



# City of Blaine

## City Council

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May 4, 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**

**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 responses or discussion during the meeting, city staff will contact the speaker(s) after the meeting if follow-up is needed. Each speaker is limited to three 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.** 2026-102      Schedule of Bills Paid  
*Sponsors: Jason Zimmerman, Finance Director*

**7.2.** 2026-103      Approval of Minutes  
*Sponsors: Cathy Sorensen, City Clerk*

**7.3.** 2026-104      Consider Special Event for Eid Prayer Service Located at the National Sports Center May 26, 2026  
*Sponsors: Cathy Sorensen, City Clerk*

**7.4.** 2026-105      Notifying League of Minnesota Cities Insurance Trust That Monetary Limits on Tort Liability are Not Waived

*Sponsors: Jason Zimmerman, Finance Director*

- 7.5.** RES 26-61 Resolution Accepting a Bid from Minnesota Petroleum Services, Inc. in the Amount of \$376,962.00 for the Public Works Fuel Station Reconstruction Project, Improvement Project No. 25-01 (F2501) and Authorizing Associated Interfund Transfers and Budget Amendments

*Sponsors: Scott Johnson, Director of Administrative Services*

- 7.6.** RES 26-78 Resolution Granting Final Plat Approval to Four Lots and Seven Outlots to be Known as Blaine Town Center West. Minnesota Amateur Sports Commission (MASC) (Case File No. 26-0019/SAS)

*Sponsors: Sheila Sellman, Community Development Director*

- 7.7.** RES 26-79 Resolution Granting Final Plat Approval to Create One Lot and One Outlot to be Known as Blaine Town Center West 2nd Addition. Minnesota Amateur Sports Commission (MASC) (Case File No. 26-0020/SAS)

*Sponsors: Sheila Sellman, Community Development Director*

- 7.8.** RES 26-91 Resolution Authorizing Interfund Transfers and Budget Amendments Related to the Facilities Project to Create a Functional Office Space for Human Resources and Adjust Cubicles for Human Resources Staff

*Sponsors: Scott Johnson, Director of Administrative Services*

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

- 8.1.** 2026-106 Conduct Public Hearing and Consider Approval of a Wine and 3.2 Percent Malt Liquor On-Sale Licenses for Sakura Sushi located at 12531 Central Ave NE

*Sponsors: Cathy Sorensen, City Clerk*

- 8.2.** RES 26-81 Conduct Public Hearing and Adopt a Resolution to Vacate Various Right-of-Way Easements, Road/Street Easements, Ingress/Egress and Drainage and Utility Easements, in conjunction with the 105th Redevelopment and Northway Estates according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V26-01

*Sponsors: Daniel Schluender, Director of Engineering*

- 8.3.** RES 26-87 Conduct Public Hearing and Adopt a Resolution for the Addition of Speed Humps on Quincy Boulevard Between Territorial Road and 109th Avenue as an Amendment to the 2026 Quincy Area Street Reconstruction Project, Improvement Project T2604.

*Sponsors: Daniel Schluender, Director of Engineering*

## **9. Development Business**

- 9.1.** RES 26-72 Resolution Granting Preliminary Plat Approval to Subdivide .69 Acres into Two Lots, to be Known as JJ Graham Addition at 2808 93rd Lane NE and 2811 93rd Avenue NE. James and Robin Obraske (Case File No. 26-0010/ACK)  
*Sponsors: Sheila Sellman, Community Development Director*
- 9.2.** RES 26-64 Resolution Granting a Conditional Use Permit to Allow Outdoor Dining with 10 Seats in the Regional Commercial (B-3) Zoning District at 12351 Ulysses Street NE, #100. CAVA (Case File No. 26-0011/SLK)  
*Sponsors: Sheila Sellman, Community Development Director*
- 9.3.** RES 26-71 Resolution Granting a Conditional Use Permit to Allow the Outside Storage of Portable Storage Containers in a Heavy Industrial (I-2A) Zoning District at 8600 Rendova Street NE. Dart Portable Storage (Case File No. 26-0013/SLK)  
*Sponsors: Sheila Sellman, Community Development Director*

## **10. Administration**

- 10.1.** RES 26-82 Resolution Accepting a Bid from North Valley, Inc. in the Amount of \$1,597,964.01 for the 2026 Meadowbrook Area Street Reconstruction - Phase 1, Improvement Project No. T2606.  
*Sponsors: Daniel Schluender, Director of Engineering*
- 10.2.** RES 26-89 Resolution to Approve Joint Powers Agreement with the City of Lexington Relating to the Connection of Water Utility Systems  
*Sponsors: Erik Thorvig, City Manager*
- 10.3.** ORD 26-2605 Second Reading  
Ordinance Amending Chapter 50 - Offenses; Chapter 54 - Parks and Recreation; and Chapter 82 - Traffic and Vehicles  
*Sponsors: Brian Podany, Safety Services Manager/Police Chief*
- 10.4.** RES 26-94 Summary Resolution for Publication of Ordinance 26-2605 Amending Chapter 50 - Offenses; Chapter 54 - Parks and Recreation; and Chapter 82 - Traffic and Vehicles  
*Sponsors: Cathy Sorensen, City Clerk*

## **11. Other Business**

## **12. Adjournment**

**CITY OF BLAINE**

**SCHEDULE OF BILLS PAID**

**APPROVED ON 05/04/2026 FOR PAYMENTS THE WEEK OF 04/03/2026**

<b>Vendor Name</b>	<b>Description</b>	<b>Amount</b>
4IMPRINT INC	Bags for safety camp	\$ 552.92
ABC SIGN & GRAPHIC INC	Dog waste signs	\$ 150.00
ADVANTAGE SIGNS & GRAPHICS INC	Community Outreach Police Stickers	\$ 2,500.00
AIR CENTRAL INC	Mech Permit B26-00928 Refund	\$ 60.00
AMAZON CAPITAL SERVICES	Administrative supplies	\$ 15.99
AMAZON CAPITAL SERVICES	Administrative supplies	\$ 27.98
AMAZON CAPITAL SERVICES	Misc General Supplies	\$ 539.30
AMAZON CAPITAL SERVICES	Key Tags for Office	\$ 57.48
AMAZON CAPITAL SERVICES	Presentation Mouse	\$ 32.99
ANOKA COUNTY TREASURY DEPARTMENT	Radio Repair	\$ 786.50
AT&T	Tower Dump for Investigation	\$ 195.00
AT&T MOBILITY	Wireless service for camera trailer, utility locator, etc.	\$ 66.96
AZIMUTH LAND SURVEYING	ACD-41-M57 - 7th Street Culvert Cleaning / ACD - 60-P-01-1-M03	\$ 1,500.00
AZIMUTH LAND SURVEYING	ACD-41-M57 - 7th Street Culvert Cleaning / ACD - 60-P-01-1-M03	\$ 2,000.00
AZIMUTH LAND SURVEYING	Surveying Ditch at Quincy Park	\$ 1,500.00
BATTERIES PLUS BULBS	Battery for dig trailer: Water	\$ 35.50
BEAUDRY OIL & PROPANE	Fuel Delivery - March	\$ 13,013.97
BEAUDRY OIL & PROPANE	Fuel Delivery - March	\$ 8,027.96
BOLTON & MENK INC	Design & Construction Services for I/P 24-04	\$ 4,294.00
BOLTON & MENK INC	Design & Construction Services - 2025 SW Area, I/P 25-06	\$ 283.50
BOLTON & MENK INC	Final Design & Construction Services, I/P 26-04 (T2604)	\$ 69,887.00
BOLTON & MENK INC	Lift Station 13 Force Main-Phase 2 Construction Svsc, I/P 23-30	\$ 3,460.25
BOLTON & MENK INC	General Services for 2026: Water Dept	\$ 1,657.50
BOLTON & MENK INC	Well #1 & 2 Model	\$ 960.00
BOLTON & MENK INC	Tower 2 Rehabilitation (AT&T & T-Mobile), I/P 24-21	\$ 1,470.00
BRAUN INTERTEC CORPORATION	Construction Material Testing-2025 Street Rehab, I/P 25-05	\$ 7,513.50
BRAUN INTERTEC CORPORATION	Construction Materials Testing, LS13 Force Main-P2, I/P 23-30	\$ 2,852.00
BROOKS HENRY	Mileage Reimbursement	\$ 128.76
CENTENNIAL SCHOOL DIST 12	Summer Fun Program Staffing	\$ 6,000.00
CENTERPOINT ENERGY	March 2026 Gas Service	\$ 17,135.07
CENTURYLINK	Baseball Complex	\$ 133.01
CES IMAGING	Plotter Paper Replacement	\$ 116.85
CINTAS CORPORATION	CH mats/rugs	\$ 210.55
CINTAS CORPORATION	2026 Uniform/Rug Towel Rentals	\$ 170.77
CINTAS CORPORATION	MAYC Mats/Rugs	\$ 38.42
CITY OF LEXINGTON	Sewer System Usage Agreement - City of Lexington	\$ 7,622.29
CM2 SUPPLY	Oxygen Cylinders for Patrol Operations	\$ 180.25
COMPANION ANIMAL CENTER	Kennel Services for February 2026	\$ 400.00
CONNEXUS ENERGY	Street Light Install - Lexington Ave & 121st Ave	\$ 7,184.00
CONNEXUS ENERGY	Street Light Installation - 11505 Polk Street	\$ 7,359.00
CORE & MAIN LP	Meter Radios for resale	\$ 12,320.00
CUSTOM TRUCK ONE SOURCE	PTO Repair; Sweeper 1288	\$ 6,740.43

D R HORTON INC	Escrow Release - Lexington Woods Addition (D09-21)	\$ 68,426.25
ECM PUBLISHERS INC	Ad for medical bids	\$ 49.50
ECM PUBLISHERS INC	Advertising & Public Notices	\$ 247.50
ECM PUBLISHERS INC	Advertising & Public Notices	\$ 418.00
ECM PUBLISHERS INC	Advertising & Public Notices	\$ 82.50
ERNIE CONSTRUCTION	Blaine Baseball Complex ADA Restroom work	\$ 5,338.41
FACTORY MOTOR PARTS COMPANY	Batteries : Stock	\$ 299.86
FACTORY MOTOR PARTS COMPANY	Batteries : Stock	\$ 1,069.27
FASTENAL COMPANY	Slings; Trailer 4641	\$ 115.91
FASTENAL COMPANY	Bolts for Hydrants and Meters	\$ 970.60
FERGUSON WATERWORKS #2518	All season asphalt: Water Main Break Repair	\$ 3,516.00
FERGUSON WATERWORKS #2518	Hydrant Parts / Gaskets	\$ 162.12
FERGUSON WATERWORKS #2518	Hydrant Part: Pipe Gasket	\$ 178.08
FETTIG BRANDON	Travel and Meal Allowance	\$ 53.65
FLEXIBLE PIPE TOOLS & EQUIPMENT	Annual Service Labor: Jetters 4506 & 4511	\$ 620.85
FLEXIBLE PIPE TOOLS & EQUIPMENT	Annual Service Labor: Jetters 4506 & 4511	\$ 977.20
FLEXIBLE PIPE TOOLS & EQUIPMENT	Annual Service Labor: Jetters 4506 & 4511	\$ 990.85
FRIENDLY CHEVROLET INC	Trans Filters: Unit 5299 (PD)	\$ 34.82
GARY JOHN ANDERSON LANDSCAPING INC	109th Wall Repair	\$ 2,400.00
GOUGH JANE	Mileage and Expense Report	\$ 32.76
GRAINGER	WTP #4 parts/ Flags	\$ 356.06
GRAINGER	Air Dryer : Shop Unit 7005	\$ 272.44
GRIDOR CONSTRUCTION INC	Water Treatment Plant 4 (Final Design & Construction), I/P 19-11	\$ 20,061.00
HAWKINS INC	2026 Monthly Water Treatment Chemicals	\$ 2,248.00
HAYLE BENJAMIN	Professional Development Expense Reimbursement	\$ 411.80
HEALTHSOURCE SOLUTIONS LLC	2026 Employee Wellness Plan Platform	\$ 848.70
HOTSY MINNESOTA	PW Pressure washer Maintenance	\$ 645.86
INTELLIGENCE NEXUS LLC	Patrol HQ - 2026 Annual Service	\$ 4,500.00
JEFF BELZER'S ROSEVILLE AUTO INC	Driver Seat: Vehicle 5346	\$ 798.00
KAYE SHAWN	Mileage & Expense Report	\$ 31.90
KOBEROSKI ALEX	Mileage & Expense Report	\$ 349.00
LAWSON PRODUCTS INC	Mechanic shop supplies; B/O Saw Blades	\$ 291.78
LAWSON PRODUCTS INC	Cleaning Supplies / Screws / Lubricant	\$ 924.90
LITTLE FALLS MACHINE INC	Spinner Motor / Spinner Disc : PW Stock	\$ 3,367.97
MC TOOL & SAFETY SALES	PW Safety Supplies - Gloves/Glasses/earplugs	\$ 295.97
MENARDS - BLAINE	Shelving/brackets: Mechanic Office	\$ 135.39
MENARDS - BLAINE	Pipe for leaf box	\$ 47.98
MENARDS - BLAINE	Supplies for Plant 4: Water	\$ 65.36
MENARDS - BLAINE	Credit	\$ (135.39)
MENARDS - BLAINE	Wire Nuts and Wall Anchors: Meters	\$ 31.97
MENARDS - BLAINE	Light bulbs, shelf, brackets	\$ 144.85
MENARDS - BLAINE	Wood / Screws / Driver	\$ 126.19
MIDWAY FORD COMPANY	Molding & Hardware : Unit 2451 (Garbage Truck)	\$ 109.04
MIDWAY FORD COMPANY	O2 Sensors : Unit 5333 (PD)	\$ 232.21
MIDWAY FORD COMPANY	O2 Sensors : Unit 5333 (PD)	\$ 128.74
MINNESOTA CITY/COUNTY MANAGEMENT	2026 APMP Membership Dues (Derr)	\$ 75.00
MINNESOTA STATE COLLEGES OF UNIVERSITIES	Defensive driving class	\$ 456.00
MTI DISTRIBUTING INC	Adapters/ Blades : Unit 2439 (Mower)	\$ 410.35
MTI DISTRIBUTING INC	Lift ; Unit 2400 (Mower)	\$ 1,194.23

MUSTA JESSICA	Park & Rec Refund	\$	274.38
NORTHERN SANITARY SUPPLY CO INC	PW Bath Tissue	\$	187.70
NUSS TRUCK & EQUIPMENT	SCR Straps: Plow 1279	\$	41.79
NUSS TRUCK & EQUIPMENT	Outside Temp Sensor : Unit 1305 (Plow)	\$	29.97
O'REILLY AUTOMOTIVE INC	Brakes/Rotors/filters/Blades: PW Stock	\$	175.28
O'REILLY AUTOMOTIVE INC	Brakes/Rotors/filters/Blades: PW Stock	\$	184.99
O'REILLY AUTOMOTIVE INC	Filters : PW Stock	\$	114.16
O'REILLY AUTOMOTIVE INC	Filters: PW Stock	\$	149.47
O'REILLY AUTOMOTIVE INC	Hour Meter: Unit 2356 (Groomer)	\$	59.99
O'REILLY AUTOMOTIVE INC	Stock Filters: PW	\$	44.10
PETERSON TRAVIS	Meal expense report for training in St. Cloud - 3 days	\$	74.52
PLUNKETT'S PEST CONTROL INC	Tower 4 Pest Control	\$	175.00
PRO-TEC DESIGN INC	Security System Programing Assistance	\$	335.50
PRO-TEC DESIGN INC	Park Building Door Repair	\$	274.50
READY WATT ELECTRIC	2026 yearly warning siren maintenance and battery replacement	\$	11,550.00
REBYL SPORTS INC	City of Blaine Logo Visor Hats for Field Inspectors	\$	277.50
ROSEN PARIS	Food truck license inspection reimbursement	\$	100.00
ROTARY CLUB OF BLAINE-HAM LAKE	Krech Dues for Rotary January through June 2026	\$	400.00
RUFFRIDGE JOHNSON EQUIPMENT CO INC	Spray Patcher Head: 1-Unit 1221 / 1 stock	\$	4,726.96
SAFE-FAST INC	Uniforms for Employees - PW Annual Contract Order	\$	370.50
SAFE-FAST INC	Uniforms for Employees - PW Annual Contract Order	\$	517.85
SAFE-FAST INC	Uniforms for Employees - PW Annual Contract Order	\$	303.90
SCHMITZ CARMEN	Reimbursement rental license H26-1736	\$	310.00
STANTEC CONSULTING SERVICES INC	Blaine Wetland Sanctuary Trail Development, I/P 25-08	\$	4,680.00
STOP STICK LTD	Stop Stick Piranha Kits (4)	\$	540.56
SUBURBAN TIRE WHOLESALE INC	Tires: PD Stock	\$	4,472.00
SUBURBAN TIRE WHOLESALE INC	Tires for Park 5 Mowers	\$	852.00
SUBURBAN TIRE WHOLESALE INC	Tires EEAW : PD Stock	\$	822.00
SUN LIFE FINANCIAL	Long Term Disability Insurance	\$	4,464.95
TEAMSTER JOINT COUNCIL 32	Police Dental Premiums	\$	6,789.00
THE LINCOLN NATIONAL LIFE INSURANCE COMPANY	Life Insurance	\$	7,316.85
THORVIG ERIK	Mileage Reimbursement Jan-March 2026	\$	123.25
TREVIPAY	Misc small tools: water Dept	\$	815.65
TREVIPAY	Foor Mats/ Pliers/ Utility Knife set	\$	183.28
TREVIPAY	Truck Tools/ Battery	\$	1,797.40
VERTEX UNMANNED SOLUTIONS LLC	Spotlight and speaker attachment replacement for UAS	\$	2,599.00
W.T.G CONTRACTING LLC	Ostmans Building project	\$	8,210.00
WSB & ASSOCIATES INC	Zest St Final Design & Construction Services, I/P 25-04 (T2504)	\$	1,180.00
WSB & ASSOCIATES INC	Engineering Svcs TH65 Frontage Rd Utility Improvement, I/P 21-01	\$	15,652.75
WSB & ASSOCIATES INC	Prelim Design & Feasibility Report, I/P 26-05	\$	11,965.00
WSB & ASSOCIATES INC	2025 GIS Consulting Services	\$	5,030.00
XCEL ENERGY	Street Light Installation - 115th Ave & Sunset	\$	9,512.22
XCEL ENERGY	9191 Lincoln ST NE - Bandshell	\$	213.63
XCEL ENERGY	February 2026 Electric	\$	22,346.60
ZAYO GROUP LLC	Telephone Service	\$	1,693.85
ZIEGLER INC	Battery Box Cover #8W4247 : Unit 1119 (Grader)	\$	16.21
		\$	445,543.39

**CITY OF BLAINE**

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID  
APPROVED ON 05/04/2026 FOR PAYMENTS THE WEEK OF 04/03/2026**

<b>Vendor Name</b>	<b>Description</b>	<b>Amount</b>
GRIDOR CONSTRUCTION INC	Water Treatment Plant 4 (Final Design & Construction), I/P 19-11	\$ 20,061.00
XCEL ENERGY	February 2026 Electric	\$ 22,346.60

**CITY OF BLAINE**

**SCHEDULE OF BILLS PAID**

**APPROVED ON 05/04/2026 FOR PAYMENTS THE WEEK OF 04/10/2026**

<b>Vendor Name</b>	<b>Description</b>	<b>Amount</b>
ABC SIGN & GRAPHIC INC	Logo Decals: Trailer 2460	\$ 969.00
ABC SIGN & GRAPHIC INC	Unit Numbers	\$ 187.20
ACME TOOLS	Packout Tool Boxes for Work Trucks	\$ 336.82
ACME TOOLS	Small Tools for Water Dept	\$ 343.63
ACME TOOLS	General Supplies for Trucks	\$ 520.68
ACME TOOLS	Misc Tools/batteries: Truck 4605	\$ 573.63
ACME TOOLS	Misc Tools/batteries: Truck 4605	\$ 39.96
AMAZON CAPITAL SERVICES	Gloves for Earth Day- sponsor Walters	\$ 46.54
AMAZON CAPITAL SERVICES	gloves for Earth Day- sponsor Walters	\$ 71.98
AMAZON CAPITAL SERVICES	3 Ring Binders/ Sim Cards; Water Dept	\$ 336.99
AMAZON CAPITAL SERVICES	Vollman office/gun permit paper	\$ 206.02
AMAZON CAPITAL SERVICES	Candy for Meet the bunny	\$ 8.54
AMAZON CAPITAL SERVICES	Office Supplies	\$ 44.49
AMAZON CAPITAL SERVICES	Sims Cards; Water	\$ 239.38
AMAZON CAPITAL SERVICES	Otterbox Phone Case for City Phone - Carrie Reid Inspections	\$ 37.49
AMAZON CAPITAL SERVICES	Bead Sealer : Shop Supplies	\$ 35.10
AMAZON CAPITAL SERVICES	Vollman office/gun permit paper	\$ 58.90
AMAZON CAPITAL SERVICES	Carb Adjustment Tool : Shop tool	\$ 44.99
AMAZON CAPITAL SERVICES	Keyboard, usb port, toner	\$ 31.99
AMAZON CAPITAL SERVICES	3 Ring Binders/ Sim Cards	\$ 28.08
AMAZON CAPITAL SERVICES	Augustin/Vollman office, shoe covers	\$ 161.42
AMAZON CAPITAL SERVICES	Pens for Backflow testing/ Markers for Eye Wash/ Fire Ext	\$ 177.03
AMAZON CAPITAL SERVICES	PPE : Chainsaw Vibration Gloves	\$ 104.00
AMAZON CAPITAL SERVICES	Patrol Rifle Lighting System	\$ 6,438.16
AMAZON CAPITAL SERVICES	Wireless Mouse (Qty 2)	\$ 32.78
AMAZON CAPITAL SERVICES	Administrative computer cables/monitor holders	\$ 110.95
AMAZON CAPITAL SERVICES	Drone squad charging cables and batteries	\$ 286.49
AMAZON CAPITAL SERVICES	Key tags, Oil spray, Tool	\$ 157.40
AMAZON CAPITAL SERVICES	iPad case for Councilmember	\$ 199.00
AMAZON CAPITAL SERVICES	Office Supplies/ Shop Tools	\$ 207.81
AMAZON CAPITAL SERVICES	Items for MAYC	\$ 34.97
AMAZON CAPITAL SERVICES	Replacement roof vent, electrical wire, and lights	\$ 101.98
AMAZON CAPITAL SERVICES	Plow Plug Covers : Unit 4604 (Truck)	\$ 10.78
AMAZON CAPITAL SERVICES	Spring Employee Wellness Event Supplies	\$ 33.96
AMCS GROUP INC	Software Subscription - Dossier May 2026 - August 2026	\$ 2,849.40
ANOKA COUNTY	CSAH 17 & 122nd Ave Signal (JPA C0010479), I/P 23-15	\$ 24,026.19
ANOKA COUNTY ATTORNEY'S OFFICE	Forfeiture distribution case #25-073711	\$ 600.00
ANOKA COUNTY LICENSE BUREAU	New Title Registration - PD Marked Unit #5363	\$ 29.00
ASCENTEK CORP	Disposal fees; Used Oil waste	\$ 172.50
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 133.80
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 715.08
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 434.65
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 139.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 139.95

ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	386.88
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	179.98
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	231.44
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	46.49
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	137.90
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	19.35
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	44.95
AT&T MOBILITY	Telephone and Internet Service	\$	280.11
AT&T MOBILITY	Telephone and Internet Service	\$	673.09
AUTOMATIC SYSTEMS COMPANY	Solenoid Valve: Bulk Water Station	\$	4,528.61
AUTOMATIC SYSTEMS COMPANY	Plant #1 Filter Troubleshooting	\$	331.25
BARNUM COMPANIES INC	PW gate maintenance	\$	240.00
BARNUM COMPANIES INC	PD Monthly maintenance check on gates	\$	1,711.38
BAUER BUILT INC	Rear Tires : Unit 4506 (Jetter)	\$	2,734.50
BLAINE BROTHERS INC	DOT Inspection : Unit 4658	\$	626.40
BLAINE BROTHERS INC	DOT Inspection: Unt 4614 (Trailer)	\$	857.90
BLAINE BROTHERS INC	DOT Inspection: Truck 1254 (Skid Loader)	\$	857.62
BLAINE BROTHERS INC	DOT Inspection: Truck 1230 (Roller)	\$	1,613.29
BLAINE BROTHERS INC	Air lines; Trailer 1215	\$	109.28
BLAINE BROTHERS INC	Credit	\$	(109.28)
BLAINE BROTHERS INC	Fittings/Hose Clamps: Jetter 4506	\$	27.93
BLAINE BROTHERS INC	Trailer Glad Hand Hoses x4 : Unit 1215 (Trailer)	\$	229.91
BLAINE BROTHERS INC	DAVCO Filter Wrench : Shop Tools	\$	31.56
BLAINE LOCK & SAFE INC	Keys for MAYC and PD	\$	77.30
BLAINE LOCK & SAFE INC	Keys for New Hire	\$	95.00
BLILIE ALEXANDER	Reimb for OSB to secure residence following search warrant	\$	28.07
BLUUM OF MINNESOTA LLC	Parts and installation of cables for MAYC AV Equipment	\$	3,246.83
BOLSTAD JENNAH	Tuition Reimbursement	\$	513.00
BOLTON & MENK INC	AT&T New Install-Tower 3 (Hamline Ave) (1/17/26-2/13/26)	\$	1,050.00
BOUND TREE MEDICAL LLC	Medical supplies for patrol operations	\$	1,055.96
CARR'S TREE SERVICE INC	Tree Removal/ Haul - Multiple sites	\$	20,135.20
CENTRAL HYDRAULICS	Hydraulic Swins Ram Rebuild : Unit 1294 (Wheel Loader)	\$	258.92
CENTRAL PRO SUPPLY	Seeding Hay Bales: Laddie Lake Park	\$	172.20
CENTURYLINK	911 Service	\$	80.52
CINTAS CORPORATION	2026 Uniform/Rug Towel Rentals	\$	412.02
CINTAS CORPORATION	MAYC Mats/Rugs	\$	38.42
CINTAS CORPORATION	PW medical cabinet supplies	\$	342.56
CIVICPLUS, LLC	ANNUAL SUPPLEMENT SUBSCRIPTION - MUNICODE	\$	2,054.79
CM2 SUPPLY	Oxygen Cylinders for Patrol Operations	\$	612.74
COMPANION ANIMAL CENTER	Kennel Services for January and March 2026	\$	1,000.00
COMPANION ANIMAL CENTER	Kennel Services for January and March 2026	\$	800.00
CONNEXUS ENERGY-UTILITY PAYMENTS	951 124th Lane NE - Electric	\$	5,689.23
CONNEXUS ENERGY-UTILITY PAYMENTS	10801 Town Square DR NE - Electric	\$	7,089.12
CORE & MAIN LP	Meter Radios for resale	\$	10,733.79
CORE & MAIN LP	3 & 4" Water Meter & Flange Kits/ 5 - 2" Meter Flange Kits	\$	319.60
CORE & MAIN LP	3 & 4" Water Meter & Flange Kits/ 5 - 2" Meter Flange Kits	\$	8,141.79
COREMARK METALS	Hinge 5 & Wire : Unit 1235-4 ( Hot Box)	\$	87.48
COREMARK METALS	Hinge 5 & Wire : Unit 1235-4 ( Hot Box)	\$	39.80
CRYSTEEL TRUCK EQUIPMENT	Strobe Lights: PW Stock	\$	251.52
CRYSTEEL TRUCK EQUIPMENT	Filter gauge/O-rings/Lenses; PW Stock	\$	741.21
CRYSTEEL TRUCK EQUIPMENT	Plow Markers: PW Stock	\$	256.20

CRYSTEEL TRUCK EQUIPMENT	Orange Blade Glides : PW Stock	\$	95.40
CRYSTEEL TRUCK EQUIPMENT	Floor Mats; Truck 1334	\$	134.80
CRYSTEEL TRUCK EQUIPMENT	Seat Cover: Excavator 1219	\$	259.00
CRYSTEEL TRUCK EQUIPMENT	Truck Hard Hat Holders	\$	100.10
CUB FOODS INC - BLAINE NORTH	Program supplies	\$	134.96
CUB FOODS INC - THE VILLAGE	PD Administrative Supplies - Retirements, Swearing-ins	\$	102.06
ECKBERG LAMMERS PC	2026 Prosecution Fees for entire year	\$	24,090.51
ELECTRIC PUMP INC	Mix Flush Valve for Wet Well Pump	\$	3,042.00
ELECTRIC PUMP INC	LS #30 Pump	\$	48,782.00
FARRELL BRIAN	Full escrow refund, B24-01351 My Salon Suites	\$	7,350.00
FERGUSON WATERWORKS #2518	Hydrant Parts / Gaskets	\$	1,094.20
FLOCK GROUP INC	Annual Fee for Flex Cameras	\$	7,000.00
FRIENDLY CHEVROLET INC	Service : Unit 5307 (PD)	\$	1,456.13
FRIENDLY CHEVROLET INC	Cam and Lifter Replacement : Unit 5330 (PD)	\$	741.72
FRIENDLY CHEVROLET INC	Brake Pads/Rotors: Front and Rear Unit 5341 (PD)	\$	919.21
FRIENDLY CHEVROLET INC	Tahoe Brakes- 8 front/8 rear Rotors - 3 Rear Pads: PD Stock	\$	1,113.00
FRIENDLY CHEVROLET INC	Tahoe Brakes- 8 front/8 rear Rotors - 3 Rear Pads: PD Stock	\$	621.88
FRIENDLY CHEVROLET INC	Tahoe Brakes- 8 front/8 rear Rotors - 3 Rear Pads: PD Stock	\$	617.00
GORZYCKI JONATHAN TYLER	PC Attendance 2026 - Gorzycki	\$	120.00
GRAINGER	Power Air Pack: New Hire	\$	2,863.56
GREAT RIVER AUTOMATION LLC	JACE onlite backups all locations	\$	555.00
GREAT RIVER AUTOMATION LLC	Re-IP Addressing all locations	\$	832.50
GREAT RIVER AUTOMATION LLC	MAYC fan issues	\$	370.00
GREAT RIVER AUTOMATION LLC	HVAC upgrade to the control system	\$	12,000.00
GREYSTONE CONSTRUCTION COMPANY	2026 Salt/Larson Shed inspections	\$	750.00
GUARDIAN FLEET SAFETY LLC	Override switch install and spotlight for 5336	\$	650.00
HAWKINS INC	2026 Water Treatment Chemicals	\$	16,927.28
HAWKINS INC	2026 Water Treatment Chemicals	\$	4,496.00
HAWKINS INC	2026 Water Treatment Chemicals	\$	10,042.50
HOLIDAY COMPANIES	2026 Blanket; Car Washes - PD	\$	1,095.00
HOLIDAY COMPANIES	2026 Blanket; Car Washes - Fire/Comm Stds	\$	10.00
INDELCO PLASTICS CORPORATION	Back Pressure Valve	\$	519.77
INNOVATIVE OFFICE SOLUTIONS	Paper	\$	459.90
INSIGHT PUBLIC SECTOR INC	Laptop for PD	\$	1,704.55
INSIGHT PUBLIC SECTOR INC	Panasonic Toughbook	\$	3,544.82
INSIGHT PUBLIC SECTOR INC	Adobe Acrobat for Kalley Swift	\$	25.30
INSIGHT PUBLIC SECTOR INC	HP docks for IT and iPad for Leslie Larson	\$	2,650.34
INSIGHT PUBLIC SECTOR INC	Monitors for Chief of Police Office	\$	454.24
INTEGRITY EMPLOYEE BENEFITS LLC	Annual contract benefits vendor	\$	10,585.00
JOHNSON CURTIS	CDL Reimbursement	\$	19.00
KATH FUEL OIL SERVICE COMPANY	Bulk DEF; PW Stock	\$	665.75
KATH FUEL OIL SERVICE COMPANY	Bulk DEF; PW Stock	\$	615.72
KATH FUEL OIL SERVICE COMPANY	Credit	\$	(665.75)
KATH FUEL OIL SERVICE COMPANY	Bulk ATF; PW Stock	\$	1,136.15
KATH FUEL OIL SERVICE COMPANY	Credit	\$	(1,136.15)
KATH FUEL OIL SERVICE COMPANY	Bulk ATF; PW Stock	\$	1,136.15
KISM LCC	SCADA backup emergency dialer; April 2026-2027	\$	2,304.00
LAMETTRY'S COLLISION INC	Painting: Truck 2451	\$	172.28
LANDS' END BUSINESS OUTFITTERS	CS uniforms-Wicklender, Brennan, Lassell, Myette, Campbell	\$	716.16
LANDS' END BUSINESS OUTFITTERS	CS uniforms-Wicklender, Brennan, Lassell, Myette, Campbell	\$	101.32
LANO EQUIPMENT INC-ANOKA	Tree Blade: Forestry	\$	1,645.00

LAWSON PRODUCTS INC	Locate Paint: Water/Sewer	\$	641.76
LAWSON PRODUCTS INC	Mechanic shop supplies; B/O shrink tube	\$	33.84
LAWSON PRODUCTS INC	6" Blade	\$	34.95
LEAGUE OF MN CITIES INSURANCE TRUST-CLAIMS	Claim #494020	\$	22,877.30
LRS PORTABLES OF MINNESOTA	2026 Satellite Rental - Parks	\$	1,167.09
MANAGED SERVICES INC	CH Janitorial Services	\$	4,948.00
MANAGED SERVICES INC	CH Enmotion, liners	\$	789.15
MARSDEN CENTRAL LLC	PW - April janitorial services	\$	2,652.69
MC TOOL & SAFETY SALES	Multi Gas Monitor	\$	947.51
MC TOOL & SAFETY SALES	New Hire: Tanner Payne	\$	1,288.35
MC TOOL & SAFETY SALES	Hazardous Waste Stickers; Streets	\$	55.95
MEDPRO WASTE DISPOSAL LLC	medical waste removal invoice 1700146	\$	69.75
MENARDS - BLAINE	Recycle bins, cleaning products	\$	56.31
MENARDS - BLAINE	Plywood for Door Reconstruction	\$	167.98
MENARDS - BLAINE	Plywood for Door Reconstruction	\$	83.99
MENARDS - BLAINE	In/Out Carpet	\$	43.80
MENARDS - BLAINE	Supplies for Parks Dept/ Pails/ Bucket/ Spreader	\$	67.66
MENARDS - BLAINE	Drill Bits/ Screws : Truck Stock	\$	48.12
MENARDS - BLAINE	Patrol General Supplies - squad interior cleaning items	\$	58.08
MENARDS - BLAINE	WTP#4 Phosphate Room Tank Addition	\$	236.75
MENARDS - BLAINE	Filters, batteries, hose bibb	\$	178.93
MENARDS - BLAINE	Galv Rakes: Streets	\$	151.96
MENARDS - BLAINE	Wall Anchors/ Snow Fence/ Hand Tamper	\$	75.75
MENARDS - BLAINE	Hardware for BBC backstop pads	\$	49.91
MENARDS - BLAINE	Wood, Glue, Screws, Carpet: Work Trucks	\$	24.94
MENARDS - BLAINE	Wood, Glue, Screws, Carpet: Work Trucks	\$	414.71
MENARDS - BLAINE	Bouex/ Tape - Washout bag by hydrants	\$	15.96
MENARDS - BLAINE	Fittings; Tanker	\$	13.04
MENARDS - BLAINE	Salt pellets	\$	94.20
MENARDS - BLAINE	Wood / Screws / Glue / Carpet for work Trucks	\$	271.61
MENARDS - BLAINE	General Supplies for Water	\$	240.24
MENARDS - BLAINE	Supplies for Playnet	\$	34.64
METROPOLITAN COUNCIL	MCES Wastewater Services	\$	477,884.43
METROPOLITAN LIFE INSURANCE COMPANY	MN Paid Leave	\$	18,343.40
METROPOLITAN LIFE INSURANCE COMPANY	Met Life Short Term Disability	\$	1,147.09
MIDWAY FORD COMPANY	Dealer Seatbelt Programming : Units 4628 & 4629	\$	125.00
MIDWAY FORD COMPANY	Dealer Seatbelt Programming : Units 4628 & 4629	\$	125.00
MIDWAY FORD COMPANY	Running board and Mounting Bracket : Unit 2451 (garbage truck)	\$	438.77
MIDWAY FORD COMPANY	Belts/Pully/tensioner: Truck 1252	\$	219.42
MIDWAY FORD COMPANY	Belts/Pully/tensioner: Truck 1252	\$	130.13
MINNEAPOLIS AQUATENNIAL SENIOR ALUMNI ASSOCIATION	Senior program	\$	150.00
MINNESOTA CHIEFS OF POLICE ASSOCIATION	MCPA Annual Membership Dues - Captain Russ Clark	\$	225.00
MINNESOTA CHIEFS OF POLICE ASSOCIATION	2026 MCPA Statewide Awards Banquet Fees	\$	130.00
MINNESOTA COUNTY ATTORNEY ASSOCIATION	Receipt inventory and return forms	\$	104.00
MINNESOTA DEPARTMENT OF PUBLIC SAFETY	Registration Tabs for Surveillance Van - Squad 5125	\$	14.25
MINNESOTA MUNICIPAL UTILITIES ASSOCIATION	Safety management program	\$	12,808.75
MINNESOTA POLLUTION CONTROL AGENCY	Wastewater License: Austin Schelander	\$	23.00
MINUTE MAKER SECRETARIAL	Minute Maker Secretarial	\$	643.75
MINUTE MAKER SECRETARIAL	2026 Park Board Meeting Minutes Fees	\$	219.50
MN DEPT OF LABOR AND INDUSTRY	March 2026 Building Permit Surcharge Report	\$	3,195.00
MN METRO NORTH TOURISM	February 2026 Lodging Taxes	\$	14,426.69

MTI DISTRIBUTING INC	Tubes / Latch : Unit 2318 (Mower)	\$	213.16
MTI DISTRIBUTING INC	Lift ; Unit 2400 (Mower)	\$	36.21
NORTHERN SANITARY SUPPLY CO INC	WTP 1-4 Cleaning Supplies	\$	492.85
NORTHWAY SPORTS	Police Response UTV	\$	32,544.03
NUSS TRUCK & EQUIPMENT	Exhaust SCR Parts : Unit 1298 (Plow Truck)	\$	202.04
NUSS TRUCK & EQUIPMENT	Electric Horn : Unit 4506 (truck)	\$	34.31
O'REILLY AUTOMOTIVE INC	Credit	\$	(815.90)
O'REILLY AUTOMOTIVE INC	Brake Pads/Rotors: Front and Rear Unit 1260 (truck)	\$	349.98
O'REILLY AUTOMOTIVE INC	Filters: PW Stock	\$	115.73
O'REILLY AUTOMOTIVE INC	Hose Clamps : Unit 4506 ( Jetter)	\$	47.88
O'REILLY AUTOMOTIVE INC	Filters/Rotors/Pads: Stock & Truck 1239	\$	239.17
O'REILLY AUTOMOTIVE INC	Weather Stripping's : Unit 4506 (Truck)	\$	25.98
O'REILLY AUTOMOTIVE INC	Rear Brake Rotors : Unit 5347 (PD)	\$	150.00
PAGE ANALYTICAL SERVICES INC	WTP #1 VOC Testing	\$	1,231.00
PAFFY'S PEST CONTROL INC	CH monthly pest control	\$	85.35
PAFFY'S PEST CONTROL INC	MAYC monthly pest control	\$	59.75
PAPE ENTERPRISES INC	Senior program - Meal event liver & onion	\$	2,524.72
PAPER ROLL PRODUCTS	Citation paper Invoice #299806	\$	275.70
PEERLESS NETWORK INC	Telephone Service	\$	954.78
PHASOR ELECTRIC COMPANY	Outlet for Pumps/ Ground Transformer WH #14	\$	560.00
PRECISE MRM LLC	2026 PW GPS Management	\$	1,660.00
PRINT CENTRAL	Tree Planting Poster	\$	113.47
PRINT CENTRAL	General PW Office Business Cards	\$	95.00
PRINT CENTRAL	Business Cards - Carrie Reid - 100 Qty	\$	25.00
PRO-TEC DESIGN INC	Lift 15 Service Coordination	\$	396.50
PRO-TEC DESIGN INC	Well HID Card Trouble Shooting	\$	365.65
PRO-TEC DESIGN INC	Well HID Card Trouble Shooting	\$	335.50
PRO-TEC DESIGN INC	LS #21 Card Reader	\$	274.50
PRO-TEC DESIGN INC	Well HID Card Trouble Shooting	\$	274.50
PRO-TEC DESIGN INC	ProWatch repair - not following schedule	\$	61.00
PRO-TEC DESIGN INC	Camera software subscription	\$	4,960.21
REPUBLIC SERVICES #894	Shredding for Recycling Saturday Events	\$	1,084.43
RIDGEWAY & ASSOCIATES	PD Wellness Program Fees for 2026	\$	2,920.00
RP AUTO SERVICE INC	Alignment : Unit 5341 (PD)	\$	133.75
SBM FIRE DEPARTMENT	2026 Fire Protection Services	\$	485,223.00
SBM FIRE DEPARTMENT	2026 Fire Protection Services	\$	485,223.00
SCHINDLER ELEVATOR CORPORATION	CH elevator preventive maintenance	\$	2,597.96
SHERWIN-WILLIAMS COMPANY	Suction Tube & Filters : Units 2362 & 2363 (Striper)	\$	203.38
STAR TRIBUNE-SUBSCRIPTIONS	Annual Subscription	\$	348.82
STARBRITE WINDOW CLEANING	Cold storage gutter cleaning	\$	150.80
STATE OF MINNESOTA	Forfeiture distribution case #25-073711	\$	300.00
STERICYCLE INC	March 2026 shred	\$	158.91
SUBURBAN TIRE WHOLESALE INC	Tires: Unit 2362 (Line Striper)	\$	124.00
THE FERGUSON GROUP LLC	2026 Federal Lobbying Services (Approved by Motion 2025-266)	\$	5,250.00
T-MOBILE USA INC	Phone Search Warrant- 26054824	\$	50.00
TREVIPAY	Storage Organization for Trucks	\$	120.56
TREVIPAY	Storage Organization for Trucks	\$	9.47
TREVIPAY	Meter Repair Tools	\$	68.32
TRI-STATE BOBCAT INC	Tooth & Pin : Storm Water	\$	61.80
TRI-STATE BOBCAT INC	Back up Camera install: Skid steer 4662	\$	2,092.90
TWIN CITIES TRANSPORT & RECOVERY INC	Tow of Squad 5328	\$	125.00

TWIN CITIES TRANSPORT & RECOVERY INC	Tow for Squad 5331	\$	185.00
ULINE	Partial 2025 Capital; PW Office Rebuild; White Board/Cabinet	\$	1,027.90
ULINE	MAYC mop, bucket, floor mats, trash picker	\$	527.73
UPPER CUT TREE SERVICES INC	1785 129th Ave NE - South Side - 7 Trees	\$	3,500.00
UPPER CUT TREE SERVICES INC	Removal of 6 trees : 1785 129th Ave	\$	4,000.00
UPPER CUT TREE SERVICES INC	Tree Removal : 12714 Legacy Creek Pkwy	\$	500.00
US BANK	Fiscal Agent Fees - Bond 2020A	\$	550.00
US BANK	2017A - Fiscal Agent Fees	\$	575.00
US BANK	Fiscal Agent Fees - 2022A	\$	575.00
US BANK	Fiscal Agent Fees - Bond 2023A	\$	500.00
USA BLUEBOOK (#657220)	Meter gaskets/wrenches, Watermain break supplies, flanges	\$	877.35
VERTEX UNMANNED SOLUTIONS LLC	UAS Sentry data interface subscription - (UAS detection)	\$	1,500.00
VERTEX UNMANNED SOLUTIONS LLC	Mount for GIS Unit: Forestry	\$	100.00
VOLUNTEERS OF AMERICA	Volunteer meals - April 2026	\$	400.00
W.T.G CONTRACTING LLC	Ostman's Building project	\$	8,210.00
WALTERS RECYCLING & REFUSE INC	Organics Collection 2026	\$	124.26
WEGMAN KEVIN WILLARD	Senior program - Birthday entertainment	\$	150.00
WINTER EQUIPMENT COMPANY INC	Plow Guard / Curb Runner : Plow Trucks	\$	1,192.13
		\$	1,924,408.47

**CITY OF BLAINE**

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID  
APPROVED ON 05/04/2026 FOR PAYMENTS THE WEEK OF 04/10/2026**

<b>Vendor Name</b>	<b>Description</b>	<b>Amount</b>
CARR'S TREE SERVICE INC	Tree Removal/ Haul - Multiple sites	\$ 20,135.20
LEAGUE OF MN CITIES INSURANCE TRUST-CLAIMS	Claim #494020	\$ 22,877.30
ANOKA COUNTY	CSAH 17 & 122nd Ave Signal (JPA C0010479), I/P 23-15	\$ 24,026.19
ECKBERG LAMMERS PC	2026 Prosecution Fees for entire year	\$ 24,090.51
NORTHWAY SPORTS	Police Response UTV	\$ 32,544.03
ELECTRIC PUMP INC	LS #30 Pump	\$ 48,782.00



# City of Blaine

## City Council Workshop

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April 13, 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 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; Fire Chief Dan Retka; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; Public Works Director Nick Fleishhacker; and City Attorney Eric Larson.

#### 3. New Business

- 3.1.** 2026-79 Utility Franchise Fee Implementation Timeline (30 Minutes)  
*Sponsors: Jason Zimmerman, Finance Director*

Mayor Sanders reported the city's request for a local area sales tax was heard by the senate and noted he was hopeful a tax bill would be approved this session. He explained this matter would be heard by the tax committee on Wednesday, April 15 at 8:30AM.

Finance Director Zimmerman stated in conjunction with workshops held on [January 13, 2025](#), [September 8, 2025](#), [November 17, 2025](#), and [January 23, 2026](#), City staff conducted meetings with all local gas and electric providers, including CenterPoint Energy, Xcel Energy, Connexus, and Centennial Utilities. These meetings occurred alongside the ongoing workshop series to inform providers of the City's intent to establish franchise fees, discuss the formal process for renegotiating expired agreements, and collect the necessary data for fiscal modeling. Under Minnesota Statute 216B.36, the City maintains broad authority to negotiate these franchise ordinances for the use of public rights-of-way. While certain natural gas agreements remain in effect, others with Xcel Energy and Connexus have expired and must be updated to ensure uniform provisions across all providers before a fee can be officially implemented.

Mr. Zimmerman reported staff explored a flat-fee model based on the City of Lakeville's structure, which is estimated to generate approximately \$5.9 million in annual revenue. This benchmark was selected because it reflects current market conditions in a comparable community and aligns closely with the debt and levy portions of Blaine's 2026-2030 Capital Improvement Plan. Unlike property taxes, which rely on fluctuating valuations, a flat-rate franchise fee provides a stable, predictable revenue stream that includes contributions from tax-exempt properties such as educational institutions and public property. Financial modeling indicates that this approach is equitable for most residents and businesses; for example, the median residential property would see a net benefit of approximately \$17.61 annually when comparing the franchise fee to the property tax increase that would otherwise be required to fund these capital needs. While implementing franchise fees requires significant administrative coordination and active negotiation with utilities, the long-term fiscal benefits include immediate revenue from new construction and a diversified funding base that reduces the overall debt burden. If the City Council proceeds with implementation in 2026, the first significant impact on the annual debt levy would likely occur by 2029. This would allow for a full year of revenue collection to validate budget projections and ensure a prudent transition toward cash-funding essential infrastructure.

Mr. Zimmerman explained If the Council reaches a consensus to move forward with the process as drafted, a mandatory 60-day notice period for utilities could begin on April 15, 2026. This would lead into a staggered legislative path where the Franchise Ordinances, the legal agreements themselves, would tentatively be slated for a first reading on May 17 and adoption on June 1. Following this, the Fee Ordinances, which define the specific rates and classes, would move toward a public hearing and first reading on June 14, with a targeted adoption date of July 6. Because this is a preliminary planning document, the dates are meant to illustrate the significant lead times required by statutory and contractual obligations. For example, once an ordinance is adopted, a 90-day notification and publication period must occur before any fees become active. Under this current conceptual model, the effective date would be October 5, 2026. However, the core objective of this workshop discussion is to ensure the Council is comfortable with the proposed pace and the legal requirements of the transition before any formal notices or publications are initiated.

Jacob Saufley, Attorney with Eckberg Lammers, presented the procedural framework and necessary timelines for establishing new franchise and fee ordinances. He explained the city had three gas companies and two electric companies operating in Blaine. He explained the notice process would begin over the next six weeks if the council were to proceed with the

utility franchise fee implementation. The proposed fee structure and public hearing process for the franchise ordinance was further reviewed with the council. Sample ordinances from other communities were discussed along with the proposed timeline that would have to be followed in order to get the franchise fees in place by January 1.

Councilmember Newland asked how the city would address the franchise agreements that were current. Mr. Saufley explained the active franchise agreements were similar and would not require any changes or adjustments at this time. He noted amendments could be made to get the franchises on the same 20-year cycle.

Councilmember Newland inquired how the franchise fee would appear on a utility bill. Mr. Saufley reported there would be a line item on the bill for a city franchise fee.

Councilmember Newland anticipated it would be easier to have a smaller monthly fee charged to residents than for a larger amount to be charged quarterly to residents. City Manager Thorvig agreed, noting communication with the public would be key.

Councilmember Larson questioned what type of fee would be charged to residents. Mr. Zimmerman reviewed the fees that are being charged by other communities and noted the Lakeville scenario was the recommendation from staff.

Mr. Saufley stated cities tend to prefer a flat fee being charged to users because this was more predictable versus a consumption-based fee.

Mr. Thorvig reported staff supported the flat fee model because this would provide the city with consistent revenues. He requested direction from the council on how to proceed.

Councilmember Robertson thanked staff for the presentation and explained she supported the city moving forward with the proposed flat franchise fee following the Lakeville model. It was her hope this item could move forward and did not believe this topic needed to be brought back for further discussion at a workshop meeting.

Councilmember Massoglia supported the franchise fees moving forward following the Lakeville model as well.

Councilmember Newland and Councilmember Fleming agreed with this recommendation.

Councilmember Ford supported staff moving forward with the franchise fees.

**3.2.** 2026-80 SBM Fire Department - Quarterly Update (30 Minutes)  
*Sponsors: Daniel Retka, Fire Chief*

Fire Chief Retka provided the council with a quarterly update from the SBM Fire Department. He explained the SBM Fire Department was now serving over 106,000+ people with high quality services at one of the lowest costs in the country. He reported calls for service were up for the year while response times were improving due to the new staffing

models. He discussed how overlapping calls were continuing to grow, which was typical for a growing department. He thanked the fire corp for their continued dedication and service to the community. The training provided to SBM firefighters was discussed along with the training that was being provided to departments in Anoka and Ramsey Counties. He described how plans were moving forward for the new fire station. He reported SBM entered into an agreement with ICS to consider the department's space needs going forward.

Councilmember Larson thanked Chief Retka noting she greatly appreciated hearing the cost per resident for fire services was quite low when compared to neighboring communities. She asked how the department was able to achieve such positive cost-saving measures. Chief Retka explained the department had a very lean budget with zero waste and was operating more like a business.

Councilmember Ford questioned if the fire department had an ISO rating completed recently. Fire Chief Retka explained the department had an ISO rating of 3.

Councilmember Ford requested the calls for service information be broken down by station for the city council to review.

Councilmember Newland asked how the fire department back filled when overlapping calls occurred. Chief Retka discussed how staff back filled and how mutual aid was offered from neighboring communities when overlapping calls occurred.

Further discussion ensued regarding the benefits of having drones on scene prior to fire arriving. Chief Retka spoke to the rising number of list assist calls in the community.

