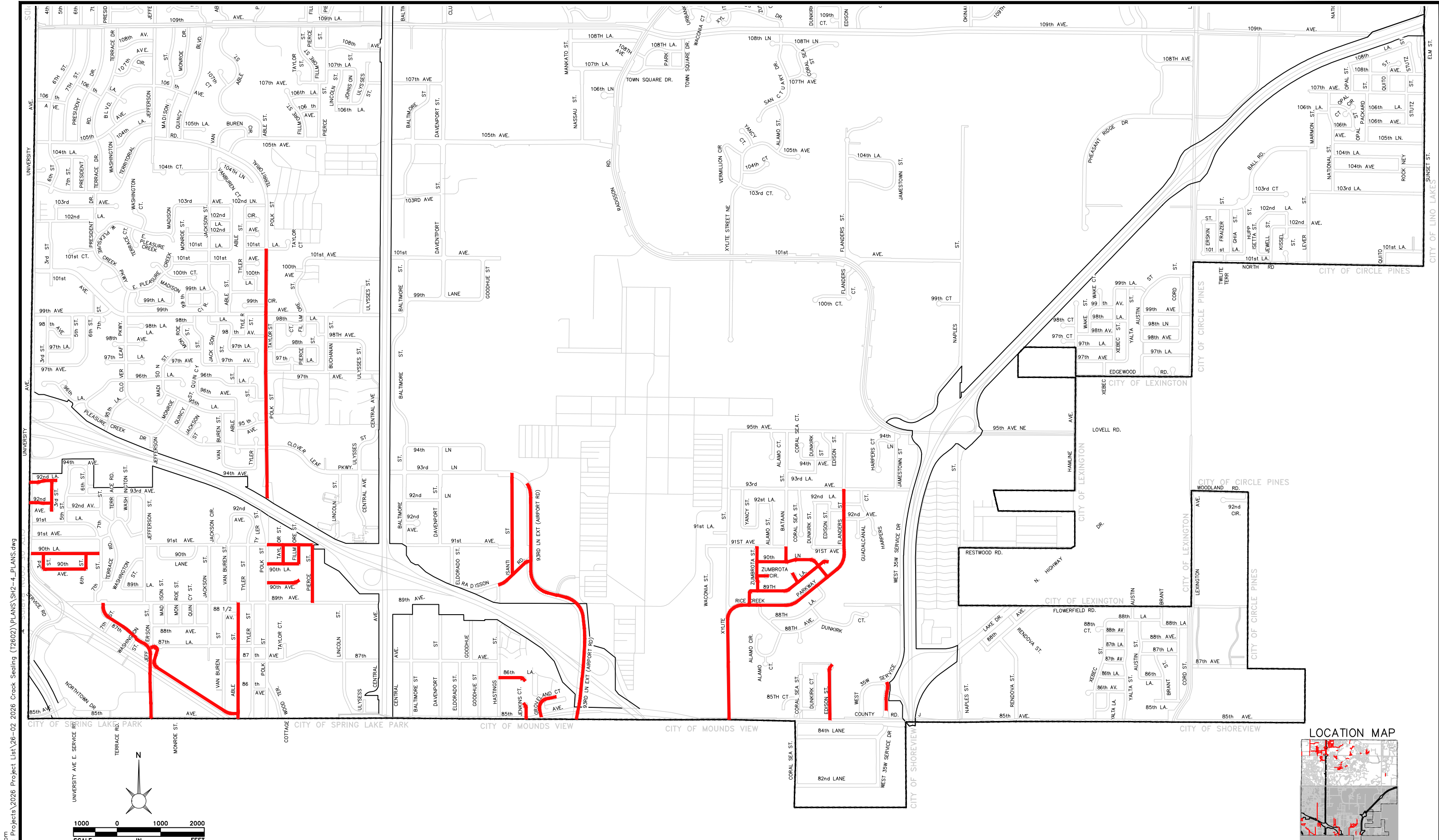


**ENGINEERING DEPARTMENT**  
 10801 Town Square Drive, Blaine, Minnesota 55449  
 Phone (763) 785-6172

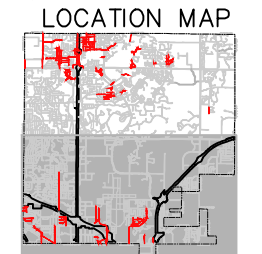
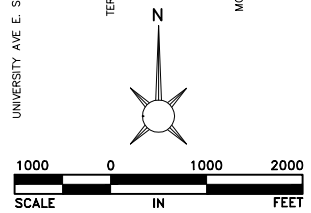
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.  
  
 Date 1/7/26 Reg. No. 45850

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

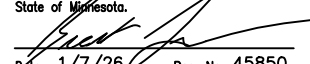
**CRACK FILLING LOCATIONS**  
 CITY PROJ. NO. 26-02  
 2026 BLAINE CRACK FILLING PROJECT  
 SHEET NO. 3 OF 4 SHEETS



Jan 07, 2026 - 2:56pm  
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**ENGINEERING DEPARTMENT**  
 10801 Town Square Drive, Blaine, Minnesota 55449  
 Phone (763) 785-6172

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.  
  
