



City of Blaine

City Council

August 17, 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. 2026-161 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

7.2. 2026-162 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

7.3. RES 26-149 Resolution Granting Final Plat Approval to Subdivide Approximately 10.43 Acres into 4 Lots and 2 Outlots to be Known as Blaine Ventures First Addition at 4131 Pheasant Ridge Drive NE. Blaine Ventures LLC (Newton RES LLC) (Case File No. 26-0041/SLK)
Sponsors: Sheila Sellman, Community Development Director

- 7.4.** RES 26-153 Resolution to Declare Cost to be Assessed, Order Preparation and Call for Public Hearing on Proposed Assessment for 2024 Southwest Area Street Reconstruction Project, Improvement Project No. 24-07 (T2407)
Sponsors: Daniel Schluender, Director of Engineering
- 7.5.** RES 26-166 Resolution to Approve Joint Powers Agreement No. GR_00815 with Anoka County for the Signalization of CSAH 14 (125th Ave NE) at Zest Street NE, Improvement Project No. T2611 and Associated Budget Amendments
Sponsors: Daniel Schluender, Director of Engineering
- 7.6.** RES 26-167 Resolution to Approve Amended Joint Powers Agreement (JPA) No. CCON26-000486-V1 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 and Associated Budget Amendment
Sponsors: Daniel Schluender, Director of Engineering
- 7.7.** 2026-163 Motion to Authorize Night Time Paving Operations for the CSAH 52 (Radisson Road) and CSAH 12 (109th Avenue) Intersection Improvements Project
Sponsors: Daniel Schluender, Director of Engineering

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

- 8.1.** RES 26-152 Resolution Granting a Conditional Use Permit to Allow Office, Manufacturing, and Warehouse in the Planned Business District (PBD) Zoning District at 3785 Pheasant Ridge Drive NE. MSMWPR-1 LLC (Karl Dungs Inc.) (Case File No. 26-0042/SLK)
Sponsors: Sheila Sellman, Community Development Director
- 8.2.** RES 26-154 Resolution Granting a Conditional Use Permit for a Sign Plan that Includes Four Wall Signs and One LED Display per Section 117-23 of the Zoning Code, in the 105th Avenue Redevelopment District (RD) Zoning District at 2105 105th Avenue NE. Scheels All Sports Inc. (ISG) (Case File No. 26-0044/SAS)
Sponsors: Sheila Sellman, Community Development Director
- 8.3.** ORD 26-2610 Public Hearing
- An Ordinance Implementing an Electric Service Franchise Fee on Connexus Energy, a Minnesota Cooperative, its Successors and Assigns, for Providing Electric Service Within the City Of Blaine
- Sponsors: Jason Zimmerman, Finance Director*

8.4. ORD 26-2611 Public Hearing

An Ordinance Implementing a Gas Service Franchise Fee on Circle Pines Public Utilities, D/B/A Centennial Utilities, a Minnesota Municipal Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine

Sponsors: Jason Zimmerman, Finance Director

8.5. ORD 26-2612 Public Hearing

An Ordinance Implementing a Gas Service Franchise Fee on Centerpoint Energy Resources Corp., D/B/A Minnegasco, a Delaware Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine

Sponsors: Jason Zimmerman, Finance Director

8.6. ORD 26-2613 Public Hearing

An Ordinance Implementing an Electric Service Franchise Fee on Northern States Power Company, D/B/A Xcel Energy, a Minnesota Corporation, its Successors and Assigns, for Providing Electric Service Within the City of Blaine

Sponsors: Jason Zimmerman, Finance Director

8.7. ORD 26-2614 Public Hearing

An Ordinance Implementing a Gas Service Franchise Fee on Northern States Power Company, D/B/A Xcel Energy, a Minnesota Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine

Sponsors: Jason Zimmerman, Finance Director

9. Development Business

10. Administration

- 10.1.** RES 26-162 Revised Resolution Authorizing Submittal of LCCMR Grant Application for the Blaine Wetland Sanctuary (BWS) Trail, Improvement Project No. P2405 (25-08)

Sponsors: Daniel Schluender, Director of Engineering

- 10.2.** RES 26-164 Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2027 Laddie Lake Area Street Reconstruction, Improvement Project No. 27-04 (T2704)

Sponsors: Daniel Schluender, Director of Engineering

- 10.3.** 2026-164 Motion to Authorize Mayor and City Manager to Enter into a Contract with Bolton & Menk, Inc. for Professional Engineering Services for the 2027 Laddie Lake Area Street Reconstruction Project, Improvement Project No. 27-04 (T2704).