Councilmember Robertson commended Chief Retka for the reputation that has been built for the SBM Fire Department.

Mayor Sanders thanked Chief Retka for his presentation and stated he was proud of the great work the fire department was doing in the community.

**3.3.** 2026-81      Petition to Modify Flowerfield Road (30 Minutes)  
*Sponsors: Daniel Schluender, Director of Engineering*

Director of Engineering Schluender stated a petition was received on January 15, 2026, from Weston Woods on Rice Creek Association. The petition asks council to consider a reconfiguration of Flowerfield Road going east of Lexington Avenue to close it to through traffic by any means such that vehicles may not enter or exit at the city border between the City of Blaine and the City of Circle Pines. The council received the petition at their regular scheduled meeting on February 2, 2026, and recommended the item be sent to workshop for discussion. A brief history outlines that in September 2020, a resident approached the Traffic Commission with concerns about Flowerfield Road (Lexington Avenue to the eastern city limits). Based on the resident's request, the Traffic Commission directed staff to collect traffic data and present the information to the commission and also to invite the entire

neighborhood to that meeting. At the May 2021 Traffic Commission meeting, the Traffic Commission was presented the collected data and heard testimony from the neighborhood. The neighborhood concerns about Flowerfield Road included traffic volume, traffic speeds, lack of pedestrian facilities, and the rural nature of the roadway section. Their main concern, however, was the lack of pedestrian sidewalks or trails on Flowerfield Road. The Traffic Commission walked the neighborhood through the process of how to petition the city council for consideration of improvements. He noted a petition has been submitted with a request to alter Flowerfield Road in such a fashion as to not allow vehicles to enter or exit across the Blaine/Circle Pines border.

Councilmember Newland commented he met with the homeowners association and they readily agreed to separate the road from the development to the north. He explained the neighbors supported development but have questions and concerns about the road. He understood the road was not that old and nobody wanted to pay for improvements. He indicated he supported the residents and homeowners association and their interest to close the road, but noted the recommendations from the area police chiefs should also be taken into consideration. He suggested barricades be put up as this would be a show of support for the residents.

Councilmember Massoglia stated he did not support making any changes.

Councilmember Robertson indicated she has had polite engagement with the residents in this area of Blaine and understood their concerns but explained she was having a difficult time not taking into consideration the recommendations from public safety. She suggested no changes be made to the road at this time until the new development was completed, adding it did not make sense to close a road that was being used.

Councilmember Ford stated he agreed with Councilmember Robertson. He asked if the new development would push more traffic onto Flowerfield Road. Mr. Schluender explained the new development would have 37 units. Staff was estimating the development would generate less than 300 trips per day, with all vehicles using Flowerfield Road. He indicated staff was surprised that the petition that was brought forward did not address a path or trail along Flowerfield Road.

Mayor Sanders commented he was surprised the petition did not request a trail as well.

Councilmember Larson asked if the discussion surrounding the sidewalk was closed. Mr. Schluender explained a sidewalk request was not being requested at this time within the petition, but direction could be provided by the city council.

Mr. Schluender estimated the sidewalk improvements would cost \$500,000 to \$600,000 to update this road from a rural section to a roadway with a sidewalk.

Mayor Sanders stated it appears this was an unnatural stretch of roadway for walkers.

Councilmember Newland inquired if sidewalks and gutters would be added the next time Flowerfield Road was improved. Mr. Schluender stated this would be an item for discussion for the council to consider the next time this roadway was improved.

Councilmember Fleming asked how the city would cover the \$500,000 to \$600,000 expense for the sidewalk if this project were to move forward. Mr. Schluender reported this expense would be covered by assessments.

Councilmember Robertson indicated she believed it would be best for the council to take no action on this item until the new development was completed.

Councilmember Newland said he did not believe the council should tie improvements to the road to a specific development as this would complicate things. He supported the council responding to the petition at this time.

Mayor Sanders asked if there was enough room for a sidewalk along Flowerfield Road. Mr. Schluender reported the city had the previous developer dedicate right of way on the south side of Flowerfield Road. He indicated the developer on the north side would dedicate 75% of the north side, which would provide enough room for a street and sidewalk.

Councilmember Ford asked if it would be cheaper for the city to install a bike path than a sidewalk. Mr. Schluender stated trails were eight feet wide and were generally cheaper to install than a six-foot concrete sidewalk.

Mayor Sanders commented he did not support closing the road and explained he would be interested in learning more about the cost for a path or sidewalk and what the timing for this project would be. Mr. Schluender thanked the council for their feedback and stated he would have a conversation with the HOA.

**3.4.** 2026-82 Sidewalk and Trail Plowing Requirements (40 Minutes)  
*Sponsors: Erik Thorvig, City Manager*

Mr. Thorvig stated the topic of sidewalk plowing has been discussed by the city council several times over the past year. The current city ordinance states that "no owner or occupant of any property, in front of which or adjacent to which, a sidewalk has been constructed for use of the public, shall allow snow to remain upon the sidewalk longer than 48 hours after the snow has ceases to fall thereon." In other words, sidewalk plowing is the responsibility of the resident. However, the current practice/policy is that the city plows all sidewalks within the city which conflicts with the ordinance. Research indicates the city has plowed sidewalks dating back to the 1980s. The city has a Snow and Ice Removal policy that was adopted in 2002 and amended in 2009, 2017 and 2020 through action of the city council. The city council has had discussions regarding the conflict in the ordinance and policy dating back to 2000. However, no action has ever been taken to resolve the issue. Information was presented at the January 2026 retreat regarding the financial impact on the city of plowing sidewalks. The city expended annually, on average, \$18,856 in overtime costs over the last four years to plow sidewalks. Yearly expenses vary depending on the amount of snow received. If the city were to not plow sidewalks, there would be savings in overtime expenses and also result in a reduction in the sidewalk plowing fleet over time. The city council requested additional information at the January retreat regarding enforcement if the residents were required to plow sidewalks.

Mr. Thorvig commented staff was able to obtain a survey completed by the City of Bloomington, who surveyed 14 cities on their policies for sidewalk plowing. There is a mix of policies which will be touched on later in this report. Additionally, Blaine staff surveyed eight comparable Minnesota cities that require property owners to clear sidewalks adjacent to their properties. The purpose was to document current practices regarding deadlines, enforcement approaches, notice procedures, clearance methods, penalties, and real-world outcomes. For cities that require residents to plow sidewalks, enforcement is complaint-driven in every case (no city uses proactive city-initiated inspections). Data was compiled from city responses in early 2026 and includes both quantitative details and qualitative comments provided by each city. Based on the Bloomington survey and data compiled by Blaine, there are several options that Blaine could consider based on the practices of other cities.

Option 1: Maintain current operations as-is. This would require a change to the current ordinance to be consistent with the practice.

Option 2: The City would maintain sidewalks adjacent to city property and trails (City and County); Residents/businesses responsible for sidewalks adjacent to their property.

Option 3: The City would maintain sidewalks adjacent to city property and trails (City and County); the City would maintain school zones and other primary routes; Residents/businesses responsible for sidewalks adjacent to their property. This option would require identifying school zone and primary routes.

Mr. Thorvig indicated Options 2 and 3 require enforcement by the city for residents and businesses who do not plow sidewalks. Based on the survey of other cities, staff would propose the following enforcement structure. An ordinance would need to be adopted identifying the requirements and enforcement. Staff provided the council with further information on the challenges the city would face when it comes to enforcement and requested direction from the council on how to proceed.

Councilmember Massoglia stated if the council was debating the expense of \$18,000 per year, he did not believe this was a big cost concern but was concerned about the expense of the \$250,000 sidewalk snowplow machines. He explained if the city were to move to Option 2 or Option 3 the city could go from six to two sidewalk snowplow machines, which was \$1 million in equipment savings.

Councilmember Robertson asked if the city had to clear the county trails and sidewalks. Mr. Thorvig reported this work was written into the JPAs.

Councilmember Larson indicated she supported the city moving forward with Option 2.

Councilmember Newland explained he supported Option 1 moving forward, but noted he was intrigued by the Burnsville model that charged residents that lived along a sidewalk a nominal fee for snow removal.

Councilmember Ford stated he supported Option 1 as well, noting he did not support the city taking away a service that has been provided to residents. He commented this was also

a safety concern for him as he wanted to see sidewalks free and clear of snow in a timely manner for children walking to school.

Councilmember Massoglia indicated he supported Option 2, noting this was not an essential city service.

Councilmember Robertson reported she supported Option 2 as well.

Councilmember Fleming stated she supported Option 2.

Council consensus was to direct staff to move forward with Option 2.

- 3.5.** 2026-83      2027 Budget - Review of Small Group Meetings; Outcomes and Council Direction (30 Minutes)  
*Sponsors: Jason Zimmerman, Finance Director*

Mr. Thorvig stated at the February 18 City Council Workshop, staff presented a review of the 2027 budget process with suggestions to improve the process going forward. Following the established schedule, the City Manager and Finance Department met with Council in small groups throughout late March and early April. These discussions focused on data-driven assumptions for operations, capital, and debt funding, ensuring that current staffing and service levels are maintained at projected 2027 costs. An outcome of these meetings will be the creation of a governing framework containing key themes, goals, and expectations for the 2027 budget and property tax levy. Pending informal consensus of the Council, this framework will be shared with departments to ensure all budget requests conform with Council direction. While further discussions will be required to address the wide spectrum of funds the City maintains, the initial focus of the budget kick-off will be on the 2026 property tax levy, as a preliminary, or maximum levy must be certified to the County Auditor by September 30 in accordance with state statute. He reviewed the summary statements from the small group outcomes and the remaining budget schedule with the council.

Mr. Zimmerman discussed how staff wanted to transform the conversation and improve budgeting processes for both staff and the city council.

Councilmember Newland indicated he believed the discussion points in the small groups were solid, and he appreciated the long-term forecast that was provided by staff. He explained he supported the path the city was on and appreciated the fact the city was pursuing franchise fees and municipal cannabis.

Councilmember Robertson stated she did not have a pleasant small group meeting and did not want to see another double-digit levy increase. She discussed how there has been a division in the council when it comes to the budget as year-end approaches and was hoping this would not happen this year as she wanted to see spending decrease. She anticipated there were homeowners in Blaine that were being impacted by the levy increases and requested staff continue to work to bring the proposed levy down.

Councilmember Larson asked how much funding within the 2027 budget would cover expenditures for the 105th redevelopment project. Mr. Zimmerman stated \$1.5 million of the 2027 budget was allotted to the 105th redevelopment project.

Councilmember Larson discussed how the city had paid \$500,000 in 2026 for the new turf fields and has been paying for properties within the 105th redevelopment area over the past several years. She explained it was difficult for her to look at the levy and not acknowledge that the city has been making choices to invest in the 105th redevelopment project. She wanted there to be transparency that the city has been spending taxpayer dollars on this project. She noted she would be firm in not supporting any further expenditures for the 105th redevelopment project. She discussed what services the city should be providing for its residents and feared the city was veering away from its primary focus. She wanted to see the council further questioning the expenses for the 105th redevelopment project especially when it comes to the new parking structure. She stated she was baffled by the fact the parking structure went from \$7 million to \$15 million and by the fact the council didn't discuss the fact another entity would be located on top of the parking structure.

Mayor Sanders reported the developer would be making better use of the space by co-locating another use on top of the parking structure. He explained the city would be growing its commercial district through this development, which would greatly benefit the city's tax base in the long run. He spoke to the reason why the city took a loss on some of the properties within the 105th redevelopment district noting this was due to the fact the properties had dilapidated structures. He understood the city had made initial investments in this project, but noted the city would begin to be paid back over time after the abatements take place.

Councilmember Larson expressed concern with the fact the council was not questioning the developer but rather was approving requests for relief without asking really tough questions.

Councilmember Robertson stated she did not believe this was a fair assessment. She noted Councilmember Larson has been privy to every conversation she has had regarding this development, which included all the questions she raised about the development.

Mayor Sanders indicated he initiated weekly conversations with staff and the development team.

Councilmember Larson questioned where the presentation was from staff for the developer's request for \$2.75 million in relief. She noted she had not received any information on this. She reported she was against the \$15 million that was spent on the parking structure. She expressed concern with the fact the council approved each and every expenditure request for the 105th redevelopment project but then was questioning staff about every expense from a city level.

Councilmember Massoglia indicated Councilmember Larson's questions may be better addressed through discussions with staff. He indicated he stood by his statements that were made at the last meeting. He reported the \$500,000 that was on the levy was set to be paid back in tax abatement in 2026. Mr. Zimmerman reported this was the case, noting the turf

abatement would be paid back through additional tax dollars being captured from the new development.

Councilmember Massoglia stated the tax levy has gone up because the city was spending \$4 million more per year and noted this was not due to the 105th redevelopment project. He indicated the parking ramp might be the only expense that would have to be paid for by taxpayers. He asked how much of the 2026 levy increase was due to the 105th redevelopment project. Mr. Zimmerman reported for 2026 the city would spend \$600,000 on the turf, but noted the city spent \$500,000 on turf in 2025.

Councilmember Massoglia commented this was only a \$100,000 increase from 2025 to 2026. He noted additional spending by the city was what was driving the tax levy up.

Councilmember Ford stated when the 105th project was first presented to the council there was excitement and he understood as the development went on things changed. He indicated he was not willing to put money back into the second parking ramp because this did not make financial sense. He commented he originally envisioned the 105th project serving the residents of Blaine, but noted the vision for this area has changed, and the area would now better serve visitors of Blaine. He discussed how the costs for services in the city have gone up because the city was growing. He supported the council providing staff with a roadmap if additional cuts were going to be made to the budget.

Mayor Sanders discussed how the redevelopment area would serve Blaine residents, noting there would be baseball games, concerts and events along with new amenities and shopping. He wanted to make sure the bike paths and trails were connected for residents. He stated on event days, the city would be receiving a revenue share for the parking ramp. He agreed this project should move forward with the focus being on residents first, noting this project would offer balance and create a destination for residents living in the north metro. He stated he understood this project had changed, but he was of the opinion the project had changed for the better. He discussed how the market spoke and there was interest from other users to get into this area. He appreciated how the council had worked to turn this dilapidated, old industrial park into a large revenue-generating development for the city. He explained if a project like this was not completed in Blaine, it would not happen in Anoka County. He indicated he was very comfortable with where this development was going because he believed it would be a win for Blaine. He was of the opinion the city's attorney and bond counsel had provided the council with sound advice.

Councilmember Robertson asked if there was consensus to direct staff to bring the budget down further.

Councilmember Massoglia indicated he would like to see the budget come down further prior to the June budget workshop meeting. He explained he wanted to see spending leveling off.

Councilmember Fleming questioned what it would look like to staff to get the levy to 7%. Mr. Zimmerman reported the city would have \$400,000 in inflationary increases to the budget, which was approximately 1% of the levy. He noted if the council wanted to see the levy brought in closer to 7%, staff would need to cut \$1 million in expenditures.

Mr. Thorvig stated staff could commit to lowering the preliminary levy amount prior to the June meeting.

Councilmember Larson explained she was not supportive of the 105th project being on the 2027 levy.

Councilmember Newland asked where the council and staff would go from here. Mr. Thorvig indicated in the next two months staff would make a concerted effort to look at spending and to see if the 9.7% number could be reduced.

Councilmember Larson reiterated that she did not want 105th project expenses on the levy.

Mr. Zimmerman stated there was a \$1 million expense that was slated for 2027 that could be pushed out to 2030, but the city would then incur additional interest. He explained the council will have to consider how to proceed with this expenditure. He reported staff understood there should be a way to manage costs.

Councilmember Massoglia indicated he was not comfortable with additional funding for capital consistent with the CIP.

Councilmember Robertson supported staff doing a hard review of the capital expenditures for the coming years.

Councilmember Newland explained he did not want to see 105th project expenses on the levy either and stated he believed the levy will level off over time, but noted it would take time for the city to get to this point.

Councilmember Ford commented if the recommendations from staff would help the city out financially down the road, he would support the council proceeding in this manner.

Councilmember Fleming stated she would like to review the permanent financing for the 105th project further. In addition, she wanted to discuss the strategic use of unrestricted reserves for capital equipment.

**3.6.** 2026-84 Council Requested Items for Discussion (20 Minutes)  
*Sponsors: Erik Thorvig, City Manager*

Councilmember Newland asked if the council wanted to explore the viability of setting the SBM Fire Department up as its own Fire Taxation District to move SBMFD costs onto a separate property tax line item while simultaneously removing the same costs from Blaine's operating expenses. He explained staff asked the council to assess the positive and negative implications of an SBMFD Fire Taxation District in order to thoroughly understand whether this option strengthens or weakens safety services with the city and how to proceed. He explained per policy, this discussion will be limited to whether or not the council wishes to direct staff to prepare a future workshop agenda item for council discussion.

Mayor Sanders asked if there were four councilmembers that wanted to further discuss this topic.

Councilmember Massoglia questioned what kind of staff time would be required to investigate this item. Mr. Thorvig indicated this was a new topic and there were legal ramifications that would have to be investigated.

Councilmember Newland anticipated this item would not be brought back to the council until this fall.

Councilmember Robertson questioned if there was interest from Chief Retka to pursue this option. She indicated she did not support moving this item forward unless Chief Retka supported this matter. She stated she was not interested in mixing politics with public safety in Blaine.

Councilmember Larson stated she did not understand why the city would move forward in this manner.

Councilmember Robertson explained the proposal would be to have the SBM Fire Department its own taxing district that would show up separately on the service areas tax statements.

Councilmember Newland commented these were all questions that could be answered by staff if this item were brought forward at a future workshop meeting.

Councilmember Fleming stated she would like to hear from Chief Retka the pros and cons of moving forward with a separate taxing district for the SBM Fire Department.

Councilmember Ford indicated he supported taking a look at how the SBM Fire Department operates and if this would be a viable option for the department. He explained he wanted to consider what the best option for Blaine would be going forward.

Chief Retka commented he was not supportive of the proposed taxing district. He reported this model was typically more popular in rural areas than in metropolitan areas and did not anticipate Blaine would save any money if this change was made. He agreed that politics would be brought into public safety if the city were to change to this model. He indicated the current model was not broken, and he did not believe operations should change at this time.

Councilmember Ford stated there were politics in policing and fire already and he supported the municipality taking a closer look at how the city was spending its money on public safety. He believed the council had a shared responsibility to report to the public how services were being provided.

Councilmember Fleming indicated she did not support moving this item forward.

Councilmember Newland commented he believed there was still more information that could be gathered for the council to consider regarding this topic and that it was his hope the council would support staff pursuing more information.

Councilmember Larson stated the fire department was working really well on behalf of the community and if this was not the case, she would be more inclined to investigate this topic further. She did not support changing the current model for the SBM Fire Department.

Councilmember Fleming explained given the feedback provided by the fire chief, she did not believe it would be worth staff's time to investigate this topic further.

Councilmember Massoglia stated he appreciated Councilmember Newland's intent, which was to find ways to reduce the overall levy for Blaine taxpayers, but noted he did not support this topic moving forward.

Mayor Sanders reported there was not enough support from the council to move this item forward.

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

None.

#### **5. Adjournment**

The workshop adjourned at 9:28PM.



# City of Blaine

## City Council Workshop

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April 20, 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 5:37PM.

#### 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; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; Stormwater Coordinator Megan Hedstrom; City Attorney Eric Larson; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

#### 3. New Business

- 3.1.** 2026-85 Discuss Stormwater Management Within the Coon Creek Watershed District (20 Minutes)  
*Sponsors: Megan Hedstrom, Stormwater Coordinator*

Stormwater Coordinator Hedstrom stated city and Coon Creek Watershed District staff were

in attendance to present water management items for council consideration and discussion. She explained Jon Janke, newly appointed District Administrator for Coon Creek Watershed District, would be giving an introduction of the district and then provide information regarding emerging trends and standards in stormwater management. Staff wanted to provide the city council with the most current information as city and district staff work to develop plans, schedules, and budgets to address items related to surface water impairments and flooding.

Jon Janke, Coon Creek Watershed District Administrator, introduced himself to the council stating he has been with the watershed district since 2011. He explained he took over the roll of administrator after three years of shadowing the previous administrator. He commented his focus has been on practical partnerships, noting he was working to align the vision and goals of the watershed district with the cities. He reviewed the practical projects the watershed district was addressing, noting surface water and groundwater were a main focus at this time. He described a joint venture project that was recently completed in the Pleasure Creek Parkway area. He commented further on the importance of pet waste stations and street sweeping in order to protect the city's waterways. He thanked the council for their time and indicated he would continue to strive to be a good partner for the city going forward.

Councilmember Newland questioned what the total cost was for the Pleasure Creek Parkway filtration system. Mr. Janke reported the total cost for the project was \$500,000.

Councilmember Newland asked how large of an area was covered by the Coon Creek Watershed District. Mr. Janke indicated the Coon Creek Watershed District covers 107 square miles, which is all of Ham Lake, Coon Rapids, a small portion of Columbus, half of Andover, as well as half of Spring Lake Park and Fridley.

- 3.2.** 2026-86      Concept Plan for M/I Townhomes - Jefferson Street and 125th Avenue (40 Minutes)  
*Sponsors: Sheila Sellman, Community Development Director*

Community Development Director Sellman stated the site received preliminary plat approval from the City in October of 2018 for a HyVee grocery store. In 2022, HyVee announced its adoption of a new long-term growth strategy centered on building larger stores and putting more distance between future retail sites and planned to sell five parcels it had acquired, including the subject parcel in Blaine. M/I Homes has entered into a purchase agreement with HyVee to purchase the 13.04-acre site located at 500 125th Avenue Northeast. The applicant is requesting a concept plan review for a 134-unit townhome development south of 125th Avenue and west of Jefferson Street. The subject property is 13.04 acres and is vacant. The property is zoned Planned Business District (PBD). The property is guided High Density Residential/Planned Commercial (HDR/PC). The parcel is part of a 36-acre mixed-use development that was mass graded for pad sites in 2019. A 184-unit apartment building (Risor) was completed in 2022, and all the remaining land was proposed to be for commercial uses. The properties to the north and west are zoned PBD. The property to the east is Roosevelt Middle School and is zoned R-1 (single family). The property to the south is zoned DF (Development Flex) with single-family homes. The applicant is requesting

Development Flex (DF) zoning to allow for flexibility in setbacks and building elevation materials. The concept proposes a 30-foot front yard setback adjacent to Jefferson Street rather than a 50-foot setback as required by the PBD zoning district. The PBD District is intended for commercial, multifamily residential and limited light industrial use, and thus the setbacks and standards may be more appropriate for an apartment-style building. Therefore, the applicant is requesting flexibility given the less intensive multifamily use of townhomes.

Stephanie Griffin, representative from M/I Homes, introduced her business and thanked the council for their time. She explained this site was approved as a 36 acre site with a 13 acre portion being identified for Hy-Vee. She commented this property had now been put on the market and M/I Homes was looking at how this mixed use site could develop. She believed her townhome product would be a good fit and aligns with the city's vision for this site. She reported her proposed project would be less intense than the previous request. She further discussed her concept plan and asked if the council would support a rezoning to DF.

Mayor Sanders asked for comments from the council surrounding the land use designation.

Councilmember Massoglia asked what the typical units per acre was for HDR2. Ms. Sellman reported HDR2 allows for 28 units per acre.

Councilmember Massoglia stated he did not believe this was a bad proposal. He believed this project could be a good fit for this property. He indicated the best option for this site would be commercial/planned business, but noted reducing the density for the housing portion could be a good thing for the neighborhood.

Councilmember Robertson supported the city getting feedback from the public regarding the development of this property. She explained back in 2017-2018, there was a lot of discussion with the public regarding the Hy-Vee proposal. She indicated she would also like to hear from the school district regarding this proposal.

Councilmember Newland inquired if the adjacent property was currently zoned commercial. Ms. Sellman reported this was the case.

Councilmember Newland agreed it would benefit the city to gather feedback from adjacent residents regarding this proposal. Ms. Sellman reported a neighborhood meeting would be required if the applicant wanted to move this project forward.

Ms. Griffin stated she would be willing to gather feedback if the council supported this project moving forward.

Mayor Sanders was of the opinion this was a good project to move this site to MDR from HDR. He spoke to how the proposed project would be much better when it comes to traffic.

Councilmember Massoglia asked if the townhomes would be rental or for purchase. Ms. Griffin explained the townhomes would be for purchase.

Ms. Griffin requested feedback from the council regarding the elevations and site layout.

Mayor Sanders said he was of the opinion the plans were solid but suggested the developer consider planting evergreens on the berm for screening purposes.

Council consensus was to generally support MDR and possibly DF with some additions to the elevations.

**3.3.** 2026-88 Council Subcommittee Updates (15 Minutes)  
*Sponsors: Erik Thorvig, City Manager*

Mr. Thorvig stated annually, there are mayoral appointments to external boards that city council members participate on. In an effort to inform the full council about activity on these boards, the city manager has asked for a brief update of two of these boards from the representative members at the workshop. The city manager envisions this being a quarterly update going forward with updates on different boards at each meeting. The council will hear updates on the following:

Councilmember Massoglia provided the council with an update on the North Metro TV Cable Commission's recent strategic planning retreat and commented on how this group was planning for the future.

Mr. Thorvig provided the council with an update on the broadband franchising then noted the Twin Cities Gateway update would be shared with the council at a future workshop.

**4. Other Business**

Mayor Sanders commented on the upcoming council agenda then provided the council with an update on the sales tax bill being considered for the 105th redevelopment district.

**5. Adjournment**

The workshop adjourned at 6:36PM.



# City of Blaine

## City Council

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April 20, 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 7:00PM 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 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; 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. 2026-89 Proclamation Recognizing the Blaine Bengals Boys and Girls Basketball Team  
*Sponsors: City Council*

Mayor Sanders read a proclamation in full for the record recognizing the Blaine Girls and Boys Basketball teams for their outstanding accomplishments during the basketball season, for being Section 7AAAA champs and for representing Blaine well at the state tournament. A round of applause was offered by all in attendance.

- 4.2.** 2026-90 Police Officer Swearing-in Ceremony  
*Sponsors: Brian Podany, Safety Services Manager/Police Chief*

Safety Services Manager/Police Chief Podany stated when new officers successfully complete the field training program and advance to solo patrol, a swearing-in ceremony is performed in front of the city council. This is a special time for new officers and their families to celebrate their accomplishments and be recognized in front of the city mayor, city councilmembers, city manager, Police Chief Podany, fellow police staff, and the public. The following new officers will be participating in the ceremony and take their oath of office:

Braden Olmstead, Badge #272  
Thomas Shields, Badge #273  
Jaclyn Groshens, Badge #274

City Clerk Sorensen administered the oath of office to the newly appointed officers and badges were pinned on. A round of applause was offered by all in attendance.

- 4.3.** 2026-91 Proclamation for Arbor Day 2026  
*Sponsors: City Council*

Mayor Sanders read a proclamation in full for the record declaring April 22, 2026 to be Arbor Day in the city of Blaine.

**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 responses or discussion during the meeting, city staff will contact the speaker(s) after the meeting if follow-up is needed. Each speaker is limited to three minutes, with a maximum of 15 minutes set aside for Open Forum.

Mayor Sanders opened the Open Forum at 7:32PM.

Bruce Mathei, 4101 99th Avenue NE, shared continued concerns regarding the electrical box located at 99th Avenue and Lexington Avenue NE.

There being no further input, Mayor Sanders closed the Open Forum at 7:36PM.

**6. Communications**

Councilmember Robertson acknowledged the excellent work of the Blaine Police Department, specifically the K-9 teams and community outreach teams.

**7. Approval of Consent Agenda:**

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

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

Councilmember Newland abstained from approval of Item 7.1 due to a potential conflict of interest.

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

- 7.1.** 2026-92      Schedule of Bills Paid  
*Sponsors: Jason Zimmerman, Finance Director*
  
- 7.2.** 2026-93      Approval of Minutes  
*Sponsors: Cathy Sorensen, City Clerk*
  
- 7.3.** RES 26-59      Resolution Granting Final Plat Approval to Subdivide 31.92 Acres into 32 Single Family Lots and 6 Outlots to be Known as Flowerfield on the NE Corner of Lexington Avenue and Flowerfield Road NE. Fenway Land Company (Case File No. 26-0014/SLK)  
*Sponsors: Sheila Sellman, Community Development Director*
  
- 7.4.** RES 26-63      Resolution to Approve Plans and Specifications and Order Advertisement for Bids for the 2026 Street Rehabilitation Project, Improvement Project No. T2605  
*Sponsors: Daniel Schluender, Director of Engineering*
  
- 7.5.** RES 26-65      Resolution to Approve Joint Powers Agreement (JPA) No. CCON26-000486 with Anoka County for Intersection Improvements at CSAH 52 (Radisson Road) and CSAH 12 (109th Avenue) and Signalization at Mankato Street/Tournament Players Pkwy and CSAH 12 (109th Avenue), Improvement Project No. T2518  
*Sponsors: Daniel Schluender, Director of Engineering*

- 7.6. RES 26-73 Resolution Accepting Parks and Recreation Donations for Quarter 1 of 2026  
*Sponsors: Jerome Krieger, Park and Recreation Director*
  
- 7.7. 2026-94 Approve Police Department Wellness Program Contract with The PARC using Public Safety Funds  
*Sponsors: Brian Podany, Safety Services Manager/Police Chief*
  
- 7.8. RES 26-74 Resolution to Receive Petition and Order Public Hearing for Vacation of Drainage and Utility Easements within Lot 2, Block 1, Prime North Addition and Lot 2, Block 1, Glimcher Northtown Mall, Second Addition, according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V26-02  
*Sponsors: Daniel Schluender, Director of Engineering*
  
- 7.9. RES 26-75 Resolution to Receive Petition and Order Public Hearing for Vacation of the Drainage and Utility Easement as documented by Ordinance No. 95-1566, recorded as Document No. 1206692.0, which lies within Lot 2, Block 1, Prime North Addition, according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V26-03  
*Sponsors: Daniel Schluender, Director of Engineering*
  
- 7.10. RES 26-76 Resolution Authorizing Temporary Parking Restrictions and Road Closures for the Johnsville Area Garage Sale Event Security Plan  
*Sponsors: Russ Clark, Captain*

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

- 8.1. RES 26-52 Resolution Granting a Conditional Use Permit Amendment to Reduce the South and East Parking Lot Setbacks From 30-Feet to 25-Feet for an Existing Childcare Center in a Development Flex (DF) Zoning District at 12612 Central Avenue NE. The Goddard School of Blaine (Case File No. 26-0012/ACK)  
*Sponsors: Sheila Sellman, Community Development Director*

Community Development Director Sellman stated the applicant is requesting a conditional use permit amendment to reduce the south and east parking setback from 30-feet to 25-feet in order to construct an additional parking stall.

Mayor Sanders opened the public hearing at 7:42PM.

There being no public input, Mayor Sanders closed the public hearing at 7:42PM.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Granting a Conditional Use Permit Amendment to Reduce the South and East Parking Lot Setbacks From 30-Feet to 25-Feet for an Existing Childcare Center in a Development Flex (DF) Zoning District at 12612 Central Avenue NE.

Motion adopted unanimously.

- 8.2.** 2026-95 Approve On-Sale and Sunday Intoxicating Liquor Licenses for Bravos Tequila Bar, 11712 Ulysses Lane NE, Suite 200  
*Sponsors: Cathy Sorensen, City Clerk*

City Clerk Sorensen stated council is asked to approve the on-sale and Sunday intoxicating liquor licenses for Bravos Tequila Bar to allow the ability to serve intoxicating liquor. A public hearing is required prior to the approval for on-sale and Sunday intoxicating liquor application for Bravos Tequila Bar. Jorge Morales and Veronica Navarro, applicants, have submitted the on-sale and Sunday intoxicating liquor application for Bravos Tequila Bar. The applicants have paid the required license fees, submitted forms and documents, and the background investigations were conducted by the Blaine Police Department with no concerns found. The on-sale and Sunday liquor licenses, if approved, would be valid until June 30, 2026, and run concurrent with annual liquor license renewals beginning July 1, 2027. All required information will be submitted to the state's alcohol and gambling enforcement division upon approval of the licenses by the council. Owners of the previous restaurant, Best Taste of Pho Saigon, were able to serve alcohol in the adjacent Vertex Nails as they owned both the restaurant and salon and their licensed premise included both businesses. Because the new applicants only own the restaurant, no alcohol will be allowed in the salon. Staff has communicated this with the applicants and will ensure alcohol service does not occur as part of the Blaine Police Department's required compliance checks.

Mayor Sanders opened the public hearing at 7:45PM.

There being no public input, Mayor Sanders closed the public hearing at 7:45PM.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to Approve On-Sale and Sunday Intoxicating Liquor Licenses for Bravos Tequila Bar, 11712 Ulysses Lane NE, Suite 200.

Motion adopted unanimously.

## **9. Development Business**

None.

## **10. Administration**

- 10.1.** 2026-96      Ratification of Local 49 (Public Works) Labor Agreement for 2026-2028  
*Sponsors: Scott Johnson, Director of Administrative Services*

Director of Administrative Services Johnson stated council is asked to ratify and approve the 49ers Local #49 (Public Works) labor agreement.

Moved by Councilmember Newland, seconded by Councilmember Larson, to approve the Ratification of Local 49 (Public Works) Labor Agreement for 2026-2028.

Councilmember Massoglia thanked staff for all of their efforts on this labor agreement.

Motion adopted unanimously.

## **11. Other Business**

City Manager Thorvig reported the Blaine Business Council would be meeting Thursday, April 23 at 7:30 a.m.

## **12. Adjournment**

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adjourn the meeting at 7:50PM.

Motion adopted unanimously.



# City of Blaine Staff Report

File Number: 2026-104

Agenda Date	Status
May 4, 2026	
In Control	File Type
City Council	Motion

**Approval of Consent Agenda:** - Cathy Sorensen, City Clerk

## Agenda Item # 7.3

Consider Special Event for Eid Prayer Service Located at the National Sports Center May 26, 2026

## Executive Summary

The council is being asked to approve a special event license for an Eid prayer service to be held at the National Sports Center, 1750 105th Avenue NE.

## Background

Wami Osman has submitted a special event application to hold an Eid prayer service at the National Sports Center on Fields 29 and 30. The application fee has been paid, the certificate of insurance submitted, the background check by the Police Department has been completed with no reason to deny. The applicant has issued a check in the amount of \$250 as a deposit. Parking will be available on numerous lots adjacent to the requested fields. Based on the anticipated attendance of approximately 1,000-1,500, the applicant is required to have 4 uniformed police officers on site for traffic control or any other needs that may arise.

City and safety services staff met to review the application and make event recommendations. The event is to be operated consistently with the event descriptions made as part of this application. The event will start at 7:00AM and end by 11:00AM, with the prayer taking place from 9:00AM - 9:30AM. The applicant shall operate the event consistent with City codes and State statutes. Any additional conditions will be included in the final license document and communicated to the applicant. The applicant will ensure sound equipment is placed to amplify sound toward the commercial businesses and not the residential neighborhood and is prepared to decrease volume if required by emergency management personnel.

The license is contingent on the applicant meeting all requirements of the license.

## Strategic Plan Relationship

Special event related licensing relates most closely with the effective communication strategic priority as it allows the city to foster communication and engagement with local civic groups and provides opportunities for the public to gather.

#### **Board/Commission Review**

N/A

#### **Financial Impact**

Issuance of the license, including background investigation, are included in the license fee adopted by City Council.

#### **Public Outreach/Input**

Staff will work to communicate event information to the public through its social media avenues.

#### **Staff Recommendation**

By motion, approve the special event license with the above recommendations.

#### **Attachment List**

None



# City of Blaine Staff Report

File Number: 2026-105

Agenda Date	Status
May 4, 2026	
In Control	File Type
City Council	Motion

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

## Agenda Item # 7.4

Notifying League of Minnesota Cities Insurance Trust That Monetary Limits on Tort Liability are Not Waived

## Executive Summary

The City’s decision to waive or not waive the statutory tort limits must be made annually at the time of policy renewal. Historically, the City has elected not to waive the statutory tort limits.

## Background

The League of Minnesota Cities Insurance Trust (LMCIT) makes it possible for cities to obtain excess coverage without waiving the statutory liability limit of \$500,000 per person, \$1,500,000 per occurrence. For cities that choose not to waive the statutory limits, the city’s liability is limited by the statute to no more than \$500,000 per claimant and \$1,500,000 per occurrence for tort claims. The LMCIT’s higher coverage limits would only apply to those types of claims that aren’t covered by the statutory limits. Alternately, cities may choose to waive the statutory liability limits. Under this option, higher coverage limits would be available for all claims, including claims that otherwise would have been limited by the statutory liability limits.

LMCIT offers excess liability (umbrella coverage) options in the amounts of \$1 million to \$8 million. To purchase the umbrella coverage under the League Program, city councils must take action to either waive or not waive statutory limits.

Staff regularly reviews alternatives with the City Attorney, the City’s risk consultant, and the City’s Insurance Agent. Staff believe that the liability limits under M.S. 466.04 should not be waived. If the City does not waive the statutory tort limits, an individual claimant would be able to recover no more than \$500,000 on any claim to which the statutory tort limits apply (as opposed to being able to recover up to the standard limit of \$2 million if the City waived the statutory limits). Also, the total which all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would be limited to \$1,500,000. As long as Blaine does not waive these limits as staff proposes, these statutory

tort limits would apply regardless of the City's election to purchase the optional excess liability coverage.

Additionally, this excess liability coverage would provide coverage in the following areas where statutory limits do not apply:

- Liability under the federal civil rights act. This includes Section 1983, the American's with Disabilities Act.
- Certain types of liability that the City may assume contractually, which occurs when a member agrees in contract to defend and indemnify a private party.
- Liability for actions in another state, i.e., by a city official attending a conference, or under a mutual aid agreement with a political subdivision across state borders.
- Liability for zoning action under an inverse condemnation "taking" theory.

In a case where the EDA is named a covered party on the City's insurance, the claimant might be able to get a ruling that the EDA and City are two separate political subdivisions and receive a maximum settlement for both. Claims to which the statutory municipal tort limits do not apply are not affected by this decision, nor are claims made at the Federal level where Minnesota statutory limits would not otherwise apply.

Attached is the LMCIT liability coverage waiver form, which describes the statutory claimant limits and the effect. Once approved, the completed form will be submitted to the LMCIT.

### Strategic Plan Relationship

Maintaining proper insurance coverage ensures organizational health and financial sustainability.

### Board/Commission Review

N/A

### Financial Impact

N/A

### Public Outreach/Input

N/A

### Staff Recommendation

Staff recommend that the Council, by motion, not waive the statutory tort limits established by Minnesota Statute 466.04.

### Attachment List

1. 2026 Liability Coverage Waiver Form

### LIABILITY COVERAGE WAIVER FORM

**Members who obtain liability coverage through the League of Minnesota Cities Insurance Trust (LMCIT) must complete and return this form to LMCIT before their effective date of coverage. [Email completed form to your city's underwriter](#), to [pstech@lmc.org](mailto:pstech@lmc.org), or fax to 651.281.1298.**

Members who obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. *The decision to waive or not waive the statutory tort limits must be made annually by the member's governing body, in consultation with its attorney if necessary.* The decision has the following effects:

- *If the member does not waive the statutory tort limits*, an individual claimant could recover no more than \$500,000 on any claim to which the statutory tort limits apply. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would be limited to \$1,500,000. These statutory tort limits would apply regardless of whether the member purchases the optional LMCIT excess liability coverage.
- *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could recover up to \$2,000,000 for a single occurrence (under the waive option, the tort cap liability limits are only waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is \$2,000,000). The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to \$2,000,000, regardless of the number of claimants.
- *If the member waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

---

*Check one:*

- The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#).
- The member **WAIVES** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#), to the extent of the limits of the liability coverage obtained from LMCIT.

LMCIT Member Name:

Date of member's governing body meeting:

Name of person completing this form:

Position of person completing this form:

Signature of person completing this form:



# City of Blaine Staff Report

File Number: RES 26-61

Agenda Date	Status
May 4, 2026	
In Control	File Type
City Council	Resolution

**Approval of Consent Agenda:** - Scott Johnson, Director of Administrative Services

## Agenda Item # 7.5

Resolution Accepting a Bid from Minnesota Petroleum Services, Inc. in the Amount of \$376,962.00 for the Public Works Fuel Station Reconstruction Project, Improvement Project No. 25-01 (F2501) and Authorizing Associated Interfund Transfers and Budget Amendments

## Executive Summary

Accept a Bid for the Public Works Fuel Station Reconstruction Project, Improvement Project No. 25-01 and award a contract in the amount of \$376,962.00 to Minnesota Petroleum Services, Inc.

## Background

The proposed project will reconstruct the existing fuel station (fuel island, canopy and refueling lanes) at the City of Blaine Public Works Facility. The project was planned for design in the winter of 2025/2026 and construction in 2026. See the attached map for the project location.

The existing fuel station was installed in 2008 and the existing fuel island canopy was installed in 2022. The fuel island is a raised concrete island that contains three fuel pumps (two diesel and one gasoline), a vacuum, electronic fuel pump control keypad, movable trash cans and windshield wash station. The refueling lanes on both sides of the fuel island are a mix of concrete and bituminous pavement surfaces. The underground fuel tanks (gasoline and diesel fuel) and associated access covers are located in the two refueling lanes (one in each).

### The main issues with the fuel station are:

1. The stormwater runoff from the paved parking lot north of the fuel station and the north side fuel canopy roof drains all sheet flows in a southerly direction, directly across the refueling area and through two channels between sections of the raised fuel island. As a result, the refueling lanes are subject to icy conditions during the winter months, creating a slip and fall hazard for employees.

2. Pavement failures, cracking and settlements are causing water to be trapped in the fuel station area and water collects inside of the ring frames over the fuel tank fill ports for the underground tanks. This triggers water intrusion alarms and requires water to be pumped out of these tank fill access points periodically. The tanks and fill ports are sealed, so no water gets into the tanks at this point.

The City Council awarded a contract with Short Elliott Hendrickson, Inc. (SEH) for Professional Engineering Services for design and preparation of plans and specifications on November 3, 2025. SEH prepared plans and specifications which were reviewed by staff and the project was publicly bid.

Bids were received electronically at 10:00AM, April 14, 2026, for Project No. 25-01. Three (3) bids were received ranging in the amount of \$376,962.00 to \$585,128.74. The three lowest bids and engineer's estimate are as follows:

Engineer's Estimate	\$227,550.00
Minnesota Petroleum Service, Inc.	\$376,962.00
BCI Construction, Inc.	\$442,787.93
Urban Companies	\$585,128.74

Bids have been checked and tabulated, and it has been determined that Minnesota Petroleum Service, Inc. of Columbia Heights, Minnesota is the lowest bidder. Staff recommends that the low bid be accepted, and a contract be entered into with Minnesota Petroleum Service, Inc..

City Council is also asked to approve a 10% contingency to bring the total contract budget to \$414,658.20. Part of the funding source for this project is listed in the Facilities maintenance portion of the Capital Fund and there is \$250,000 identified. Staff is also recommending reallocation of funds from the 2026 CIP which were previously approved for the sidewalk snow machine to be transferred to the facilities capital improvement fund to close the financial gap on the fuel island project. Temporary fueling will be provided on-site during the project timeframe.

Below is a breakdown of the total project costs:

- SEH design contract encumbrance \$79,709 (will have a remainder of around \$7,000 left)
- SEH construction services contract (est) \$34,000 Total Amount \$106,709 (using the \$7k left on the design contract to apply to the construction contract)
- Midwest Petroleum const. contract \$376,962
- 10% Contingency \$37,696

Total Amount \$414,658

- Construction materials testing (est) \$5,000
- Advertisement for bids \$341

Total Amount \$5,341

So the grand total we need is estimated to be \$533,708.

### Strategic Plan Relationship

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

### Board/Commission Review

N/A

### Financial Impact

This project was previously authorized as part of the 2025-2029 Capital Improvement Program (CIP), which was adopted via resolution 24-230 on December 16, 2024. The approved 2025 budget includes a \$250,000 appropriation for the fuel island reconstruction. With the current project estimate at \$533,708 staff is recommending the reallocation of \$240,000 from the 2026 CIP, which was previously approved for a light-duty sidewalk machine, to be transferred from the Capital Equipment & Project Funds to the Facilities Capital Improvement Fund to assist in closing the financial gap for the fuel island reconstruction.

The remaining \$43,708 in project costs are proposed to be provided through the existing Facilities Capital Improvement Fund Balance. However, since current CIP projections show the fund's balance dropping below \$30,000 by year-end 2029, future adjustments, including identifying additional funding or project deferrals, will be necessary to maintain its solvency.

To date, \$79,709.00 has been encumbered.

2025-2029 Capital Improvement Plan			
Project Name	Funding Source	Project Number	2025 CIP Approved
Public Works Fuel Station Reconstruction	Facilities Capital Fund	F2501	\$250,000
Reallocated 2026 CIP Funds — Light Duty Sidewalk Machine With V Plow and Blower	Capital Equipment & Projects Fund	E2619	\$240,000

## Public Outreach/Input

N/A

## Staff Recommendation

By motion, adopt the resolution.

## Attachment List

1. Bid Tab - PW Fuel Station Reconstruction (4-14-26)



# City of Blaine

## Signature Copy

Resolution: RES 26-61

### **Resolution Accepting a Bid from Minnesota Petroleum Services, Inc. in the Amount of \$376,962.00 for the Public Works Fuel Station Reconstruction Project, Improvement Project No. 25-01 (F2501) and Authorizing Associated Interfund Transfers and Budget Amendments**

**WHEREAS**, pursuant to advertisement for bids for Improvement Project No. 25-01, said bids were received on April 14, 2026, electronically opened and tabulated according to law, and the following three bids were received complying with the advertisement:

Minnesota Petroleum Service, Inc.	\$376,962.00
BCI Construction, Inc.	\$442,787.93
Urban Companies	\$585,128.74

**AND WHEREAS**, Minnesota Petroleum Service, Inc. of Columbia Heights, 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 Minnesota Petroleum Service, Inc. for the designated improvements in the amount of \$376,962.00.
2. A 10% contingency is hereby approved to bring the total contract budget to \$414,658.20 and the Director of Administration 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 retain the bid bond of the successful bidder until the performance and payment bonds have been executed and approved, after which the bid bond will be returned.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Blaine hereby authorizes the following interfund transfer(s) and associated amendments for the 2026 budget:

From Fund	To Fund	Purpose	Amount
410 - Capital Equipment & Projects Fund	417 - Facilities Capital Fund	Reallocate funding of light duty sidewalk machine with v plow and blower to assist with financing the public works fuel station reconstruction project	\$240,000

**BE IT FURTHER RESOLVED** that the City Council of the City of Blaine hereby authorizes the following amendment(s) for the 2026-2030 Capital Improvement Plan and 2026 budget:

Capital Improvement Plan			
Project	Adopted Budget	Amendments	Amended Budget
Public Works Fuel Island Reconstruction (F2501)	\$250,000	\$283,708	\$533,708
Sidewalk Snowplow Machine (E2619)	\$240,000	\$(240,000)	\$-

**BE IT FURTHER RESOLVED** that the City Council of the City of Blaine hereby cancels the 2026 capital equipment purchase of a Sidewalk Snowplow Machine (E2619) consistent with resolution 25-191 which was adopted on December 15, 2025.

**PASSED** by the City Council of the City of Blaine this 4th Day of May 2026.

**Bid Tab for Public Works Fuel Station Reconstruction (#10116295), I/P 25-01 (F2501)**

**Owner: City of Blaine**

**Solicitor: SEH, Inc.**

**04/14/2026 10:00 AM CDT**

BASE BID					Minnesota Petroleum Service		BCI Construction Inc.		Urban Companies	
Line Item	Item Code	Item Description	UoFm	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	01 73 13	MOBILIZATION	LS	1	\$3,500.00	\$3,500.00	\$199,558.46	\$199,558.46	\$240,000.00	\$240,000.00
2	2	REMOVE AND PATCH LIGHT POLE FOUNDATION	EACH	2	\$2,000.00	\$4,000.00	\$1,394.26	\$2,788.52	\$4,000.00	\$8,000.00
3	02 41 33	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	306	\$9.00	\$2,754.00	\$2.06	\$630.36	\$25.00	\$7,650.00
4	02 41 33	REMOVE CONCRETE PAVEMENT OR CURB	SY	221	\$90.00	\$19,890.00	\$26.01	\$5,748.21	\$25.00	\$5,525.00
5	02 41 33	REMOVE BITUMINOUS PAVEMENT	SY	584	\$45.00	\$26,280.00	\$10.84	\$6,330.56	\$20.00	\$11,680.00
6	32 11 22	AGGREGATE BASE (CV) CLASS 5	CY	255	\$120.00	\$30,600.00	\$59.61	\$15,200.55	\$60.00	\$15,300.00
7	32 11 22	AGGREGATE BASE (CLASS 5) FOR SOUTH EDGE	CY	13	\$170.00	\$2,210.00	\$59.61	\$774.93	\$60.00	\$780.00
8	32 13 10	CONCRETE PAVEMENT 8"	SY	391	\$228.00	\$89,148.00	\$144.69	\$56,573.79	\$186.36	\$72,866.76
9	32 12 13	BITUMINOUS MATERIAL FOR TACK COAT	GAL	29	\$10.00	\$290.00	\$8.40	\$243.60	\$8.91	\$258.39
10	32 12 16	BITUMINOUS SPWEB240C	TON	42	\$321.00	\$13,482.00	\$215.42	\$9,047.64	\$237.99	\$9,995.58
11	32 16 20	CONCRETE CURB AND GUTTER DESIGN B412	LF	86	\$60.00	\$5,160.00	\$67.25	\$5,783.50	\$32.09	\$2,759.74
12	32 16 20	8" CONCRETE VALLEY GUTTER	SY	48	\$186.00	\$8,928.00	\$165.34	\$7,936.32	\$123.74	\$5,939.52
13	13	BOLLARD	EACH	2	\$1,280.00	\$2,560.00	\$1,734.37	\$3,468.74	\$2,500.00	\$5,000.00
14	31 25 10	STORM DRAIN INLET PROTECTION	EACH	1	\$450.00	\$450.00	\$325.16	\$325.16	\$400.00	\$400.00
15	31 25 10	SILT FENCE, TYPE MS	LF	123	\$8.00	\$984.00	\$5.42	\$666.66	\$10.00	\$1,230.00
16	32 92 30	COMMON TOPSOIL BORROW	CY	9	\$50.00	\$450.00	\$86.71	\$780.39	\$5.00	\$45.00
17	31 25 10	ROLLED EROSION CONTROL PREVENTION CAT. 20	SY	66	\$80.00	\$5,280.00	\$12.32	\$813.12	\$50.00	\$3,300.00
18	32 92 30	TURF RESTORATION (SOUTHERN BOULEVARD SEED, FERT. TYPE 3)	SY	66	\$25.00	\$1,650.00	\$12.32	\$813.12	\$50.00	\$3,300.00
19	19	SAND BLAST AND REPAINT METAL FLASHING	LS	1	\$4,500.00	\$4,500.00	\$3,576.71	\$3,576.71	\$10,000.00	\$10,000.00
20	20	DOWNSPOUT EXTENSIONS	LS	1	\$500.00	\$500.00	\$2,384.47	\$2,384.47	\$10,000.00	\$10,000.00
21	21	TANK SUBMERSIBLE PUMP ACCESS COVER AND RING ASSEMBLY	EACH	2	\$2,005.00	\$4,010.00	\$166.85	\$333.70	\$3,000.00	\$6,000.00
22	22	TANK LEVEL PROBE ACCESS MANHOLE, SKIRT	EACH	2	\$4,050.00	\$8,100.00	\$407.23	\$814.46	\$1,000.00	\$2,000.00
23	23	INTERSTITIAL PROBE ACCESS MANHOLE, SKIRT AND COVER	EACH	2	\$3,374.00	\$6,748.00	\$1,288.42	\$2,576.84	\$1,000.00	\$2,000.00
24	24	TANK VENT ACCESS MANHOLE, SKIRT AND COVER	EACH	2	\$774.00	\$1,548.00	\$166.85	\$333.70	\$1,000.00	\$2,000.00
25	25	FILL BUCKET AND COVER	EACH	2	\$10,186.00	\$20,372.00	\$1,921.63	\$3,843.26	\$4,000.00	\$8,000.00
26	26	FUEL TANK MONITORING SYSTEM UPGRADES	LS	1	\$43,678.00	\$43,678.00	\$46,003.99	\$46,003.99	\$38,780.00	\$38,780.00
27	27	COVER BOLLARDS	EACH	16	\$163.00	\$2,608.00	\$67.04	\$1,072.64	\$250.00	\$4,000.00
28	28	ELECTRICAL DEMOLITION	LS	1	\$1,326.00	\$1,326.00	\$6,503.10	\$6,503.10	\$7,500.00	\$7,500.00
29	29	MODIFY ELECTRICAL PANELS	EACH	2	\$248.00	\$496.00	\$812.89	\$1,625.78	\$937.50	\$1,875.00
30	30	INTERIOR WIREWAY	EACH	1	\$9,649.00	\$9,649.00	\$1,377.13	\$1,377.13	\$8,500.00	\$8,500.00
31	31	EXPLOSION PROOF FITTINGS	EACH	4	\$1,848.00	\$7,392.00	\$144.09	\$576.36	\$275.00	\$1,100.00
32	32	3/4" RGS CONDUIT	LF	70	\$21.00	\$1,470.00	\$37.93	\$2,655.10	\$43.75	\$3,062.50
33	33	1" RGS CONDUIT	LF	25	\$94.00	\$2,350.00	\$43.35	\$1,083.75	\$50.00	\$1,250.00
34	34	1 1/2" RGS CONDUIT	LF	550	\$26.00	\$14,300.00	\$54.19	\$29,804.50	\$62.50	\$34,375.00
35	35	3/4" NMC CONDUIT - SCHEDULE 80	LF	130	\$3.00	\$390.00	\$48.77	\$6,340.10	\$56.25	\$7,312.50
36	36	1" NMC CONDUIT - SCHEDULE 80	LF	335	\$3.00	\$1,005.00	\$2.34	\$783.90	\$62.50	\$20,937.50
37	37	#10 AWG WIRE	LF	770	\$2.00	\$1,540.00	\$0.80	\$616.00	\$3.75	\$2,887.50
38	38	BELDEN CABLE #8760	LF	3190	\$6.00	\$19,140.00	\$1.51	\$4,816.90	\$2.50	\$7,975.00
39	39	CAT6 CABLE	LF	1280	\$3.00	\$3,840.00	\$0.74	\$947.20	\$2.50	\$3,200.00
40	40	EXPLOSION-PROOF JUNCTION BOX	EACH	9	\$442.00	\$3,978.00	\$731.60	\$6,584.40	\$843.75	\$7,593.75
41	41	DATA OUTLET	EACH	1	\$406.00	\$406.00	\$650.31	\$650.31	\$750.00	\$750.00
<b>BASE BID TOTAL:</b>						<b>\$376,962.00</b>		<b>\$442,787.93</b>		<b>\$585,128.74</b>



# City of Blaine Staff Report

File Number: RES 26-78

Agenda Date	Status
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May 4, 2026

In Control	File Type
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City Council

Resolution

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

## Agenda Item # 7.6

Resolution Granting Final Plat Approval to Four Lots and Seven Outlots to be Known as Blaine Town Center West. Minnesota Amateur Sports Commission (MASC) (Case File No. 26-0019/SAS)

## Executive Summary

The applicant is requesting final plat approval to create four lots and seven outlots as part of the 105th Redevelopment Project.