 Date 1/7/26 Reg. No. 45850

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

**CRACK FILLING LOCATIONS**  
 CITY PROJ. NO. 26-02  
**2026 BLAINE CRACK FILLING PROJECT**  
 SHEET NO. 4 OF 4 SHEETS

2026 Blaine Crack Sealing Project (#10013025) T2602 (I/P 26-02)  
 Owner: City of Blaine  
 Solicitor: Blaine MN, City of - Engineering Department  
 02/05/2026 02:00 PM CDT

BASE BID

Line Item	Item Code	Item Description	UofM	Quantity	Engineers Estimate		SEALPROS		Asphalt Surface Technologies Corp.		FlowSeal Surface Maintenance		Northwest Asphalt Maintenance		Allied Blacktop Company		Fahrner Asphalt Sealers, LLC		Thunder Road LLC	
					Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	2331.608	CLEAN AND SEAL BITUMINOUS PAVEMENT CRACKS	LB	38152	\$2.75	\$104,918.00	\$2.50	\$95,380.00	\$2.77	\$105,681.04	\$2.8500	\$108,733.20	\$3.00	\$114,456.00	\$2.55	\$97,287.60	\$3.45	\$131,624.40	\$3.00	\$114,456.00
2	2331.608	ROUT AND SEAL BITUMINOUS PAVEMENT CRACKS	LB	46631	\$2.75	\$128,235.25	\$2.50	\$116,577.50	\$2.77	\$129,167.87	\$2.8500	\$132,898.35	\$3.00	\$139,893.00	\$2.80	\$130,566.80	\$3.45	\$160,876.95	\$3.00	\$139,893.00
3	2563.601	TRAFFIC CONTROL	LS	1	\$11,660.00	\$11,660.00	\$25,000.00	\$25,000.00	\$7,500.00	\$7,500.00	\$5,000.00	\$5,000.00	\$1.00	\$1.00	\$35,000.00	\$35,000.00	\$10,000.00	\$10,000.00	\$150,000.00	\$150,000.00
<b>Base Bid Total:</b>						<b>\$244,813.25</b>		<b>\$236,957.50</b>		<b>\$242,348.91</b>		<b>\$246,631.55</b>		<b>\$254,350.00</b>		<b>\$262,854.40</b>		<b>\$302,501.35</b>		<b>\$404,349.00</b>



# City of Blaine Staff Report

File Number: RES 26-38

Agenda Date	Status
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February 18, 2026

In Control	File Type
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City Council

Resolution

**Administration** - Erik Thorvig, City Manager

## Agenda Item # 10.2

Resolution Authorizing Permanent and Temporary Easement Acquisitions on 105th Avenue, City of Blaine, Minnesota

## Executive Summary

## Background

The City is advancing infrastructure improvements along 105th Avenue as part of broader efforts to support redevelopment, improve traffic flow, and enhance safety. A key component of this work is the construction of a roundabout at a strategic location on 105th Avenue to better manage traffic volumes, reduce congestion, and accommodate anticipated growth from the ongoing 105th Avenue Redevelopment Project. To construct the roundabout and associated right-of-way improvements, the City requires acquisition of certain permanent and temporary easements from two parcels:

- PID No. 21-31-23-32-0001 and PID No. 21-31-23-41-004, owned by the Metropolitan Airports Commission
- PID No. 21-31-23-24-0015 and PID No. 21-31-23-24-0016 owned by Blaine Town Center East LLC.

These acquisitions are necessary for the installation, operation, and long-term maintenance of the roundabout and related public infrastructure. The Project involves:

- Construction of a roundabout on 105th Avenue.
- Associated grading, drainage, utility adjustments, and pavement work within the expanded right-of-way.
- Temporary construction easements to allow access for equipment, staging, and restoration during the build phase.

The City Council has previously identified the need for transportation and redevelopment

improvements in this area. Acquisition of the identified easements (detailed in Exhibit A) is reasonably necessary, proper, and in the interest of the general welfare.

The City has retained independent real estate appraisers to determine fair market value and damages associated with the permanent and temporary easements. Offers of compensation will be based on these appraisals and consistent with Minnesota eminent domain requirements (Minn. Stat. Chapter 117). Staff will first pursue voluntary negotiation with the property owners. As of 2/12/25, discussions are occurring between the developer, city and MASC to identify modifications to the roundabout that would provide a south access to the NSC campus. If voluntary agreements cannot be reached in a timely manner, the City can proceed with eminent domain. The resolution authorizes City officers, the City Attorney, and agents to take all necessary steps. The City Attorney is authorized to take all steps necessary on behalf of the City to acquire the Easements through eminent domain if they are not timely acquired by voluntary negotiation, including filing an action in eminent domain and using the quick take procedure under Minn. Stat. §117.042.