Sponsors: Daniel Schluender, Director of Engineering

11. Other Business

12. Adjournment

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 08/17/2026 FOR PAYMENTS THE WEEK OF 07/16/2026**

Vendor Name	Description	Amount
ABC SIGN & GRAPHIC INC	Update Site Sign and Address	\$ 125.00
ACME TOOLS	Dig Trailer and General Storage Supplies and Tools	\$ 435.79
ACME TOOLS	Truck Tools for 4603 & 4605	\$ 1,578.37
ACME TOOLS	Truck Tools for 4603 & 4605	\$ 289.00
AIR MECHANICAL INC	Furnace Replacement - Warming House	\$ 5,394.40
ALEX'S LAWN AND TURF LLC	Monthly Mowing; Tom Ryan Park	\$ 2,219.55
ALLEGRA PRINT & IMAGING	Name Badge - Building Inspections	\$ 38.28
ALLEGRA PRINT & IMAGING	Krech bus. cards / envelopes	\$ 384.75
AMAZON CAPITAL SERVICES	Patrol Equipment - Door stops	\$ 96.80
AMAZON CAPITAL SERVICES	Security wristbands for plain clothes officers working events	\$ 18.03
AMAZON CAPITAL SERVICES	Elections Supplies (Transfer Box Labels)	\$ 26.16
AMAZON CAPITAL SERVICES	Ice packs for Playnet program	\$ 56.99
AMAZON CAPITAL SERVICES	Crane Remote Switch	\$ 9.99
AMAZON CAPITAL SERVICES	Employee Recognition Gifts (2)	\$ 55.94
AMAZON CAPITAL SERVICES	Gopher Traps / Scissors	\$ 200.88
AMAZON CAPITAL SERVICES	Notebooks, coat hook, phone cases	\$ 268.32
AMAZON CAPITAL SERVICES	Toner	\$ 19.99
AMAZON CAPITAL SERVICES	Sewer Camera/ Poison Ivy Wipes/ Spoons/ Forks	\$ 205.94
AMCS GROUP INC	Software Subscription - Dossier August 2026 - November 2026	\$ 2,849.40
ANOKA COUNTY	Record Vacation Easement (V26-03)	\$ 46.00
ANOKA COUNTY	2026 County Recordings	\$ 92.00
ANOKA COUNTY	Radisson Rd & 109th Traffic Signal JPA CCON26-000486, I/P 25-18	\$ 846,936.10
ANOKA COUNTY	CSAH 32 Watermain Improvements, JPA C0011856, I/P 26-09	\$ 81,269.26
ANOKA COUNTY	Signal Improvements CSAH 32/CSAH 1 at CSAH 17, I/P 26-10	\$ 4,628.62
ANOKA COUNTY LICENSE BUREAU	New Registration - PD #5368	\$ 2,769.80
AUTOMATIC SYSTEMS COMPANY	Well 14 Bleach Pump Work	\$ 683.75
AUTOWASH SYSTEMS INC	Car Wash Chemicals & Check 6/25/26	\$ 591.94
AXON ENTERPRISES INC	Taser Holsters	\$ 1,059.82
BANNER LIFE INSURANCE COMPANY	Banner Life Insurance Premiums	\$ 36.22
BARNUM COMPANIES INC	CH gate maintenance	\$ 325.00
BARNUM COMPANIES INC	Gate maintenance Lakeside Commons Park	\$ 310.00
BLAINE BROTHERS INC	Emergency Lighting	\$ 98.91
BLAINE BROTHERS INC	Wheel Seals/ Hub Cap Gaskets: Unit 2438 (trailer)	\$ 56.76
BLAINE BROTHERS INC	Credit	\$ (3.20)
BLAINE BROTHERS INC	Wheel Seals/ Hub Cap Gaskets: Unit 2438 (trailer)	\$ 15.28
BLAINE CUSTOM APPAREL & AWARDS	Retirement award	\$ 102.00
BLAINE CUSTOM APPAREL & AWARDS	Shirts for Safety Camp	\$ 1,768.00
BLAINE LOCK & SAFE INC	Keys for PD	\$ 91.50
BLAINE LOCK & SAFE INC	Keys for PD	\$ 5.25
BROWNELLS INC	Armory Equipment	\$ 464.38
BRUSTUEN CHRIS & JESSIKA	Home Improvement Grant Reimbursement	\$ 2,028.00
CAMPION BARROW & ASSOCIATES	Pre-employment Testing	\$ 1,470.00
CARLSON LAVINE	Hydrant Meter Deposit Refund	\$ 350.00
CENTER FOR ENERGY AND ENVIRONMENT	EDA Loan Program - May 2026	\$ 26,225.00