## Background

Planning Commission Public Hearing	July 9, 2024
City Council (Preliminary Plat)	July 15, 2024
City Council (Final Plat)	May 4, 2026
Action Deadline	June 19, 2026

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

The final plat is consistent with the approved preliminary plat, Resolution No. 24-140.

## Evaluation of Request

### Planning Analysis

#### Zoning

The subject site is zoned 105th Avenue Redevelopment District.

#### Land Use Designation

The subject site is guided Planned Commercial.

#### Surrounding Zoning and Uses

Properties to the east are zoned Heavy Industrial (I-2) and are developed with various industrial uses. A portion of the properties to the east are zoned 105th Avenue Redevelopment District (RD) and are part of the redevelopment project. Properties to the west are zoned Regional Recreation (RR) and are developed with parking lots or soccer fields. The north is zoned RD.

#### Existing Conditions

The subject site is open space with some ponding. Utility work is underway.

#### Plat

The 105th Avenue Redevelopment District does not have minimum lot size requirements and allows for zero lot lines. The majority of the outlots are for stormwater and open/green space.

The lot breakdown is as follows:

Lot 1: 5.72 acres

Lot 2: 2.98 acres

Lot 3: 2.46 acres

Lot 1 Block 2 0.90 acres (should this be Block 2?)

Outlot A: 0.96 acres

Outlot B: 0.54 acres

Outlot C: 0.18 acres

Outlot D: 0.35 acres

Outlot E: 2.94 acres

Outlot F: 1.79 acres

Outlot G: 6.11 acres

#### Setbacks

A consistent street edge must be maintained at the right-of-way line along all street frontages. Street edge elements may consist of the principal building, landscaping, outdoor seating, or a combination of these elements. Exceptions may include: property is adjacent to a water feature, surface parking or other instances the city council deems appropriate. No development is proposed with this plat.

#### Landscaping

No development is being proposed with the plat, landscaping will be reviewed with development.

#### Park Dedication

Park dedication is due for the four commercial lots at the commercial rate of \$8,650/acre if paid in 2026. Park dedication is due at the time of building permit.

#### Grading/Storm Drainage

No development is being proposed with the plat, grading and storm water drainage will be reviewed with development.

#### Utilities

No development is being proposed with the plat, utilities will be reviewed with development.

The developer will be responsible to extend the required sanitary sewer, water main, and storm sewer to adequately serve the development. The extension of utilities, sizing, looping, and location will need to

follow city standards and specifications.

#### Wetlands/Watershed

No development is being proposed with the plat. A Coon Creek Watershed District permit will be required to be received by the City prior to development.

#### Access/Street Design/Sidewalks

While no development is being proposed, the proposed Lot 1, 2 and 3 Block 1, and Lot 1 Block 2, will obtain access from existing platted roadway outlot or through recorded cross-access easement agreements.

Sidewalks and trails are required to be constructed on at least one side of all streets. The goal will be to create a network that ties into the existing walks/trails and the locations will be determined in the plan review process. Sidewalks and trails are required to be constructed in accordance with current city standards. A geotechnical report is required that will recommend the different typical walk/trail sections based on the existing soils.

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. Any lighting above the typical street lighting will be the responsibility of the developer to install and maintain.

#### 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.

A drainage and utility easement will be required to be platted between Lot 1 Block 1, and Lot 2 Block 2, to account for the proposed stormwater system along the lot line. Drainage and utility easements will be required to be platted over all proposed storm water areas.

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 features.

The developer will need to dedicate the appropriate right-of-way for any proposed public street and easements or outlots that contain any private streets or private alleys.

### **Strategic Plan Relationship**

Not applicable.

### **Board/Commission Review**

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

## **Financial Impact**

Not applicable.

## **Public Outreach/Input**

Notifications are not required for final plats.

## **Staff Recommendation**

By motion, adopt the resolution.

## **Attachment List**

1. Zoning and Location Map
2. Final Plat



# City of Blaine

## Signature Copy

Resolution: RES 26-78

### **Resolution Granting Final Plat Approval to Four Lots and Seven Outlots to be Known as Blaine Town Center West. Minnesota Amateur Sports Commission (MASC) (Case File No. 26-0019/SAS)**

**WHEREAS**, an application has been filed by Minnesota Amateur Sports Commission as Case File No. 26-0019 for a final plat known as Blaine Town Center West; and

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

Outlot B, ONE HUNDRED FIFTH REDEVELOPMENT, Anoka County, Minnesota.

**WHEREAS**, the Blaine City Council granted preliminary plat approval on July 15, 2024, subject to the conditions as contained in Blaine City Council Resolution No. 24-140; and

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

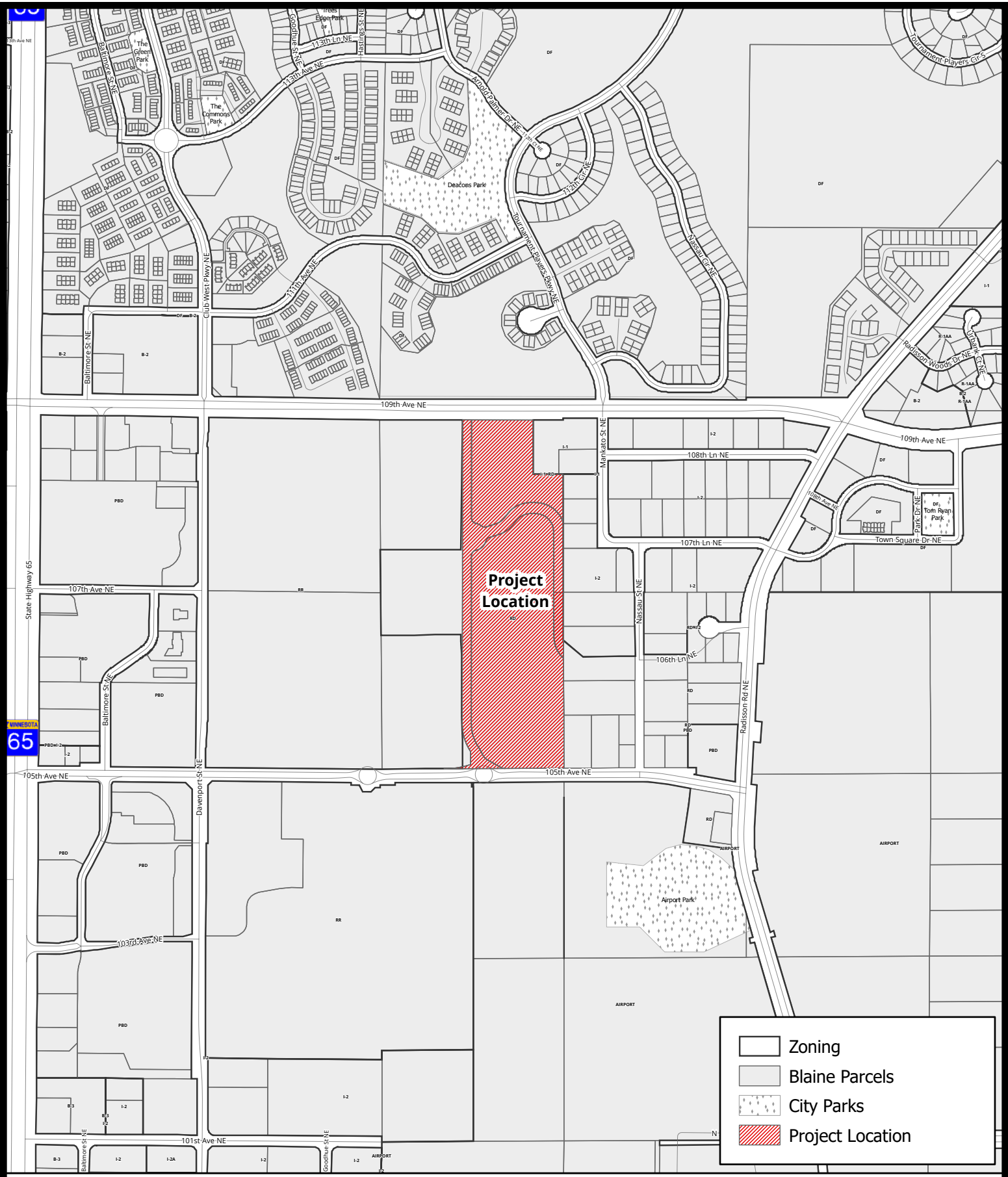
**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that final plat approval for Blaine Town Center West per Section 74-47 of the subdivision regulations is hereby granted subject to the listed conditions.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Blaine Town Center West.

1. The applicant is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of a building permit.
2. The applicant is responsible for recording the access easements and any shared parking agreements with Anoka County.
3. Park dedication is required for the development of one new lot, based on a rate of \$8,650 per acre is paid in 2026. The fee must be paid prior to the issuance of a building permit and will be calculated using the per-acre rate in effect at the time payment is received by the City.
4. All development signage by separate review.
5. The building official will need to review and approve copies of dedicated access easements that permit the owners of portions of the building located on either side to the other side for purposes of maintaining fire and life safety systems. This applies to buildings that have a property line through them.
6. Site plan approval is required as part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.

7. A drainage and utility easement will be required to be platted between Lot 1 Block 1 and Lot 2 Block 2 to account for the stormwater system along the lot line. Drainage and utility easements will be required to be platted over all proposed storm water areas for the remainder of the plat.

**PASSED** by the City Council of the City of Blaine this 4th day of May, 2026



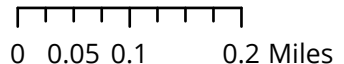
	Zoning
	Blaine Parcels
	City Parks
	Project Location

# Case File No. 26-0019

## Blaine Town Center West

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

This map is for general reference only. It is not for legal, engineering, or surveying use.



Scale: 1:10,878



BlaineMN.gov

# BLAINE TOWN CENTER WEST

City of Blaine  
County of Anoka  
Sec. 21, Twp. 31, Rng. 23

**KNOW ALL PERSONS BY THESE PRESENTS:** That Minnesota Amateur Sports Commission, a public body politic and corporate of the State of Minnesota, owner of the following described property:

Outlot B, ONE HUNDRED FIFTH REDEVELOPMENT, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as BLAINE TOWN CENTER WEST and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Minnesota Amateur Sports Commission, a public body politic and corporate of the State of Minnesota, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

MINNESOTA AMATEUR SPORTS COMMISSION

Todd Johnson, Executive Director

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Todd Johnson, as Executive Director of Minnesota Amateur Sports Commission, a public body politic and corporate of the State of Minnesota, on behalf of the public body politic and corporate.

Signature \_\_\_\_\_ Printed Name, Notary \_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

## SURVEYORS CERTIFICATION

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Max L. Stanislawski, Licensed Land Surveyor  
Minnesota License No. 48988

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Max L. Stanislawski, a Licensed Land Surveyor, Minnesota License No. 48988.

Signature \_\_\_\_\_ Printed Name, Notary \_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires January 31, 20\_\_\_\_

## CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of BLAINE TOWN CENTER WEST was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Blaine, Minnesota

By: \_\_\_\_\_, Mayor By: \_\_\_\_\_, Clerk

## COUNTY SURVEYOR

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

David M. Zieglmeier, Anoka County Surveyor

## COUNTY AUDITOR/TREASURER

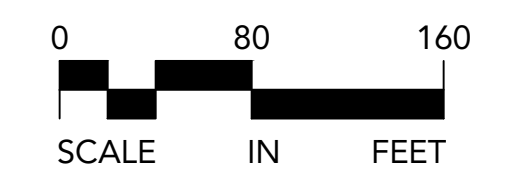
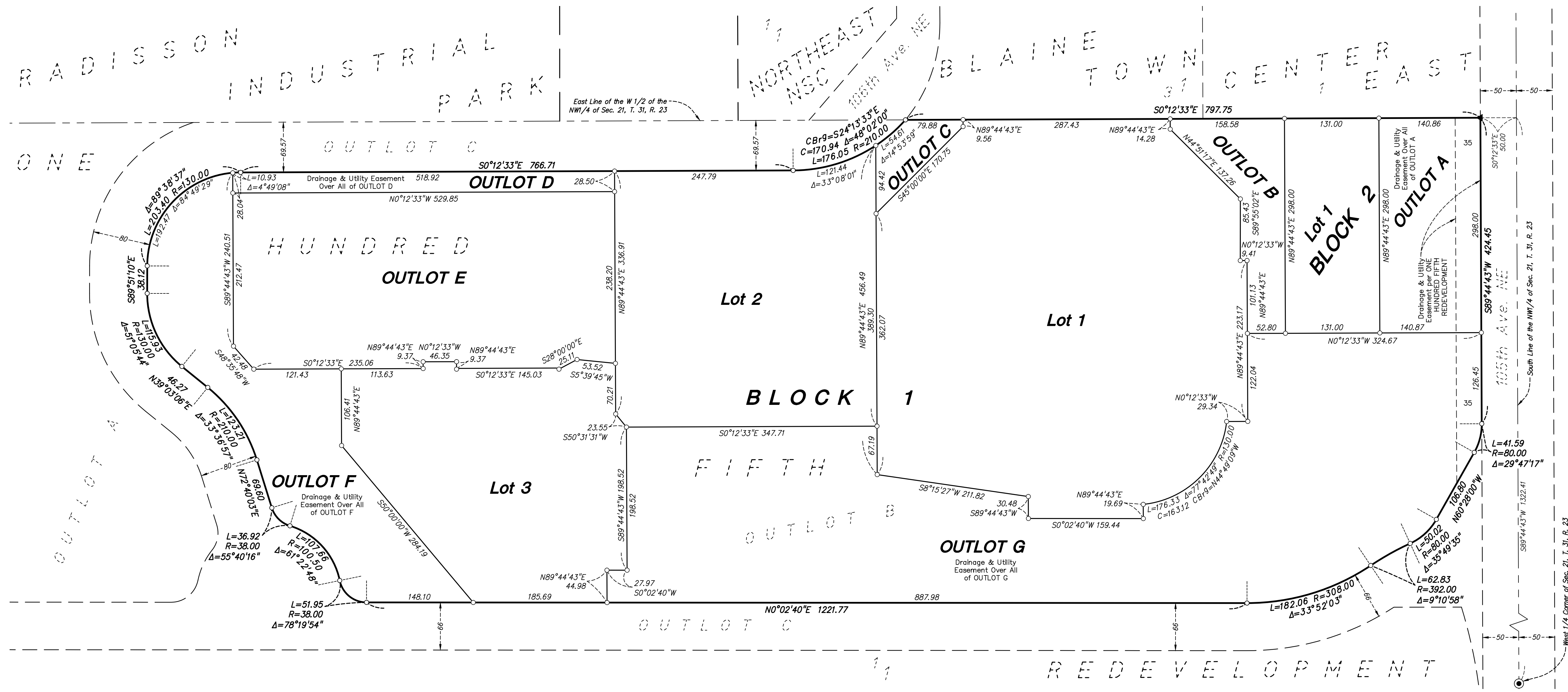
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_, Deputy  
Property Tax Administrator

## COUNTY RECORDER/REGISTRAR OF TITLES COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of BLAINE TOWN CENTER WEST was filed in the office of the County Recorder/Registrar of Titles for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and was duly recorded as Document Number \_\_\_\_\_.

By: \_\_\_\_\_, Deputy  
County Recorder/Registrar of Titles



BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31, RANGE 23 HAVING A BEARING OF SOUTH 89 DEGREES 44 MINUTES 43 SECONDS WEST.

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET, MARKED "LS 48988"
- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND, UNLESS SHOWN OTHERWISE
- ▲ DENOTES FOUND "PK NAIL"
- ⊙ DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT





# City of Blaine Staff Report

File Number: RES 26-79

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

May 4, 2026

In Control	File Type
------------	-----------

City Council

Resolution

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

## Agenda Item # 7.7

Resolution Granting Final Plat Approval to Create One Lot and One Outlot to be Known as Blaine Town Center West 2nd Addition. Minnesota Amateur Sports Commission (MASC) (Case File No. 26-0020/SAS)

## Executive Summary

The applicant is requesting final plat approval to create one lot and one outlot as part of the 105th Redevelopment Project.

## Background

Planning Commission Public Hearing	July 9, 2024
City Council (Preliminary Plat)	July 15, 2024
Council Council (Final Plat)	May 4, 2026
Action Deadline	June 19, 2026

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

The final plat is consistent with the approved preliminary plat, Resolution No. 24-140.

## Evaluation of Request

### Planning Analysis

#### Zoning

The subject site is zoned 105th Avenue Redevelopment District.

#### Land Use Designation

The subject site is guided Planned Commercial, and may require a comprehensive land use plan amendment for commercial development.

### Surrounding Zoning and Uses

Properties to the east are zoned Heavy Industrial (I-2) and are developed with various industrial uses. A portion of the properties to the east are zoned 105th Avenue Redevelopment District (RD) and are anticipated to be part of a redevelopment project. Properties to the west are zoned Regional Recreation (RR) and are developed with parking lots or soccer fields. The north side abuts 109th Avenue and the south side abuts 105th Avenue.

### Existing Conditions

The subject site is open space with ponding, and currently has utility and street work happening onsite.

### Plat

The 105th Avenue Redevelopment District does not have minimum lot size requirements and allows for zero lot lines. The proposed lot is 3.77 acres and the outlot is 4.61 acres.

### Setbacks

A consistent street edge must be maintained at the right-of-way line along all street frontages. Street edge elements may consist of the principal building, landscaping, outdoor seating, or a combination of these elements. Exceptions may include: property is adjacent to a water feature, surface parking or other instances the city council deems appropriate.

### Landscaping

No development is being proposed with the plat, landscaping will be reviewed with development.

### Park Dedication

Park dedication is due for the commercial lots at the commercial rate of \$8,650 per acre (2026 rate), which will be paid at time of building permit.

### Grading/Storm Drainage

No development is being proposed with the plat, grading and storm water drainage will be reviewed with development.

### Utilities

No development is being proposed with the plat, utilities will be reviewed with development.

The developer will be responsible for extending the required sanitary sewer, water main, and storm sewer to adequately serve the development. The extension of utilities, sizing, looping, and location will need to follow city standards and specifications.

### Wetlands/Watershed

No development is being proposed with the plat. A Coon Creek Watershed District permit will be required to be received by the City prior to development.

### Access/Street Design/Sidewalks

While no development is being proposed, the proposed Lot 1 BLock 1 will obtain access from existing platted roadway outlot.

Sidewalks and trails are required to be constructed on at least one side of all streets. The goal will be to

create a network that ties into the existing walks/trails and the locations will be determined in the plan review process. Sidewalks and trails are required to be constructed in accordance with current city standards. A geotechnical report is required that will recommend the different typical walk/trail sections based on the existing soils.

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. Any lighting above the typical street lighting will be the responsibility of the developer to install and maintain.

#### 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 features.

The developer will need to dedicate the appropriate right-of-way for any proposed public street and easements or outlots that contain any private streets or private alleys.

Drainage and utility easements will be required to be platted over all proposed storm water areas. Ponding and Drainage Easement per Document No.1979449.001 will be required to be vacated.

#### **Strategic Plan Relationship**

Not applicable.

#### **Board/Commission Review**

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

#### **Financial Impact**

Not applicable.

#### **Public Outreach/Input**

Notifications are not required for final plats.

#### **Staff Recommendation**

By motion, adopt the resolution.

#### **Attachment List**

1. Zoning and Location Map
2. Final Plat



# City of Blaine

## Signature Copy

Resolution: RES 26-79

### **Resolution Granting Final Plat Approval to Create One Lot and One Outlot to be Known as Blaine Town Center West 2nd Addition. Minnesota Amateur Sports Commission (MASC) (Case File No. 26-0020/SAS)**

**WHEREAS**, an application has been filed by Minnesota Amateur Sports Commission as Case File No. 26-0020 for a final plat known as Blaine Town Center West 2nd Addition; and

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

Outlot A, ONE HUNDRED FIFTH REDEVELOPMENT, Anoka County, Minnesota.

**WHEREAS**, the Blaine City Council granted preliminary plat approval on July 15, 2024, subject to the conditions as contained in Blaine City Council Resolution No. 24-140; and

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

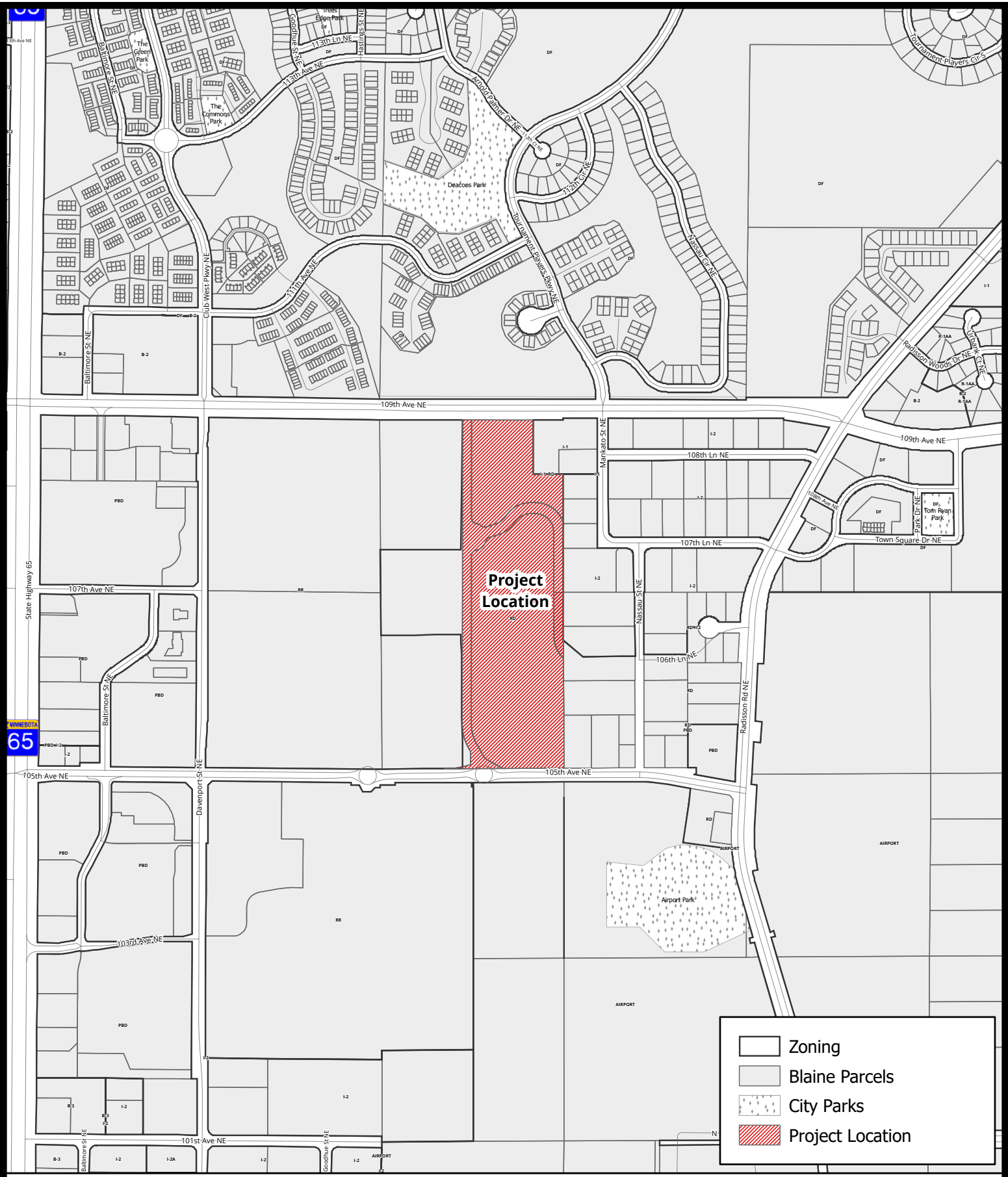
**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that final plat approval for Blaine Town Center West 2nd Addition per Section 74-47 of the subdivision regulations is hereby granted subject to the listed conditions.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Blaine Town Center West 2nd Addition.

1. The applicant is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of a building permit.
2. The applicant is responsible for recording the access easements and any shared parking agreements with Anoka County.
3. Park dedication is required for the development of one new lot, based on a rate of \$8,650 per acre is paid in 2026. The fee must be paid prior to the issuance of a building permit and will be calculated using the per-acre rate in effect at the time payment is received by the City.
4. All development signage by separate review.
5. The Building Official will need to review and approve copies of dedicated access easements that permit the owners of portions of the building located on either side to the other side for purposes of maintaining fire and life safety systems. This applies to buildings that have a property line through them.
6. Site plan approval is required as part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.
7. Ponding and Drainage Easement per Document No.1979449.001 will be required to be vacated.

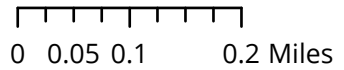
8. Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management features.

**PASSED** by the City Council of the City of Blaine this 4th day of May, 2026



	Zoning
	Blaine Parcels
	City Parks
	Project Location

**Case File No. 26-0020**



**Blaine Town Center West 2nd Addition**

Scale: 1:10,878

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

This map is for general reference only. It is not for legal, engineering, or surveying use.



BlaineMN.gov



# BLAINE TOWN CENTER WEST 2ND ADDITION

City of Blaine  
County of Anoka  
Sec. 21, Twp. 31, Rng. 23

**KNOW ALL PERSONS BY THESE PRESENTS:** That Minnesota Amateur Sports Commission, a public body politic and corporate of the State of Minnesota, owner of the following described property:

Outlot A, ONE HUNDRED FIFTH REDEVELOPMENT, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as BLAINE TOWN CENTER WEST 2ND ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Minnesota Amateur Sports Commission, a public body politic and corporate of the State of Minnesota, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

MINNESOTA AMATEUR SPORTS COMMISSION

Todd Johnson, Executive Director

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Todd Johnson, as Executive Director of Minnesota Amateur Sports Commission, a public body politic and corporate of the State of Minnesota, on behalf of the public body politic and corporate.

Signature \_\_\_\_\_ Printed Name, Notary \_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

### SURVEYORS CERTIFICATION

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Max L. Stanislawski, Licensed Land Surveyor  
Minnesota License No. 48988

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Max L. Stanislawski, a Licensed Land Surveyor, Minnesota License No. 48988.

Signature \_\_\_\_\_ Printed Name, Notary \_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires January 31, 20\_\_\_\_

### CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of BLAINE TOWN CENTER WEST 2ND ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Blaine, Minnesota

By: \_\_\_\_\_, Mayor By: \_\_\_\_\_, Clerk

### COUNTY SURVEYOR

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

David M. Zieglmeier, Anoka County Surveyor

### COUNTY AUDITOR/TREASURER

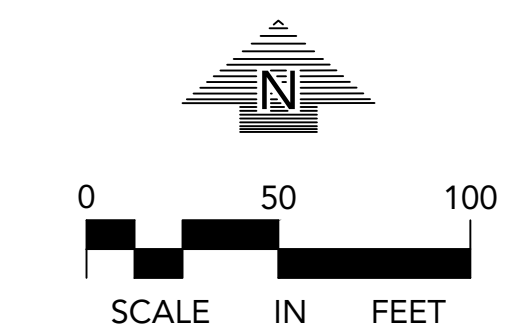
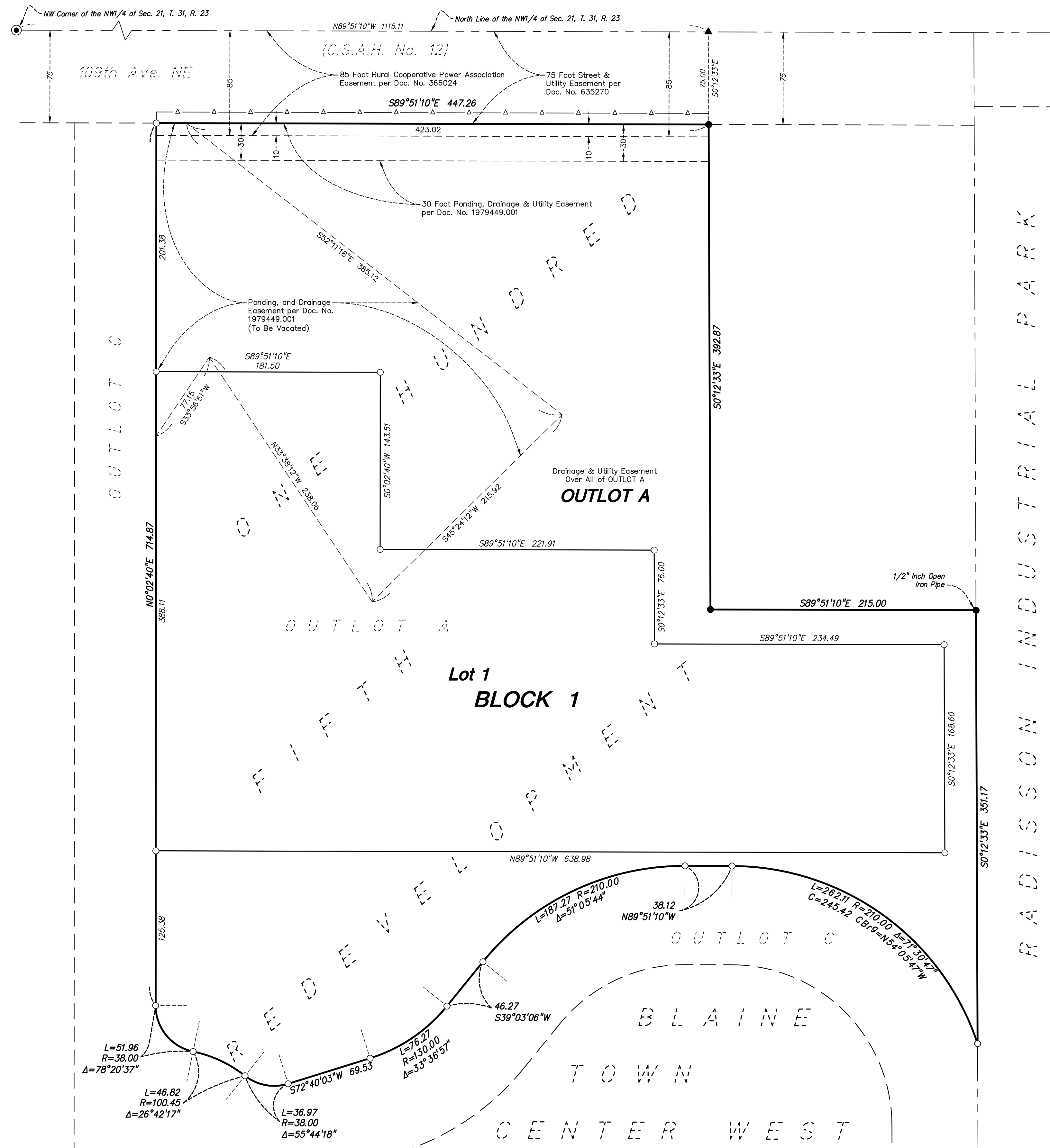
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_, Property Tax Administrator By: \_\_\_\_\_, Deputy

### COUNTY RECORDER/REGISTRAR OF TITLES COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of BLAINE TOWN CENTER WEST 2ND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and was duly recorded as Document Number \_\_\_\_\_.

By: \_\_\_\_\_, County Recorder/Registrar of Titles By: \_\_\_\_\_, Deputy



BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31, RANGE 23 HAVING A BEARING OF NORTH 89 DEGREES 51 MINUTES 10 SECONDS WEST.

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET, MARKED "LS 48988"
- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND, MARKED "LS 48988", UNLESS SHOWN OTHERWISE
- ▲ DENOTES FOUND "PK NAIL"
- ⊙ DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT
- Δ — DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY





# City of Blaine Staff Report

File Number: RES 26-91

Agenda Date	Status
May 4, 2026	
In Control	File Type
City Council	Resolution

**Approval of Consent Agenda:** - Scott Johnson, Director of Administrative Services

## Agenda Item # 7.8

Resolution Authorizing Interfund Transfers and Budget Amendments Related to the Facilities Project to Create a Functional Office Space for Human Resources and Adjust Cubicles for Human Resources Staff

## Executive Summary

Resolution Authorizing Interfund Transfers and Associated Budget Amendments related to the Facilities project to Create a Functional Office Space for Human Resources and Adjust Cubicles for Human Resources Staff.

## Background

The administration area includes the city manager, director of administration, human resources and clerk's office. The area includes an office space not be fully utilized and needs a desk to be used as an office space for confidential employee discussions and phone calls with Human Resources. The project also includes extending the cubicle walls higher along the main staff hallway to create more separation and privacy to allow staff members to bring forward concerns/issues to Human Resources. The proposed Facilities project will include cubicle wall construction and one office desk. The estimated project cost is \$4,306.70.

## Strategic Plan Relationship

Functional work spaces align with the strategic priority of organizational health.

## Board/Commission Review

None

## Financial Impact

Facilities staff have provided a \$4,307 estimate to complete this build-out. Funding for this activity is proposed to be financed with \$2,000 from the City Manager's subdivision budget within the General Fund and the remaining \$2,307 would be provided from the Facilities Fund operating budget. To facilitate the costs associated with this expenditure, the included resolution calls for an interfund transfer and associated budget amendments. The Council isn't being requested to approve the expenditure, but instead approve the budget amendment.

### **Public Outreach/Input**

None

### **Staff Recommendation**

Approve the resolution authorizing interfund transfers and associated budget amendments to facilitate the funding of the Facilities project to construct a workspace project.

### **Attachment List**

None



# City of Blaine

Signature Copy

Resolution: RES 26-91

## Resolution Authorizing Interfund Transfers and Budget Amendments Related to the Facilities Project to Create a Functional Office Space for Human Resources and Adjust Cubicles for Human Resources Staff

**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 office space located within the Administration area is not being utilized and needs a desk to be used as an office space for confidential employee discussions and phone calls with Human Resources; and

**WHEREAS**, the City Manager's Budget and Facilities Budget have sufficient funds to finance the project; and

**WHEREAS**, the City Council desires to record all City Hall-related facility transactions within the Facility 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	Transfer Amount
101 – General Fund	711 – Facilities Operating Fund	Fund the construction of cubicle wall construction and one office desk in the Administration area of City Hall.	\$2,000

**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	Transfer Amount
Facilities Capital Fund - Transfer In 711.00.000.000-3910	\$2,000

**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	Transfer Amount
--------------	-----------------

General Fund - City Manager - Transfer Out 101.20.210.211-4910	\$2,000
Facilities Operating Fund - Office Eq & Furnishings 711.50.530.532-4212	\$2,000

**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	Transfer Amount
General Fund - City Manager - Other Charges & Services 101.20.200.201-4499	\$2,000

**PASSED** by the City Council of the City of Blaine this 4th day of May 2026.



# City of Blaine Staff Report

File Number: 2026-106

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

May 4, 2026

In Control	File Type
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City Council

Motion

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

### Agenda Item # 8.1

Conduct Public Hearing and Consider Approval of a Wine and 3.2 Percent Malt Liquor On-Sale Licenses for Sakura Sushi located at 12531 Central Ave NE

### Executive Summary

Council has been asked to approve on-sale wine and 3.2 percent malt liquor licenses for Sakura Sushi to allow the ability to serve strong beer and wine.

### Background

A public hearing is required prior to the approval of on-sale wine and 3.2 percent malt liquor licenses in the city.

Hua Zhang and Xianwu Yang, applicants, have submitted applications for both on-sale wine and 3.2 percent malt licenses. A background investigation was conducted by the Blaine Police Department with no concerns found. The applicants' license is contingent upon submitting the required license fees, forms and documents.

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

### Strategic Plan Relationship

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

### Board/Commission Review

N/A

### Financial Impact

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

### Public Outreach/Input

Notice of public hearing was published in *Blaine/Spring Lake Park/Columbia Heights/Fridley Life* and on the city's website as required by code. No feedback was received by the clerk's office.

### Staff Recommendation

Hold a public hearing to receive input regarding the on-sale wine and 3.2 percent malt liquor licenses, then by motion, approve issuance of licenses for Sakura Sushi located at 12531 Central Avenue NE, Blaine, MN 55434.

### Attachment List

None



# City of Blaine Staff Report

File Number: RES 26-81

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

May 4, 2026

In Control	File Type
------------	-----------

City Council

Resolution

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

## Agenda Item # 8.2

Conduct Public Hearing and Adopt a Resolution to Vacate Various Right-of-Way Easements, Road/Street Easements, Ingress/Egress and Drainage and Utility Easements, in conjunction with the 105th Redevelopment and Northway Estates according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V26-01

## Executive Summary

The City received a petition dated March 23, 2026 from Mike Pokorney representing EB Blaine Development, LLC, requesting the vacation of easements, including right-of-way, road, street, ingress, egress, and drainage and utility easements lying over, under, and across Multiple parcels, Northway Estates; according to the recorded plat thereof, Anoka County, Minnesota; see Attached Exhibit A through D for Description.

## Background

The property was originally platted as Northway Estates. Due to the redevelopment of the 105th area, the existing right-of-way, road, street, ingress, egress, and drainage and utility easements are no longer needed. Necessary new easements will be platted in accordance with the requirements as the redevelopment of the area progresses. Engineering staff has reviewed the request and agrees with the vacation.

### Schedule of Actions

4/6/2026	Receive Petition and Order Public Hearing
<b>5/4/2026</b>	<b>Public Hearing and Adopt Vacation Resolution</b>

## Strategic Plan Relationship

This item is part of the city's strategic plan for Growth Management.

### **Board/Commission Review**

This item was not presented to any boards or commissions. Public input will be received by council at the Public Hearing on May 4, 2026.

### **Financial Impact**

No Financial Impact to the city for this request.

### **Public Outreach/Input**

Notice was officially published for the calling of the Public Hearing on May 4, 2026.

### **Staff Recommendation**

By motion, adopt the Resolution.

### **Attachment List**

1. Petition to Vacate - updated - pdf\_signed
2. Exhibits A - D - with legal descriptions



# City of Blaine

## Signature Copy

Resolution: RES 26-81

**Conduct Public Hearing and Adopt a Resolution to Vacate Various Right-of-Way Easements, Road/Street Easements, Ingress/Egress and Drainage and Utility Easements, in conjunction with the 105th Redevelopment and Northway Estates according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V26-01**

**WHEREAS**, the City Council has received a petition dated the 23rd day of March, 2026, requesting the vacation of all of the existing easements including right-of-way, road, street, ingress, egress, and drainage and utility easements lying over, under, and across multiple parcels, Northway Estates; according to the recorded plat thereof, Anoka County, Minnesota; as shown in Exhibit A through D (attached); and

**WHEREAS**, the required public hearing notices were published and mailed, and the public hearing was held on the 4th day of May, at which time all persons desiring to be heard were given an opportunity to be heard.

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

1. The vacation of the existing various Right-of-Way Easements, Road/Street Easements, Ingress/Egress and Drainage and Utility Easements, in conjunction with the 105th Redevelopment and Northway Estates.

**PASSED** by the City Council of the City of Blaine this 4th day of May, 2026.



**City of Blaine**  
10801 Town Square Drive NE  
Blaine MN 55449

**For City Staff Use Only:**

Date Received: \_\_\_\_\_

Council Presentation Date: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Approved

Denied

## Petition to Vacate

Vacation of Easement

Vacation of Right-of-Way

**I/We, the undersigned, represent the majority of owners of real property abutting or adjacent to:**

Address/legal description: \_\_\_\_\_

\_\_\_\_\_

Description of reason for vacation: \_\_\_\_\_

\_\_\_\_\_

**Signature of Owner:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**The following will need to be submitted along with this form:**

**Application Fee:**

\$250 for first lot for single-family residential plus \$50 for each additional lot

\$500 for all others

**Supporting documentation for easement:**

Exhibit including Legal Description of property in pdf format (i.e. survey, drawing)

Letter of Authorization (if applicable)

*In consideration of vacating the street right-of-way as herein petitioned, the undersigned hereby jointly and severally waive any and all claims for any damages resulting from the vacating and discontinuing of said street right-of-way.*

**Name of Petitioner/Applicant:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Business Phone:** \_\_\_\_\_

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Send completed form, fee and supporting documentation to Teresa Barnes, Engineering Department 10801 Town Square Drive NE, Blaine MN 5549 or e-mail to [tbarnes@blainemn.gov](mailto:tbarnes@blainemn.gov)

#### **EXHIBIT A: Right-of-Way, Road, and Street Easements**

The road easements per Document Nos. 355177 (A1), and 365802 (A2), and also the street easement, and ingress and egress easement per Document No. 963449 (A3), Anoka County, Minnesota.

#### **EXHIBIT B: Drainage and Utility Easements, and Ingress and Egress Easements**

The drainage and utility easements, and ingress and egress easements per Document Nos. 962218 (B1), 962219 (B2), 962220 (B3), 962221 (B4), 963448 (B5), 963450 (B6), 963451 (B7), and 966369 (B8), and also the drainage and utility easements per Document Nos. 1029491 (B9), 1029492 (B10), and 1850683 (B11), Anoka County, Minnesota.

#### **EXHIBIT C: Drainage and Utility Easements per Document No. 974216 (Multiple Parcels)**

The drainage and utility easements described within Parcel Nos. 9 (C1), and 11 (C2) along Radisson Road NE, and Parcel Nos. 1 (C3), 12 (C4), and 14 (C5) along Nassau Street NE per Document No. 974216, and Document No. 976563 (C6), Anoka County, Minnesota.

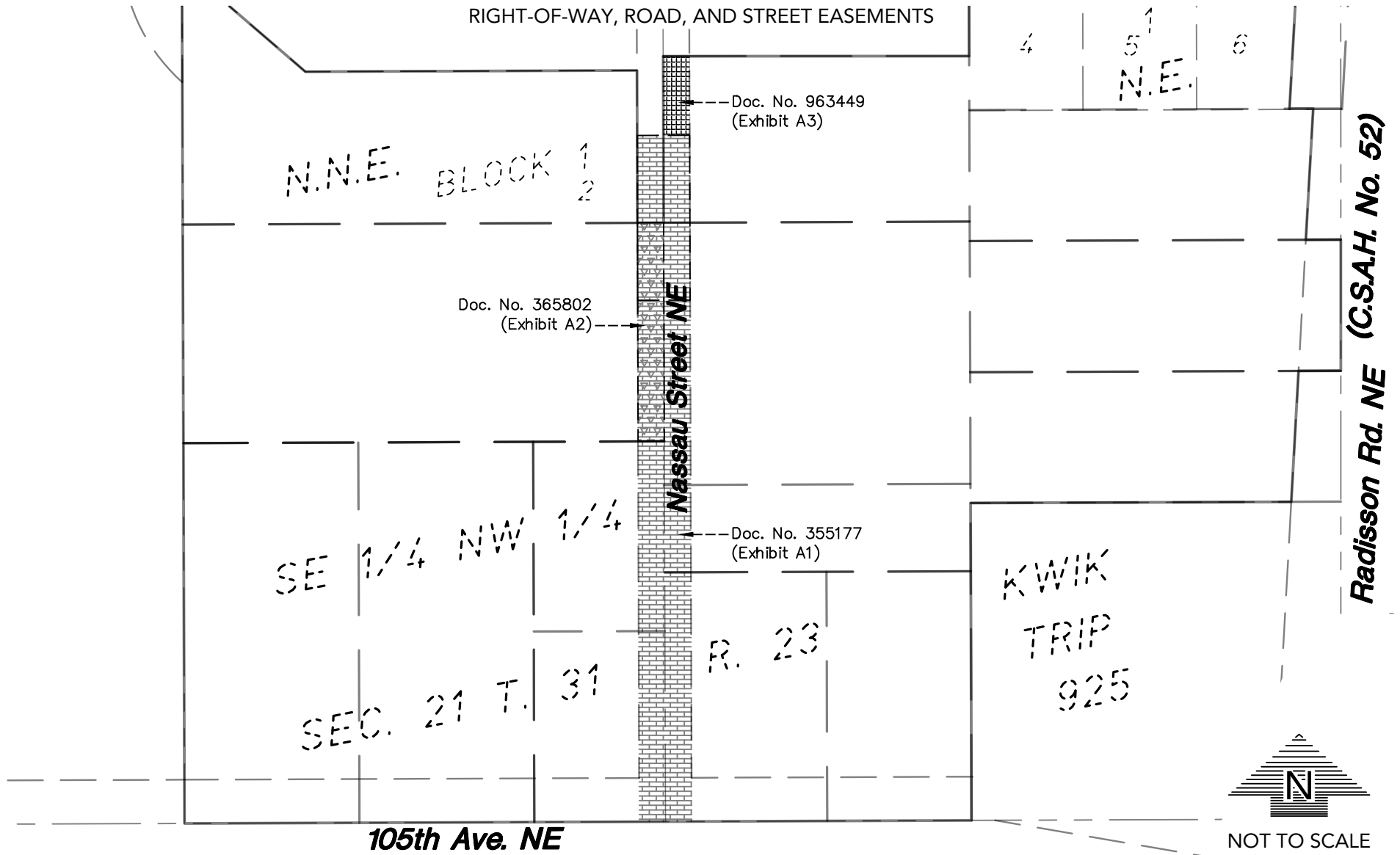
#### **EXHIBIT D: Platted Drainage and Utility Easements**

The drainage and utility easements as shown and dedicated per the plats on Lot 2, Block 1, NORTHWEST NSC EXTENSION (D1); and Lots 4, 5, and 6, Block 1, NORTHWAY ESTATES (D2), Anoka County, Minnesota.

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# EXHIBIT A

RIGHT-OF-WAY, ROAD, AND STREET EASEMENTS



N.E. DENOTES NORTHWAY  
ESTATES  
N.N.E. DENOTES NORTHEAST  
NSC EXTENSION

**LOUCKS**  
Loucks Project No. 23026E

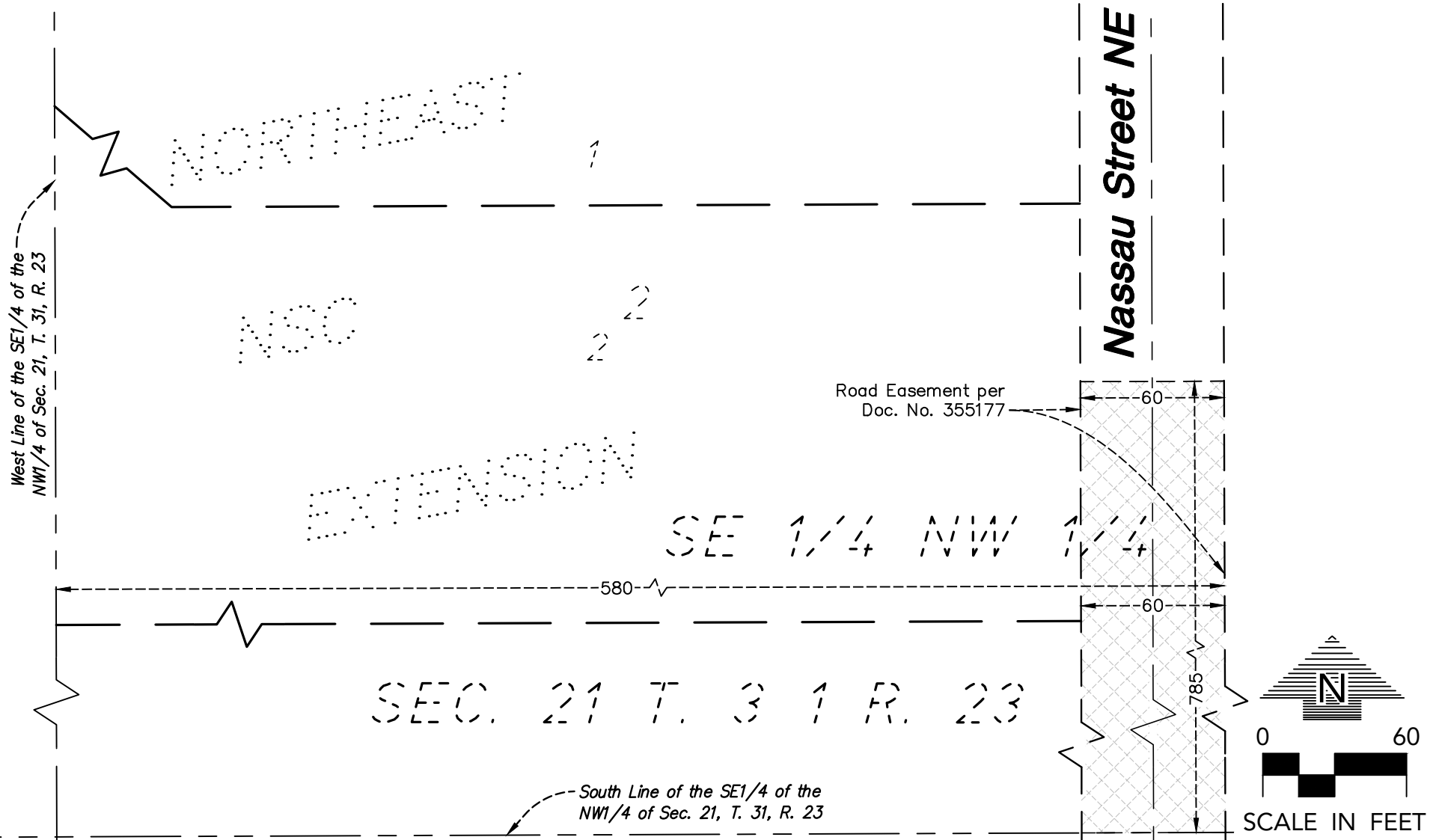
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# EXHIBIT A1

## Easement Vacation Description

January 9, 2026

The road easement per Document No. 355177, Anoka County, Minnesota.