### Strategic Plan Relationship

The Project supports public safety, efficient transportation, and alignment with the City's redevelopment goals for 105th Avenue.

### Board/Commission Review

### Financial Impact

### Public Outreach/Input

### Staff Recommendation

Staff recommends that the City Council approve the Resolution authorizing permanent and temporary easement acquisitions on 105th Avenue.

### Attachment List

1. Temporary Parking Exhibit



# City of Blaine

## Signature Copy

Resolution: RES 26-38

### **Resolution Authorizing Permanent and Temporary Easement Acquisitions on 105th Avenue, City of Blaine, Minnesota**

**WHEREAS**, a portion of real estate located at 1984 105<sup>th</sup> Avenue NE, Blaine, MN 55450, PID No. 21-31-23-32-0001 and 21-31-23-31-004, and owned by the Metropolitan Airports Commission; real estate located at 2025 105<sup>th</sup> Avenue NE, Blaine, MN, PID No. 21-31-23-24-0015, and owned by Blaine Town Center East LLC; and real estate located at 2043 105<sup>th</sup> Ave NE, Blaine, MN, PID No. 21-31-23-24-0016, owned by Blaine Town Center East LLC, must be acquired for City of Blaine right-of-way;

**WHEREAS**, construction of public infrastructure, including a roundabout right-of-way on 105<sup>th</sup> Avenue, which roundabout right-of-way requires the acquisition of portions of the real estate identified above (the "Project"); and,

**WHEREAS**, the City Council deems it necessary and expedient for the public health, safety, and welfare that the City of Blaine undertake the Project; and,

**WHEREAS**, it is necessary to acquire certain easements to construct, operate, and maintain the Project; and

**WHEREAS**, the City Council finds that it is reasonably necessary, proper, convenient, and in the interest of the general welfare that the City acquire for the Project the easements identified in Exhibit A attached hereto ("Easements"); and

**WHEREAS**, the City Council finds that title to and possession of the Easements is required before construction on the Project can begin and before the filing of the final report of the condemnation commissioners to be appointed by the district court; and

**WHEREAS**, the City has engaged independent real estate appraisers to provide the City with the appraiser's opinion of damages caused by the City's acquisition of the Easements.

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

1. The WHEREAS clauses above stated are herein incorporated by reference.
2. Dan Schluender is the Blaine City Engineer.
3. Plans and specifications for the Project shall be prepared and updated as needed and required by the City Engineer.
4. The acquisition of the Easements is necessary and for a public purpose in furtherance of the Project.

5. The proper City officers and agents are authorized to acquire the Easements needed for the Project by voluntary negotiation and, if necessary, through the exercise of the power of eminent domain.
6. The proper City officers and agents are authorized to make offers of compensation for the Easements consistent with the independent appraisals and attempt to negotiate the voluntary acquisition of the Easements.
7. The City Attorney is authorized to take all steps necessary on behalf of the City to acquire the Easements through eminent domain if they are not timely acquired by voluntary negotiation, including filing an action in eminent domain and using the quick take procedure under Minn. Stat. §117.042.

**Passed** by the City Council for the City of Blaine this 18th day of February, 2026.



CALL BEFORE YOU DIG!

**Gopher State One Call**

TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-252-1166

**WARNING:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

**CADD QUALIFICATION**

CADD files prepared by the Consultant for this project are prepared by the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for modification of this project, without the Consultant's approval. Others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of the party making such revisions, additions or deletions and the party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

**SUBMITTAL/REVISIONS**

11-14-24	CCWD SUBMITTAL
12-06-24	CCWD RESUBMITTAL
12-19-24	CCWD RESUBMITTAL
02-27-25	CITY SUBMITTAL RESPONSE TO CITY COMMENTS
03-19-25	CITY COMMENTS

**PROFESSIONAL SIGNATURE**

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.

License No. P2/Dish - PE 49933  
Date

**QUALITY CONTROL**

Loucks Project No.	23026C
Project Lead	PJD
Drawn By	TRG
Checked By	PJD
Review Date	03-19-25

**SHEET INDEX**

C0-1	COVER SHEET
C1-1	EXISTING CONDITIONS PLAN
C1-2	DEMOLITION PLAN
C2-1,2,3	SITE PLANS
C3-1	GRADING & DRAINAGE PLAN
C3-2	SWPPP PLAN
C3-3	SWPPP NOTES & DETAILS
C4-1	SANI. & WATERMAIN PLAN
C4-2	SANI. & WATERMAIN PROFILE
C5-1	STORM SEWER PLAN
C5-2	STORM SEWER PROFILES
C8-1 thru 4	CIVIL DETAILS
L3-10	LANDSCAPE PLAN
L3-11	LANDSCAPE PLAN ENLARGEMENT
L3-12	LANDSCAPE PLAN ENLARGEMENT