CENTURYLINK	911 Service	\$	80.52
CINTAS CORPORATION	CH mats/rugs	\$	216.88
CINTAS CORPORATION	MAYC Mats/Rugs	\$	42.77
CINTAS CORPORATION	2026 Uniform/Rug Towel Rentals	\$	494.75
CITY OF ANOKA	PD Range Use	\$	1,040.00
COMCAST	PW Cable TV	\$	21.04
COMCAST	Cable TV for Patrol for FY2026	\$	36.29
COMCAST	Internet for Public Wi-Fi	\$	312.89
COMMERS THE WATER COMPANY	Salt: PW Car Wash	\$	446.00
COMPANION ANIMAL CENTER	Kennel services for June 2026	\$	600.00
COREMARK METALS	Angle Iron/ Larson Bin Project	\$	1,050.09
CUB FOODS INC - THE VILLAGE	Parade items and Retirement items	\$	23.96
CUB FOODS INC - THE VILLAGE	Parade items and Retirement items	\$	56.93
D R HORTON INC	Escrow Refund - 12698 Erskin ST NE	\$	7,300.00
D R HORTON INC	Escrow Refund - 12692 Erskin ST NE	\$	7,300.00
D R HORTON INC	Escrow Refund - 12672 Fraizer ST NE	\$	4,800.00
D R HORTON INC	Escrow Refund - 4440 131st AVE NE	\$	4,600.00
D R HORTON INC	Escrow Refund - 4450 131st AVE NE	\$	4,700.00
D R HORTON INC	Escrow Refund - 12682 Fraizer ST NE	\$	4,800.00
D R HORTON INC	Escrow Refund - 12676 Fraizer ST NE	\$	4,800.00
D R HORTON INC	Escrow Refund - 12680 Fraizer ST NE	\$	4,700.00
D R HORTON INC	Escrow Refund - 12686 Fraizer ST NE	\$	4,800.00
D R HORTON INC	Escrow Refund - 12695 Fraizer ST NE	\$	4,900.00
D R HORTON INC	Escrow Refund - 4731 132nd CT NE	\$	4,800.00
D R HORTON INC	Escrow Refund - 4708 132nd CT NE	\$	4,800.00
D R HORTON INC	Escrow Refund - 13081 Ghia ST NE	\$	4,900.00
DISTINCTIVE WINDOW CLEANING CO	MAYC window cleaning	\$	398.00
ECM PUBLISHERS INC	Publish PHN Assessments (6/12 & 6/19), I/P 25-05	\$	319.00
ECM PUBLISHERS INC	Publish PHN for Vacation of Scenic Easement (6/19/26), V26-06	\$	88.00
ECM PUBLISHERS INC	Publish Ad for Bids-2026 Trail Maintenance Project, I/P 26-15	\$	407.00
ELECTRIC PUMP INC	Lift Station #31 - P2 Rebuild/Repair	\$	6,863.48
ETERNITY HOMES LLC	Escrow Refund - 4905 130th CT NE	\$	7,300.00
ETERNITY HOMES LLC	Escrow Refund - 4909 130th CT NE	\$	7,400.00
EULL'S MANUFACTURING CO INC	Spec Mix Motar	\$	641.60
EXPRESS SIGNS INC	Sign for Sizzling Summer	\$	300.00
FERGUSON ENTERPRISES INC #1657	Well #9 Plumbing Parts	\$	3,336.48
FERGUSON ENTERPRISES LLC #3325	Private Hydrant Markers	\$	4,300.00
FERGUSON WATERWORKS #2518	Long Sleeve Epox/Dip Wedge	\$	1,087.82
FERGUSON WATERWORKS #2518	PE Comp Coup/ PJ Coup	\$	651.10
FERGUSON WATERWORKS #2518	Water Meter Repair Parts	\$	1,142.40
FERGUSON WATERWORKS #2518	Fire Hydrant Parts	\$	2,721.20
FERGUSON WATERWORKS #2518	Gaskets	\$	88.10
FERGUSON WATERWORKS #2518	Credit	\$	(223.38)
FLAGSHIP RECREATION	Seat Strap for Molded Bucket Seats	\$	241.00
FLOCK GROUP INC	Annual Fee for 93/65 Falcon Camera	\$	3,000.00
FRAULY WILLIAM CHARLES	Summer Tae Kwon Do Instructor	\$	2,232.00
FRIENDLY CHEVROLET INC	Service Repair : Unit 5328 (PD)	\$	916.11
FRIENDLY CHEVROLET INC	Oil Pump Replacement : Unit 5280 (PW)	\$	4,330.07
FRIENDLY CHEVROLET INC	Tire Pressure Sensors: Unit 5318 (PD)	\$	329.02
FRIENDLY CHEVROLET INC	Exhaust : Unit 5288 (PD)	\$	53.95
FRIENDLY CHEVROLET INC	Filter Kit : PD Stock	\$	68.63