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.

*Max L. Stanislawski*


Max L. Stanislawski - PLS

License No. 48988

03/24/26

Date

### LEGEND

 VACATION AREA  
47,100 +/- SQUARE FEET



Loucks Project No. 23026E

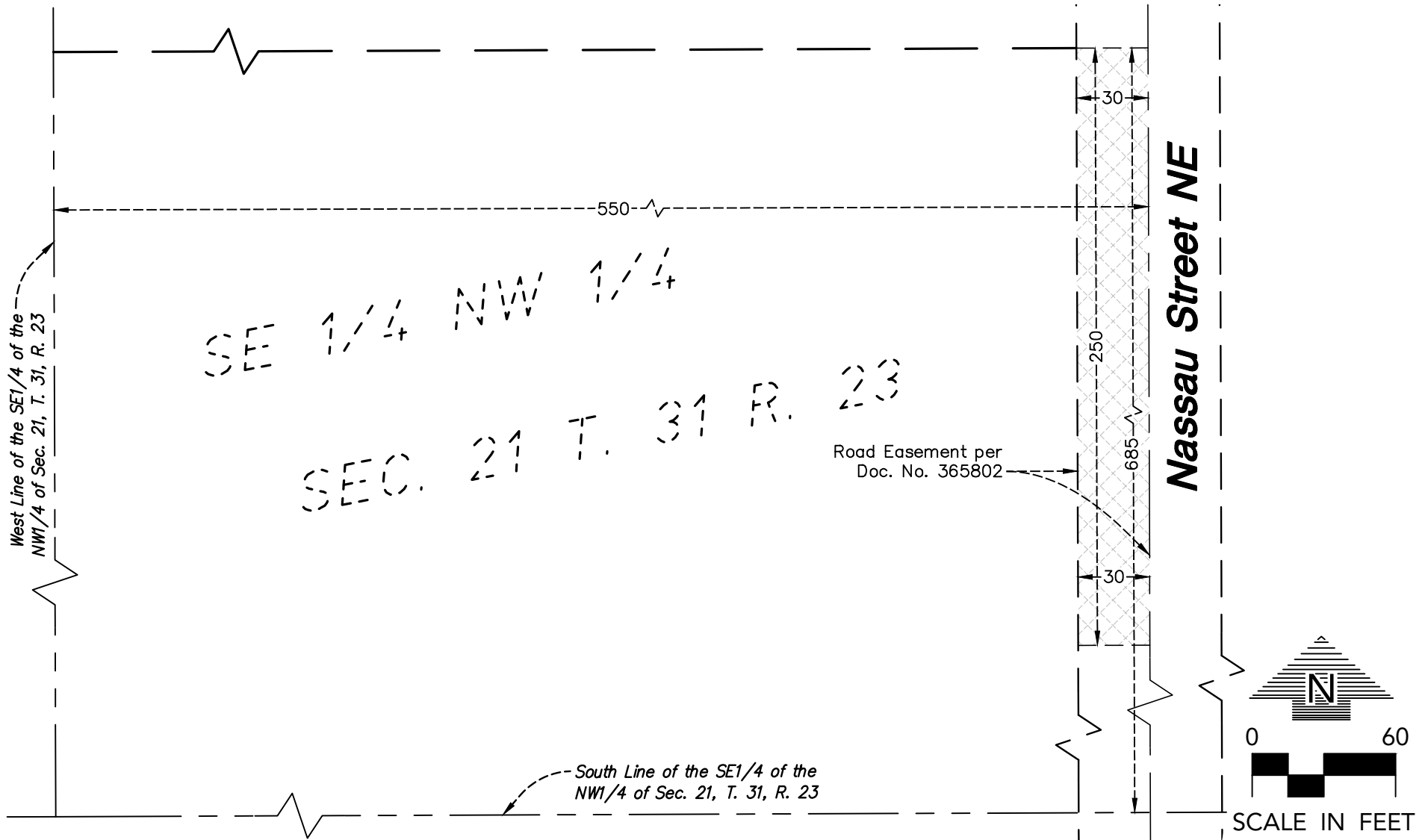
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# EXHIBIT A2

## Easement Vacation Description

March 24, 2026

The road easement per Document No. 365802, Anoka County, Minnesota.



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.

*Max L. Stanislawski*


03/24/26

Max L. Stanislawski - PLS

License No. 48988

Date

### LEGEND

 VACATION AREA  
20,550 +/- SQUARE FEET



Loucks Project No. 23026E

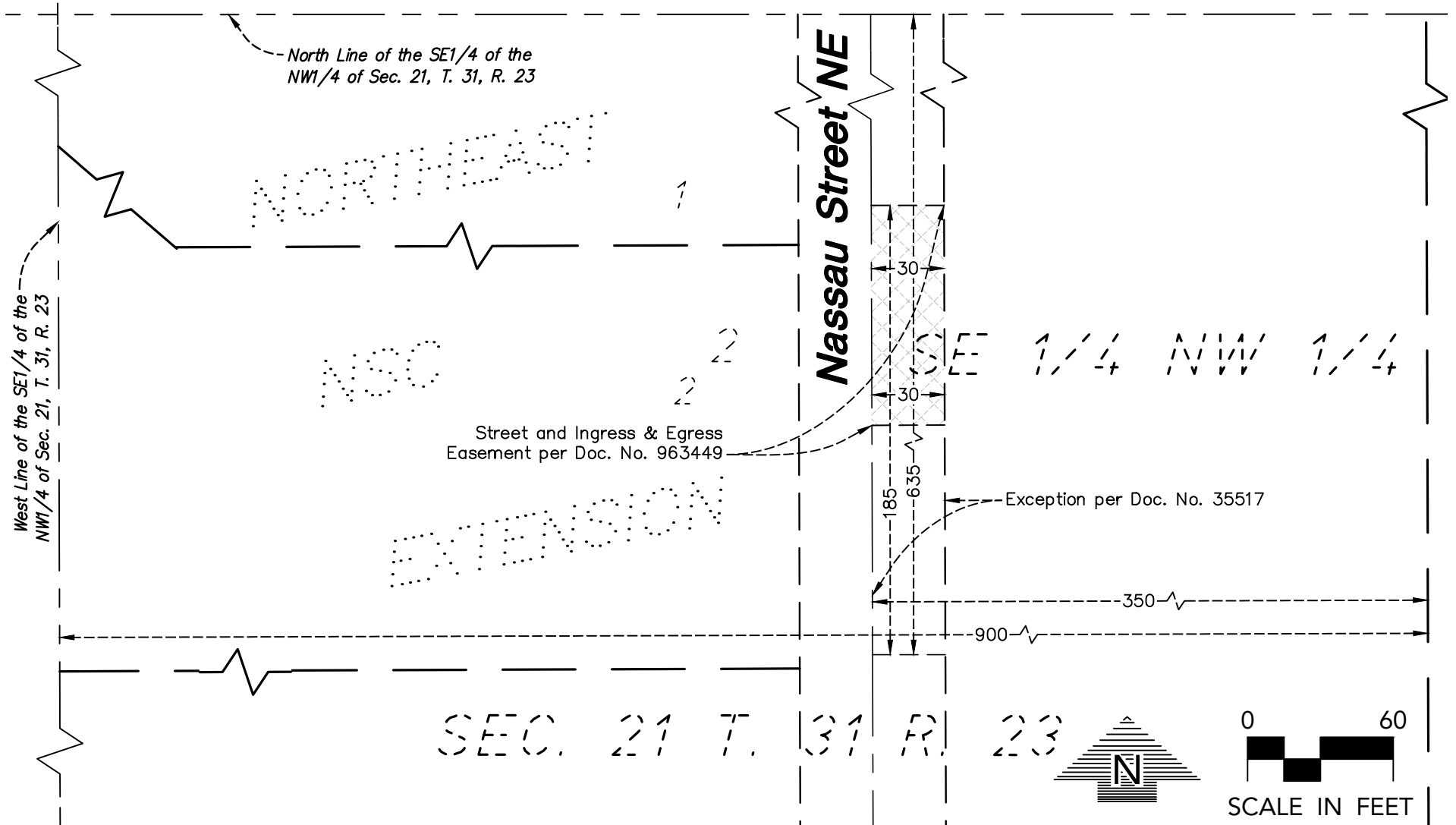
# EXHIBIT A3

## Easement Vacation Description

March 24, 2026

The street easement, and ingress and egress easement per Document No. 963449, Anoka County, Minnesota.

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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.

*Max L. Stanislawski*


03/24/26

Max L. Stanislawski - PLS

License No. 48988

Date

### LEGEND

 VACATION AREA  
2,717 +/- SQUARE FEET



Loucks Project No. 23026E

# EXHIBIT B

DRAINAGE & UTILITY AND INGRESS  
& EGRESS EASEMENTS

NORTHEAST

NSC

2<sup>1</sup>  
EXTENSION

SE 1/4 NW 1/4

Doc. No. 962221  
(Exhibit B4)

Doc. No. 962220  
(Exhibit B3)

Doc. No. 962218  
(Exhibit B1)

Doc. No. 963448  
(Exhibit B5)

Doc. No. 966369  
(Exhibit B8)

106th Ln. NE

4 5<sup>1</sup> 6  
NORTHWAY  
ESTATES

Doc. No. 963450  
(Exhibit B6)

Doc. No. 963451  
(Exhibit B7)

Doc. No. 962219  
(Exhibit B2)

Doc. No. 1029492  
(Exhibit B10)

Doc. No. 1850683  
(Exhibit B11)

SEC. 21 T. 31 R. 23

Doc. No. 1029491  
(Exhibit B9)

Nassau Street NE

Radisson Rd. NE

(C.S.A.H. No. 52)

KWIK  
TRIP  
925



NOT TO SCALE

105th Ave. NE



Loucks Project No. 23026E

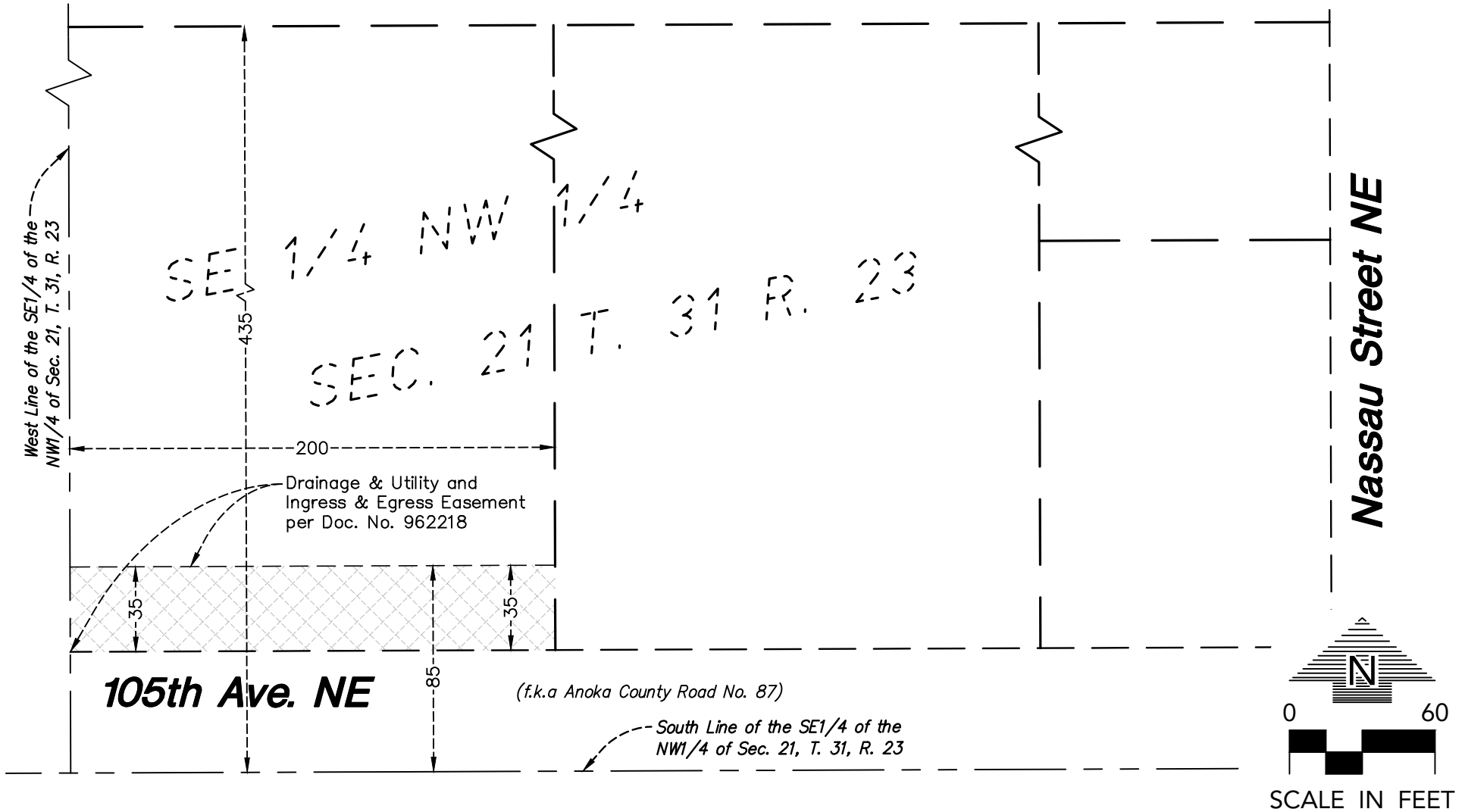
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# EXHIBIT B1

## Easement Vacation Description

March 24, 2026

The drainage and utility easement, and ingress and egress easement per Document No. 962218, Anoka County, Minnesota.



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.

*Max L. Stanislawski*


Max L. Stanislawski - PLS

License No. 48988

03/24/26

Date

### LEGEND

 VACATION AREA  
7,000 +/- SQUARE FEET



# LOUCKS

Loucks Project No. 23026E

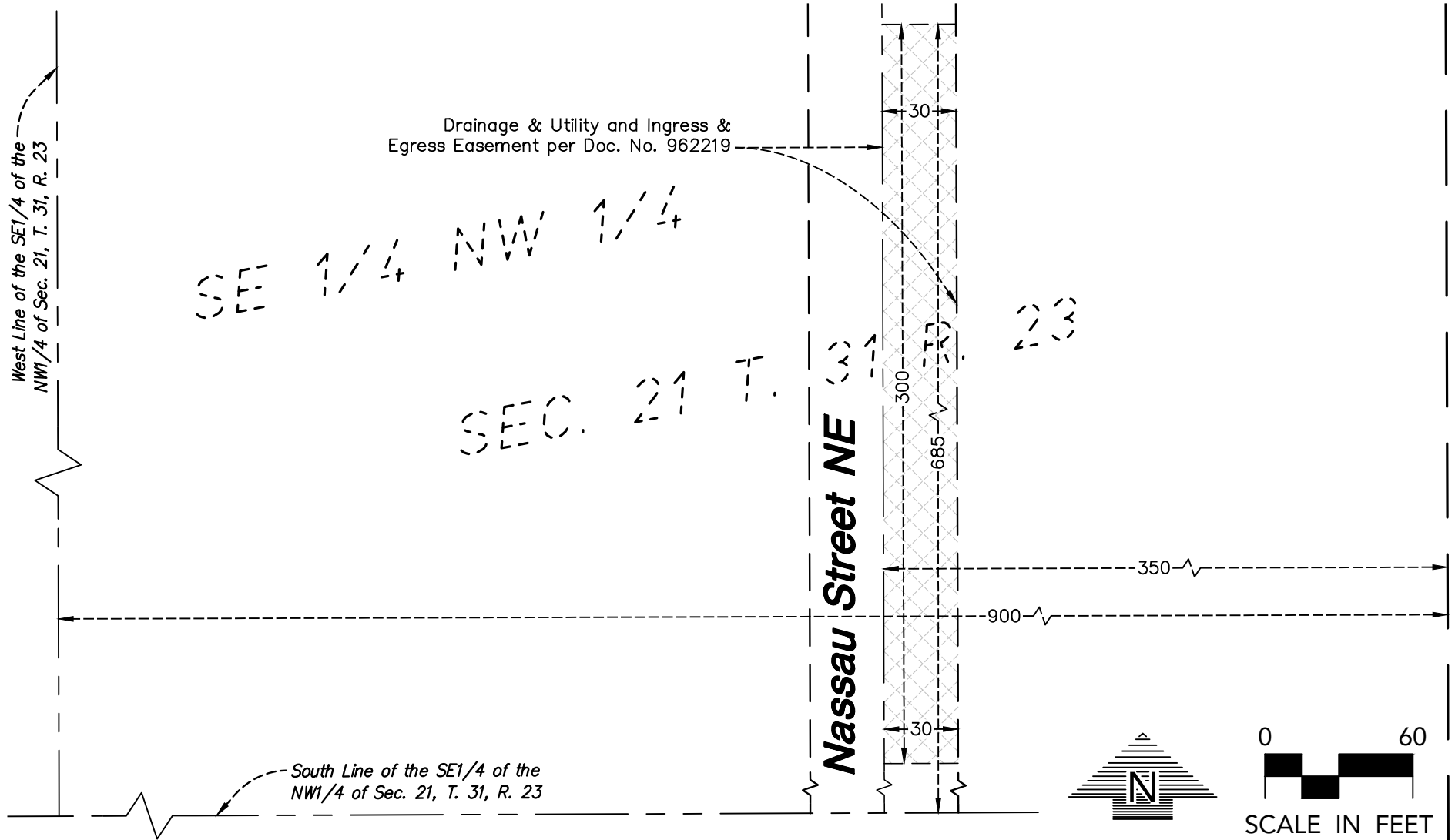
# EXHIBIT B2

## Easement Vacation Description

March 24, 2026

The drainage and utility easement, and ingress and egress easement per Document No. 962219, Anoka County, Minnesota.

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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.

*Max L. Stanislawski*


03/24/26

Max L. Stanislawski - PLS

License No. 48988

Date

### LEGEND

-  VACATION AREA  
9,000 +/- SQUARE FEET



**LOUCKS**

Loucks Project No. 23026E

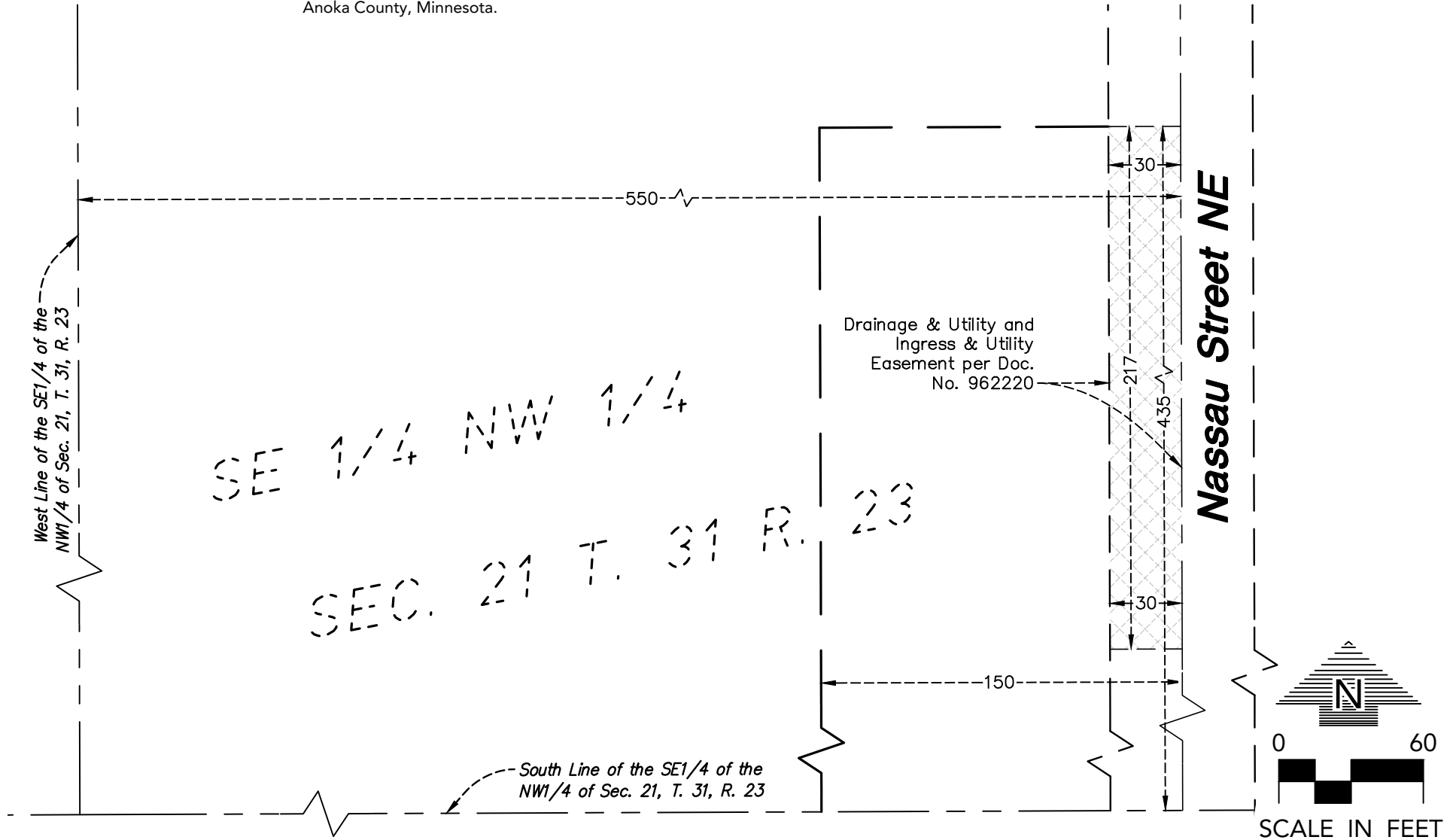
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# EXHIBIT B3

## Easement Vacation Description

March 24, 2026

The drainage and utility easement, and ingress and egress easement per Document No. 962220, Anoka County, Minnesota.



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.

*Max L. Stanislawski*


03/24/26

Max L. Stanislawski - PLS

License No. 48988

Date

### LEGEND

 VACATION AREA  
6,510 +/- SQUARE FEET



# LOUCKS

Loucks Project No. 23026E

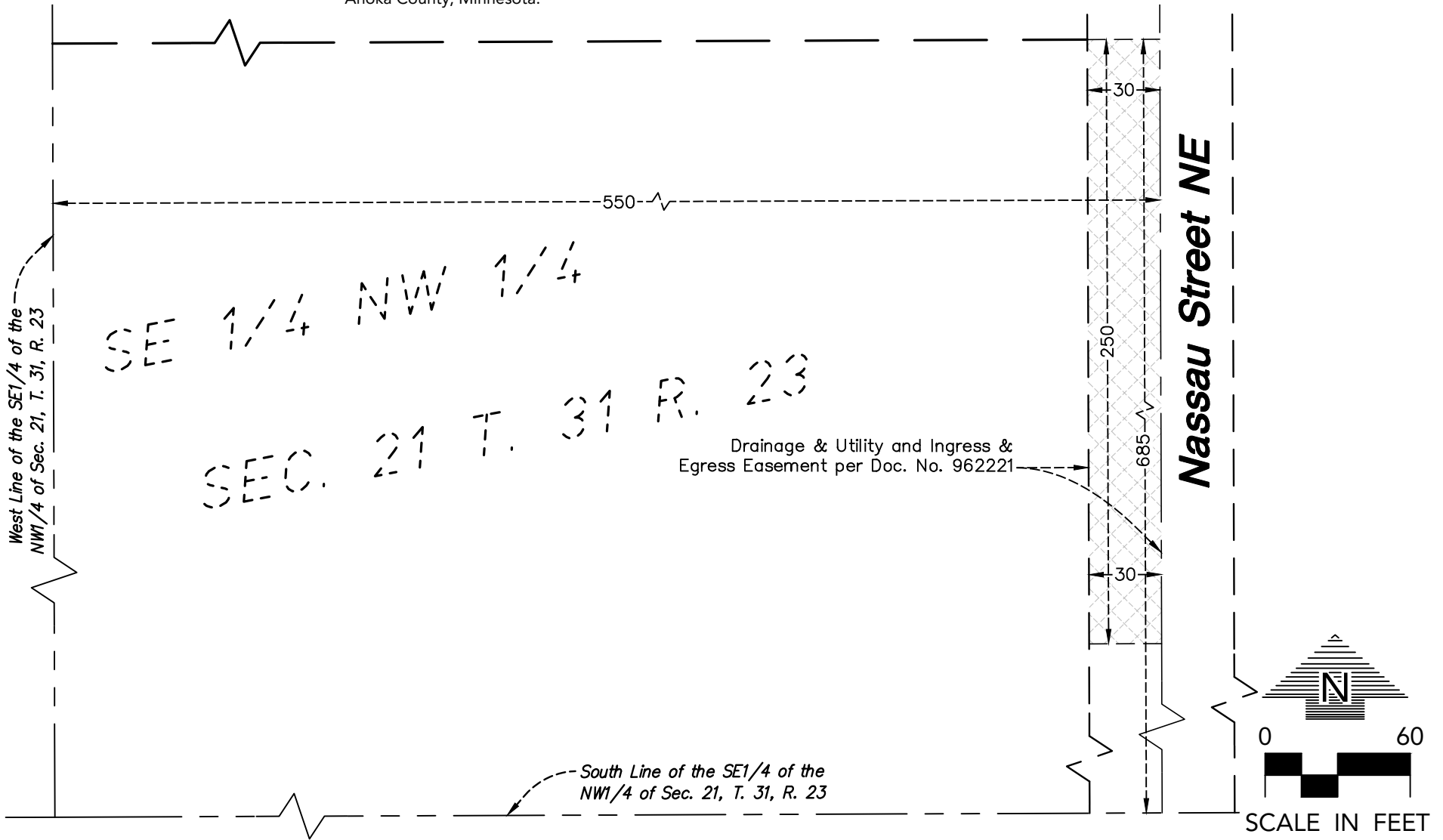
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# EXHIBIT B4

## Easement Vacation Description

March 24, 2026

The drainage and utility easement, and ingress and egress easement per Document No. 962221, Anoka County, Minnesota.



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.

*Max L. Stanislawski*



03/24/26

Max L. Stanislawski - PLS

License No. 48988

Date

### LEGEND

-  VACATION AREA
-  7,500 +/- SQUARE FEET



Loucks Project No. 23026E

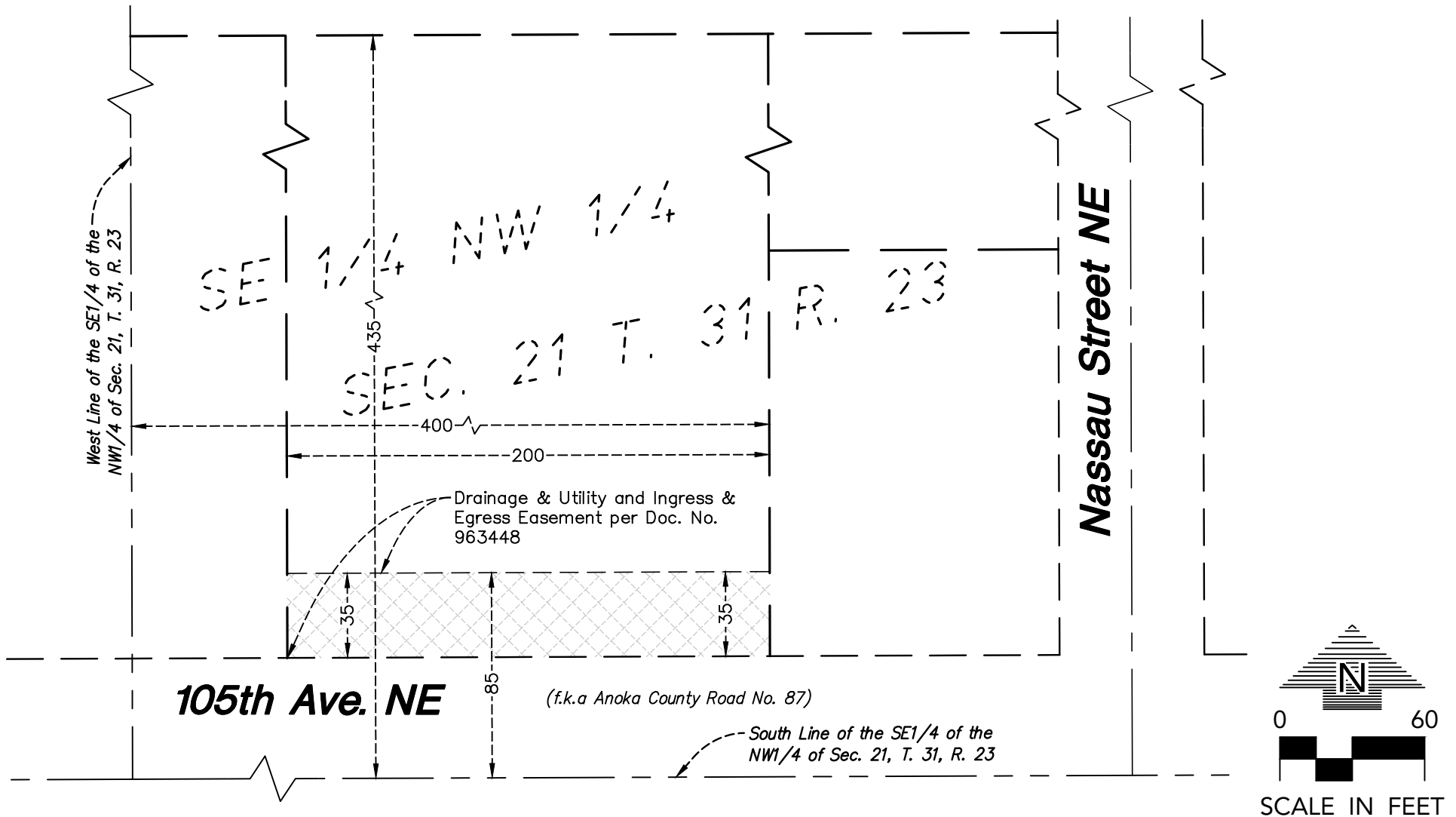
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# EXHIBIT B5

## Easement Vacation Description

March 24, 2026

The drainage and utility easement, and ingress and egress easement per Document No. 963448, Anoka County, Minnesota.



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.

*Max L. Stanislawski*


03/24/26

Max L. Stanislawski - PLS

License No. 48988

Date

### LEGEND

 VACATION AREA  
7,000 +/- SQUARE FEET



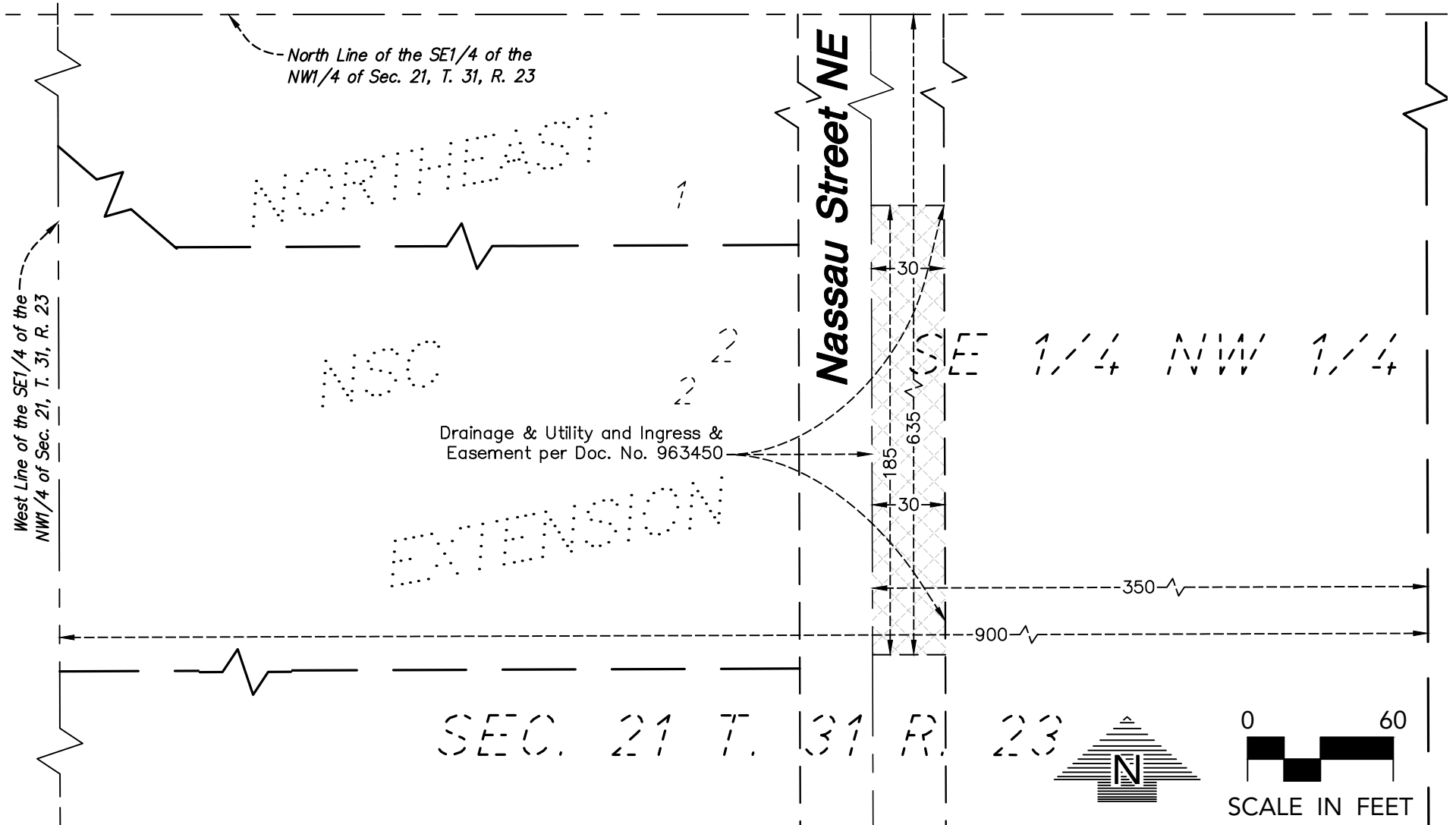
Loucks Project No. 23026E

# EXHIBIT B6

## Easement Vacation Description

March 24, 2026

The drainage and utility easement, and ingress and egress easement per Document No. 963450, Anoka County, Minnesota.



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.

*Max L. Stanislawski*


03/24/26

Max L. Stanislawski - PLS

License No. 48988

Date

### LEGEND

 VACATION AREA  
5,553 +/- SQUARE FEET



# LOUCKS

Loucks Project No. 23026E

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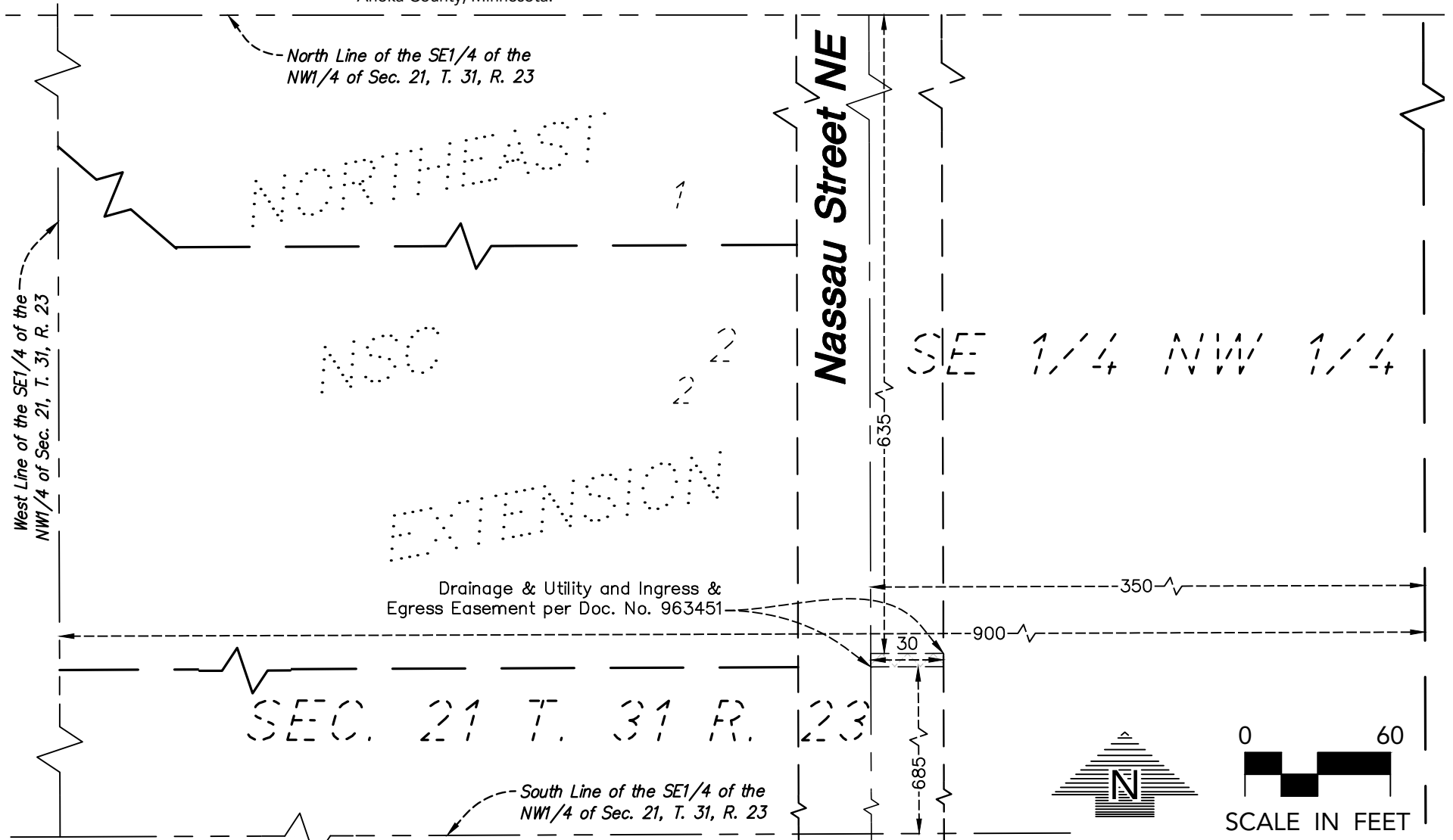
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# EXHIBIT B7

## Easement Vacation Description

March 24, 2026

The drainage and utility easement, and ingress and egress easement per Document No. 963451, Anoka County, Minnesota.



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.

*Max L. Stanislawski*


03/24/26

Max L. Stanislawski - PLS

License No. 48988

Date

### LEGEND

 VACATION AREA  
165 +/- SQUARE FEET



0 60  
SCALE IN FEET

# LOUCKS

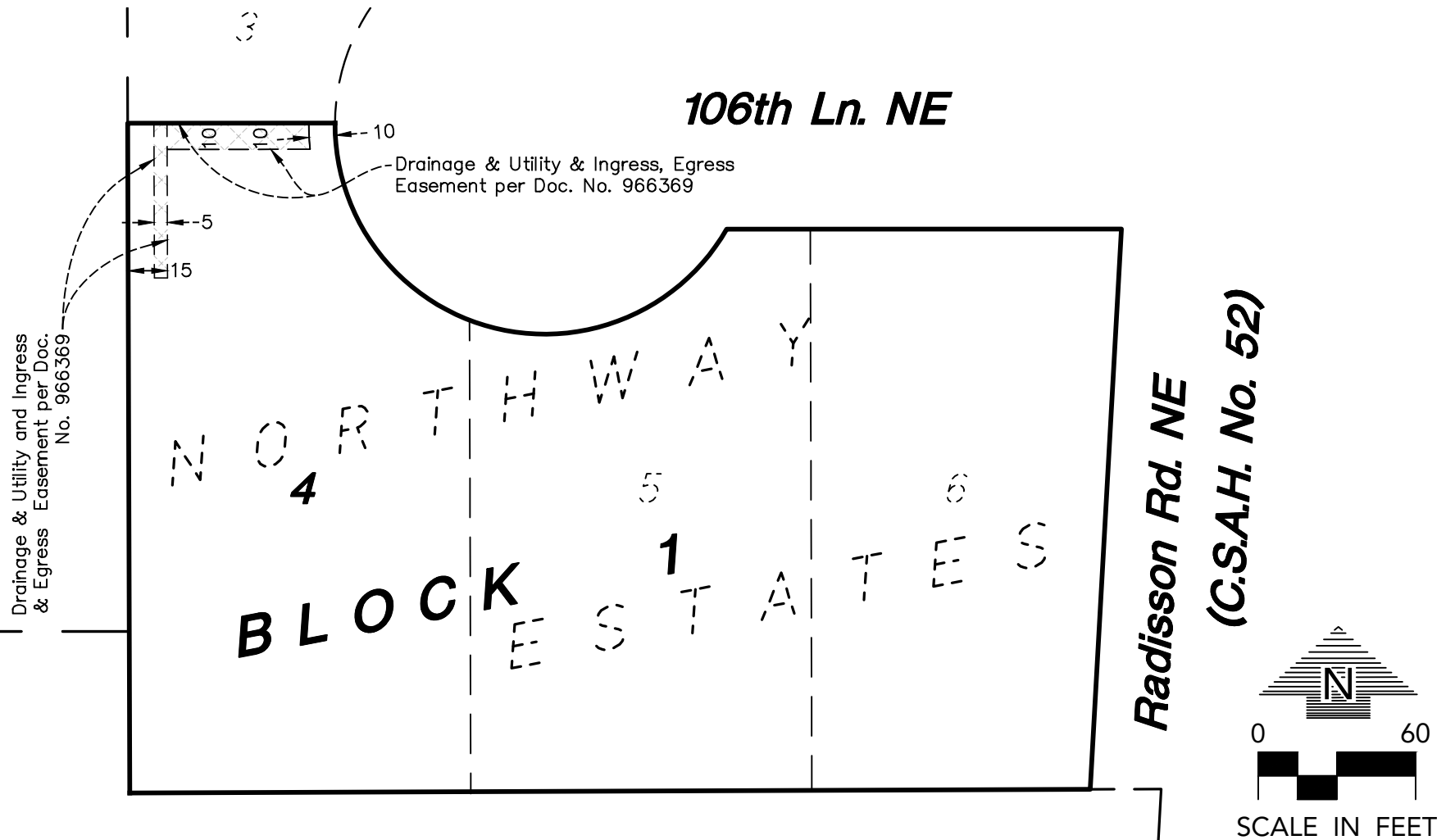
Loucks Project No. 23026E

# EXHIBIT B8

## Easement Vacation Description

March 24, 2026

The drainage and utility easement, and ingress and egress easement per Document No. 966369, Anoka County, Minnesota.



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.

*Max L. Stanislawski*


03/24/26

Max L. Stanislawski - PLS

License No. 48988

Date

### LEGEND

 VACATION AREA  
837 +/- SQUARE FEET



# LOUCKS

Loucks Project No. 23026E

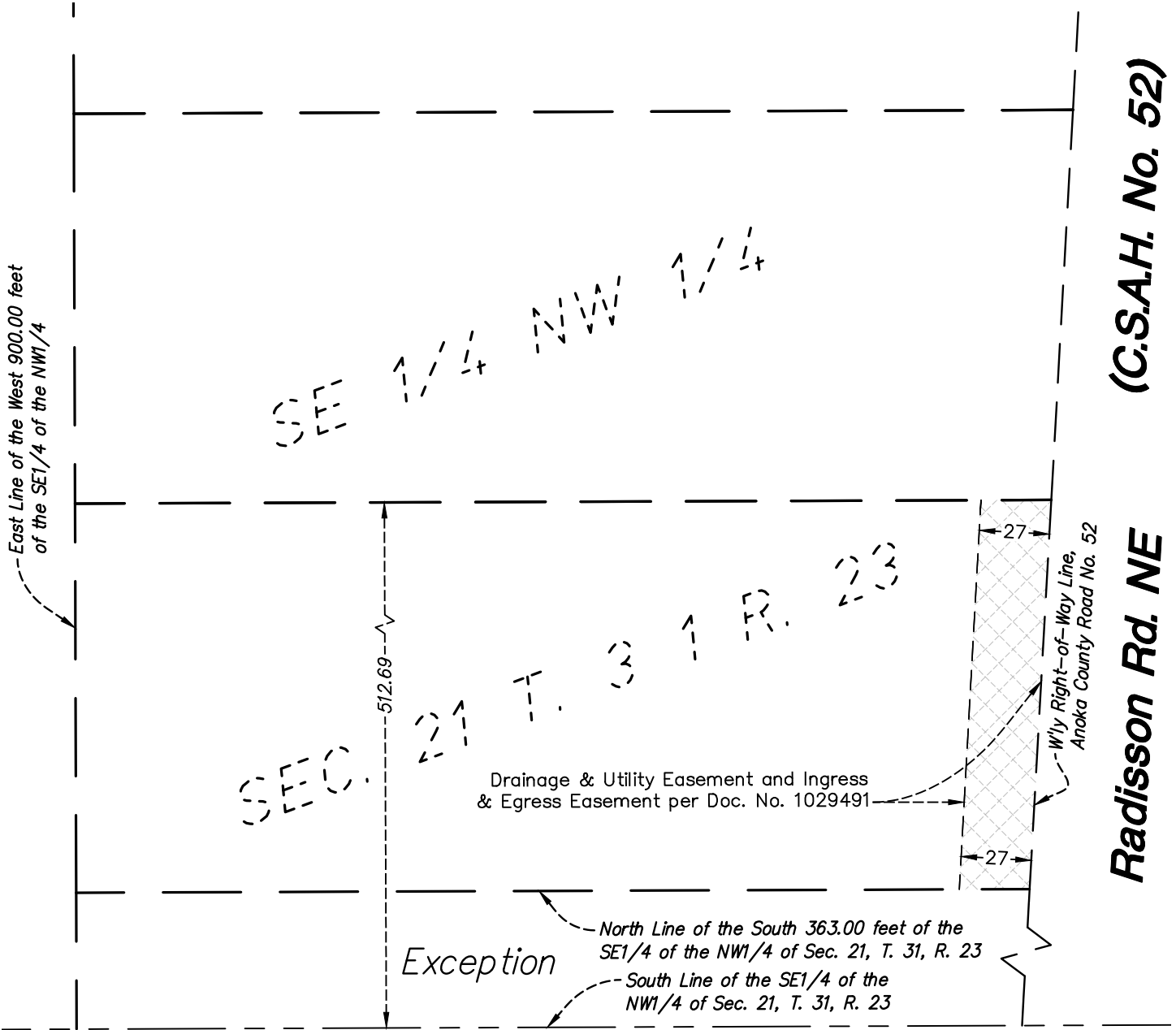
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# EXHIBIT B9


## Easement Vacation Description March 24, 2026

The drainage and utility easement, and ingress and egress easement, described per Document No. 1029491, Anoka County, Minnesota.

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### LEGEND

-  VACATION AREA
- 4,049 +/- SQUARE FEET



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.

*Max L. Stanislawski*

Max L. Stanislawski - PLS

License No. 48988

03/24/26

Date



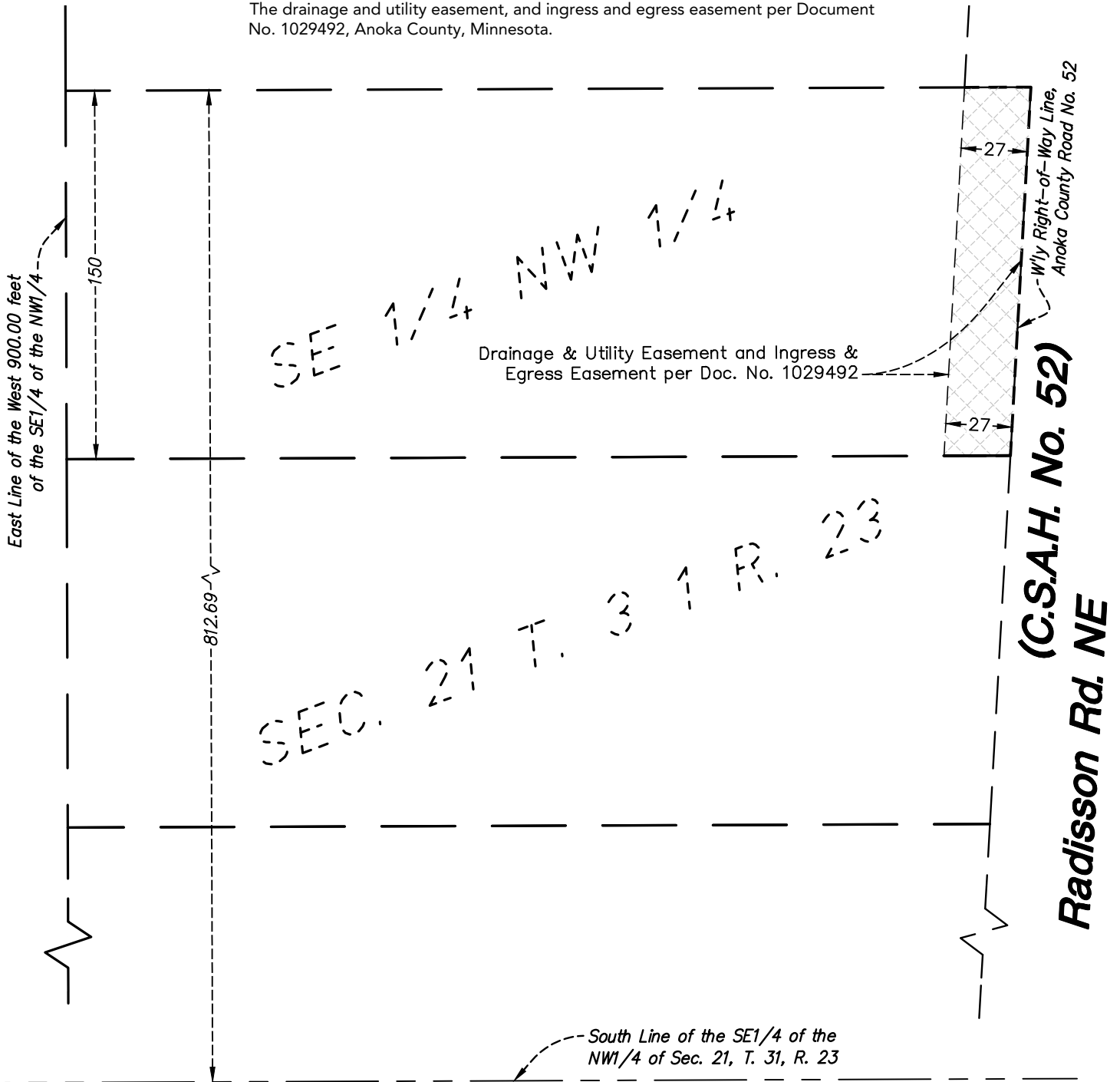
Loucks Project No. 23026E

# EXHIBIT B10


## Easement Vacation Description

March 24, 2026

The drainage and utility easement, and ingress and egress easement per Document No. 1029492, Anoka County, Minnesota.