FRIENDLY CHEVROLET INC	Trans Filter : Unit 5341 (PD)	\$ 78.50
GALLAGHER BENEFIT SERVICES INC	Ongoing Consulting	\$ 416.67
GO PERMITS LLC	Building Permit Refund - B26-02358	\$ 80.00
GOODPOINTE TECHNOLOGY LLC	Pavement Condition Index Surveys, I/P T2607	\$ 7,375.00
GOPHER STATE ONE CALL INC	2026 Water & Sewer Locate Fees	\$ 2,084.40
GREAT RIVER AUTOMATION LLC	CH air handler repair	\$ 1,146.00
GROUP HEALTH NON-PATIENT A/R	EAP benefits	\$ 315.90
GUARDIAN FLEET SAFETY LLC	Upfit for squad 5363	\$ 22,746.19
HAMDORF RAYMOND	Home Improvement Grant Reimbursement	\$ 3,238.00
HANSON SPORTS LLC	Summer Sport Camps	\$ 1,102.60
HANSON SPORTS LLC	Summer Sport Camps	\$ 5,706.20
HAWKINS INC	2026 Water Treatment Chemicals	\$ 4,158.00
HAYNES SANDRA	Home Improvement Grant Reimbursement	\$ 830.00
HEALTHPARTNERS	HealthPartners Dental Claims	\$ 1,108.95
HEALTHPARTNERS	HealthPartners Dental Claims	\$ 3,598.67
HEALTHPARTNERS	HealthPartners Dental Claims	\$ 3,018.99
HEALTHPARTNERS	HealthPartners Dental Claims	\$ 724.44
HERITAGE LANDSCAPE SUPPLY GROUP	Grass Growth Stunter : Parks	\$ 140.21
HODGSON JOAN	Adult Softball Umpire Fees	\$ 420.00
HOLIDAY COMPANIES	2026 Blanket; Car Washes - PD	\$ 925.00
HOLIDAY COMPANIES	2026 Blanket; Car Washes - Fire/Comm Stds	\$ 35.00
HOSE PROS LLC	Hydrant valves/ Fittings/ Hoses	\$ 5,090.60
HOWARD KYLE	Mileage - MNGFOA Meeting	\$ 69.89
IMPACT PROVEN SOLUTIONS	2026 Utility Billing Invoicing	\$ 4,549.94
INDELCO PLASTICS CORPORATION	Well #16 Chemical Feed Parts	\$ 1,035.27
INDELCO PLASTICS CORPORATION	Parts for Chem Feed Equip. WTP & Wells	\$ 663.48
INGINA LLC	Summer Tech Camps	\$ 1,350.00
INSIGHT PUBLIC SECTOR INC	Adobe Software Annual Renewal	\$ 10,965.23
INSIGHT PUBLIC SECTOR INC	Laptop for Tom Clements	\$ 3,078.67
INSTRUMENTAL RESEARCH INC	Water Sample Testing; 2026 Blanket	\$ 1,080.00