### LEGEND

-  VACATION AREA
- 4,057 +/- SQUARE FEET



SCALE IN FEET

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.

*Max L. Stanislawski*

Max L. Stanislawski - PLS

License No. 48988

03/24/26

Date



Loucks Project No. 23026E

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# EXHIBIT B11

## Easement Vacation Description

March 24, 2026

The drainage and utility easement per Document No. 1850683, Anoka County, Minnesota.

East Line of the West 900.00 feet of the SE1/4 of the NW1/4

150

662.69

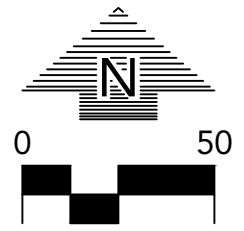
Drainage & Utility Easement per Doc. No. 1850683

W'y Right-of-Way Line, Anoka County Road No. 52

Radisson Rd. NE

(C.S.A.H. No. 52)

South Line of the SE1/4 of the NW1/4 of Sec. 21, T. 31, R. 23



SCALE IN FEET

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.

*Max L. Stanislawski*


03/24/26

Max L. Stanislawski - PLS

License No. 48988

Date

### LEGEND

 VACATION AREA  
4,057 +/- SQUARE FEET



Loucks Project No. 23026E

NORTHEAST  
NSC  
EXTENSION

# EXHIBIT C

DRAINAGE & UTILITY EASEMENTS  
PER DOC. NOS. 974216 & 976563

**Nassau Street NE**

SE 1/4 NW 1/4

SEC. 21 T. 31 R. 23

Doc. No. 974216  
(Exhibit C1)  
Parcel 9

Parcel 11  
Doc. No. 974216  
(Exhibit C1)

Parcel 14

Doc. No. 974216  
(Exhibit C2)  
Parcel 12

Parcel 1  
Doc. No. 976563  
(Exhibit C3)

KWIK  
TRIP  
925

**Radisson Rd. NE**

**(C.S.A.H. No. 52)**

**105th Ave. NE**



NOT TO SCALE



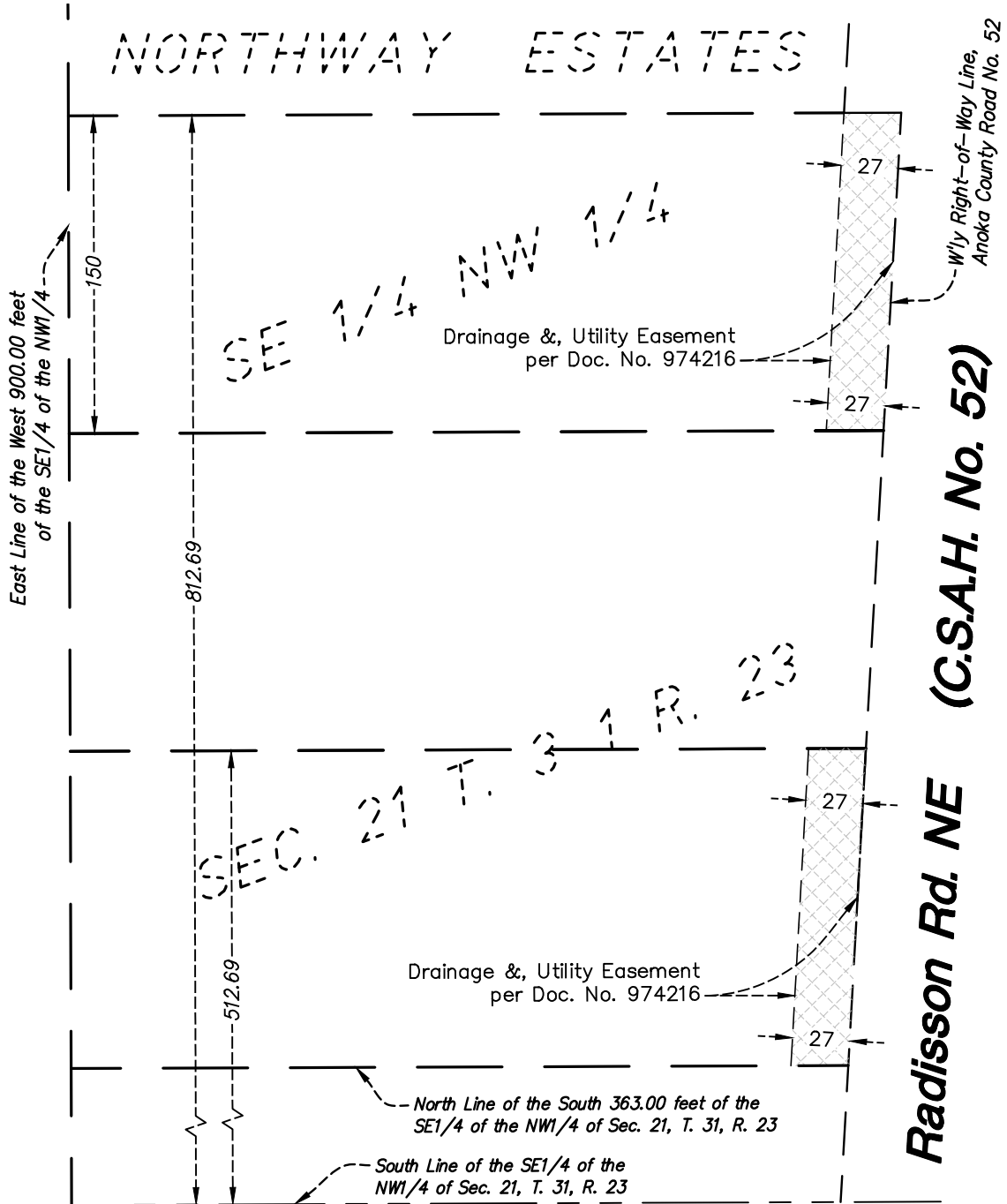
Loucks Project No. 23026E

# EXHIBIT C1


## Easement Vacation Description

March 24, 2026

Part of the drainage and utility easement along Radisson Road NE, described per Document No. 974216, Anoka County, Minnesota.



### LEGEND

 VACATION AREA  
8,106 +/- SQUARE FEET



0 80

SCALE IN FEET

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.

*Max L. Stanislawski*

03/24/26

Max L. Stanislawski - PLS

License No. 48988

Date



Loucks Project No. 23026E

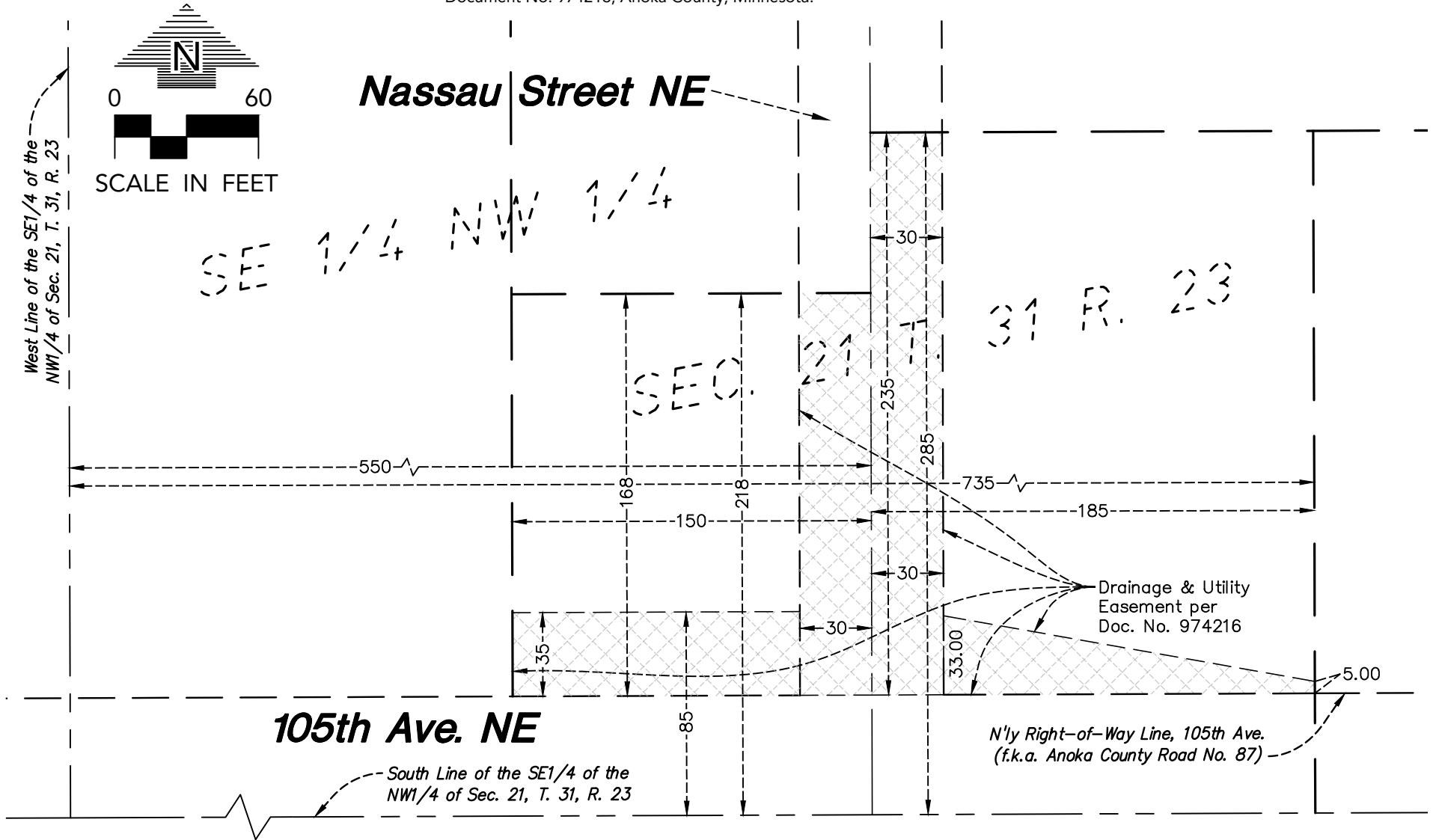
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# EXHIBIT C2

## Easement Vacation Description March 24, 2026

The drainage and utility easement along Nassau Street NE, described per Document No. 974216, Anoka County, Minnesota.



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.

*Max L. Stanislawski*


Max L. Stanislawski - PLS

License No. 48988

03/24/26

Date

### LEGEND

 VACATION AREA  
19,234 +/- SQUARE FEET



Loucks Project No. 23026E

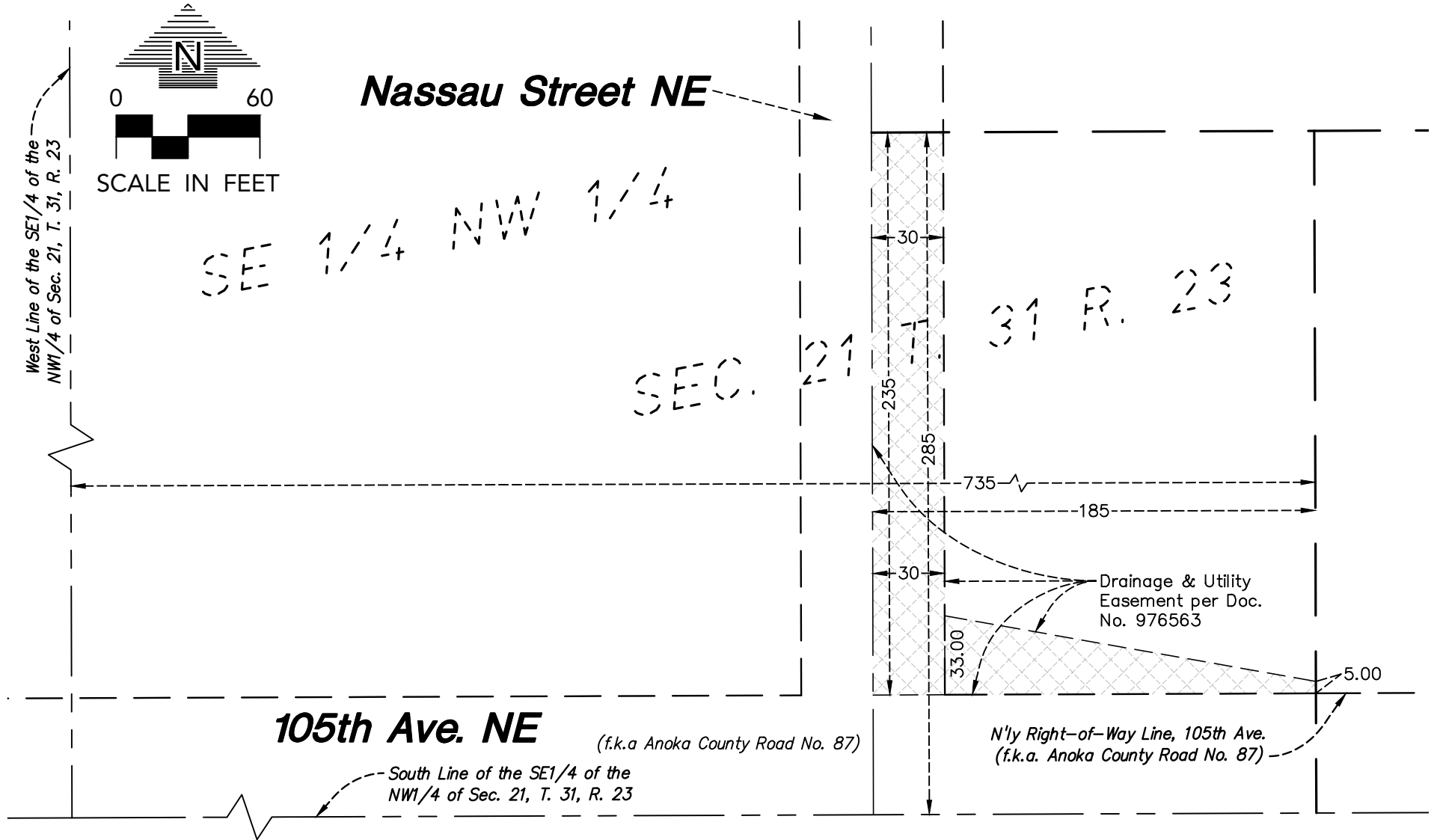
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# EXHIBIT C3

## Easement Vacation Description

March 24, 2026

The drainage and utility easement, described per Document No. 976563, Anoka County, Minnesota.



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.

*Max L. Stanislawski*


03/24/26

Max L. Stanislawski - PLS

License No. 48988

Date

### LEGEND

 VACATION AREA  
9,995 +/- SQUARE FEET

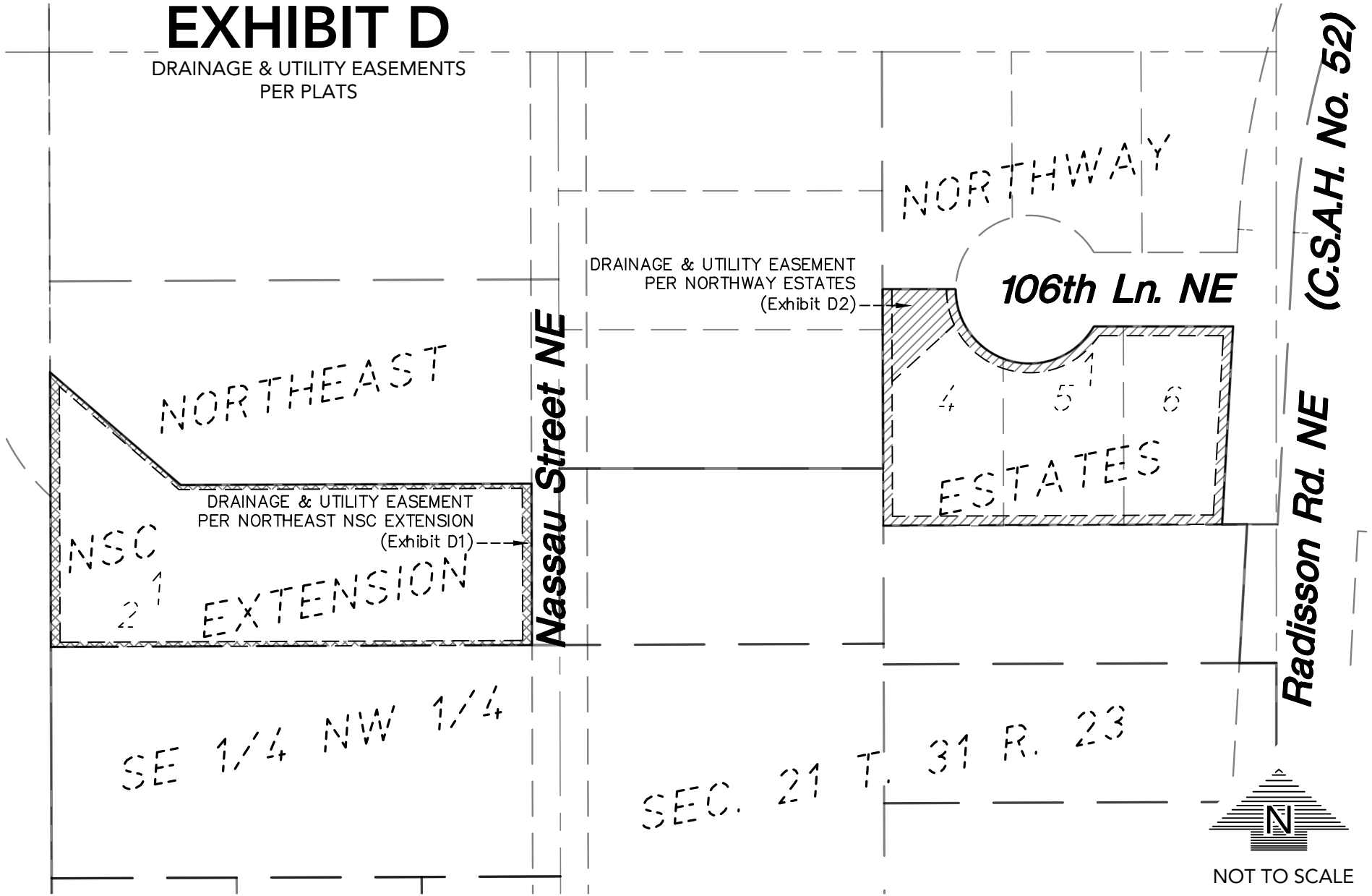


Loucks Project No. 23026E

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# EXHIBIT D

DRAINAGE & UTILITY EASEMENTS  
PER PLATS



**(C.S.A.H. No. 52)**

**Radisson Rd. NE**



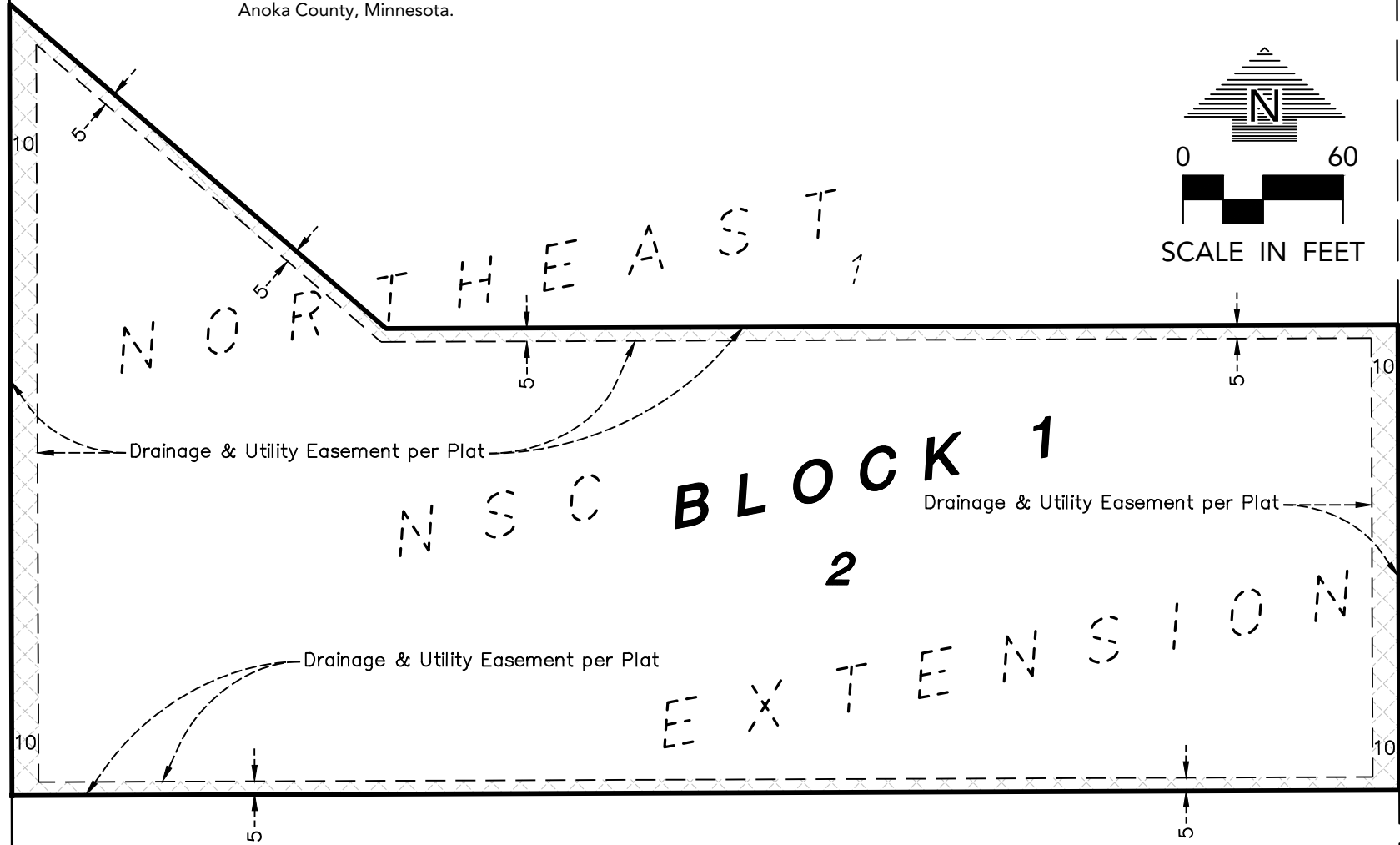
Loucks Project No. 23026E

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# EXHIBIT D1

## Easement Vacation Description March 24, 2026

The drainage and utility easements as shown and dedicated per Lot 2, Block 1, NORTHWEST NSC EXTENSION, Anoka County, Minnesota.



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.

*Max L. Stanislawski*


03/24/26

Max L. Stanislawski - PLS

License No. 48988

Date

### LEGEND

-  VACATION AREA  
9,876 +/- SQUARE FEET



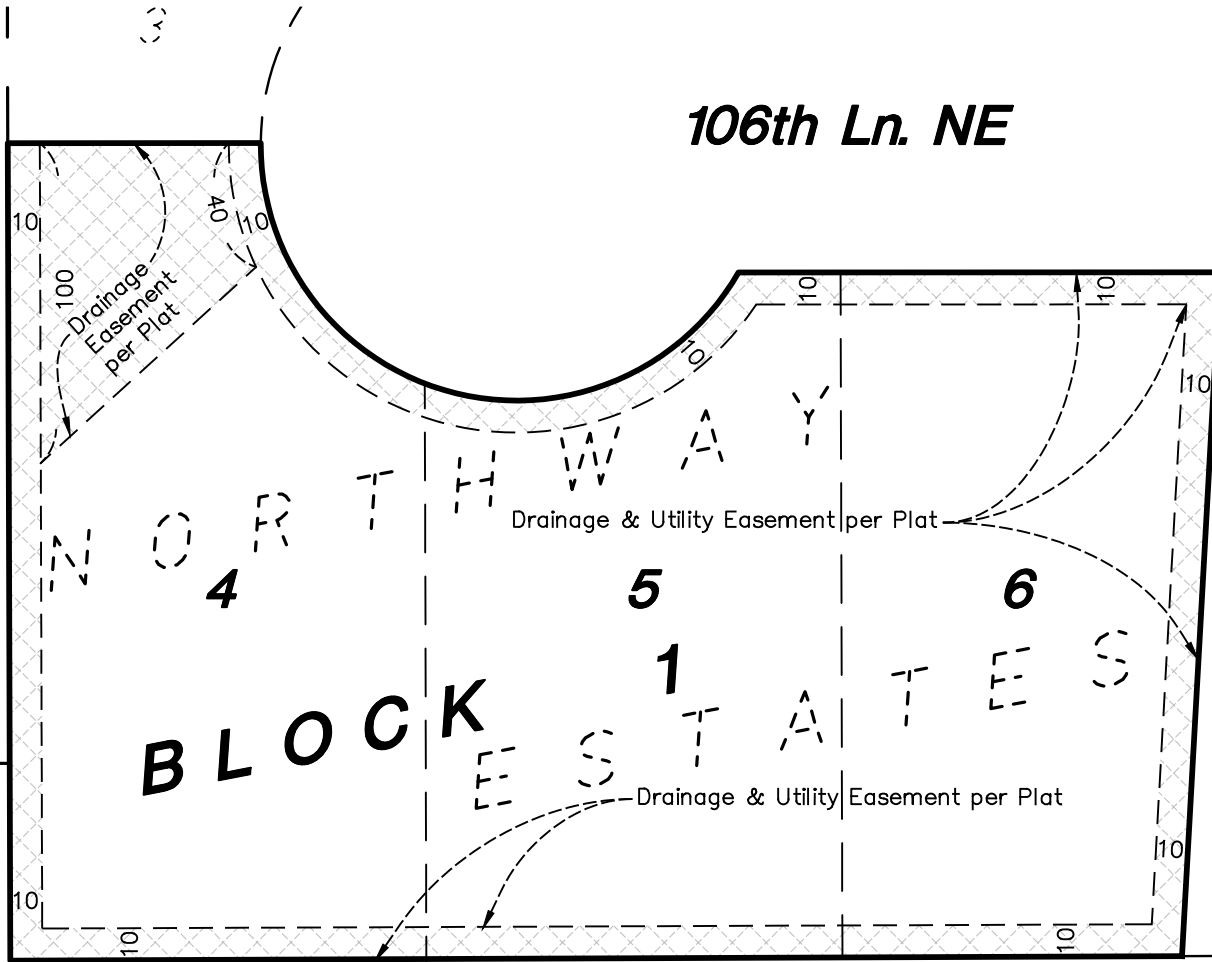
LOUCKS  
Loucks Project No. 23026E

# EXHIBIT D2

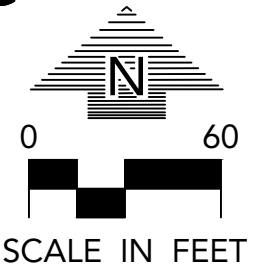
## Easement Vacation Description

March 24, 2026

The drainage and utility easements as shown and dedicated per Lots 4, 5 and 6, Block 1, NORTHWAY ESTATES, Anoka County, Minnesota.



**Radisson Rd. NE**  
**(C.S.A.H. No. 52)**



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.

*Max L. Stanislawski*

Max L. Stanislawski - PLS

License No. 48988

03/24/26

Date

### LEGEND



VACATION AREA  
16,192 +/- SQUARE FEET



# LOUCKS

Loucks Project No. 23026E

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# City of Blaine Staff Report

File Number: RES 26-87

Agenda Date	Status
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May 4, 2026

In Control	File Type
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City Council

Resolution

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

### Agenda Item # 8.3

Conduct Public Hearing and Adopt a Resolution for the Addition of Speed Humps on Quincy Boulevard Between Territorial Road and 109th Avenue as an Amendment to the 2026 Quincy Area Street Reconstruction Project, Improvement Project T2604.

### Executive Summary

Council is asked to conduct a public hearing for the addition of speed humps on Quincy Boulevard between Territorial Road and 109th Avenue as an amendment to the 2026 Quincy Area Street Reconstruction Project, Improvement Project No. T2604

### Background

At the project open house meeting held on December 16, 2025, staff received feedback from residents regarding traffic volume and speed concerns on Quincy Boulevard between Territorial Road and 109th Avenue. Residents requested speed humps be installed, as part of the upcoming reconstruction project, along this corridor to help reduce speeds. Staff informed the residents that they would need to petition for the installation of speed humps.

Per the City of Blaine Neighborhood Traffic Management Program, any proposed traffic management strategy will not be considered for implementation without the support of 65% of the project neighborhood and 50% of any affected neighborhood. Staff worked with residents to prepare a petition for speed humps which included proposed locations for the speed humps along Quincy Boulevard and a map of affected properties that would be considered as eligible to sign the petition.

A petition was received with signatures from residents fronting Quincy Boulevard from Territorial Road to 109th Avenue and 105th Lane from Quincy Boulevard to east cul-de-sac. Petition signatures were provided from 76% of the project neighborhood homes fronting Quincy Boulevard (46 out of 60) and 69% of the affected neighborhood homes fronting 105th Lane (9 out of 13), meeting the requirements set forth in the City of Blaine Neighborhood Traffic Management Program. Staff has reviewed the

petition and will adjust the exact locations of the speed humps as necessary to fit within the constraints present on the roadway such as storm sewer catch basins, sewer manholes and driveways.

Per the City of Blaine Neighborhood Traffic Management Program, the cost for the installation of speed humps would be split between the project neighborhood (75% of the cost) and the City of Blaine (25% of the cost). A total of six speed humps are proposed along Quincy Boulevard between Territorial Road and 109th Avenue. Staff estimates a construction cost of \$5,000 per speed hump, which would be assessed to residents fronting Quincy Boulevard as part of the 2026 Quincy Area Street Reconstruction project per the City of Blaine Neighborhood Traffic Management Program. Costs will be based on actual bid costs and may be higher than estimated. Staff is recommending construction costs associated with the installation of the speed humps be assessed to the benefiting properties on Quincy Boulevard over a period of one year following the completion of the project.

### Strategic Plan Relationship

The project aligns with the City's strategic initiatives for Growth Management and providing a well maintained infrastructure by providing high-quality street surfaces.

### Board/Commission Review

Not applicable.

### Financial Impact

The project will be funded by a combination of assessments and bond proceeds placed in the City Pavement Management Program Fund and Public Utility Funds. This project was previously identified in the 2025-2029 Capital Improvement Program (CIP) as "2026 Quincy Street Area Street Reconstructions", which was adopted via resolution 24-230 on December 16, 2024, and included a 2025 project budget of \$980,000 for pre-construction consulting services. The 2026-2030 CIP was adopted on December 15, 2025, via resolution 25-191, and appropriated an additional \$3,190,500 and includes consulting (design, etc.), construction, and contingency, bringing the total project budget to \$4,170,500.

To date, \$408,474 has been encumbered. With estimated improvement costs of \$4,710,940, future adjustments may be needed in 2026 since the estimated amount is higher than budgeted. Typically, no budget amendments are presented until construction bids are opened and awarded by the City Council.

Funding Source	2025 Adopted Budget	2026 Adopted Budget	Total Adopted Budget
Levy Supported Bonds	\$980,000	\$1,936,000	\$2,916,000
Special Assessment Bonds	-	\$670,000	\$670,000
Water Utility Funds	-	\$500,000	\$500,000
Sewer Utility Funds	-	\$84,500	\$84,500

<b>TOTAL</b>	<b>\$980,000</b>	<b>\$3,190,500</b>	<b>\$4,170,500</b>
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### Public Outreach/Input

The project is being conducted pursuant to MN Statutes, Chapter 429 and is compliant with all public notification requirements thereof.

### Staff Recommendation

By motion, adopt the resolution.

### Attachment List

1. 26-04 Project Location Map
2. 26-04 Proposed Speed Hump Location Map
3. Speed Hump Detail
4. 26-04 Speed Hump Assessed Parcels Map
5. 26-04 Speed Hump Petition - Signed



# City of Blaine

Signature Copy

Resolution: RES 26-87

## **Conduct Public Hearing and Adopt a Resolution for the Addition of Speed Humps on Quincy Boulevard Between Territorial Road and 109th Avenue as an Amendment to the 2026 Quincy Area Street Reconstruction Project, Improvement Project T2604.**

**WHEREAS**, pursuant to Resolution No. 25-195 of the Blaine City Council, adopted on the 15th day of December 2025, a feasibility report was accepted for a project to reconstruct 105th Lane from Quincy Boulevard to east cul-de-sac, 106th Avenue from Jefferson Street to Quincy Boulevard, Madison Street from Territorial Road to 106th Avenue, Madison Street from 106th Avenue to 109th Avenue, Quincy Boulevard from Territorial Road to 109th Avenue, Monroe Drive from Madison Street to 109th Avenue, Madison Street from west cul-de-sac to Madison Street (south of 106th Avenue), Madison Street from west cul-de-sac to Madison Street (north of 106th Avenue); and

**WHEREAS**, pursuant to Resolution No. 26-8 of the Blaine City Council, adopted on the 5th day of January 2026 by the Blaine City Council, the improvements were ordered as proposed in the feasibility report and the City Engineer was directed to prepare plans and specifications for the making of this improvement; and

**WHEREAS**, a petition to install speed humps on Quincy Boulevard was submitted to the City with 76% of the project neighborhood homes fronting Quincy Boulevard (46 out of 60) and 69% of the affected neighborhood homes fronting 105th Lane (9 out of 13), meeting the requirements set forth in the City of Blaine Neighborhood Traffic Management Program.

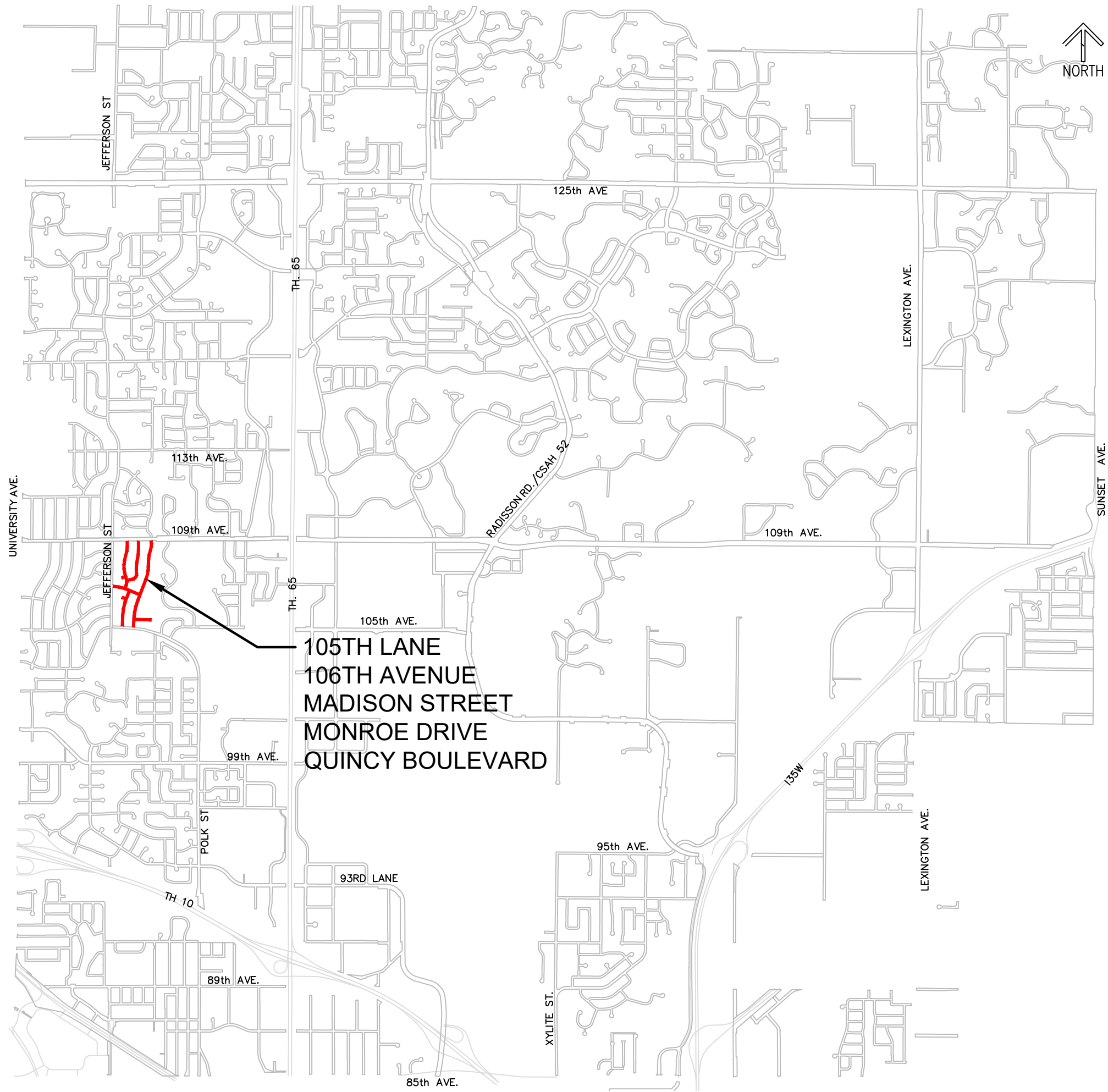
**WHEREAS**, Resolution No. 26-57 the Blaine City Council, adopted on the 6th day of April, 2026, ordered a public hearing on the proposed amendment; and

**WHEREAS**, the required notices were published and mailed to benefiting property owners, and the public hearing was held on the 4th day of May, 2026, at which time all persons desiring to be heard were given an opportunity to be heard.

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

1. Such improvements are hereby amended to include the petitioned for speed humps on Quincy Boulevard, finding the amended improvements necessary, cost-effective, and feasible, resulting in a benefit to the properties proposed to be assessed and will consider the assessment of benefiting property for all or a portion of the cost of the proposed speed humps pursuant to the Minnesota Statutes, Chapter 429, at an estimated total cost of the speed humps of \$30,000.
2. The City Council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax-exempt bonds.

**PASSED** by the City Council of the City of Blaine this 4th day of May, 2026.



# 2026 QUINCY AREA STREET RECONSTRUCTION

CITY OF BLAINE  
PAVEMENT MANAGEMENT PROGRAM



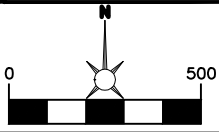
ENGINEERING DEPARTMENT  
10801 Town Square Drive, Blaine, Minnesota 55449  
Phone (763) 785-6172



# CITY OF BLAINE

## 2026 QUINCY AREA STREET RECONSTRUCTION PROJECT

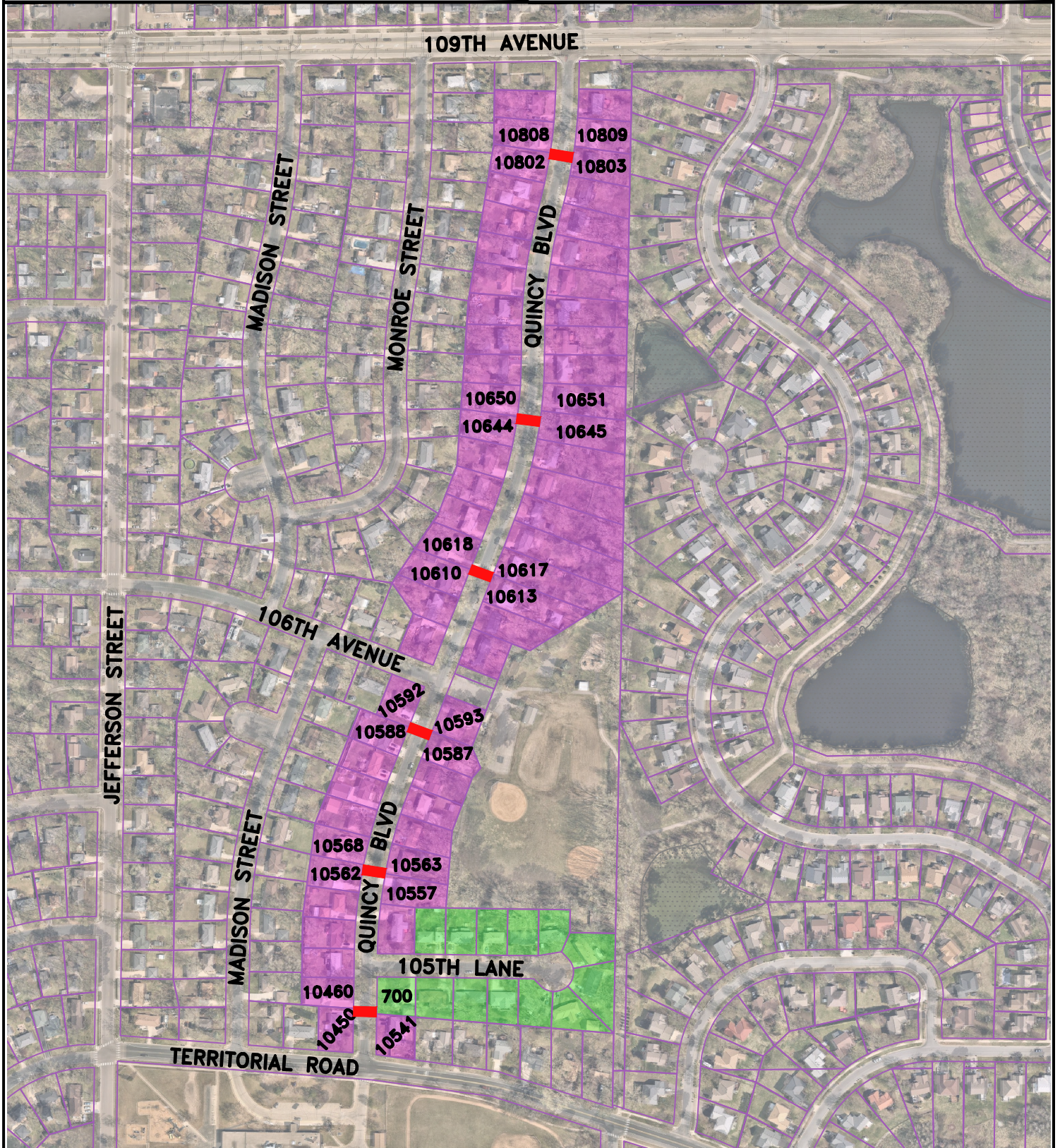
### SPEED HUMP LOCATION MAP



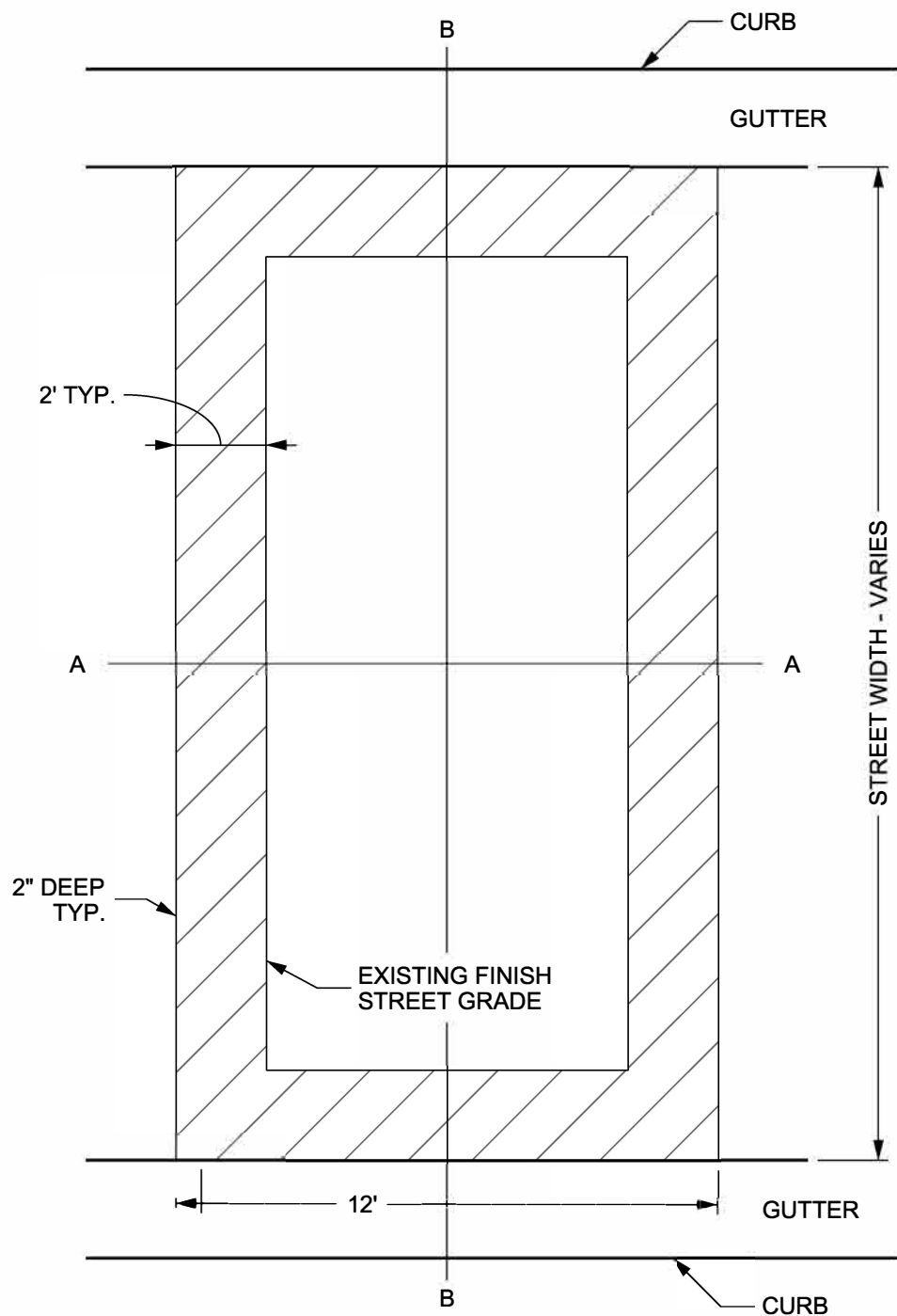
PROPOSED SPEED HUMP LOCATION

65% OF PROPERTIES

50% OF PROPERTIES



**PAVEMENT REMOVAL PLAN VIEW**

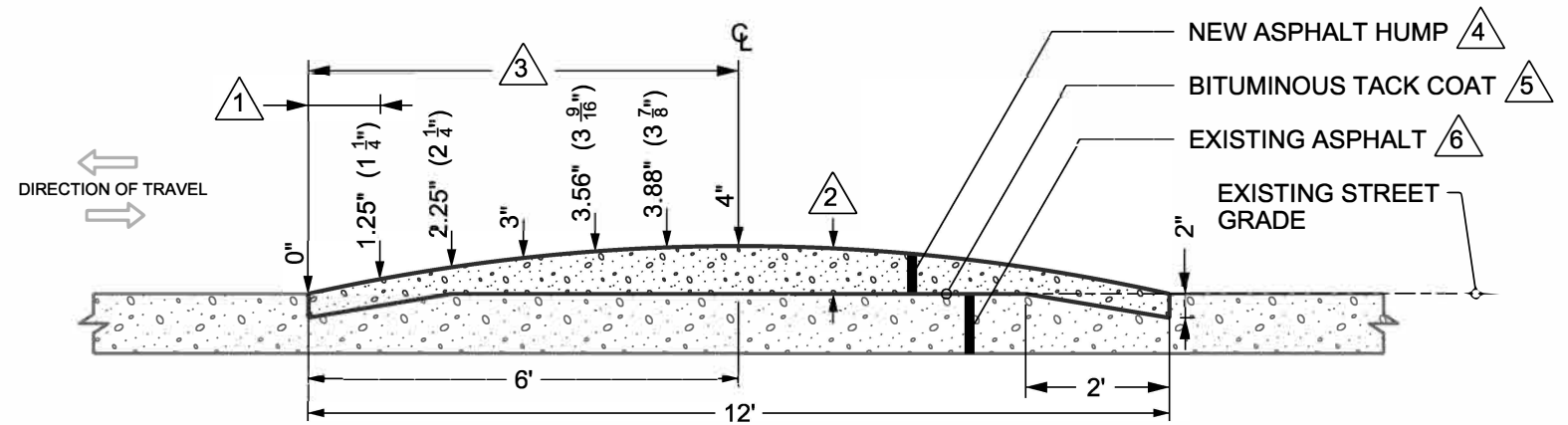


MILL HATCHED AREA: 2-FOOT WIDE INSIDE THE PERIMETER OF THE SPEED HUMP.  
 MILL DEPTH AT OUTSIDE EDGE IS 2-INCHES FROM EXISTING FINISHED GRADE.  
 MILL DEPTH AT INSIDE EDGE IS 0-INCHES (OR EQUAL TO EXISTING FINISH STREET GRADE).

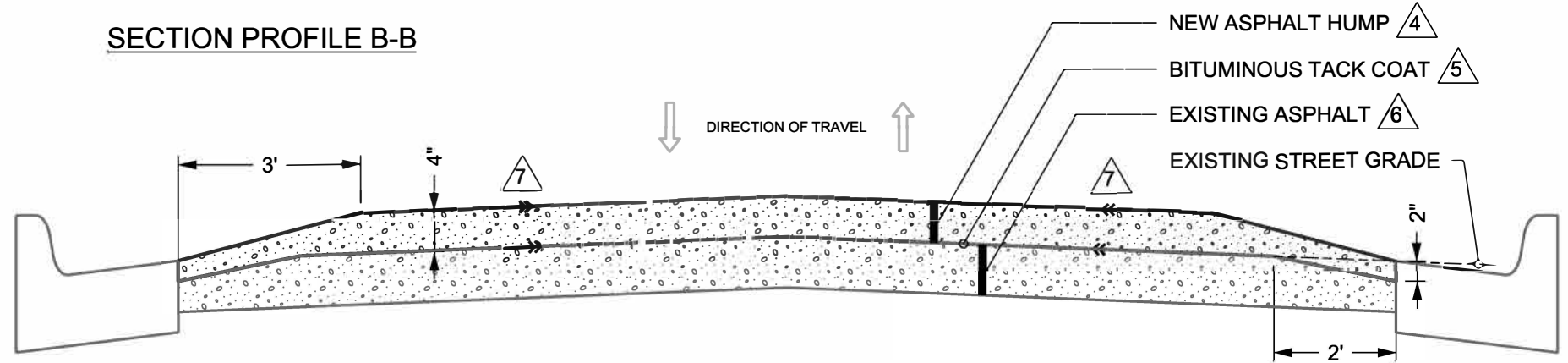
TYPICAL SPEED HUMP CONSTRUCTION  
ON ASPHALT ROADWAY

STANDARD  
PLATE

**SECTION PROFILE A-A**



**SECTION PROFILE B-B**

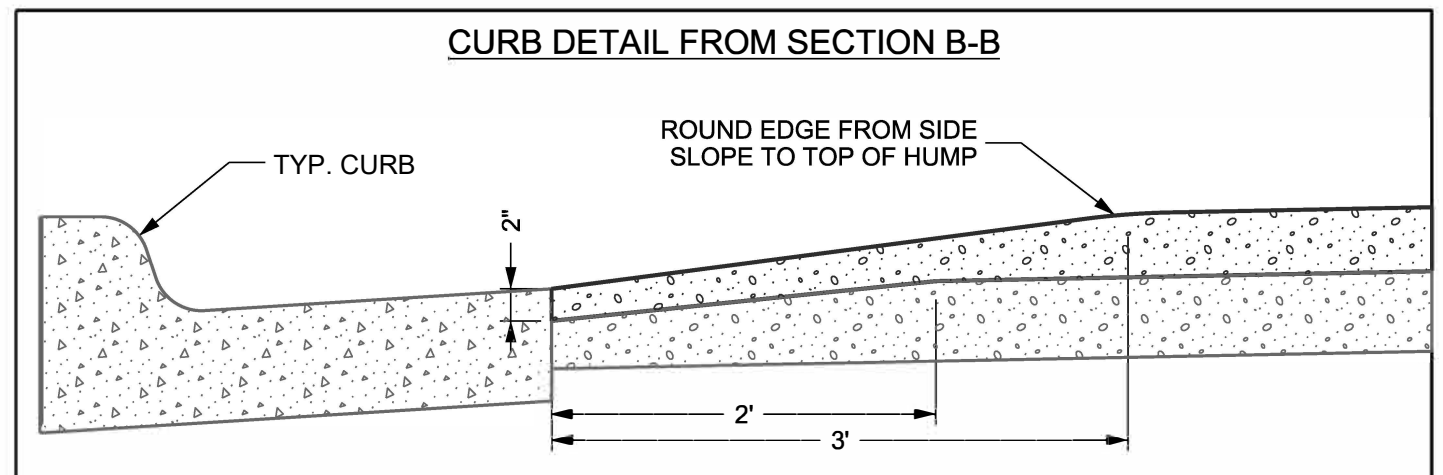


**SECTION PROFILE NOTES:**

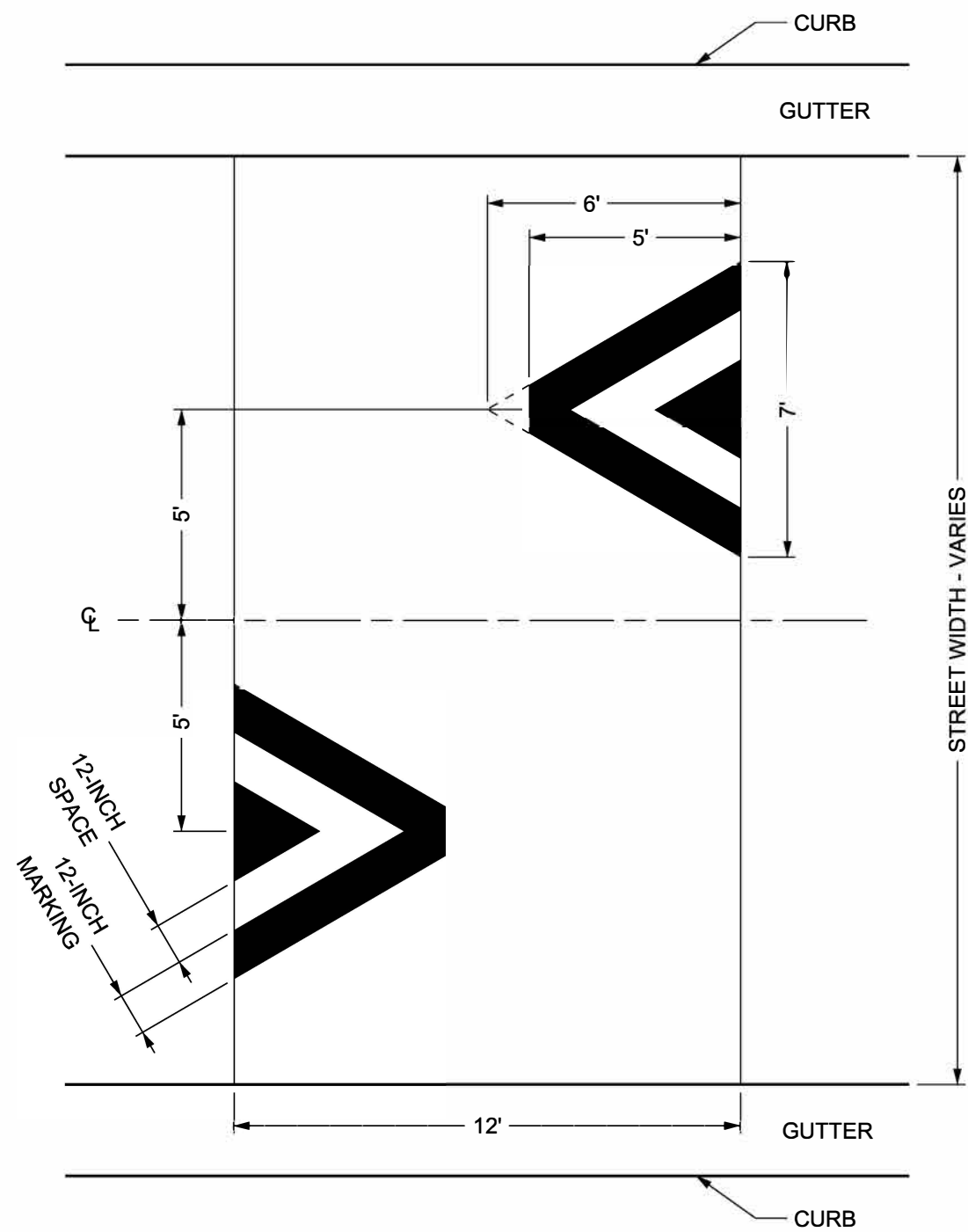
- 1 DIMENSIONS SHOWN ARE AT 1' INCREMENTS.
- 2 DIMENSIONS SHOWN ARE MEASURED FROM THE EXISTING FINISHED GRADE.
- 3 ALL ASPHALT HUMP DIMENSIONS ARE SYMMETRICAL ABOUT CENTERLINE OF HUMP.
- 4 ASPHALT MIX TYPE SPWEA540L.
- 5 BITUMINOUS TACK COAT (MNDOT SPEC 2357 TYP.) IS APPLIED TO THE ENTIRE MILLED AREA AND INTERIOR EXISTING ASPHALT.
- 6 DEPTH OF EXISTING ASPHALT VARIES. TYPE 12.5 NON-WEARING COURSE MIXTURE (MNDOT SPEC 2360) IS TYPICAL.
- 7 GRADE OF SPEED HUMP ACROSS STREET WIDTH IS THE SAME AS THE EXISTING GRADE OF THE STREET.

NOT TO SCALE

**CURB DETAIL FROM SECTION B-B**



PAVEMENT MARKING PLAN VIEW



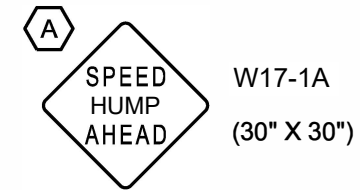
PAVEMENT MARKINGS FOR SPEED HUMPS ARE 12-INCHES WIDE, INSTALLED IN WHITE, AND INSTALLED 5' ON CENTER FROM THE CENTERLINE OF THE STREET

NOT TO SCALE

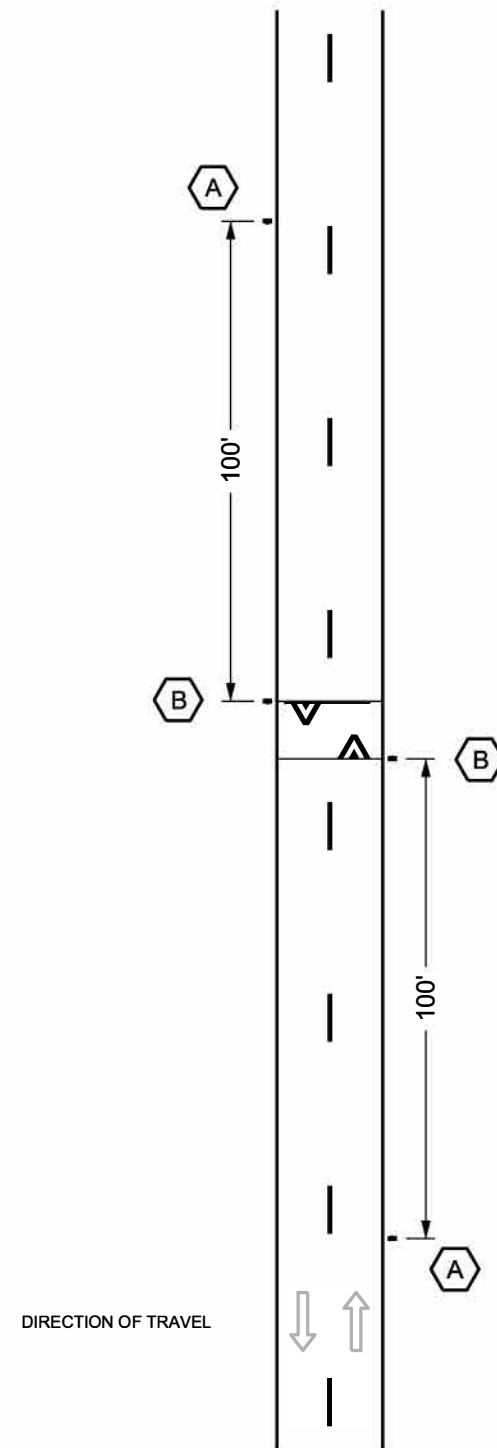
SPEED HUMP SIGNING & STRIPING

STANDARD PLATE

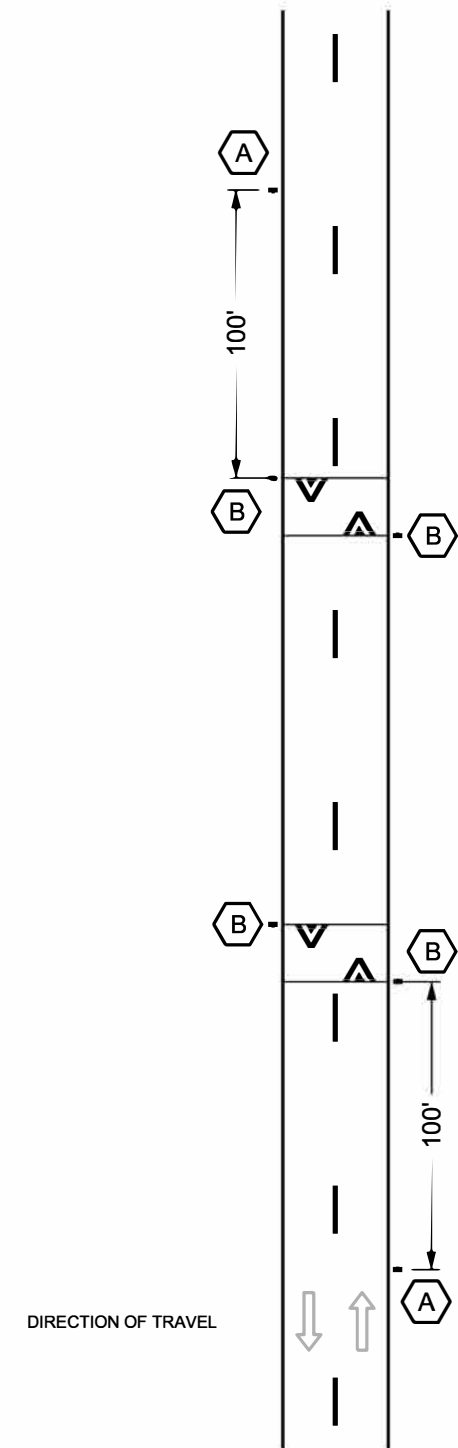
SIGNS



TYPICAL SIGNING LAYOUT - 1 HUMP



TYPICAL SIGNING LAYOUT - 2 HUMPS

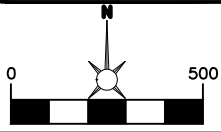




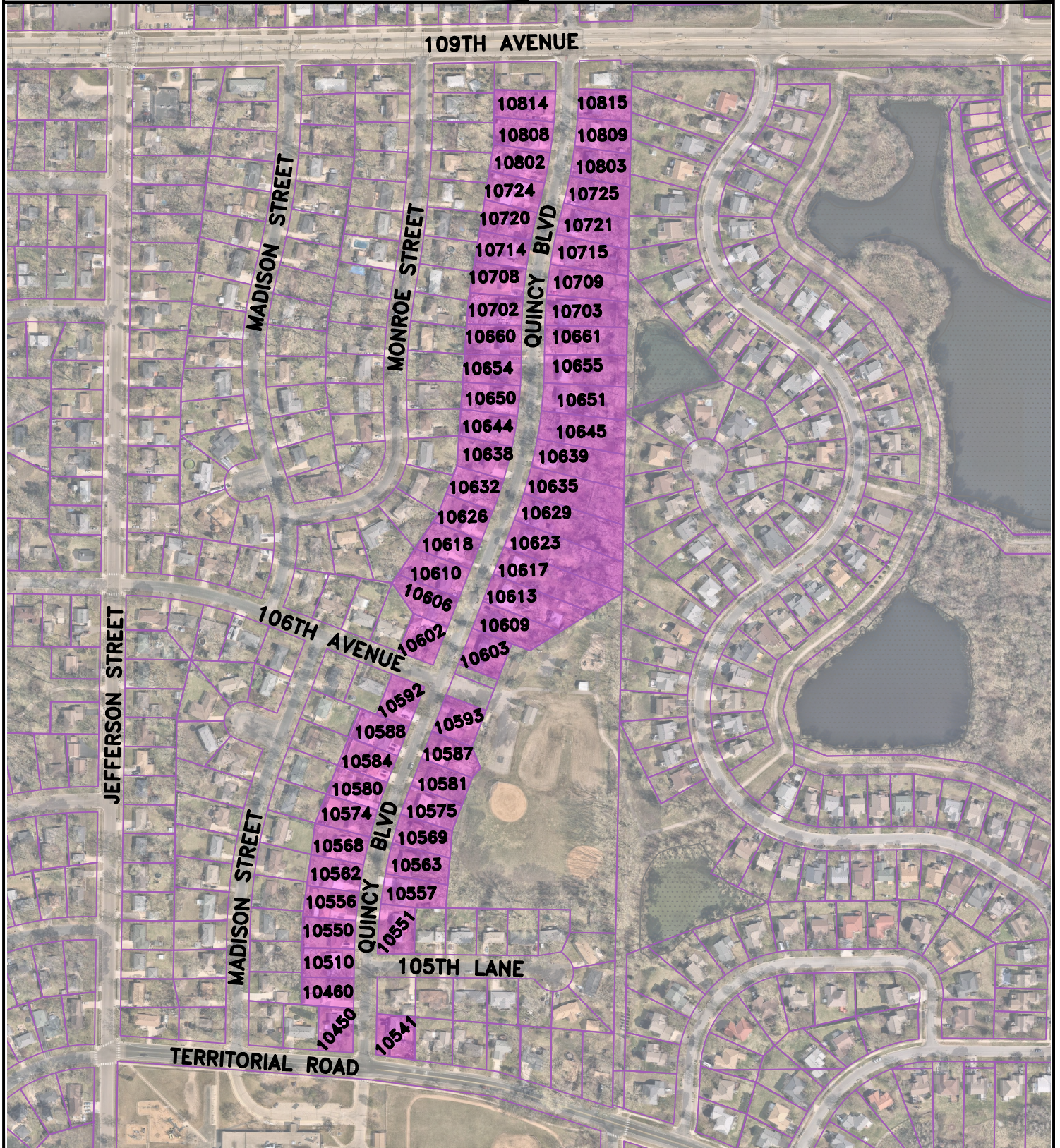
# CITY OF BLAINE

## 2026 QUINCY AREA STREET RECONSTRUCTION PROJECT

### SPEED HUMP LOCATION MAP



 SPEED HUMP ASSESSABLE PROPERTIES



**PETITION FOR LOCAL IMPROVEMENT**  
**CONSTRUCTION OF SPEED HUMPS**  
**ON QUINCY BLVD FROM TERRITORIAL ROAD TO 109<sup>TH</sup> AVENUE**

Date: March 17, 2021

Blaine City Council  
Blaine, Minnesota 55449

Mayor and Council Member:

We, the undersigned, owners of real property, representing not less than 65% of the properties fronting Quincy Boulevard and not less than 50% of the properties fronting 105<sup>th</sup> Lane herein as the location of the improvement, which location is described as follows:

- Quincy Boulevard from Territorial Road to 109<sup>th</sup> Avenue
- 105<sup>th</sup> Lane from Quincy Boulevard east to cul-de-sac

Do hereby petition that said area be improved by construction of public improvements as follows:

Construction of speed humps at the below locations:


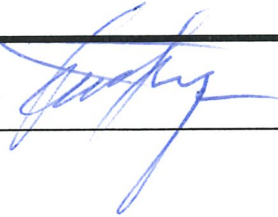
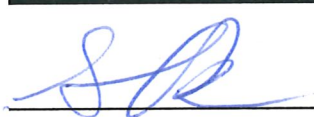

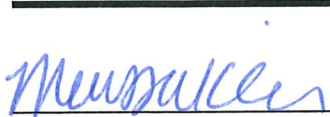
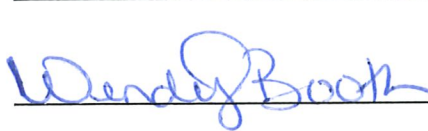
- Lot line between 10450 & 10460 Quincy Boulevard
- Lot line between 10557 & 10563 Quincy Boulevard
- Lot line between 10588 & 10592 Quincy Boulevard
- Lot line between 10610 & 10618 Quincy Boulevard
- Lot line between 10650 & 10654 Quincy Boulevard
- Lot line between 10802 & 10808 Quincy Boulevard

The cost of said improvements will be assessed against the benefiting properties, as authorized by Minnesota Statutes Chapter 429. Installation costs are estimated to be \$5,000 per speed hump. **75% of the total actual cost will be assessed equally to all properties fronting Quincy Boulevard between Territorial Road and 109<sup>th</sup> Avenue, and the remaining 25% of the total actual cost will be paid by the City of Blaine.**

**PETITION FOR LOCAL IMPROVEMENT**  
**CONSTRUCTION OF SPEED HUMPS**  
**ON QUINCY BLVD FROM TERRITORIAL ROAD TO 109<sup>TH</sup> AVENUE**

Signature of Owner	Property Address	Date
<i>Tommy Rome</i>	10460 Quincy Blvd. NE Blaine, MN 55434	2-16-2026
<i>Anabella Salvadore</i>	700 105 <sup>th</sup> Lane NE Blaine, MN 55343	2/16/2026
<i>Anabella Salvadore</i>	Blaine, MN 55343	
<i>Paul Dan</i>	720-105 <sup>th</sup> Lane NE	2/16/2026
<i>Mary Seals</i>	726 105 <sup>th</sup> Lane NE	2/16/2026
<i>Stacy Wang</i>	730 105 LANE NE Blaine MN 55434	651-214-2017
<i>Kristy William Wood</i>	736 105 <sup>th</sup> Lane NE	763 656 9626

**PETITION FOR LOCAL IMPROVEMENT**  
**CONSTRUCTION OF SPEED HUMPS**  
**ON QUINCY BLVD FROM TERRITORIAL ROAD TO 109<sup>TH</sup> AVENUE**

Signature of Owner	Property Address	Date
	731 105 <sup>th</sup> Lane NE	2/16/26
	719 105 <sup>th</sup> LN	2/16/26
	10550 Quincy Blvd NE	2/16/26
	10569 Quincy Blvd NE	2-16-26
	10574 Quincy Blvd NE	2-16-26
	10580 Quincy Blvd	2-16-26

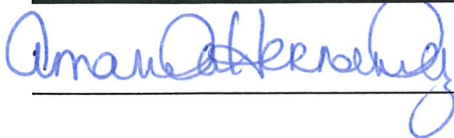
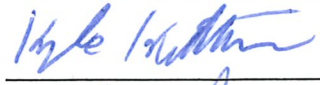
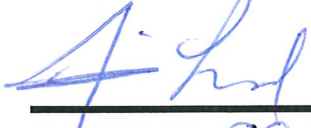
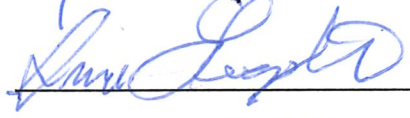

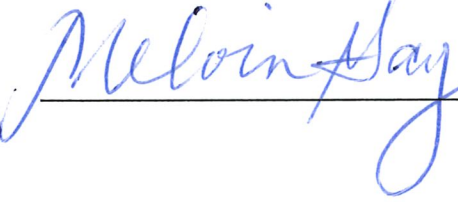
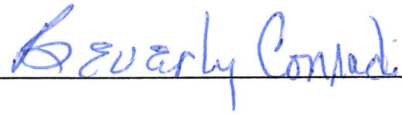

**PETITION FOR LOCAL IMPROVEMENT**  
**CONSTRUCTION OF SPEED HUMPS**  
**ON QUINCY BLVD FROM TERRITORIAL ROAD TO 109<sup>TH</sup> AVENUE**

Signature of Owner	Property Address	Date
Martin Monaghan <i>M. Monaghan</i>	10525 Quincy BLVD NE Blaine, MN 55434	2/16/26
Marie Larson	10584 Quincy	2-14-26
Jan M Kellum	10587 QUINCY RD	2-16-26
Maurice Richardson	10592 Quincy	2-16-26
Cecilia Olson	10560 Quincy Blvd NE	2/23/2026
Lenna Converse	10556 Quincy Blvd	2-23-2026

**PETITION FOR LOCAL IMPROVEMENT**  
**CONSTRUCTION OF SPEED HUMPS**  
**ON QUINCY BLVD FROM TERRITORIAL ROAD TO 109<sup>TH</sup> AVENUE**


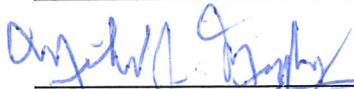
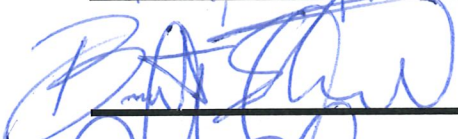
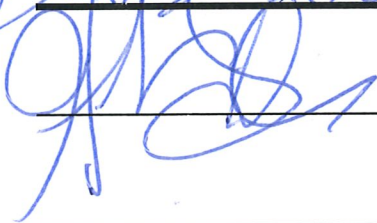


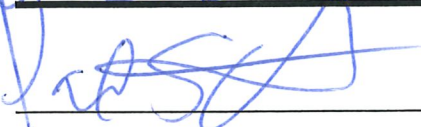
Signature of Owner	Property Address	Date
Diane Swanson	10563 Quincy Blvd	3/2/06
Susan White Rose	10551 QUINCY BLVD NE	3/2/06
Ana Galy	10602 Quincy Blvd NE	3/2/26
Din Miller	10613 Quincy Blvd. NE	3/2/26
Diane O'Brien	10617 Quincy Blvd NE	3/2/2026
Michelle Bos	10638 Quincy Blvd NE	3/2/26
Patty Stettmann	10639 Quincy Blvd NE	3/2/26

**PETITION FOR LOCAL IMPROVEMENT**  
**CONSTRUCTION OF SPEED HUMPS**  
**ON QUINCY BLVD FROM TERRITORIAL ROAD TO 109<sup>TH</sup> AVENUE**

Signature of Owner	Property Address	Date
	10628 Quincy Blvd NE	3-2-26
	10603 Quincy Blvd NE	3-2-26
	10632 Quincy Blvd	3/8-26
	10635 Quincy Blvd NE	3-6-26
	10654 Quincy Blvd	3/6/2026
	10660 Quincy	3-7-26
	10703 Quincy Blvd	3-7-24
	10720 Quincy Blvd	3-7-26

PETITION FOR LOCAL IMPROVEMENT

CONSTRUCTION OF SPEED HUMPS  
ON QUINCY BLVD FROM TERRITORIAL ROAD TO 109<sup>TH</sup> AVENUE

Signature of Owner	Property Address	Date
	10721 Quincy Ave	March 7, 2024
Michelle Rogers	10803 Quincy BLVD NE	March 7, 24
	10802 Quincy BLVD NE	
	10809 Quincy BLVD NE	March 7, 2024
	10809 Quincy Blvd NE	March 7, 2024
Stu Karp	10508 Quincy Blvd NE	3-7-2026
	10650 Quincy Blvd NE	3/7/2026
Michelle Rogers	10651 Quincy Blvd NE	3/7/26
	10644 Quincy Blvd NE	3/8/26
	10714 Quincy Blvd NE	3/8/24

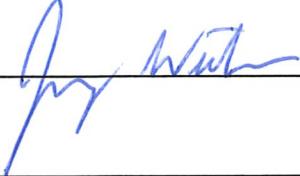


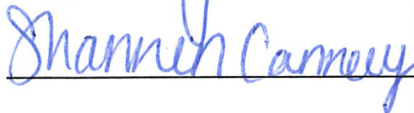
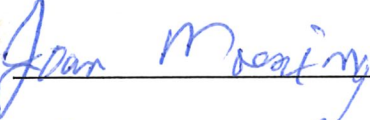
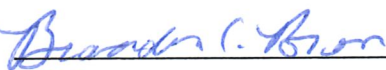

PETITION FOR LOCAL IMPROVEMENT

CONSTRUCTION OF SPEED HUMPS  
ON QUINCY BLVD FROM TERRITORIAL ROAD TO 109<sup>TH</sup> AVENUE

Signature of Owner	Property Address	Date
David Munson	1072 <sup>nd</sup> Quincy Blvd NE	3/8/26
Kristi Nordland	714 105 <sup>th</sup> Ln NE	3/8/26
P. J. Ri	725 105 <sup>th</sup> Ln NE	3/8/2026
Marilyn Behrendt	10450 Quincy Blvd.	3-8-26
Bradley Monson	10645 Quincy Blvd NE	3-9-26
Karen Harum	1045 <sup>th</sup> Quincy Blvd NE	3/10/26

PETITION FOR LOCAL IMPROVEMENT

CONSTRUCTION OF SPEED HUMPS  
ON QUINCY BLVD FROM TERRITORIAL ROAD TO 109<sup>TH</sup> AVENUE

Signature of Owner	Property Address	Date
	10708 Quincy Blvd. NE Blaine 55434	3-10-26
	10715 Quincy Blvd NE	3/14/26
	10815 Quincy Blvd NE	3/14/2026.
	10629 Quincy Blvd	3/14/2024
	10615 Quincy Blvd NE	3-4-26
	10814 Quincy Blvd NE Blaine MN 55434	3/17/26
	10609 Quincy Blvd NE Blaine, MN 55434	3/17/26

**PETITION FOR LOCAL IMPROVEMENT**  
**CONSTRUCTION OF SPEED HUMPS**  
**ON QUINCY BLVD FROM TERRITORIAL ROAD TO 109<sup>TH</sup> AVENUE**

The petitioners certify that the ownership information on this petition is true and correct to the best of their knowledge, and that the petitioners have disclosed the existence of any unrecorded interests in the real property to be served by construction of these improvements.

This petition was circulated by:

Nicole Berg  
Name of Petitioner

763-442-2271  
Telephone No.

10651 Quincy Blvd. NE  
Street

Blaine, MN 55434  
City/State/Zip

Examined, checked, and found to be in proper form and to be signed by the required number of owners of property affected by the making of the improvements petitioned for, in accordance with Minnesota Statutes Section 429.035.

  
City Clerk



# City of Blaine Staff Report

File Number: RES 26-72

Agenda Date	Status
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May 4, 2026

In Control	File Type
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City Council

Resolution

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

## Agenda Item # 9.1

Resolution Granting Preliminary Plat Approval to Subdivide .69 Acres into Two Lots, to be Known as JJ Graham Addition at 2808 93rd Lane NE and 2811 93rd Avenue NE. James and Robin Obraske (Case File No. 26-0010/ACK)

## Executive Summary

Preliminary plat request to subdivide .69 acres into two lots

## Background

Planning Commission Public Hearing	April 14, 2026
City Council (Preliminary Plat)	May 4, 2026
City Council (Final Plat)	TBD
Action Deadline	May 16, 2026

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

## 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

#### Current Zoning

The property is currently zoned Single Family Residential (R-1), and this district is intended for single family units in developing areas of the city with access to sewer and water.

#### Surrounding Zoning and Uses

Surrounding properties are all zoned R-1 and consist of single family homes. The airport is located west of the property.

#### Land Use Designation

The property is guided Low Density Residential (LDR), which requires a minimum of 2.5 units per acre. The proposed plat has a net density of 2.89 units per acre.

#### Existing Conditions

The property is currently a vacant outlot with trees.

#### History

There are no previous approvals recorded for the property. When 93rd Avenue was originally constructed, a row of outlots were created. These outlots were expected to be platted and combined with properties to the south.

#### Plat

The applicant proposes to subdivide Outlot A into a platted lot and block, and to combine it with a portion of the adjacent southern parcel in order to meet the minimum R-1 lot size requirements, including the 125-foot depth and 10,000 square foot minimum area. The proposed subdivision meets all R-1 zoning standards. The resulting north lot will be approximately 15,161 square feet, and the south lot will be approximately 14,733 square feet. A site plan has been provided showing an approximate 50-by-50-foot building pad that meets all required R-1 setbacks.

#### Tree Preservation

The location and size of the 50-by-50-foot building pad indicates that up to six trees may be removed from the property. Of these, three qualify as "significant trees" under the City's definition, which includes any healthy, living tree with a diameter of at least 8 inches measured at 4.5 feet above ground level.

Two significant trees are allowed to be removed from residential properties each year without requiring replacement. The proposed location and size of the building pad as shown on the preliminary plat would result in the replacement of one tree on the property. These plans are subject to change, and any tree removal will be reviewed as part of the building permit for conformance with tree preservation and replacement requirements as stated in Section 129-9. Park dedication is due for one residential unit. Park dedication will be charged at the rate in effect at the time of payment. The 2026 rate is \$5,800 per unit for residential lots.

### **Engineering Analysis**

#### Grading/Storm Drainage

The proposed plat will require some minor grading of the lot prior to house construction.

A Certificate of Survey will be required to be provided to obtain a building permit for the house construction. The Certificate of Survey shall include items including, but not limited to, elevation at all property corners, low floor elevation, low opening elevation, top of foundation elevation, adjacent grade elevations, grade 10-ft from the structure, garage floor elevations and proposed driveway location and slope.

As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

#### Utilities

The property was subject to a deferred utility assessment charge of \$25,100.30 (2026 rate). As of April 1, 2026, this has been paid in full.

There are existing water and sanitary sewer service laterals stubbed to the front of the property; these will be required to be connected to.

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

#### Wetlands/Watershed/FEMA

There are no known wetland or flood plain areas on the property.

The property owner will need to submit the project to Rice Creek Watershed District (RCWD) to determine if a permit is required. Review, approval and permits are required prior to city plan approval and start of site work.

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

The lot is within an existing residential area. The house will construct a standard driveway access that connects to the public street. No additional street design, sidewalk or trail installation will be required.

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

The property owner 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.

#### **Attachment List**

Zoning and Location Map

Narrative

Preliminary Plat

Unapproved Planning Commission Minutes April 14, 2026

#### **Strategic Plan Relationship**

Not applicable.

#### **Board/Commission Review**

The Planning Commission voted unanimously to approve the preliminary plat. The meeting minutes are attached for reference.

## Financial Impact

Not applicable.

## Public Outreach/Input

Notices of a public hearing were:

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

## Staff Recommendation

By motion, adopt the resolution.

## Attachment List

1. Attachments
2. Unapproved PC Minutes



# City of Blaine

Signature Copy

Resolution: RES 26-72

## **Resolution Granting Preliminary Plat Approval to Subdivide .69 Acres into Two Lots, to be Known as JJ Graham Addition at 2808 93rd Lane NE and 2811 93rd Avenue NE. James and Robin Obraske (Case File No. 26-0010/ACK)**

**WHEREAS**, an application has been filed by JAMES & ROBIN OBRASKE TRUSTEES and GRAHAM, JANICE M, Case File No. 26-0010 for a preliminary plat known as JJ Graham Addition; and

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

PARCEL A:

Outlot A , ST. CLAIR PARK 2ND ADDITION, Anoka County MN

PARCEL B:

The West Half of all that part of the West Half of Lot 37, SPRING LAKE PARK WOODLAND, Anoka County, Minnesota, lying east of the west 130 feet of said West Half of Lot 37.

**WHEREAS**, the Blaine Planning Commission has reviewed said case file on April 14, 2026; and

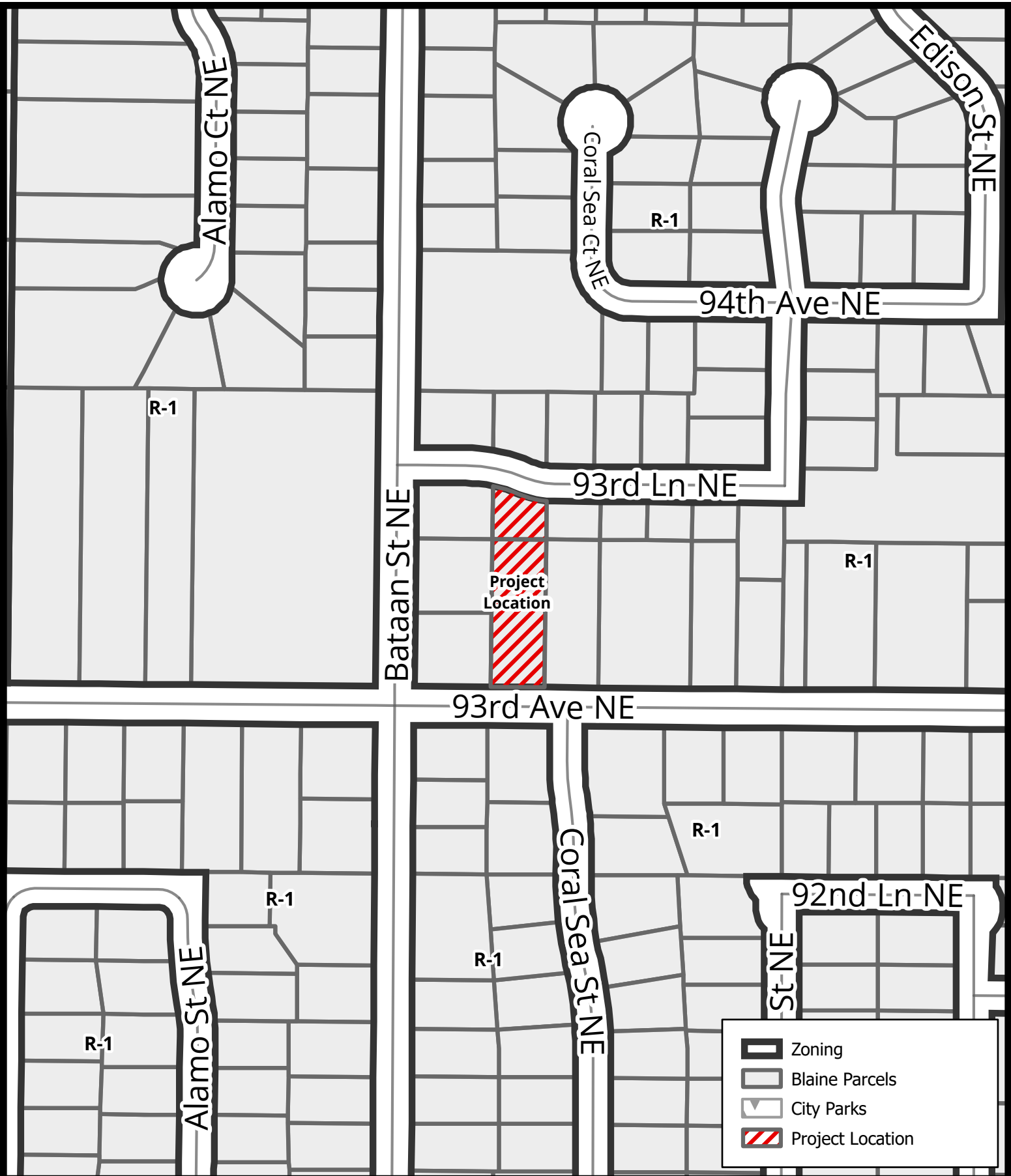
**WHEREAS**, the preliminary plat meets the general requirements of section 74-46 of the Blaine Zoning Code; and

**WHEREAS**, the Blaine Planning Commission held a public hearing on April 14, 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 JJ Graham Addition permitting preparation of a final plat for approval per Section 74-47 subject to the listed conditions.

1. Park dedication for one residential unit is required prior to release of final plat mylars, at the rate in effect at the time of payment.
2. Developer must meet the City's tree preservation requirements as outlined in Section 129-9.
3. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
4. 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.
5. The property owner will need to submit the project to Rice Creek Watershed District (RCWD) to determine if a permit is required. Review, approval and permits are required prior to city plan approval and start of site work.

**PASSED** by City Council of the City of Blaine this 4th day of May, 2026.



**Case File No. 26-0010**  
**JJ Graham Addition**

0 0.01 0.03 0.06 Miles

Scale: 1:2,552



BlaineMN.gov

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

This map is for general reference only. It is not for legal, engineering, or surveying use.

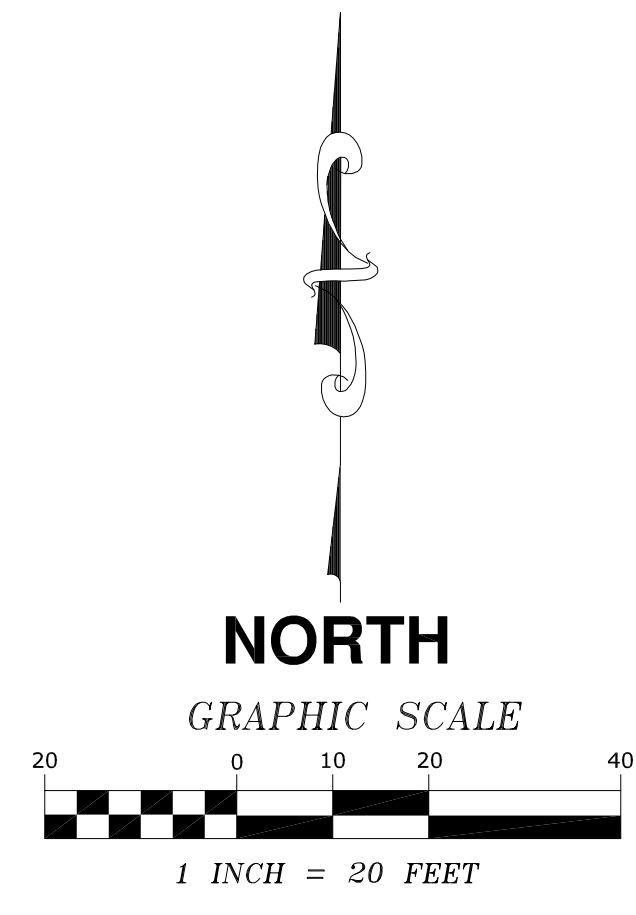


This preliminary plat application proposes to combine an existing outlot with a portion of an adjacent platted lot to create one conforming, buildable residential lot. The purpose of the plat is to reconfigure existing property boundaries to eliminate an unbuildable outlot and establish a single lot that meets the City of Blaine's zoning, subdivision, and dimensional requirements for development. No new streets or public infrastructure are proposed as part of this request, and access, utilities, and drainage will be provided consistent with City standards. The proposed lot configuration is compatible with the surrounding neighborhood and is intended to allow for future residential home for James and Robin Obraske, consistent with the City's Comprehensive Plan and applicable ordinances.

EXISTING CONDITIONS/PRELIMINARY PLAT/DEVELOPMENT PLAN OF:

# J J GRAHAM ADDITION

**APPLICANT**  
**JAMES OBRASKE**  
 2808 93RD LANE NE AND  
 2811 93RD AVENUE NE  
 BLAINE, MN 55449



## PROPERTY DESCRIPTION

**PARCEL A:**  
 Outlot A, ST. CLAIR PARK 2ND ADDITION, Anoka County, Minnesota.

**PARCEL B:**  
 The West Half of all that part of the West Half of Lot 37, SPRING LAKE PARK WOODLAND, Anoka County, Minnesota, lying east of the west 130 feet of said West Half of Lot 37.

## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/14/2025.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 27-31-23-34-0053 (Parcel A) and 27-31-23-34-0022 (Parcel B).
- Total parcel area = 29,893 sq. ft. (0.69 acres)
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- ☐ DENOTES AIR CONDITIONING UNIT
- ☐ DENOTES ELECTRIC METER
- ☐ DENOTES GAS METER
- ☐ DENOTES FIBER OPTIC BOX
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES CURB STOP
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES WATER VALVE
- ☐ DENOTES CATCH BASIN
- ⊙ DENOTES SOIL BORING. (BY OTHERS)
- ⊙ DENOTES EXISTING SPOT ELEVATION
- ⊙ DENOTES EXISTING CONTOURS
- ⊙ DENOTES EXISTING SANITARY SEWER
- ⊙ DENOTES EXISTING WATER MAIN
- ⊙ DENOTES PROPOSED SPOT ELEVATION
- x — x — DENOTES FENCE
- ⊙ DENOTES RETAINING WALL
- ⊙ DENOTES BITUMINOUS SURFACE
- ⊙ DENOTES CONCRETE SURFACE
- ⊙ DENOTES PAVER SURFACE
- ⊙ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)
- DENOTES DRAINAGE ARROW

## TREE DETAIL

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

## ZONING AND SETBACKS

EXISTING: R-1 SINGLE FAMILY  
 SURROUNDING: R-1

### BUILDING SETBACKS:

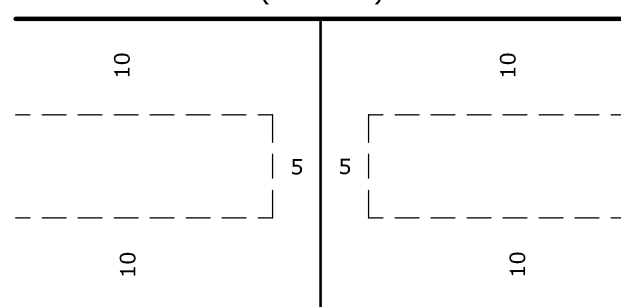
FRONT SETBACK: 30 FEET  
 SIDE SETBACK: 10 FEET  
 CORNER SIDE SETBACK: 20 FEET  
 REAR SETBACK: 30 FEET

### R-1 LOT STANDARDS:

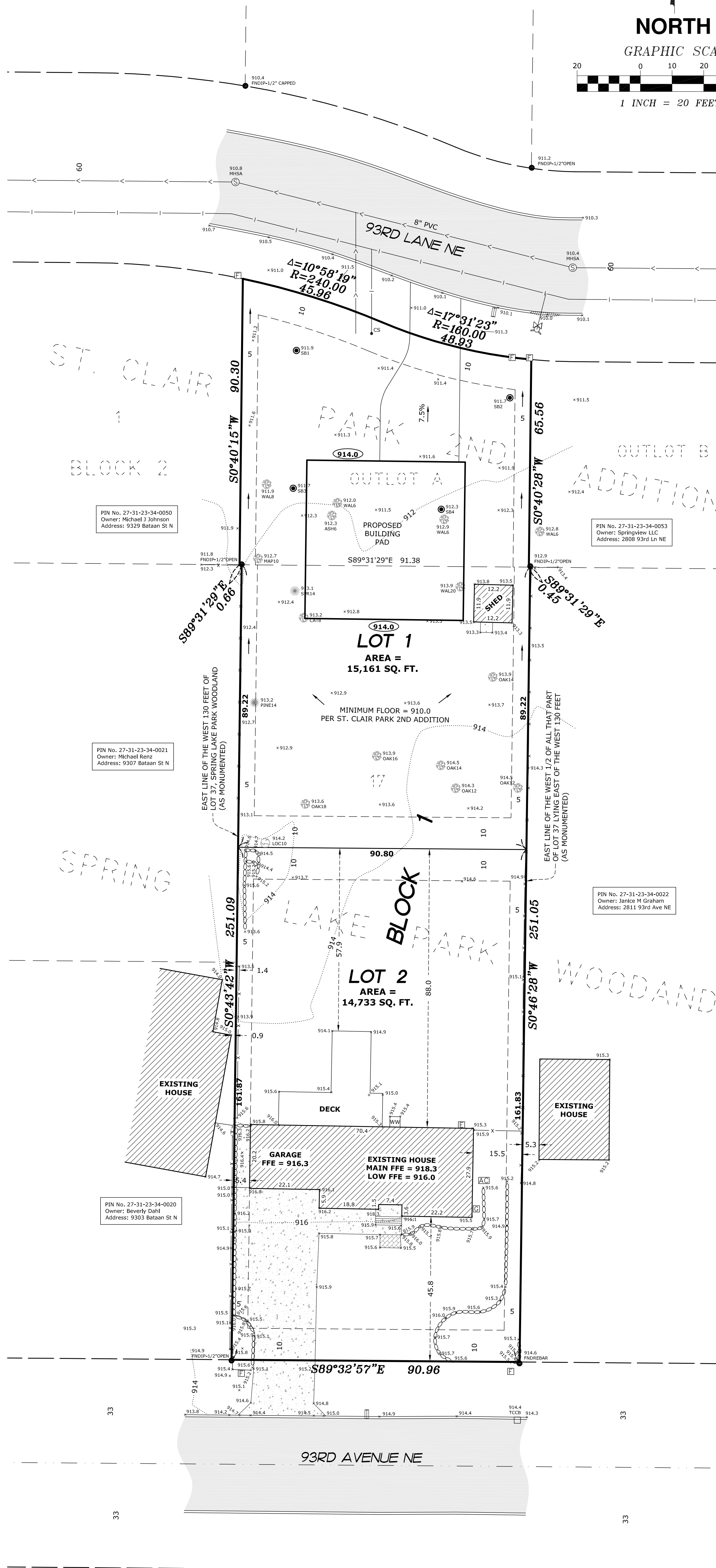
MINIMUM LOT AREA: 10,000 SQ. FT.  
 MINIMUM LOT WIDTH: 80 FEET  
 MINIMUM LOT DEPTH: 125 FEET

## DRAINAGE AND UTILITY EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:  
 (STREET)



BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES AND BEING 5 FEET IN WIDTH AND ADJOINING ALL OTHER LOT LINES, UNLESS OTHERWISE INDICATED ON THIS PLAT.



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

JASON E. RUD  
 Date: 3/5/2026 License No. 41578

## BENCHMARK

MNDOT GEODETIC STATION NO. 101670  
 STATION NAME: 0280 Z  
 ELEVATION = 908.07 (NAVD 88 DATUM)

DRAWN BY: BAB	JOB NO: 251121PP	DATE: 10/22/2025	
CHECK BY: JER	FIELD CREW: BH		
1	2/12/2026	CITY COMMENTS	BAB
2	3/5/2026	REVISED ZONING DISTRICT	BAB
3			
NO.	DATE	DESCRIPTION	BY

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



# City of Blaine

## Planning Commission

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April 14, 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, April 14, 2026. Chair Goracke called the meeting to order at 7:00PM.

#### 4. Roll Call

Members Present: Commission Members Freeman, Geiselhart, Howard, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Halpern.

Staff Present: Shawn Kaye, Planner  
Alex Koberoski, Assistant Planner  
Cathy Sorensen, City Clerk  
Teresa Barnes, Project Engineer

#### 6. Public Hearing

- 6.1.** 2026-152 Case File No. 26-0010 // James and Robin Obraske // 2808 93rd Lane NE and 2811 93rd Avenue NE  
The applicant is requesting preliminary plat approval to subdivide .69 acres into two lots, to be known as JJ Graham Addition.  
*Sponsors: Alex Koberoski, Assistant Planner*

The report to the planning commission was presented by Alex Koberoski, Assistant Planner. The public hearing for Case File 26-0010 was opened at 7:06PM.

Robin Obraske, 2808 93rd Lane NE, introduced herself to the commission and explained she would like to split this lot in order to build a home next to her mother.

James Obraske, 2808 93rd Lane NE, discussed an error that was on a graphic that was presented by city staff. He explained a portion of the red hatched lot was owned by Janice Grahams and a portion was owned by he and his wife in order to create a new buildable lot. Assistant Planner Koberoski clarified that the graphic was a location map showing the existing lot and outlot as it currently stands, not the proposed property split.

The public hearing was closed at 7:09PM.

Commissioner Swanson asked how many homes would be built on the new lot.

Ms. Obraske reported they would be building one single family home.

**Motion by Commissioner Howard to recommend approval of Planning Case 26-0010 based on the following conditions:**

**Case 26-0010:**

- 1. Park dedication for one residential unit is required prior to release of final plat mylars, at the rate in effect at the time of payment.**
- 2. Developer must meet the City's tree preservation requirements as outlined in Section 129-9.**
- 3. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.**
- 4. 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.**
- 5. The property owner will need to submit the project to Rice Creek Watershed District (RCWD) to determine if a permit is required. Review, approval and permits are required prior to city plan approval and start of site work.**

**Motion seconded by Commissioner Geiselhart. The motion passed 6-0.**

Chair Goracke noted this would be on the agenda of the May 4, 2026 city council meeting.



# City of Blaine Staff Report

File Number: RES 26-64

Agenda Date	Status
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May 4, 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 a Conditional Use Permit to Allow Outdoor Dining with 10 Seats in the Regional Commercial (B-3) Zoning District at 12351 Ulysses Street NE, #100. CAVA (Case File No. 26-0011/SLK)

## Executive Summary

CAVA, a Mediterranean-inspired restaurant, is proposing to be located in Blaine Square 3rd development in an existing multi-tenant building (Noodles and Company is currently in the other half of the building). They are requesting a conditional use permit to allow 10 seats for outdoor dining on a patio adjacent to their building.

## Background

Planning Commission Public Hearing	April 14, 2026
City Council (Conditional Use Permit)	May 4, 2026
Action Deadline	May 16, 2026

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

## Evaluation of Request

### Planning Analysis

#### Zoning

The property is zoned Regional Commercial (B-3).

#### Land Use Designation

The property has a land use designation of Community Commercial (CC) which is used for the provision of goods and services.

#### Surrounding Zoning and Uses

The properties to the north and south are zoned B-3 and have a land use of CC. A Noodles and

Company restaurant is located to the north and Chick-fil-A is located to the south. The townhomes west of Ulysses Street are zoned Development Flex (DF) and have a land use of Medium Density Residential (MDR). State Highway 65 is adjacent to the east.

#### Existing Conditions

The property has a two-tenant building and a freestanding dental building.

#### History

This parcel received a CUP for two buildings on one lot and shared access/parking on July 6, 2022.

#### Site Plan

CAVA is proposing an outdoor dining area located on the southwest corner of the building. It consists of three tables and 10 seats as shown on the attached drawing. The outdoor dining area will have a decorative and maintenance-free fence surrounding three sides of the seating area.

The outdoor dining area will be subject to Sewer Access Charges (SAC). The applicant must work with the City's chief building official and Met Council to determine the amount required for this use. All other requirements listed in the attached conditions are the standard conditions that the City applies to other outdoor dining conditional use permits.

#### Landscaping

The submitted landscape plan for the construction of the building meets zoning ordinance requirements.

#### **Engineering Analysis**

##### Grading/Storm Drainage

This development is already constructed and the grading and storm drainage were accounted for at the time of development. The addition of the outdoor seating area will not require additional grading or storm water requirements.

##### Wetlands/Watershed

This development is already constructed. There are no wetlands on this property and the watershed requirements were accounted for at the time of development. The addition of the outdoor seating area will not require additional watershed review or requirements.

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

This development is already constructed and no additional access or street design required. The addition of the outdoor seating area will not require additional sidewalks or trails to be constructed. Consideration should be given to the placement of the tables to ensure that a safe sight-distance is provided for vehicles pulling out of the drive-thru lanes.

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

This development is already constructed. The addition of the outdoor seating area will not require additional easements or right-of-way.

##### 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.
  - An outdoor dining area, including 10 seats, does not create an excessive burden.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
  - The B-3 district is intended to provide retailing and services of both a convenience and durable nature for shoppers, such as apparel, furniture, food, banking and financial services for a regional trade area. The use meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
  - The existing building and outdoor dining will meet all setbacks and landscape requirements. The use will not have an adverse effect on adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
  - The use meets the purpose of the B-3 district.
6. The use shall not be in conflict with the comprehensive plan of the City.
  - The comprehensive plan designation is CC (Community Commercial), which is for retailing and services that serve larger areas from neighborhood to regional scale. The use is not in conflict with the Comprehensive Plan.
7. The use will not cause traffic hazards or congestion.
  - The addition of outdoor seating 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.
  - The addition of outdoor seating does not alter the existing utility services, roadways or associated drainage facilities.

**Attachment List:**

Zoning and Location Map

Site Plan

Narrative

Unapproved Planning Commission Meeting Minutes

**Strategic Plan Relationship**

Not applicable.

## Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit. No one spoke at the public hearing. The meeting minutes are attached for reference.

## Financial Impact

Not applicable.

## Public Outreach/Input

Notices of a public hearing were:

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

## Staff Recommendation

By motion, adopt the resolution.

## Attachment List

1. Attachments
2. Unapproved PC Minutes



# City of Blaine

Signature Copy

Resolution: RES 26-64

## **Resolution Granting a Conditional Use Permit to Allow Outdoor Dining with 10 Seats in the Regional Commercial (B-3) Zoning District at 12351 Ulysses Street NE, #100. CAVA (Case File No. 26-0011/SLK)**

**WHEREAS**, an application has been filed by Blaine Squire II LLC as Conditional Use Permit Case File No. 26-0011 for CAVA; and

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

Lot 3, Block 1, BLAINE SQUARE THIRD ADDITION

**WHEREAS**, the Blaine Planning Commission held a public hearing on April 14, 2026 and recommended approval regarding said Conditional Use Permit; and

**WHEREAS**, the Blaine City Council has reviewed said case on May 4, 2026; and

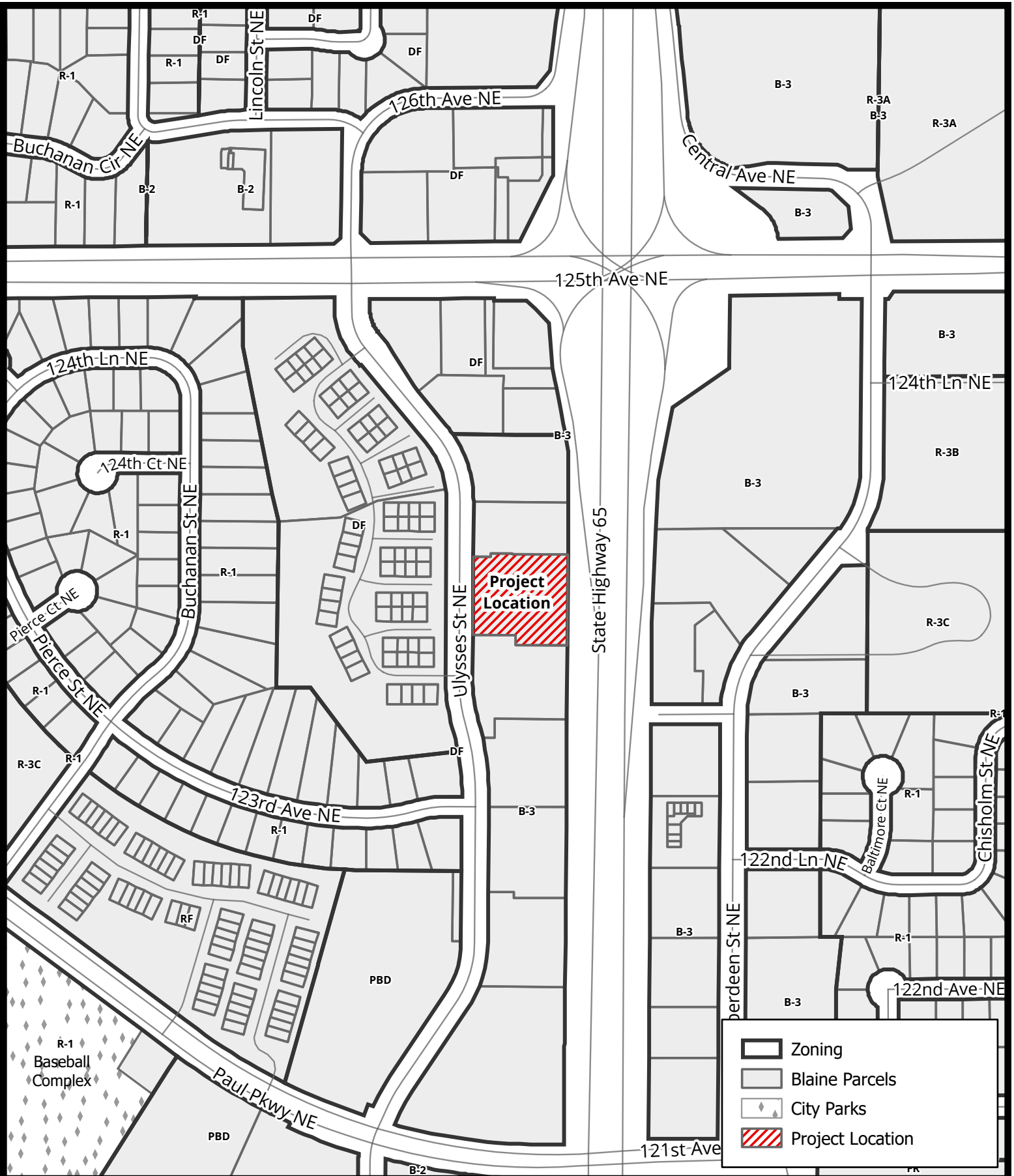
**WHEREAS**, the criteria identified in Section 101-4 for granting a conditional use permit has been met.

**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 113-100 of the zoning ordinance for outdoor dining with 10 seats in the Regional Commercial (B-3) zoning district with the following conditions:

1. The outdoor dining area is subject to a SAC review and payment. The applicant must work with the City's chief building official and Met Council to determine the amount required for this use.
2. No outdoor advertising on the building or outdoor dining area without obtaining a temporary sign permit is allowed.
3. The outdoor dining area is limited to no more than 10 seats in the outdoor dining area.
4. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
5. No amplified outdoor music system is allowed.
6. Per the Minnesota building code, exit doors in any railing or fence in the outdoor dining area shall be openable from the inside without the use of a key or any special knowledge or effort.
7. The fence surrounding the outdoor dining area is required to be decorative and maintenance-free.
8. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.

**PASSED** by the City Council of the City of Blaine this 4th day of May, 2026.





# Case File No. 26-0011

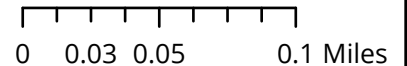
## CAVA

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

This map is for general reference only. It is not for legal, engineering, or surveying use.



BlaineMN.gov



Scale: 1:4,456





# CAVA Restaurant – Project Narrative

## Tenant Build-Out & Outdoor Dining Patio Improvements

Store No. 10704-001 | 12351 Ulysses St NE, Blaine, MN 55434

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### Project Overview

CAVA, a fast-casual Mediterranean restaurant, is proposing a full interior tenant build-out within an existing single-story retail building located at 12351 Ulysses St NE in Blaine, Minnesota. The project involves the fit-out of approximately 2,932 square feet of existing tenant space, converting it into a new CAVA restaurant operating as an A-2 assembly occupancy. The project is designed by Chipman Design Architecture, Inc., and is subject to the 2020 Minnesota Building Code and all applicable mechanical, electrical, plumbing, energy, and accessibility codes.

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### Interior Scope of Work

The interior build-out includes a new front-of-house dining area, service line and queue, front and back kitchen areas with walk-in cooler, beverage station, restrooms, storage, and office space. Interior improvements include new partition walls, storefront doors, finishes, millwork, fixtures, furniture, equipment, and all associated MEP systems.

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### Outdoor Dining Patio – Conditional Use Permit Scope

The Conditional Use Permit is specifically required to authorize the activation of an outdoor dining patio along the front exterior of the tenant space. The patio is an existing hardscaped area that will be improved with the following elements:

**Outdoor Dining Furniture:** New weather-resistant tables and chairs will be installed to accommodate approximately 10 outdoor seats, including at least 1 ADA-accessible seat, consistent with applicable accessibility requirements.

**New Perimeter Railing:** A new perimeter railing system will be installed to define the dining space and provide a physical boundary between the seating area and adjacent parking and drive aisle circulation.

**New Bollards:** New bollards will be installed along the patio perimeter to provide a protective barrier between outdoor dining patrons and vehicular traffic, particularly given the proximity of an adjacent drive-thru circulation lane. Bollards will be painted black per project specifications.

**Patio Landing & Concrete Work:** A new frost-resistant concrete door landing will be constructed at the entrance connecting the interior to the outdoor patio, ensuring a safe and accessible transition between the two spaces.

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## Summary

CAVA's proposed outdoor dining patio improvements are modest in scale and appropriately designed for the site context. The combination of new dining furniture, a perimeter railing, and protective bollards will create a defined, safe, and inviting outdoor dining environment that complements the interior restaurant operations and is consistent with the City of Blaine's standards for outdoor dining.



James Kehl  
Pulley  
740-258-7575



# City of Blaine

## Planning Commission

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April 14, 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, April 14, 2026. Chair Goracke called the meeting to order at 7:00PM.

#### 4. Roll Call

Members Present: Commission Members Freeman, Geiselhart, Howard, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Halpern.

Staff Present: Shawn Kaye, Planner  
Alex Koberoski, Assistant Planner  
Cathy Sorensen, City Clerk  
Teresa Barnes, Project Engineer

#### 6. Public Hearing

- 6.2.** 2026-142 Case File No. 26-0011 // CAVA // 12351 Ulysses Street NE, #100  
The applicant is requesting a conditional use permit to allow outdoor dining with 10 seats in the Regional Commercial (B-3) zoning district.  
*Sponsors: Shawn Kaye, Planner*

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 26-0011 was opened at 7:11PM. As no one wished to appear, the public hearing was closed at 7:11PM.

**Motion by Commissioner Olson to recommend approval of Planning Case 26-0011 based on the following conditions:**

**Case 26-0011:**

- 1. The outdoor dining area is subject to a SAC review and payment. The applicant must work with the City's Chief Building Official and Met Council to determine the amount required for this use.**
- 2. No outdoor advertising on the building or outdoor dining area without obtaining a temporary sign permit is allowed.**
- 3. The outdoor dining area is limited to no more than 10 seats in the outdoor dining area.**
- 4. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.**
- 5. No amplified outdoor music system is allowed.**
- 6. Per the Minnesota Building Code, exit doors in any railing or fence in the outdoor dining area shall be openable from the inside without the use of a key or any special knowledge or effort.**
- 7. The fence surrounding the outdoor dining area is required to be decorative and maintenance-free.**
- 8. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.**

**Motion seconded by Commissioner Swanson. The motion passed 6-0.**

Chair Goracke noted this would be on the agenda of the May 4, 2026 city council meeting.



# City of Blaine Staff Report

File Number: RES 26-71

Agenda Date	Status
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May 4, 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 Outside Storage of Portable Storage Containers in a Heavy Industrial (I-2A) Zoning District at 8600 Rendova Street NE. Dart Portable Storage (Case File No. 26-0013/SLK)

## Executive Summary

The applicant is requesting to store portable containers outside in an I-2A zoning district.

## Background

Planning Commission Public Hearing	April 14, 2026
City Council (Conditional Use Permit)	May 4, 2026
Action Deadline	May 16, 2026

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

## Evaluation of Request

### Planning Analysis

#### Zoning

The subject site is zoned Heavy Industrial (I-2A). The I-2A district is intended to allow heavy industrial uses ranging from small to large scale industry and related services, including outdoor uses, storage and trucking oriented businesses.

#### Surrounding Zoning and Uses

The properties to the west, east, and south are zoned Heavy Industrial (I-2A) and the property to the north is zoned Light Industrial (I-1).

#### Existing Conditions

The subject parcel has an existing truck terminal building and accessory maintenance and storage

building. The truck terminal use plans to continue to operate. The parking lot and driveway are paved.

### History

In 1986, a Conditional Use Permit (CUP) was approved to allow a transportation/truck terminal.

### Site Plan

The applicant is proposing to store portable storage containers in the side and rear of their site.

The proposed outside storage would include portable storage containers that would be stacked two high. The storage containers are 8 feet 6 inches high, therefore, the total height of the stacked containers would be 17 feet in height.

The proposed outside storage area will be approximately 1.68 acres on the north and west sides of the site.

The outside storage will meet the required I-2A side yard parking setback of 10 feet on the north and west sides of the site. The outside storage will be located behind the front face of the existing truck terminal building, therefore, the outside storage will be well beyond the 1-2A front yard building with a setback close to 130 feet.

The storage containers are required to be stored on a hard surface (asphalt or concrete).

### Setbacks

Front Building Setback - 40 feet

Rear Parking Setback - 10 feet

Side Parking Setback - 10 feet

All setbacks are met for proposed outside storage.

### Parking

The office and warehouse use on site requires 30 parking stalls. The site has adequate parking on site.

### Landscaping

The applicant is proposing to add four trees to the front of the site.

The existing landscaping on site will remain.

## **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 is a small amount of flood plain along the south property line, however, the addition of the

storage area is not proposed for this area.

A Rice 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 outside storage of portable containers does not create an excessive burden. The I-2A district is intended to allow heavy industrial uses ranging from small to large scale industry and related services, including outdoor uses, storage and trucking-oriented businesses.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
  - o The I-2A district is intended to allow heavy industrial uses ranging from small to large scale industry and related services, including outdoor uses, storage and trucking-oriented businesses. The use meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
  - o The use will be in the side and rear of the site and adjacent to other industrially zoned parcels. The surrounding sites are zoned industrial with outside storage and truck parking. The use will not have an adverse effect on other adjacent parcels.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.

- The I-2A district is intended to allow heavy industrial uses ranging from small to large scale industry and related services, including outdoor uses, storage and trucking-oriented businesses. Outdoor storage is typical in the I-2A district.
6. The use shall not be in conflict with the comprehensive plan of the City.
    - The use shall not be in conflict with the comprehensive plan of the City. The comprehensive plan designation is Planned Industrial/Planned Commercial (PI/PC) which is for Industrial, office and related services that utilize an overall master development plan with special attention paid to aesthetics and design in a corporate campus style of development. Planned industrial areas are concentrated in areas with convenient access to the airport and interstate highway system.
  7. The use will not cause traffic hazards or congestion.
    - The proposed use will not generate any additional traffic hazard or congestion.
  8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
    - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

**Attachment List**

Zoning and Location Map  
 Site Plan  
 Photo of Portable Container  
 Narrative  
 Res. 86-354  
 Unapproved Planning Commission Minutes April 14, 2026

**Strategic Plan Relationship**

Not applicable.

**Board/Commission Review**

The Planning Commission voted unanimously to approve the conditional use permit. No one spoke at the public hearing. The meeting minutes are attached for reference.

**Financial Impact**

Not applicable.

**Public Outreach/Input**

Notices of a public hearing were:

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

## Staff Recommendation

By motion, adopt the resolution.

## Attachment List

1. Attachments
2. Unapproved PC Minutes



# City of Blaine

**Signature Copy**

Resolution: RES 26-71

## **Resolution Granting a Conditional Use Permit to Allow the Outside Storage of Portable Storage Containers in a Heavy Industrial (I-2A) Zoning District at 8600 Rendova Street NE. Dart Portable Storage (Case File No. 26-0013/SLK)**

**WHEREAS**, an application has been filed by Rendova Industrial LLC as Conditional Use Permit Case File No. 26-0013 for Dart Portable Storage; and

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

The Easterly 480 feet of Lot 1, Block 4, Roberts Addition, Anoka County

**WHEREAS**, the Blaine Planning Commission held a public hearing on April 14, 2026, and recommended approval regarding said Conditional Use Permit; and

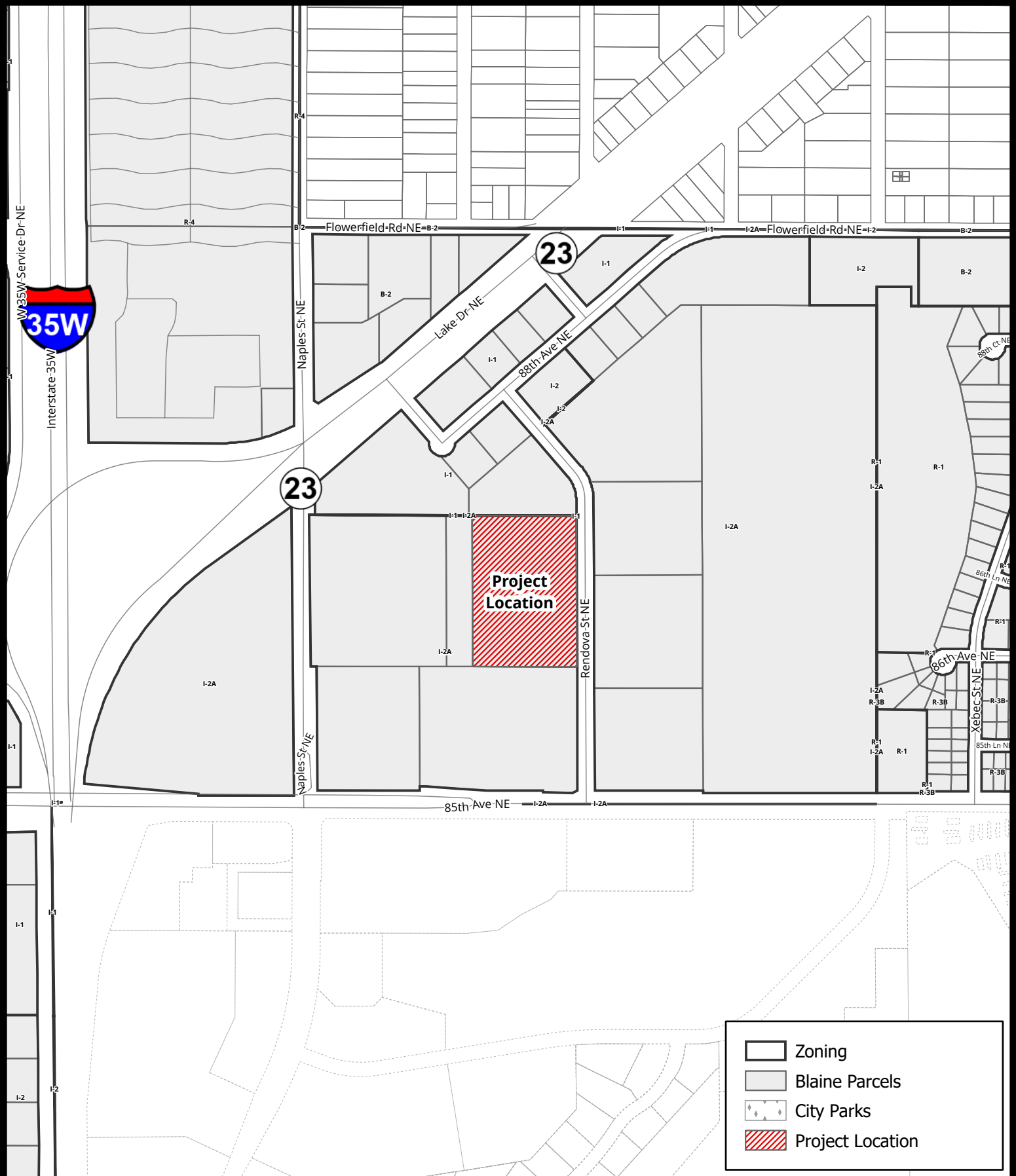
**WHEREAS**, the Blaine City Council has reviewed said case on May 4, 2026; and

**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 121-135 (5) of the zoning ordinance to allow the outside storage of portable storage containers in the Heavy Industrial (I-2A) zoning district with the following conditions:

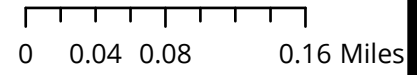
1. The outside storage area shall be limited to the area identified as outside storage on the west and north sides of the site on the attached site plan. This area is for the storage of portable storage containers.
2. Four overstory or conifer trees are required to be planted in the front yard.
3. The outside storage of portable containers to meet all parking setbacks and containers shall be located on a hard surface (asphalt/concrete).
4. A 20-foot drive aisle must be maintained between containers for emergency vehicle spacing as required by the fire code.

**PASSED** by the City Council of the City of Blaine this 4th day of May, 2026.



# Case File No. 26-0013

## Dart Portable Storage



Scale: 1:6,962



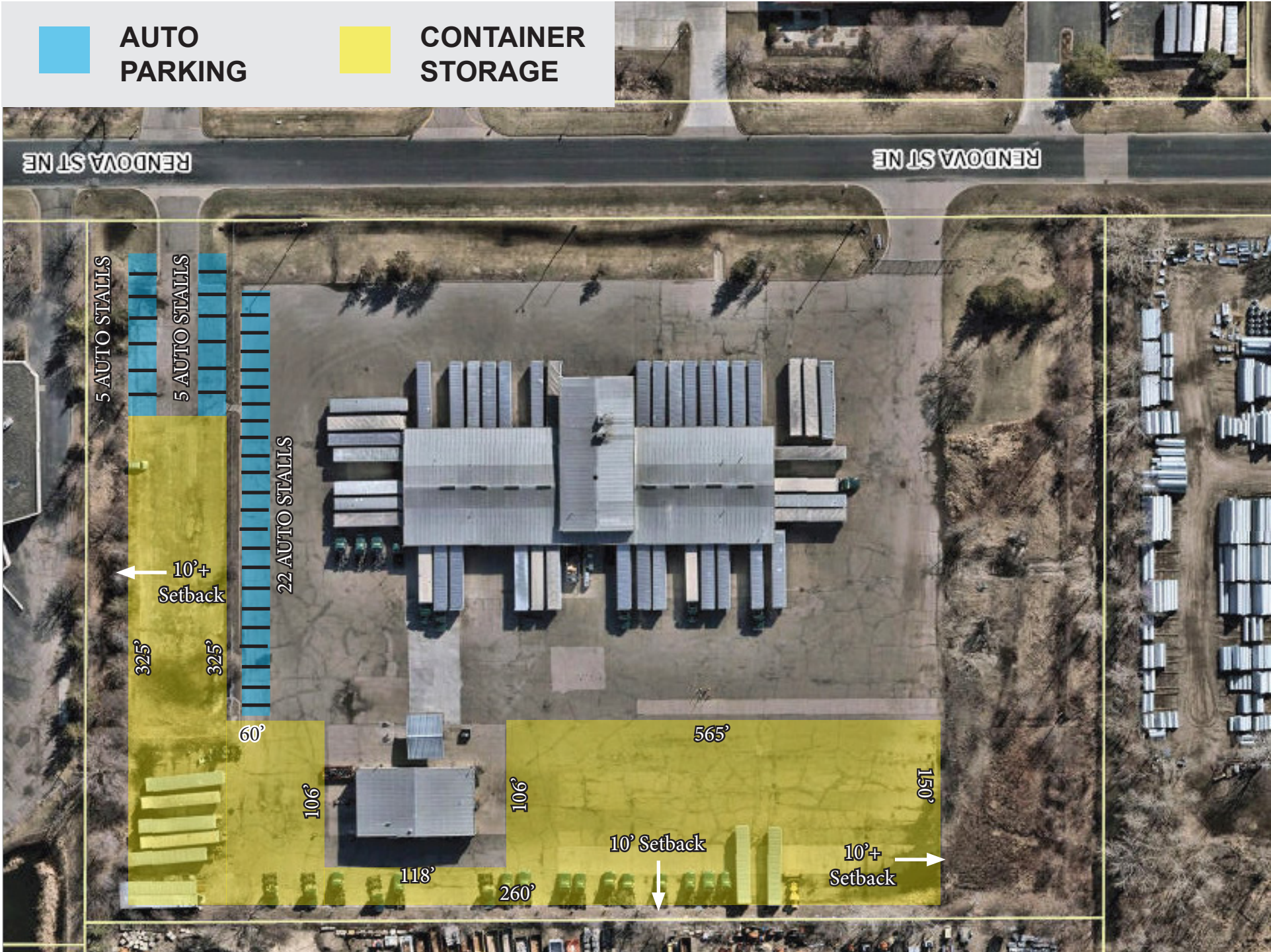
BlaineMN.gov

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

This map is for general reference only. It is not for legal, engineering, or surveying use.

 **AUTO  
PARKING**

 **CONTAINER  
STORAGE**





DPSU 4008472  
45G1  
MAX.GR. 30,480 KG  
TARE 67,200 LB  
NET 4,100 KG  
CU.CAP. 26,380 KG  
58,160 LB  
75.9 CU.M  
2,680 CU.FT

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**ATTENTION!**  
- Do not overload containers.  
- Do not use containers for  
storage of hazardous materials.  
- Do not use containers for  
storage of flammable liquids.

**ATTENTION MANAGEMENT:**  
TURN OFF ALARMS BEFORE  
ENTERING CONTAINER.  
ATENCIÓN GENERAL:  
DESACTIVAR LAS ALARMAS  
ANTES DE ENTRAR EN  
LOS REMOLQUES.

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**Dan Friedner**

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**From:** Dan Friedner  
**Sent:** Thursday, March 12, 2026 2:19 PM  
**To:** Dan Friedner  
**Subject:** CUP APPLICATION - NARRATIVE FOR DART PORTABLE STORAGE CUP APPLICATION 3-12-2026

Dear City of Blaine, Minnesota,

The following is a summary of the use and the user that is applying for the Conditional Use Permit at 8600 Rendova St. NE in Blaine, MN.

The applicant is **Brad Oren, the Owner of Dart Portable Storage**, and also **Bradley Investments Rendova Street LLC**, the entity that is actually purchasing the property.

**DART PORTABLE STORAGE – SUMMARY OF BUSINESS TO BE OPERATED AT 8600 RENDOVA ST. NE, BLAINE, MN**

The following is Dart Portable Storage’s Website. Please review the website and the following below for additional detail:

[Portable Storage Containers for Your Moving Needs | Dart Portable Storage](#)

Additional company and use details are below, under the following three headings:

**PORTABLE STORAGE SOLUTIONS - FOR HOMES**

**PORTABLE STORAGE SOLUTIONS - FOR BUSINESS**

**Dart Portable Storage’s Vanz Trailer Leasing division**

**A few details on the application:**

- The total building (two buildings) size is 31,600 Sq. Ft., well above the required 20,000 Sq. Ft.
- The applicant is going to use the property as-is, where-is. The applicant is NOT going to make any additions to the building, and is NOT going to add any asphalt, concrete or paving to any areas of the site.
- The applicant is planning to add four to six 2 ½” or larger trees along Rendova Street to provide additional screening.
- The applicant is requesting that Dart Portable Storage is allowed to double-stack his containers in the designated outdoor storage spaces per the attached plan. Attached please find pictures of what the containers look like. They are the following sizes, and described below:

<b>Smallest Units:</b>	<b>10' long by 8' wide by 8'6" high – Residential use - Handles a 1-2 bedroom home</b>
<b>Smaller Units:</b>	<b>15' long by 8' wide by 8' 6" high – Residential use - Handles a 1-2 bedroom home</b>
<b>Medium Units:</b>	<b>20' long by 8' wide by 8' 6" high – Residential use - Handles a 3-4 bedroom home</b>
<b>Large Units:</b>	<b>25' long by 8' wide by 8'6" high Foot – Perfect for storage during a remodel or renovation</b>
<b>Largest Units:</b>	<b>40' long by 8' wide by 8'6" high - Perfect for storage at a construction or retail site</b>

## **Business Summary:**

### **PORTABLE STORAGE SOLUTIONS - FOR HOMES**

Dart Portable Storage offers a convenient and cost-effective alternative to traditional moving companies. Instead of paying high moving costs and working around tight schedules, our portable moving and storage containers give you complete control over your move.

Our simple, fast, and stress-free process allows you to load your belongings into a secure, ground-level storage container delivered directly to your home. With no truck rental required, packing and loading is safer and easier.

Move on your schedule — not someone else's. With Dart Portable Storage, you have the flexibility to pack, load, and relocate at your own pace while keeping your belongings secure every step of the way. Moving doesn't have to be stressful or rushed. With Dart Portable Storage, we bring the storage container directly to your home so you can pack and load on your own schedule.

Once your portable storage unit is fully packed, our team returns to pick it up and safely deliver it to your new home, ready for easy unloading. No tight timelines, no multiple truck rentals — just a simple, convenient moving solution designed around you.

Dart Portable Storage offers flexible short-term and long-term rental options to fit your schedule. Whether you need extra time while searching for a new home or require secure storage during a project, remodel, or renovation, we provide convenient solutions designed around your needs.

Keep your portable storage container on-site for easy access, or choose to store it at our secure Eagan, Minnesota facility. Our headquarters location features added protection with monitored security cameras, gated access, and perimeter fencing — giving you peace of mind while your belongings are safely stored.

Reliable, secure, and local — storage made simple with Dart Portable Storage. We move it. It's moving made easy.

Our units are made out of corten steel, offering the ultimate in security and durability. Our containers are nearly indestructible. All of our storage units have a steel lockbox on the doors; waist-high, back-saver handles, ventilation, with an extra-strong locking bar system. Add a high-grade lock and you'll rest easy knowing your valuables are well-protected. In addition, some storage units have doors on

both ends for even faster loading and extra convenience. It's like getting a warehouse, garage, or storage vault

MN LOCAL - Local Service You Can Count On — Real Minnesota Customer Care. At Dart Portable Storage, customer service isn't outsourced — it's local. When you work with us, you experience true Minnesota nice backed by knowledgeable, responsive support from a team that understands your order from start to finish. We know exactly what's happening with your delivery and provide clear, accurate answers every time you call. Unlike national competitors that rely on out-of-state call centers and limited information, our local team delivers fast, reliable updates and real solutions when you need them.

From scheduling to delivery status, we're here to provide responsive communication, efficient service, and a customer experience you can trust. delivered to your back door.

**Dart Portable Storage will have between 25 to 125 containers stored at the new 8600 Rendova St. NE location in Blaine, MN.**

### **DPS - Portable Storage Container Sizes & Features:**

Our portable storage containers are built for durability, security, and everyday convenience — making them ideal for residential, commercial, and jobsite storage needs.

Available for rental or purchase: Five container sizes: 10', 15', 20', 25', and 40'

Weatherproof, vented, all-steel construction designed for year-round protection, Heavy-duty reinforced plywood flooring, Easy ground-level access for convenient loading and unloading, Forklift accessible for business and construction use, Ergonomic, waist-high back-saver handles, New containers feature extended, easy-open door handles, Extra-strong locking system for added security, Door configurations available on one or both ends, Fast, reliable delivery options, Additional high-security locks available for purchase, Standard height and high cube container options, and Every storage unit includes a built-in high-security lock box:

### **SIZES:**

**10 Foot – Handles a 1-2 bedroom home**

**15 Foot – Handles a 1-2 bedroom home**

**20 Foot – Handles a 3-4 bedroom home**

**25 Foot – Perfect for storage during a remodel or renovation (not portable)**

**40 Foot - Perfect for storage at a construction or retail site (not portable)**

### **PORTABLE STORAGE SOLUTIONS - FOR BUSINESS**

Dart Portable Storage, Inc. started in 2001, with humble beginnings and a passion for helping customers find flexible storage solutions. Dart Portable Storage is an innovative company committed to continuous improvement and delivering exceptional quality. Our goal is to be the most reliable and trusted portable storage provider in the industry — earning that reputation every single day. We

strive to meet and exceed our customers' expectations while serving as their single-source solution for portable storage needs. When you partner with Dart Portable Storage, you can count on consistent performance, dependable local service, and results that deliver.

Dart Portable Storage provides the ultimate in local, MN based customer service. When you call, we will quickly and efficiently handle your call with the utmost professionalism, offering the best pricing and providing detailed information regarding the containers, trailers, and ground level offices.

We streamline logistics. You streamline operations.

Dart Portable Storage provides the ultimate in local, MN based customer service. When you call, we will quickly and efficiently handle your call with the utmost professionalism, offering the best pricing and providing detailed information regarding the containers, trailers, and ground level offices. No rush, no hassle Smart Storage. Smart Business.

At Dart Portable Storage, our equipment is state-of-the-art, built to the highest standards of quality, and professionally maintained to represent your business well on every job site. We offer premium storage solutions including containers, ground-level offices, and 53' semi-trailer leasing options.

Our Semi Trailer Leasing Division provides high-quality 53' storage trailers at competitive, cost-effective rates. If your warehouse is running out of space, a 53' storage trailer is the perfect solution — a true “warehouse on wheels” that gives you immediate, flexible storage capacity.

We also offer ground-level construction offices designed for convenience and efficiency. Perfect for job sites, our ground-level offices provide easy access, professional appearance, and the functionality Superintendents appreciate every day.

Dart Portable Storage offers high-cube containers with the best features. High cube containers are taller, and have more storage space in the container. Most competitors offer standard height containers with less space. Our containers have easy-to-open extended handles, and are made of high quality steel.

Rent a Ground Level Mobile Office Trailer.

Ground Level Offices: Every inch of the design and functionality of these ground level offices has been thoroughly thought out with a goal of providing construction teams, superintendents, and project managers a place to coordinate and meet. Ground Level Offices (GLO's) are heated and cooled. Each Ground Level office has tons of extra add-on options for you to choose from to meet your needs. Ground Level Offices are a better choice than an office on wheels because you don't need stairs. That means fewer accidents and injuries from people falling off of stairs, and lower costs because there is no need for skirting around the bottom of the office.

WE ARE MN LOCAL - Dart Portable Storage's subsidiary trucking company Vanz Tranzit to deliver safe, flexible, and reliable transportation solutions for our customers. As a premier Minnesota-based trucking company, Vanz Tranzit provides access to a powerful network of experienced drivers and equipment, ensuring efficient, timely delivery and pickup services. We service primarily MN, WI, IA, the entire US.

**Dart Portable Storage will have between 1 to 25 ground level offices stored at the new 8600 Rendova St. NE location in Blaine, MN.**

**Dart Portable Storage's Vanz Trailer Leasing division:**

Warehouse on Wheels. Dart Portable Storage's Vanz Trailer Leasing division offers high quality well maintained 53' trailers for long-term lease or short-term rental. We have cartage, regional, over the road and storage trailers available.

Vanz Trailer Leasing well-maintained 53' trailers are perfect for cartage, regional, over the road and storage rentals. For example, our semi-trailers can help solve your needs with overflow warehouse storage, retail store inventory space, construction site storage, manufacturing, distribution center projects, inventory management, plant-to-plant and other regional cartage moves.

At Vanz Trailer Leasing, we deliver premium, best-in-class service to our customers every day. Whether you need scheduled support or same-day service, our team responds quickly and efficiently to keep your operations moving without interruption. Our experienced customer service professionals and extensive driver network ensure trailers are delivered and picked up on time — exactly when and where you need them. We take pride in providing dependable solutions backed by responsiveness, reliability, and attention to detail.

Our commitment is simple: deliver a world-class customer experience that sets the industry standard.

**Vanz Trailer Leasing/Division of Dart Portable Storage will have 10 to 125 trailers to be stored at the new, 8600 Rendova St. NE, Blaine, MN site.**

Thanks, Brad Oren, Owner, Dart Portable Storage

CITY OF BLAINE

RESOLUTION NO. 86-354

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT  
PER SECTION 31.14(j) OF THE ZONING CODE  
TO Mar - Len Development Corporation  
8600 Rendova Street N.E.

WHEREAS, an application has been filed by Mar - Len Development Corporation as Conditional Use Permit Case 86-104abc and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on November 12, 1986, and

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

WHEREAS, the Blaine City Council has reviewed said case on December 4, 1986.

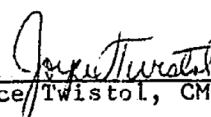
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby granted per Section 31.14(j) of the Zoning Code to Mar - Len Development Corporation to establish a transportation/freight terminal in an I-2 zone, property described as Lot 1, Block 4 Roberts Addition, subject to the following:

1. A formal site plan application be submitted and said site plan (including berming and/or additional landscaping along east and north parking setback areas, and B612 curbing around entire perimeter of employee parking lot), as well as building plans, be approved by City staff.
2. necessary review and approvals by the Rice Creek Watershed District and Blaine Engineering Department.
3. Facility hook up to City sewer and water.
4. That provided an existing drainage swale can be alleviated along the east property line of the site, an underground sprinkler system be installed for purposes of enhancing landscaping plantings and sod within the area.

PASSED by the Blaine City Council this 4th day of December, 1986.

  
\_\_\_\_\_  
Ron Clark, Mayor

ATTEST:

  
\_\_\_\_\_  
Joyce Twistol, CMC, City Clerk

Council Action 86-749



# City of Blaine

## Planning Commission

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April 14, 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, April 14, 2026. Chair Goracke called the meeting to order at 7:00PM.

#### 4. Roll Call

Members Present: Commission Members Freeman, Geiselhart, Howard, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Halpern.

Staff Present: Shawn Kaye, Planner  
Alex Koberoski, Assistant Planner  
Cathy Sorensen, City Clerk  
Teresa Barnes, Project Engineer

- 6.3.** 2026-143 Case File No. 26-0013 // Dart Portable Storage // 8600 Rendova Street NE  
The applicant is requesting a conditional use permit to allow the outside storage of portable storage containers in a Heavy Industrial (I-2A) zoning district.  
*Sponsors: Shawn Kaye, Planner*

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 26-0013 was opened at 7:14PM. As no one wished to appear, the public hearing was closed at 7:14PM.

The attorney for the applicant introduced himself to the commission and reported there was an existing CUP on this property, noting the existing truck terminal would remain in place. He commented the property was under contract by Dart Portable Storage but would not close until September.

**Motion by Commissioner Swanson to recommend approval of Planning Case 26-0013 based on the following conditions:**

**Case 26-0013:**

- 1. The outside storage area shall be limited to the area identified as outside storage on the west and north sides of the site on the attached site plan. This area is for the storage of portable storage containers.**
- 2. Four overstory or conifer trees are required to be planted in the front yard.**
- 3. The outside storage of portable containers to meet all parking setbacks and containers shall be located on a hard surface (asphalt/concrete).**
- 4. A 20-foot drive aisle must be maintained between containers for emergency vehicle spacing as required by the fire code.**

**Motion seconded by Commissioner Freeman. The motion passed 6-0.**

Chair Goracke noted this would be on the agenda of the May 4, 2026 city council meeting.



# City of Blaine Staff Report

File Number: RES 26-82

Agenda Date	Status
May 4, 2026	
In Control	File Type
City Council	Resolution

**Administration** - Daniel Schluender, Director of Engineering

## Agenda Item # 10.1

Resolution Accepting a Bid from North Valley, Inc. in the Amount of \$1,597,964.01 for the 2026 Meadowbrook Area Street Reconstruction - Phase 1, Improvement Project No. T2606.

## Executive Summary

The City Council approved plans and specifications and ordered advertisement for bids for the 2026 Meadowbrook Area Street Reconstructions - Phase 1 project on March 16, 2026 with Resolution 26-48.

The project will be constructed over a period of two years. Phase 1 will be reconstructed in 2026, and Phase 2 in 2027 and will reconstruct the following streets:

### Phase 1 (2026)

- 125th Lane from Jefferson Street to Jackson Street
- 126th Avenue from Madison Street to Jackson Street
- 127th Avenue from Madison Street to Jackson Street
- Jackson Street from 126th Avenue to 127th Avenue
- Madison Street from 125th Lane to 127th Avenue

### Phase 2 (2027)

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

## Background

Bids were received electronically at 10:00AM, April 23, 2026, for Project No. T2606. A total of 6 bids were received, ranging from \$1,597,964.01 to \$1,888,259.42. The bids and engineer's estimates are as

follows:

Engineer's Estimate	\$2,012,073.80
North Valley, Inc.	\$1,597,964.01
Park Construction Company	\$1,602,508.78
Valley Paving, Inc.	\$1,640,402.79

Bids have been checked and tabulated, and it has been determined that North Valley, Inc. of Nowthen, Minnesota is the lowest bidder. The Engineering department has worked with North Valley, Inc. on previous contracts. Staff recommends that the low bid be accepted, and a contract entered into with North Valley, Inc..

City Council is also asked to approve a 10% contingency to bring the total project budget to \$1,757,760.41. The funding sources for this project are the Pavement Management Fund, Public Utility Funds, and Special Assessments and there are sufficient funds budgeted to cover these costs.

### 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 project will be funded by a combination of assessments and bond proceeds placed in the City's Pavement Management Program Fund and Public Utility Funds. This project was previously identified in the 2025-2029 Capital Improvement Plan (CIP) as "2026 Meadowbrook Area Street Reconstructions", which was adopted via resolution 24-230 on December 16, 2024, and included a 2025 project budget of \$510,000 for pre-construction consulting services. The 2026-2030 CIP was adopted on December 15, 2025, and appropriated an additional \$2,471,000, which includes consulting (design, etc.), construction, and contingency, bringing the total project budget to \$2,981,000.

To date, \$441,740.00 has been encumbered. With estimated improvement costs of \$3,675,000, the project will be split into two years, with future funds proposed to be appropriated in the 2027 CIP for the portion of the project scheduled to be constructed in 2027. The 2027 portion of the project has an estimated total cost of \$1,455,000. The proposed 2026-2030 CIP does not contemplate funding in 2027 for this project.

Funding Source	2025 Adopted Budget	2026 Adopted Budget	Total Adopted Budget	Revised 2026 Estimate	Revised 2027 Estimate	Total Revised Estimate
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Levy Supported Bonds	\$510,000	\$1,447,500	\$1,957,500	\$1,555,500	\$1,200,000	\$2,755,500
Special Assessment Bonds	-	\$444,500	\$444,500	\$244,500	\$200,000	\$444,500
Water Utility Funds	-	\$515,000	\$515,000	\$386,000	\$25,000	\$411,000
Sewer Utility Funds	-	\$64,000	\$64,000	\$34,000	\$30,000	\$64,000
<b>TOTAL</b>	<b>\$510,000</b>	<b>\$2,471,000</b>	<b>\$2,981,000</b>	<b>\$2,220,000</b>	<b>\$1,455,000</b>	<b>\$3,675,000</b>

### Public Outreach/Input

The project is being conducted pursuant to MN Statutes, Chapter 429 and is compliant with all public notification requirements thereof.

### Staff Recommendation

By motion, adopt the resolution.

### Attachment List

1. 26-06 Location Map
2. 26-06 Phasing Map



# City of Blaine

## Signature Copy

Resolution: RES 26-82

### **Resolution Accepting a Bid from North Valley, Inc. in the Amount of \$1,597,964.01 for the 2026 Meadowbrook Area Street Reconstruction - Phase 1, Improvement Project No. T2606.**

**WHEREAS**, pursuant to advertisement for bids for Improvement Project No. T2606, said bids were received on April 23, 2026, electronically opened and tabulated according to law, and the following three (3) lowest bids were received complying with the advertisement:

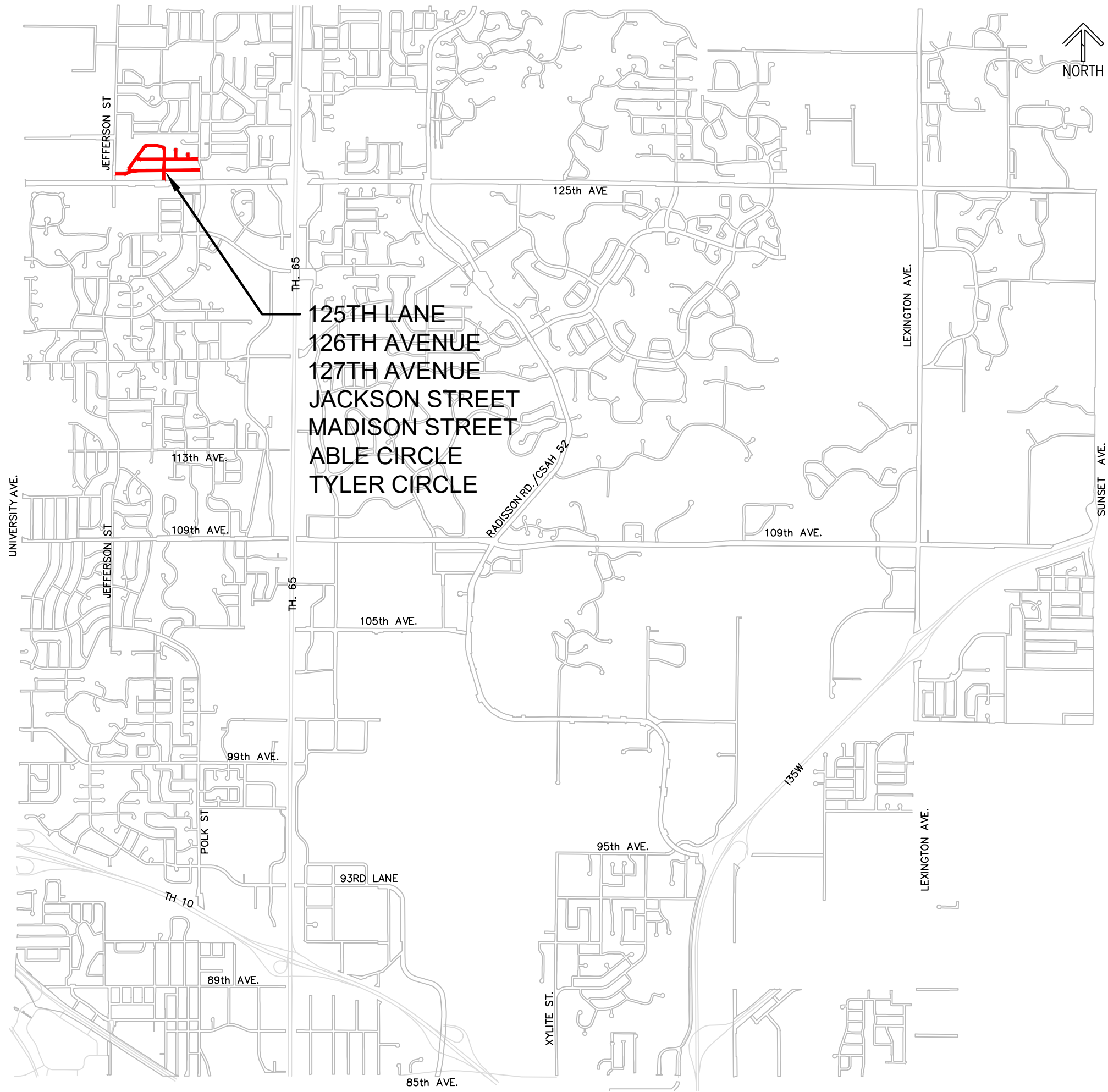
North Valley, Inc.	\$1,597,964.01
Park Construction Company	\$1,602,508.78
Valley Paving, Inc.	\$1,640,402.79

**AND WHEREAS**, North Valley, Inc. of Nowthen, 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 North Valley, Inc. for the designated improvements in the amount of \$1,597,964.01.
2. A 10% contingency is hereby approved to bring the total project budget to \$1,757,760.00 and the Director of Engineering 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 4th day of May, 2026.



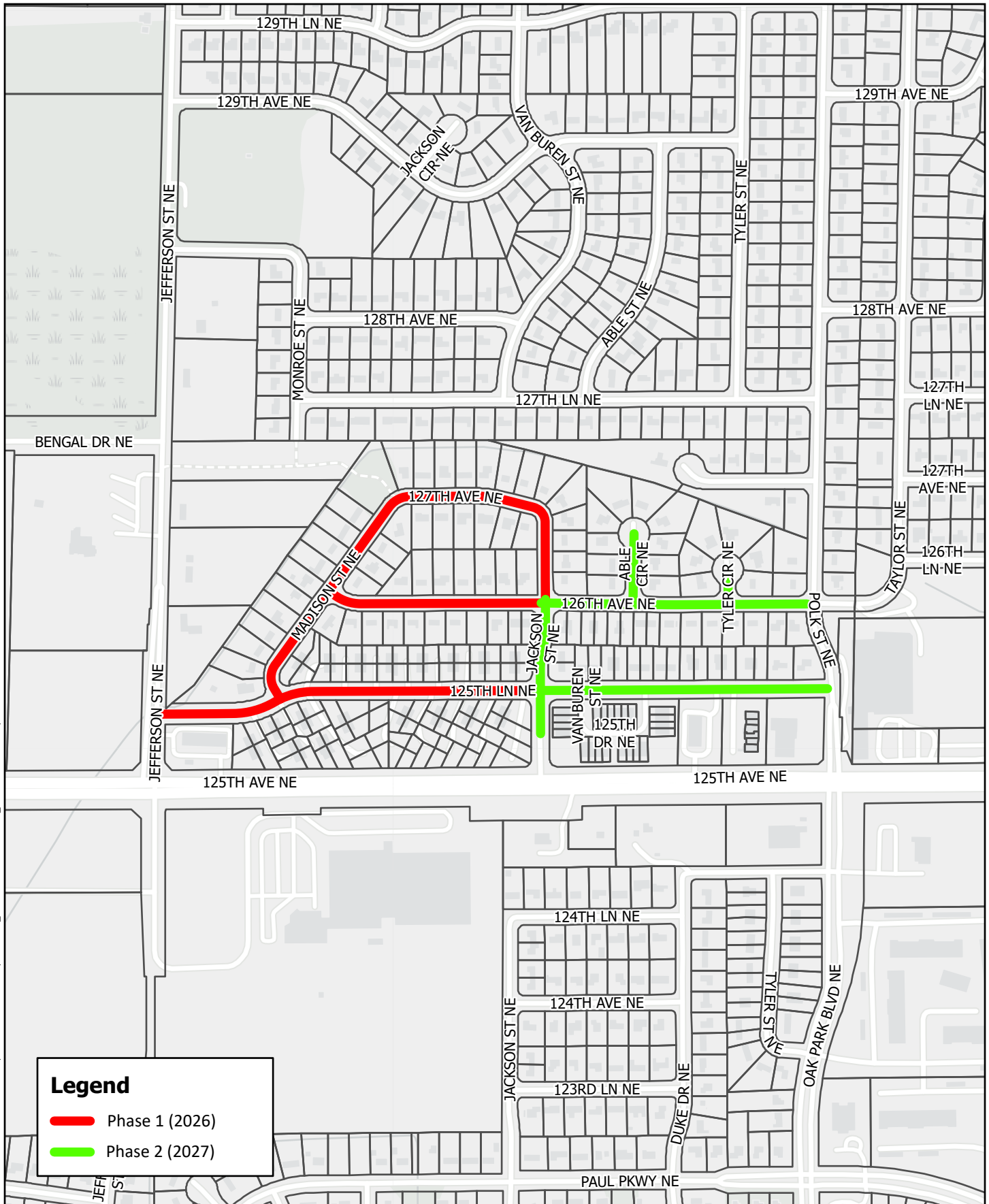
# 2026 MEADOWBROOK AREA STREET RECONSTRUCTION

CITY OF BLAINE  
PAVEMENT MANAGEMENT PROGRAM




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

Path: X:\A\EB\BLAIN\Common\Proposals\2026 Streets Report\BLAIN\_2026StreetsRecon.aprx




**Legend**

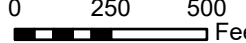
- █ Phase 1 (2026)
- █ Phase 2 (2027)



N



0    250    500



Feet

Print Date: 11/21/2025

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

**2026 Meadowbrook Area  
 Street Reconstruction**  
 Blaine, MN

Figure  
 1

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



# City of Blaine Staff Report

File Number: RES 26-89

Agenda Date	Status
May 4, 2026	
In Control	File Type
City Council	Resolution

**Administration** - Erik Thorvig, City Manager

## Agenda Item # 10.2

Resolution to Approve Joint Powers Agreement with the City of Lexington Relating to the Connection of Water Utility Systems

## Executive Summary

A Joint Powers Agreement (JPA) relating to the interconnected Blaine and Lexington water utility systems has been created. The JPA details the means and methods where Blaine would provide bulk water to Lexington.

## Background

On December 8, 2025 a workshop discussion was held where staff presented an update on discussions with City of Lexington staff and the creation of a Joint Powers Agreement where Blaine would supply bulk water to Lexington through the fifteen existing interconnection points.

Staff has been working with Lexington staff and both city's attorneys to complete a JPA based on the parameters discussed and directions given by Council at the December workshop. The key components of the JPA are as follows:

- Lexington will be able to purchase up to 68,000,000 gallons of bulk water yearly from Blaine at an annually adjusted rate of 101% of Blaine's lowest residential tier water rate and will pay a 2% administrative fee based on the water purchased.
- Lexington will be responsible for metering all water used within the City of Lexington by utilizing the existing individual service meters present on each water service connection and report the bulk usage to and pay Blaine quarterly. Blaine has the right to obtain and audit all water meter usage data at any time.
- Lexington will be responsible for billing its individual users and addressing any complaints or concerns of those users.

- Blaine would have no ownership of the City of Lexington water infrastructure system nor are any capital upgrades required to the City of Blaine's system under this JPA.
- The JPA details that Blaine has exclusive ownership of the 16-inch trunk water main located within the City of Lexington that generally runs along Hamline Avenue from Edgewood Road to Flowerfield Avenue.
- Lexington will no longer use its municipal well to pump water into the conjoined water systems.

Public works water department staff has confirmed that the proposed JPA and maximum amount of yearly bulk water Lexington is allowed to purchase will not put an undue strain on the Blaine water system and will not result in the need for Blaine to upgrade its water distribution system to supply the demand from Lexington.

### Strategic Plan Relationship

The project aligns with the City's strategic initiatives for Growth Management and providing a Well-maintained Infrastructure.

### Board/Commission Review

This item has not been reviewed by any boards or commissions.

### Financial Impact

There are no direct costs for Blaine if this JPA is approved. Blaine will receive revenues from Lexington based upon Lexington's bulk water usage. In 2025, Lexington billed its customers for approximately 61,000,000 gallons of water. The JPA sets a rate of \$3.86/1,000 gallons for 2026. This would equate to revenues of approximately \$235,000 from Lexington if water usage in 2026 is similar to the reported 2025 usage.

### Public Outreach/Input

N/A

### Staff Recommendation

Approve the following resolution.

### Attachment List

1. JPA Blaine and Lexington Water Utility Systems - Final



# City of Blaine

**Signature Copy**

Resolution: RES 26-89

## **Resolution to Approve Joint Powers Agreement with the City of Lexington Relating to the Connection of Water Utility Systems**

**WHEREAS**, the City of Blaine, and the City of Lexington desire to jointly enter into a cooperative service agreement relating to the connection of their respective water utility systems.; and

**WHEREAS**, Minnesota Statutes section 471.59 authorizes political subdivisions of the State of Minnesota to enter into joint powers agreements for the joint exercise of powers common to each; and

**WHEREAS**, said Agreement details the costs and responsibilities of the City of Blaine and the City of Lexington as to the operation of the interconnected water utility systems,

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

1. The Joint Powers Agreement between the City of Blaine and the City of Lexington relating to the connection of water utility systems is hereby approved.
2. The Mayor and City Manager are hereby authorized and directed to execute said agreement and any amendments, and thereby assume for and on behalf of the City of Blaine all the contractual obligations contained therein.

**PASSED** by the City Council of the City of Blaine this 4th day of May 2026.

**JOINT POWERS AGREEMENT  
BY AND BETWEEN  
THE CITY OF LEXINGTON AND THE CITY OF BLAINE  
RELATING TO THE CONNECTION OF WATER UTILITY SYSTEMS**

This Joint Powers Agreement (the “Agreement”) made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026 (the “Effective Date”) by and between the City of Lexington, a Minnesota municipal corporation, (“Lexington”) and the City of Blaine, a Minnesota municipal corporation (“Blaine”); (individually the “party and collectively the “parties”).

Based on the representations, covenants and provisions hereafter contained, the parties do hereby agree as follows:

**ARTICLE 1  
RECITALS**

- 1.1 **Status of Parties.** Lexington and Blaine are municipal corporations under the laws of the State of Minnesota. The cities adjoin each other generally along the north, south and west borders of Lexington.
- 1.2 **Cooperative Agreement.** Minnesota Statutes, Section 471.59, as amended (the “Joint Powers Act”), authorizes two or more governmental units, by agreement of their respective governing bodies, to jointly and cooperatively exercise any power common to the contracting parties or any similar powers, including those which are the same except for the territorial limits within which they are exercised. Here, both the City of Lexington and the City of Blaine have the powers identified in this Agreement. Lexington and Blaine have chosen to enter into this cooperative service agreement, providing for the joint exercise of powers to provide water services as described in greater detail below.
- 1.3 **Lexington and Blaine – Water Utility Systems.** Lexington and Blaine seek to resolve their mutual disputes regarding Water Utility Systems as between them. Per the decision of the Honorable Jenny Walker Jasper, Judge of District Court, Anoka County, Tenth Judicial Court, Findings of Fact, Conclusions of Law, and Order for Judgment, dated June 4, 2025 (Court File No. 02-CV-22-4769), among other legal rights set forth in the decision, Blaine has the right to separate, meter, and close the interconnection points between its Water Utility System and the Lexington Water Utility System. Lexington and Blaine seek to cooperate as neighboring cities and have determined that properties located within the City of Lexington would be more efficiently served by water produced and supplied by Blaine through the existing interconnection points. Lexington agrees and represents that water rates set as set forth below are reasonable and appropriate, noting that they are based on water rates charged to Blaine residents and that lower water rates would be unfair to Blaine and its residents resulting in those residents subsidizing Lexington and Lexington residents.
- 1.4 **Public Relations and Communications.** Both parties agree to communicate professionally and respectfully to the public regarding this Agreement and their respective duties and responsibilities respecting the Agreement. As for the prior litigation between them, both

parties agree that the respectful and appropriate response is that the district court has decided and each city undertook the responsible action for its residents in agreeing to a Joint Powers Agreement.

- 1.5 Payment for Water Usage Pre-JPA.** Lexington and Blaine have agreed on an amount due for Lexington’s past water usage in 2025 prior to the adoption of this JPA. The amount of water provided by Blaine to Lexington in 2025 will be calculated by taking the total amount of metered water usage by Lexington, based upon meter readings, minus the total amount of water pumped by Lexington’s Well 15, based upon the well meter reading. This sum will be considered the amount of water provided by Blaine. The agreed amount due will be based upon 75% of the amount of water provided by Blaine billed at a rate of \$3.24 per 1,000 gallons. Upon adoption of the JPA by both parties, Blaine will invoice Lexington for the water usage amount due and Lexington shall pay the invoiced amount within 30 days of receipt of the invoice. Both parties agree that such payment and receipt of payment without limitation is in complete satisfaction of Lexington’s past 2025 water usage payment obligation to Blaine. Lexington appreciates that Blaine waived any claim for interest, late fees, or any other costs or expenses.

For all water usage between January 1, 2026 and the adoption of the JPA, Lexington agrees to pay 101% of the total amount of metered water usage by Lexington, per the terms set forth in Section 8.2.

- 1.6 Agreement and Amendments.** Upon execution, this Joint Powers Agreement shall supersede and replace all existing municipal drinking water service agreements between Lexington and Blaine and all prior agreements shall be of no further force or effect.

## **ARTICLE 2** **DEFINITIONS**

**Resident.** Any property owner, resident or tenant of a residential dwelling, business or other building served by a Water Utility System.

**Water Utility System.** The infrastructure owned, operated and maintained by the city used to distribute and provide potable water to the city’s Residents. Such infrastructure includes, but is not limited to, water mains, valves, hydrants, water treatment plants, well houses, wells, pumps, water towers, storage reservoirs, and SCADA systems.

## **ARTICLE 3** **TERM AND TERMINATION**

- 3.1 Term and Termination.** This Agreement shall remain in effect until December 31, 2031, upon which time the agreement will be terminated unless both parties agree, via resolutions passed by both City Councils, to renew this Agreement, including any amendments agreed to thereof. Either Party may terminate this Agreement at any time by delivering written notice of termination at least eighteen (18) months in advance of the termination date set forth in the written termination notice.

- 3.2 **Biannual Review.** The terms and conditions for this Agreement shall be subject to periodic review by the parties, at intervals of no less than twenty-four (24) months from the Effective Date. The purpose of the review is to assess the financial and operational performance of water distribution pursuant to this Agreement.

#### ARTICLE 4 USE OF MUNICIPAL WATER UTILITY SYSTEM

- 4.1 **Water Service - Use Permitted.** Blaine agrees to allow Lexington to purchase water from Blaine that will be supplied through the existing interconnections between the Blaine and Lexington municipal water systems per the conditions and stipulations outlined in this Agreement.
- a. *Interconnections* . Blaine agrees to allow the fifteen existing interconnections to remain open under the terms of this agreement. Blaine reserves the right to temporarily close interconnection points as needed to service or maintain the Blaine Water Utility System, for example in the event of a water main break. Neither Blaine nor Lexington will close an interconnection point without informing the other of the need to close the interconnection.
  - b. *Large Water User Notification.* Lexington shall notify Blaine in writing immediately when any application for development or building permit is received for any commercial, industrial or high-density residential property anticipated to use more than 5,000 gallons of water per day in the City of Lexington
  - c. *Servicing Properties Located in the Adjacent City.* Currently certain Lexington properties are connected to the Blaine Water Utility System and certain Blaine properties are connected to the Lexington Water Utility System. These properties will continue to be served by the respective city's Water Utility System and billed accordingly.
  - d. *Meters and Metering.* At its sole expense, Lexington is responsible for all water meters connected to the Lexington Water Utility System and their repair, maintenance, collection of meter data and replacement. All service connections shall be metered by and at the expense of Lexington. Lexington represents that there are no unmetered water service connections in the City of Lexington and each and every meter is less than twenty (20) total years in service. Every meter shall be replaced on or before the meter reaches 20 years of age. All meter replacements shall meet and comply with the current AWWA, ANSI, and NSF standards. Meters and/or radios/transmitters will be replaced within one (1) year of first failed reading and/or test. In its discretion, Blaine may at any time request the following testing. Within six months from the date of the request, Lexington at its expense will provide a test, dated less than 5 years from the date supplied to Blaine, of its large water users' meters by a third party to ensure accuracy and 5 percent of the other meters in the system for accuracy in accordance with AWWA standards. The results of the meter testing will be provided to Blaine within 60 days of the testing. Testing is not required for meters less than 10 years old.

- e. *Water Usage.* Lexington shall provide a water usage report to Blaine quarterly. Raw meter read data shall be provided to Blaine upon request.
- f. *Projects and Water Usage.* For any projects requiring water usage, such as street/road construction, repair, maintenance, or replacement projects, Lexington shall ensure that a water meter with appropriate backflow prevention protection is installed, maintained, and water usage data obtained and reported per this Agreement.
- g. *Water Leak Survey and Water Leaks.*
  - i. *Leak Survey.* Lexington shall perform a leak survey of its entire water system in compliance with AWWA standards at a minimum of every 3 years or more often if break history indicates possible system degradation or failures within Lexington's water system in whole or in part. Lexington shall provide the complete survey report to Blaine with 30 calendar days of its receipt by Lexington. If Lexington has not undertaken a leak survey of its entire system since 2023 to the present, then Lexington shall undertake and complete such a survey no later than December 31, 2026. Leaks found as a result of the survey shall be repaired within 30 calendar days.
  - ii. *Emergency Water Leaks or Breaks.* As long as water main leaks or breaks are repaired, controlled or mitigated and scheduled for repair within 24 hours from knowledge of or notification of the leak or break, Blaine will not charge Lexington for water usage due to the leak or break. Repairs shall be completed to AWWA standards.
- h. *Water Usage Maximum and Limitations.* The maximum water supply volume furnished in a calendar year by Blaine cannot and shall not exceed 68,000,000 (sixty-eight million) gallons unless otherwise agreed by Blaine staff in writing or email for the reasons stated in this paragraph. Lexington has the duty to take any and all measures to ensure compliance with this maximum limitation including but not limited to taking advance mitigation, water restrictions and rationing, and other measures. If the amount agreed upon herein is exceeded in a year, then the overage will be billed at one and a half times the normal rate.

Blaine will undertake reasonable measures and actions to provide water to Lexington per this Agreement. Blaine neither represents nor guarantees water quality/volume/pressure provided to Lexington. Notwithstanding anything to the contrary, Blaine's Residents have priority respecting Blaine's water supply, and, furthermore, in the event of diminished water supply due to an emergency; a drought; Blaine's water system breakdowns or need to repair, replace, or temporarily or permanently remove one or more of its wells for any reason; or for any reason causing Blaine to reduce water to Lexington, Blaine makes no guarantees as to amount of water its system can or will provide to Lexington at any time and may ration its water supply to Lexington from time to time without penalty of any kind.

- i. *Water Usage Restrictions.* Any restrictions or bans Blaine imposes on its Residents respecting water usage, including but not limited to sprinkler systems, watering of lawns, swimming pools or irrigation restrictions, Lexington shall impose and meet or exceed. For instance, solely within and at Blaine’s discretion, lawn watering bans or restrictions may start, at minimum, when MN DNR Drought index indicates a moderate drought locally. Either Party may erect or install water restriction signs along bordering streets. Each city shall be required to enforce any water usage restrictions on its Residents.

## ARTICLE 5 OWNERSHIP AND MAINTENANCE

### 5.1 Water Line System Ownership and Maintenance.

- a. *Lexington.* Subject to and except as provided in Subpart b below, Lexington will own all water lines within its boundaries. Lexington will be entirely responsible for operation, maintenance, repair, replacement and upgrades of the Lexington Water Utility System in the Lexington Water Utility System including but not limited to broken hydrants, leaking valves, and main breaks at Lexington’s sole cost and expense. Lexington will undertake preventative maintenance including, but not limited to, hydrant flushing and valve turning in accordance with AWWA standards. Lexington shall ensure all State of Minnesota and Federal rules and regulations pertaining to potable water systems are complied with for the Water Utility System and all appurtenances connected to it.
- b. *Blaine.* Blaine owns and Lexington shall provide unrestricted access (over, above, under, and across) to and the right to operate, repair, maintain, or replace, in its sole discretion, the following infrastructure (16-inch watermain and other water system infrastructure) located in Lexington as identified in Exhibit A attached hereto. Pursuant to the terms, conditions, and needs of this Agreement, Lexington hereby grants Blaine a right-of-way permit free of charge. Blaine shall meet the other terms and conditions of Lexington’s right-of-way regulations.
- c. *Blaine.* Blaine will own, operate, repair, maintain and replace all municipal water lines within its boundaries as it affects the area served under this Agreement and keep same in good working order at Blaine’s sole cost and expense.
- d. *Legal Requirements, Regulations, and Reports.* Each city is responsible for their own Water Utility System, including but not limited to regulatory requirements and reports/data requirements, water supply plans and updates, testing, monitoring, remediation or mitigation needs, etc., and shall cooperate with the partner cities, Minnesota Department of Natural Resources, and Minnesota Department of Health in providing access for repair, maintenance, and regulator compliance.

- 5.2 Review by Blaine City Engineer/Director of Engineering. At Blaine’s own expense, the Blaine City Engineer/Director of Engineering or any duly authorized representative of the city shall be permitted to inspect the construction, operation, and records of the Lexington Water Utility System at any reasonable times to determine compliance with this Agreement.

**ARTICLE 6  
WELL 15 AND WATER TOWER**

- 6.1 Well 15.** Lexington agrees to not run Well 15 except in an emergency. The Well 15 valve shall be off and locked. Well 15 shall be connected to the Blaine SCADA system, at Lexington's cost, to show status (on/off), until abandoned and sealed in accordance with all regulatory requirements. Lexington acknowledges it retains all responsibilities, including regulatory and financial, without limitation for Well 15.
- a. *Emergency Use.* Lexington must notify Blaine 14 days in advance of Lexington's plans to use Well 15. In the event of an emergency requiring Lexington's immediate unanticipated use of Well 15, then Lexington shall immediately notify Blaine that Well 15 is turned on or planned to be turned on. Lexington shall be responsible for all notifications to all regulatory organizations and customers at no expense to Blaine.
  - b. *Park Irrigation.* Prior to using Well 15 for irrigation or other non-potable water uses, Lexington shall obtain written approval from the Minnesota Department of Health and the Minnesota Department of Natural Resources and provide true and correct copies of those approvals to Blaine. If Lexington utilizes Well 15 for irrigation or other non-potable uses, then Well 15 shall be physically separated from Lexington's Water Utility System.
- 6.2 Water Tower.** Lexington Water Tower shall remain offline and Well 15 shall be in a locked valved off status from the water supply system, and any Well 15 expenses related to upkeep or removal shall be borne by Lexington.

**ARTICLE 7  
COMMUNICATIONS AND NOTIFICATIONS**

- 7.1 Lexington Resident Communications.** Lexington shall handle all Lexington Resident communications.
- a. Lexington shall communicate the pertinent details of this JPA to its residents, including the pricing structure and complaints and notification details.
  - b. *Complaints.* Lexington is responsible for investigating Lexington Resident complaints (e.g., discolored water, low pressure, water quality, leaks, etc.). If Lexington determines or believes the issue is with the Blaine water system or water coming from Blaine, then Lexington shall contact Blaine providing information/data in support. Lexington and Blaine will work cooperatively with each other to resolve the issue.
  - c. *Water Tests.* Blaine will provide water test data of Blaine's water supply as needed or when requested to Lexington for annual Consumer Confidence Reports or any other water reporting requirements; water testing will be done from Blaine's Water Utility System. Blaine is not responsible for undertaking any water testing or sampling from the Lexington Water Utility System. Any required or desired testing of the water within the Lexington water system is solely the responsibility of Lexington at its own expense.

Lexington will facilitate access for testing for Blaine if needed to perform routine testing or mandated testing.

- d. *Notifications.* Blaine will notify Lexington of any material issues with the Blaine water system that may substantially impact Lexington's water supply including those that may require Resident notification such as a boil alert. Lexington, however, shall be responsible for all Lexington Resident notifications, such as the creating and transmitting of any alert or the annual Consumer Confidence Report. Except for emergencies, Lexington and Blaine will work cooperatively on the notification prior to Lexington mailing, sending, posting, or communicating the notifications in any manner to Lexington Residents. Notwithstanding anything to the contrary, each city is responsible, at its own expense, for their own water supply plans, other regulatory reports, studies, testing, and data requirements, relating to their respective municipal water supply system.

## ARTICLE 8 PAYMENT AND INVOICING

**8.1 Lexington Resident Invoicing.** Lexington shall directly bill the Residents served by the Lexington Water Utility System based on the rates Lexington sets for its Residents.

**8.2 Blaine Invoicing and Lexington Payment.**

- a. *Base Rate for Water Charged to Lexington.* Effective January 1, 2026, for the water provided to Lexington by Blaine under this Agreement, Lexington agrees to pay one-hundred and one percent (101%) of the lowest tier base residential rate that Blaine charges its Residents for that calendar year. For 2026, this rate is \$3.86 per 1,000 gallons. The additional one percent is a nominal amount that reflects this extension of the City of Blaine's services to an adjacent municipal city and its residents; in furtherance of this aim neither city is subsidizing the other city.
- b. *Base Rate.* Blaine will provide Lexington the base rate that will be charged to Lexington for the next year on or before December 31st of the previous year. Blaine's base rate will be based on any and all fees, user rates, connection charges, or service charges consistent with those paid by Residents of the city of Blaine. Blaine agrees that all fees charged for any connection to the water system provided for under this Agreement shall not exceed those fees charged for a comparable customer in the City of Blaine, except for any fees and expenses unique to and attributable to providing water services to Lexington. Lexington's billing of its Residents shall cover the base rate set by Blaine.
- c. *Water Usage and Payment.* Lexington shall report total water usage and issue payment concurrently to Blaine on the following schedule: by April 30 (1/1 to 3/31 water usage); by July 31 (4/1 to 6/30 water usage); by October 31 (7/1 to 9/30 water usage); and by January 31, (10/1 to 12/31 water usage, previous year).
- d. *Invoicing and Payment.* Blaine will invoice Lexington quarterly based on the reported total water usage, plus a two percent (2%) administration fee. Lexington shall pay the

invoice in full within thirty-five (35) days from the date of the invoice. As permitted under Minnesota Statutes Section 471.425 (Prompt Payment of Local Government Bills, for each and every past due invoice, interest shall be applied, effective the date of the invoice, at the rate of 1-1/2 percent per month or part of a month, compounded monthly, until paid in full.

**8.3 No Subsidy.** Both parties to this Agreement agree that implementation of this Agreement should never create a situation in which the citizens of Blaine are effectively subsidizing the service being provided to the City of Lexington.

**8.4 Payment Due Date.** All payments to be made under this Agreement between Lexington and Blaine unless otherwise specified shall be billed quarterly and paid within thirty-five (35) days after the bill date. If either party disputes the amount or propriety of any charges, then the disputing party shall pay all charges, which are not in dispute, in full and shall fully describe the nature of the dispute with respect to the balance of the charge.

## ARTICLE 9 EVENTS OF DEFAULT AND REMEDIES

### 9.1 Events of Default.

- a. *Events of Default Defined.* The following shall be “Events of Default” under this Agreement and the term “Event of Default” shall mean, whenever it is used in the Agreement, any one or more of the following events:
1. Subject to unavoidable delays, failure by Lexington to observe or perform any material covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement and failure to do so, individually, shall and may constitute a separate Event of Default.
  2. Failure of Lexington to pay any monetary obligation required by this Agreement.
- b. *Remedies on Default.* Whenever any Event of Default occurs, unless expressly provided otherwise in this Agreement or there is an emergency or in the reasonable judgment of Blaine immediate action or action less than 30 days is required, then Blaine shall provide a written notice of default to Lexington and in the event Lexington fails to cure within thirty (30) days of said notice of default then Blaine may undertake any one or more of the following:
1. Blaine may suspend its performance under this Agreement until it receives assurances from the Lexington, deemed adequate by Blaine in its sole discretion, that Lexington will cure its default and continue its performance under the Development Agreement. Suspension of performance includes the right to reduce the supply of, or totally cease supplying, water to Lexington. Except if an emergency requires such immediate action, subject to a 60-day written notification, Blaine may close, sever, or disconnect the interconnects.

2. Blaine may initiate such action, including legal, equitable or administrative action, as is necessary for Blaine to secure performance of any provision of this Agreement or recover any amounts due under this Agreement from Lexington.
- c. *Enforcement by Blaine.* Lexington acknowledges the right of Blaine to enforce the terms of this Agreement against Lexington, by action for specific performance or damages, or both, and by any other legally authorized means. Lexington also acknowledges that its failure to perform any or all of its obligations under this Agreement may result in substantial damages to the Blaine; that in the event of default by Lexington that remains uncured after lapse of any cure period, if applicable, given to Lexington in the notice of default to cure a default and the time frames set forth in this Agreement to cure a default, Blaine may commence legal action to recover all damages, losses and expenses sustained by Blaine; and that such expenses may include, but are not limited to Blaine's staff time and expense as well as the reasonable fees of legal counsel employed with respect to the enforcement of this Agreement.
- d. *No Remedies Exclusive.* No remedy in this Agreement conferred upon or reserved to Blaine is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.
- e. *No Additional Implied Waiver.* In the event any provision contained in this Agreement is breached by any party and thereafter waived in writing by any other party, such waiver shall be limited to the expressed breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

## ARTICLE 10

### INDEMNIFICATION; TORT CAP LIMITATIONS; IMMUNITY; AND INSURANCE

- 10.1 **Indemnification.** Each party to this Agreement shall be liable for its own acts and its officers, employees, or agents and the results thereof to the extent authorized by law and shall not be responsible for the acts of any other party, its officers, employees or agents. Each party hereby agrees to indemnify, defend and hold harmless any other party, its officers and employees against any and all liability, loss, costs, damages, expenses, claims, or actions, including attorney's fees that any other party, its officers and employees may hereafter sustain, incur or be required to pay, arising out of or by reason of any act or omission of the party, its agents, servants or employees, in the execution, performance, or failure to adequately perform its obligations pursuant to this Agreement.
- 10.2 **No Waiver of Governmental Immunity or Limitations on Liability Protections.** Nothing in this Agreement shall in any way affect or impair either city's immunity or the immunity of either city's employees, consultants and contractors, whether on account of official immunity,

legislative immunity, statutory immunity, discretionary immunity or otherwise. Under no circumstances, however, shall a party be required to pay on behalf of itself and the other party any amounts in excess of the limits on liability established in Minnesota Statutes, Chapter 466 applicable to any one party. The limits of liability for both parties may not be added together to determine the maximum amount of liability for either party. The intent of this paragraph is to impose on each party a limited duty to defend and indemnify each other subject to the limits of liability under Minnesota Statutes, Chapter 466. The purpose of creating this duty to defend and indemnify is to simplify the defense of claims by eliminating conflicts among the parties and to permit liability claims against both parties from a single occurrence to be defended by a single attorney. By entering into this Agreement, neither city waives any rights, protections, or limitations as provided under law and equity or of their respective employees, consultants and contractors.

**10.3 No Third-Party Benefit.** Other than as explicitly stated in this Agreement, the obligations, covenants, representations, and agreements of hereunder are for the exclusive benefit of the City of Lexington and the City of Blaine and shall not be construed to create rights or convey benefits to any party or other third party not a party to this Agreement.

**10.4 Insurance.** Each party agrees to maintain insurance in an amount consistent with Minnesota Statutes, Chapter 466. Each party will maintain workers' compensation insurance or self-insurance coverage, covering its own personnel while they are providing any services pursuant to this Agreement. Each party waives the right to sue any other party for any workers' compensation benefits paid to its own employee or volunteer or their dependents, even if the injuries were caused wholly or partially by the negligence of any other party or its officers, employees, or volunteers.

## **ARTICLE 11** **GENERAL PROVISIONS**

**11.1 Communication.**

- a. *Gopher One.* Lexington will respond to and be responsible for Gopher One locates for the Lexington Water Utility system owned by Lexington. Blaine will respond to and be responsible for Gopher One locates for the Blaine public utilities located within Lexington as noted on **Exhibit A**.
- b. *Communications/Notices to Residents.* Except as expressly permitted above, Blaine shall not provide direct communication with the Lexington Residents.

**11.2 Ordinances; Rules and Regulations.** All parties shall comply with applicable State of Minnesota rules and regulations, most particularly those imposed by the Minnesota Department of Health and Minnesota Department of Natural Resources.

**11.3 Governing Law, Interpretation, Jurisdiction and Venue.** This Agreement shall be construed and interpreted according to the laws of the State of Minnesota and interpreted and applied per the decision of Honorable Jenny Walker Jasper, Judge of District Court, Anoka County, Tenth Judicial Court, Findings of Fact, Conclusions of Law, and Order for Judgment,

dated June 4, 2025 (Court File No. 02-CV-22-4769). Any and all disputes, claim, or lawsuit shall be venued in Anoka County, State of Minnesota.

- 11.4 Notices.** Except for breach claims or notice of lawsuits, which shall be by certified notice to the City Administrator at the following addresses, all notices or communications required or permitted pursuant to this Agreement shall be either hand delivered or mailed to Lexington and Blaine both from and to the following individuals at the following address (emails are also acceptable if the recipient replies):

Lexington:            Attention:  
  
                                 City Administrator  
                                 9180 Lexington Avenue North  
                                 Lexington, MN 55014

Blaine:                Attention:  
  
                                 City Manager  
                                 10801 Town Squire Drive NE  
                                 Blaine, MN 55449

and

                                 Director of Public Works  
                                 10801 Town Squire Drive NE  
                                 Blaine, MN 55449

Either party may change its address or authorized representative by providing written notice delivered to the other party.

- 11.5 Counterparts.** This Agreement may be executed more than one counterpart, each of which shall be deemed to be an original but all of which taken together shall be deemed a single instrument.

- 11.6 Survival of Representations and Warranties.** The representations, warranties, covenants and agreements of the parties under this Agreement, and the remedies of either party for the breach of such representations, warranties, covenants and agreements by the other party shall survive the execution and termination of this Agreement.

- 11.7 Dispute Resolution.** Lexington and Blaine agree to negotiate all disputes between them in good faith for a period of 30 days from the date of notice of dispute prior to proceeding to formal dispute resolution or exercising their rights under law. Any claims or disputes unresolved after good faith negotiations shall first be submitted to mediation utilizing the Minnesota District Court Rule 114 Roster. Following mediation, neither party is prohibited from pursuing unresolved disputes in the District Court in Anoka County, Minnesota, including all rights of appeal.

- 11.8 Government Data Practices.** The parties agree to comply with the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.
- 11.9 Records—Availability and Retention.** Pursuant to Minn. Stat. § 16C.05, subd. 5, the parties agree that any party, the State Auditor, or any of their duly authorized representatives at any time during normal business hours and as often as they may reasonably deem necessary, shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., which are pertinent to the accounting practices and procedures of the Water Utility System and involve transactions relating to this Agreement.
- 11.10 Severability.** The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause or phrase of this Agreement is for any reason held to be contrary to law, or contrary to any rule or regulation having the force and effect of law, such decision shall not affect the remaining portions of this Agreement.
- 11.11 City Staff Authorization.** To the fullest extent authorized by law, each of the party's staff are authorized to undertake any and all decisions and actions to facilitate and undertake the duties and responsibilities of this Agreement. The officials identified in section 10.4 above or their respective designees are authorized to enter into amendments, revisions, resolve minor issues, coordinate opportunities, or revise the geographical areas pertaining to the operation and maintenance of the sanitary sewer and water mains in the areas depicted in **Exhibit A**.
- 11.12 Amendments.** Except for extending the term beyond renewals as set forth in Article 3 or material changes in joint powers clearly requiring approval by each party's City Councils, this Agreement may be amended by the Lexington City Engineer, the Blaine City Engineer/Director of Engineering or Director of Public Works (or the identical or similar positions if later retitled or revised), if reduced to writing, dated, and signed by the duly authorized representative of each party. To be effective, the amendment must be signed by both parties, attached to this Agreement, and transmitted to both the Lexington City Clerk and the Blaine City Clerk.

## **EXHIBIT LIST**

Exhibit A

IN WITNESS WHEREOF, the parties have executed this Agreement the date and year first set forth above.

**CITY OF LEXINGTON**

**CITY OF BLAINE**

By: \_\_\_\_\_  
Mike Murphy  
Its Mayor

By: \_\_\_\_\_  
Tim Sanders  
Its Mayor

Attest: \_\_\_\_\_  
Bill Petracek  
Its City Administrator

By: \_\_\_\_\_  
Erik Thorvig  
Its City Manager

Approved as to Form:

By: \_\_\_\_\_  
City Attorney

By: \_\_\_\_\_  
City Attorney

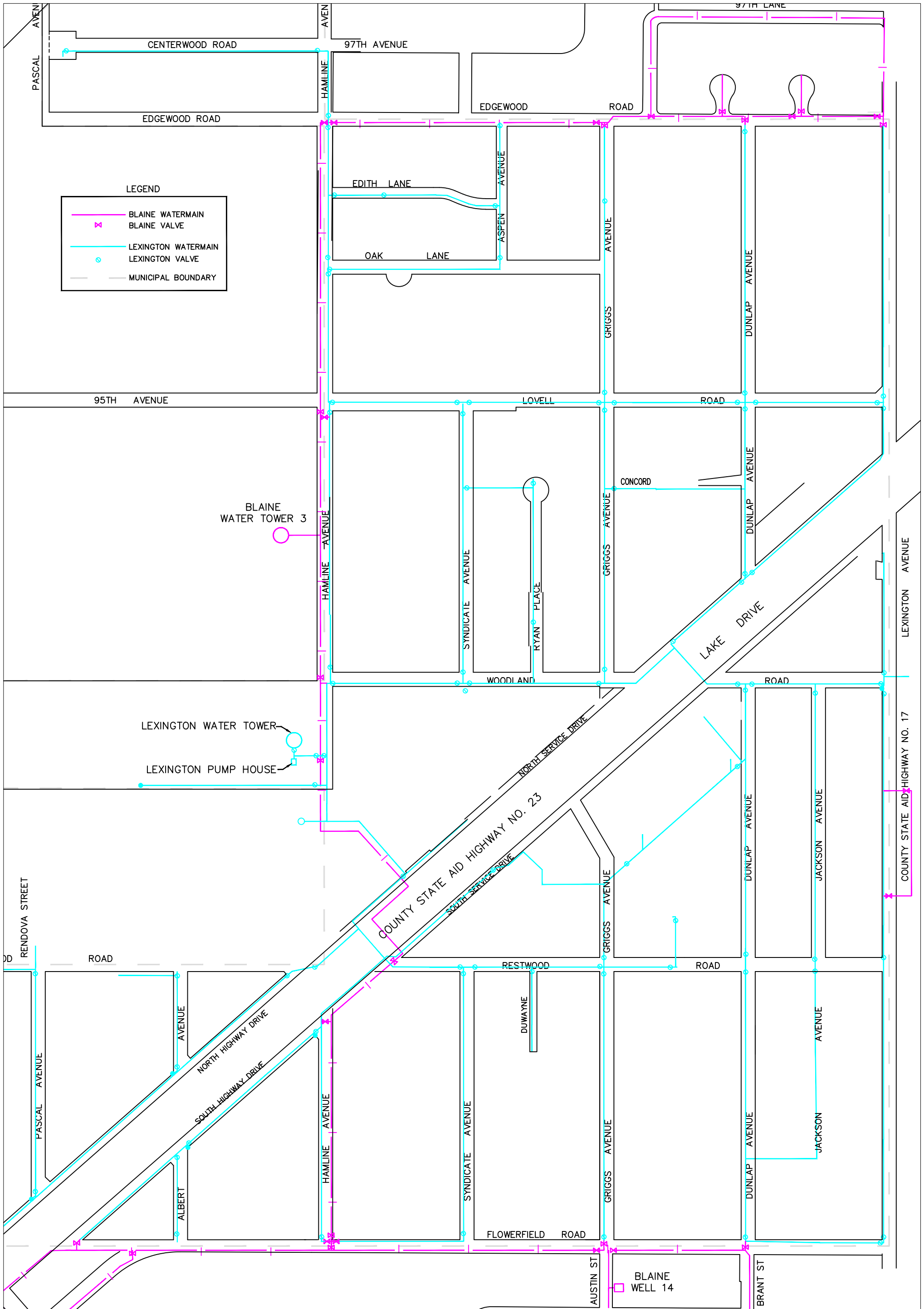
Date: \_\_\_\_\_

Date: \_\_\_\_\_



# JPA EXHIBIT A

## BLAINE AND LEXINGTON INTERCONNECTS AREA WATERMAIN AND VALVE OWNERSHIP MAP





# City of Blaine Staff Report

File Number: ORD 26-2605

Agenda Date	Status
May 4, 2026	
In Control	File Type
City Council	Ordinance

**Administration** - Cathy Sorensen, City Clerk

## Agenda Item # 10.3

Second Reading

Ordinance Amending Chapter 50 - Offenses; Chapter 54 - Parks and Recreation; and Chapter 82 - Traffic and Vehicles

## Executive Summary

The council is asked to hold second reading and adopt ordinance amendments pertaining to parks, open spaces, and trails.

## Background

At the March 9, 2026, workshop, staff reviewed proposed amendments to several sections of city code to match statute regarding e-bikes, e-scooters, and other mobility devices as well as clarify conduct in public spaces, including parks. The proposed amendments are a result of council direction at the workshop and is being presented at this time for second reading. First reading was held on April 6 with no comments received. If adopted would become effective 30 days after publication.

## Strategic Plan Relationship

N/A

## Board/Commission Review

The Park Board reviewed the proposed amendments at their March 24 meeting.

## Financial Impact

If adopted, minimal costs for additional signage would be incurred.

### **Public Outreach/Input**

If adopted, appropriate signage will be installed and staff will work with communications and community outreach to share the code updates with the public.

### **Staff Recommendation**

Hold second reading and adopt the proposed ordinance amendments.

### **Attachment List**

None



# City of Blaine

## Signature Copy

Ordinance: ORD 26-2605

### Second Reading

### Ordinance Amending Chapter 50 - Offenses; Chapter 54 - Parks and Recreation; and Chapter 82 - Traffic and Vehicles

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

Chapter 50 – Offenses

Article I. – In General

Sec. 50-4. General Conduct Definitions.

For purposes of this section:

a. Nudity means:

1. The showing of the male or female genitals, pubic area, or anus with less than a fully opaque covering;
2. The showing of the female breast below a point immediately above the top of the areola with less than a fully opaque covering.

b. Opaque means the material must entirely obscure the body part from visibility.

c. Public place means any place, whether indoors or outdoors, that is owned, operated, or controlled by the City and open or accessible to the general public, including but not limited to parks, beaches, sidewalks, streets, rights-of-way, public buildings, and other city facilities.

Sec. 50-5. Prohibited Conduct.

It is unlawful for any person in a public place to:

- a. Use threatening, abusive, obscene or indecent language; or to act in an indecent, lascivious or improper manner; commit any nuisance; or do any act that constitutes a breach of the public peace;
- b. Engage in fighting or brawling;
- c. Misuse public property in one or more of the following ways: in a manner that it was not designed or intended for; in a manner that would likely cause damage or injury to the person using the property, the property itself or others on or near the property; or in a manner that is disruptive or offensive to other park users or persons;
- d. Prevent or hinder usage of appropriate use playground equipment or public equipment designed for use by children and their chaperones;
- e. Disturb, harass or interfere with any public property or park visitor or park visitor's property.
- f. Appear in a state of nudity in any public place as defined above; or
- g. Cause or permit another person to appear in a state of nudity in any public place.

Secs. 50.-46 – 50.24. – Reserved.

Chapter 54 – Parks and Recreation

Article IV. - City Swimming Beaches

Sec. 54-81. Use regulations.

(a) No person shall violate any park rule or regulation.

(b) No person shall engage in any indecent, profane or vulgar language or loud noise that would be offensive to any reasonable person or engage in any disorderly conduct or behavior tending to breach the public peace.

(c) No person shall throw, cast, deposit, damage, lay, place carry or scatter in the water or upon any swimming beach any lit or unlit cigars or cigarettes; or any glass, bottles, nails, tacks, wire, crockery, cans or other sharp or cutting substance; or any refuse matter or article or thing of any kind. If any glass is broken, the person responsible for the breakage shall immediately pick up the pieces and place them in a trash container.

(d) No person shall engage in any conduct behavior in any public park or upon any swimming beach or in water in such a manner as to jeopardize the safety and health of themselves or others.

(e) Children under 12 years of age must be accompanied and supervised by a competent person 16 years of age or older.

(f) All children requiring diapers shall not be allowed to swim in diapers except for those exclusively made for swimming. All children who require diapers and do not have the proper swim diapers are required to wear rubber water-proof pants that will contain all human waste.

~~(g) No person shall enter or remain in the water other than in designated swimming areas, nor enter or remain in the water when an area is posted "no swimming" or "beach closed," nor enter or remain in the water during times when swimming is not permitted. No person shall swim outside of markers in a designated swimming area. For purposes of this prohibition, swimming shall include wading.~~

~~(h)(g) No person shall enter the water while having, or apparently having, an infectious or contagious disease.~~

~~(i)(h) No person shall swim in the water fronting any swimming beach outside established hours or outside the designated swimming area at any city beach.~~

~~(j)(i) No person shall bring into or use at the swimming beach or designated swimming area, any inner tube, life raft, or other inflatable or buoyant object intended to support a person except U.S. Coast Guard approved life jackets or vests when properly attached.~~

~~(k)(j) No swimmer shall enter the water or onto any swimming beach unless clothed in an appropriate swim wear which is socially acceptable. Revealing swimwear is not allowed.~~

~~(l)(k) No person shall appear in a state of nudity, nor shall any person make any indecent exposure of their person in any park or upon any swimming beach.~~

~~(m)(l) No person shall change clothes on the beach or in vehicles parked at the beach or park. Changing is allowed in the designated beach house.~~

~~(n)(m) No person, except children, their parents, custodians or guardians, shall be permitted in any play area on swimming beaches designated for children.~~

~~(o)(n) No person shall operate any watercraft within an area that has been designated as a swimming area.~~

~~(p)(o) No person shall fish in designated swimming areas.~~

~~(q)(p) No pets or animals allowed on the swimming beach premises, except for the use of Seeing-Eye guide or disability assistance animals.~~

~~(r)(q) No person shall use soap, shampoo, or other cleaning agents in or outside the designated~~

swimming area.

~~(s)~~ (r) No person shall bring or carry any bicycle upon any swimming beach or in the water in such manner as to jeopardize the safety and health of themselves or others.

~~(t)~~ (s) No person shall light or make use of any fire on any city swimming beach.

~~(u)~~ (t) No person shall use the swimming beach area for purposes of ~~picnicking~~ grilling.

~~(v)~~ No person shall use tents or any enclosed structure on any city swimming beach.

## Chapter 82 Traffic and Vehicles

Article IV. – Snowmobiles, electric-assisted bicycles, motorized foot scooters, and other recreational vehicles.

Sec. 82-100. Motorboats and certain vehicles prohibited on lakes and waterways.

(a) In the interests of public health, safety and the general welfare, the following regulations are imposed upon all motorboats, snowmobiles, recreational motor vehicles and motor vehicles operated, placed or maintained in or upon any lake or waterway within the city:

(1) No person shall operate any motorboat, or motor vehicle, including snowmobiles, on any lake or bodies of water within the city. For purposes of this subsection, the term "motorboat" does not include a boat which is operated solely by an electric trolling device.

(2) Motorboats, motor vehicles, recreational motor vehicles and snowmobiles utilized by city, county or state officers for law enforcement, rescue or resource management shall be exempt from the provisions of this section.

(3) Between the hours of 10:00 p.m. and 7:00 a.m.

(b) Any person violating this provision shall be guilty of a misdemeanor and shall be subject to the sanctions set forth in the applicable statutes adopted in this chapter by reference.

Sec. 82-101. Regulating the operation of electric-assisted bicycles and motorized foot scooters, incorporating state laws and implementing additional restrictions.

Purpose. The city council recognizes the increasing use of electric-assisted bicycles ("e-bikes") and motorized foot scooters ("e-scooters") as efficient and eco-friendly modes of transportation and recognizes Minnesota Statutes Sections 169.011, 169.222, and 169.225 govern the operation of e-bikes and e-scooters, granting operators the rights and duties of bicyclists while imposing specific requirements. In order to promote public safety on city streets, sidewalks, bike lanes, and paths, the city council seeks to enforce allowed speeds of 20 miles per hour, consistent with the state limit, for e-scooters and as a prudent restriction for e-bikes within municipal boundaries and recognizes that careless operation of these devices poses risks to operators, pedestrians, and other roadway users, necessitating explicit prohibition and enforcement.

Sec. 82-102. Incorporation of State Laws

All provisions of Minnesota Statutes Sections 169.011 (definitions), 169.222 (operation of bicycles and electric-assisted bicycles), and 169.225 (motorized foot scooters) are hereby incorporated by reference as if fully set forth herein. Operators of e-bikes and e-scooters within the city shall comply with all applicable state traffic laws, including but not limited to rights and duties equivalent to those of bicyclists, equipment requirements (e.g., lighting, brakes, reflectors), helmet mandates for minors, minimum age restrictions (under 15 for e-bikes; under 12 for e-scooters), prohibitions on passengers (except as allowed under state law), and rules for riding positions (e.g., as near to the right-hand curb as practicable, except when overtaking or avoiding hazards).

The City of Blaine may prohibit or restrict operation on specific sidewalks, bike paths, or trails under their jurisdiction, and such restrictions shall be posted conspicuously.

### Sec. 82-103. Definitions

For purposes of this ordinance:

a. *Electric-Assisted Bicycle (E-Bike)*: As defined in Minnesota Statutes § 169.011, Subd. 27, including Class 1 (pedal-assist up to 20 mph), Class 2 (throttle-assist up to 20 mph), Class 3 (pedal-assist up to 28 mph), and multiple-mode e-bikes, provided they meet state classification requirements.

b. *Motorized Foot Scooter (E-Scooter)*: As defined in Minnesota Statutes § 169.011, Subd. 46, a device with handlebars, powered by an electric motor, capable of maximum speed of 15 mph, with no more than two 12-inch or smaller wheels.

c. *Careless/Reckless Operation*: Operating an e-bike or e-scooter in a manner that is heedless, without due caution or circumspection, and endangers the life, person, or property of another, or the operator themselves. Examples include but are not limited to: weaving through traffic unsafely, failing to yield to pedestrians, operating at excessive speed in congested areas, or ignoring traffic signals.

Use of illegal "e-motos" (high-powered devices marketed as e-bikes, exceeding 750W/28 mph limits) are illegal and not permitted on sidewalks, bike lanes, and paths within the city. Licensing and registration are required for e-motos.

### Sec. 82-104. Speed Restrictions

a. Speed restrictions applies regardless of e-bike class under state law.

b. Speed shall be measured by the device's speedometer (required on Class 3 e-bikes per state law) or by law enforcement radar or laser/LIDAR. Operators must reduce speed in areas with pedestrians, children, or reduced visibility, and yield to all pedestrians on sidewalks or crosswalks.

c. Violation of this section is a petty misdemeanor.

### Sec. 82-105. Prohibition on Careless Operation

a. No person shall operate an e-bike or e-scooter in a careless manner as defined in Sec. 82-103(c). Operators must exercise due care at all times, including yielding the right-of-way, signaling turns, and maintaining control to avoid collisions.

b. In addition to state careless driving provisions under Minnesota Statutes § 169.13, Subd. 21, this ordinance applies specifically to e-bikes and e-scooters. Evidence of careless operation may include operation under the influence of alcohol or controlled substances, distracted operation (e.g., using a mobile device), or failure to maintain a safe following distance. This also includes any negligent action that creates an unreasonable risk, including but not limited to, riding against traffic, darting into intersections, swerving in front of vehicles, or performing stunts.

c. Upon issuance of charging, in addition to any state penalties, the city may impound the device for up to 30 days.

### Sec. 82-106. Additional Local Regulations

a. *Helmet Requirement*: All operators under 18 years of age must wear properly fitted and fastened protective headgear meeting standards under Minnesota Statutes § 169.225, Subd. 4, or equivalent.

b. *Prohibited Areas*: Operation is prohibited on sidewalks in business districts unless posted otherwise. E-scooters are restricted from sidewalks except for direct access to adjacent property.

c. *Shared Devices*: Operators of shared e-bike or e-scooter services must park devices in designated zones to avoid impeding pedestrian traffic.

d. The city manager or designee may designate additional bike lanes or paths for exclusive e-bike/e-scooter use and post speed advisories.

Sec. 82-107. Enforcement

The Blaine Police Department is authorized to enforce this ordinance. Officers may issue warnings, citations, or seize non-compliant devices. If required for operation, operators must produce proof of compliance (e.g., device labeling per Minnesota Statutes § 169.222, Subd. 6b) upon request.

Sec. 82-108. Penalties

1. Violations of Sections 82-104 and 82-106 are petty misdemeanors, punishable by a fine of up to \$300. Repeat offenses within 12 months may result in device registration revocation or a mandatory safety course.
2. Violations of Sections 82-105 are misdemeanors, punishable by 90 days in jail and/or a \$1,000 fine. Repeat offenses within 12 months may result in device registration revocation or a mandatory safety course.

c. Devices operated in violation may be impounded at the owner's expense until compliance is demonstrated.

d. Civil penalties may apply for shared service operators failing to maintain devices in accordance with this ordinance.

**INTRODUCED** and read in full this 6th day of April, 2026.

**PASSED** by the City Council of the City of Blaine this 4th day of May, 2026.



# City of Blaine Staff Report

File Number: RES 26-94

Agenda Date	Status
May 4, 2026	
In Control	File Type
City Council	Resolution

## Administration -

### Agenda Item # 10.4

Summary Resolution for Publication of Ordinance 26-2605 Amending Chapter 50 - Offenses; Chapter 54 - Parks and Recreation; and Chapter 82 - Traffic and Vehicles

### Executive Summary

Adopt the proposed resolution allowing for publication of title and summary of Ordinance 26-2605 Amending Chapter 50 - Offenses; Chapter 54 - Parks and Recreation; and Chapter 82 - Traffic and Vehicles.

### Background

Minnesota Statute 412.191, Subd. 4, provides for publication of the title and summary of an ordinance in the case it is lengthy if the city council determines that publication of the title and a summary would clearly inform the public of the intent and effect of the ordinance. As Ordinance 26-2605 is lengthy, staff is recommending adoption of the proposed summary resolution. The summary resolution requires an affirmative vote of four-fifths of the council and the entire ordinance is available for inspection during regular office hours at city hall and can be forwarded upon request.

### Strategic Plan Relationship

This item relates to the collaboration and engagement priority in the strategic plan by effectively, fiscally, and efficiently communicating amendments to city code.

### Board/Commission Review

N/A

### Financial Impact

Ordinance publication is included in the annual city budget.

### Public Outreach/Input

Notification of the public hearing was published in the *Blaine/Spring Lake Park Life* and posted on the City's website and the summary resolution will also be published as required.

### Staff Recommendation

By motion, adopt the resolution providing for a summary publication of Ordinance 26-2605 Amending Chapter 50 - Offenses; Chapter 54 - Parks and Recreation; and Chapter 82 - Traffic and Vehicles.

### Attachment List

None



# City of Blaine

## Signature Copy

Resolution: RES 26-94

### **Summary Resolution for Publication of Ordinance 26-2605 Amending Chapter 50 - Offenses; Chapter 54 - Parks and Recreation; and Chapter 82 - Traffic and Vehicles**

**WHEREAS**, City Code states if the City Council of the City of Blaine determines, pursuant to Minn. Stat. § 412.191, subd. 4, that publication of the title and a summary of an ordinance would clearly inform the public of the intent and effect of the ordinance, the Council may, by a four-fifths vote of its membership, direct that only the title of the ordinance and a summary be published with notice that a printed copy of the entire ordinance is available for inspection by any person during regular office hours in the office of the City Clerk. The publication of the title and summary shall be deemed to fulfill all legal publication requirements as completely as if the entire ordinance had been published; and

**WHEREAS**, the following is the official summary of Ordinance 26-2605 adopted by the Blaine City Council on May 4, 2026, and providing for its publication on the City's website and available for review/inspection in the City's Clerk's Office amending Chapter 50 - Offenses; Chapter 54 - Parks and Recreation; and Chapter 82 - Traffic and Vehicles; and

**WHEREAS**, the City Council of the City of Blaine determined that the Ordinance Summary clearly informs the public of the intent and effect of Ordinance 26-2605 as follows:

- define electric-assisted bicycles, motorized foot scooters, and other mobility devices to match statute
- establish speed restrictions for defined mobility devices consistent with statute to promote safety as well as define careless operation and establish helmet requirements for youth
- update definitions and clarify conduct in public spaces, including parks

**NOW, THEREFORE, BE IT RESOLVED**, that the Blaine City Council by the City Council of the City of Blaine hereby directs that the title and Ordinance Summary of amendments shall be published in the official city newspaper and hereby gives notice that printed copies of the complete ordinance are available for inspection by any person during regular office hours at the Office of the Blaine City Clerk, and that a copy of the entire text shall be posted in the official posting place in the City, and further directs that a copy of this Resolution, as enacted will be published.

**PASSED** by the City Council of the City of Blaine this 4th of May, 2026.