INTELLIGENCE NEXUS LLC	BlaineReserves.Org domain and Event Portal	\$ 400.00
ISOM HARLAN G	Adult softball umpire fees	\$ 792.00
IUOE LOCAL 49 FRINGE BENEFIT FUNDS	49ers Training Facility Fee; June 2026	\$ 720.20
JACKSON-HIRSH INC	Laminating Materials for Office	\$ 88.00
JEFF BELZER'S ROSEVILLE AUTO INC	Trans Filter : Unit 5283 (PD)	\$ 204.00
JM ELECTRIC LLC	Park Light repair	\$ 350.00
JM ELECTRIC LLC	Remove/Replace fill valve	\$ 615.00
JOHNSON LITHO GRAPHICS	July/August 2026 City Newsletter	\$ 14,838.50
JOLY MELISSA	Reimbursement - Water Softener Repair, I/P 26-04	\$ 518.00
KATH FUEL OIL SERVICE COMPANY	Bulk AW 68; PW Stock	\$ 847.00
KATH FUEL OIL SERVICE COMPANY	Bulk DEF; PW Stock	\$ 585.24
KNOBLAUCH KYLENE	Adult Softball Umpire Fees	\$ 660.00
KNOBLAUCH KYLENE	Adult Softball Umpire Fees	\$ 600.00
KNOBLAUCH KYLENE	Adult Softball Umpire Fees	\$ 660.00
LANDS' END BUSINESS OUTFITTERS	Community Outreach Uniforms	\$ 135.75
LANGUAGE LINE SERVICES INC	2026 Translation and Interpretation services for the year	\$ 1,166.99
LAWSON PRODUCTS INC	Shop Supplies : Cap Plug Assortment	\$ 75.52
LAWSON PRODUCTS INC	Blades/ Grinding Discs/ Couplers/ Screws	\$ 996.25
LAWSON PRODUCTS INC	Flap Band	\$ 30.54
LEAGUE OF MN CITIES INSURANCE	Workers Comp Insurance Claims	\$ 12,948.42
LOCKRIDGE GRINDAL NAUEN PLLP	2026 State Lobbying Services (Year 3 of 3 Year Agmt)	\$ 3,166.66

LRS PORTABLES OF MINNESOTA	2026 Satellite Rental - Parks	\$	9,877.39
MACQUEEN EQUIPMENT INC	Blades and Belts : Unit 1322 (Sidewalk Trackless)	\$	1,105.36
MANAGED SERVICES INC	CH Janitorial Services	\$	4,948.00
MANAGED SERVICES INC	CH Enmotion, TP, soap	\$	706.96
MANAGED SERVICES INC	MAYC shampoo carpet	\$	911.00
MANSFIELD OIL COMPANY	Fuel Delivery - June 2026	\$	11,050.15
MANSFIELD OIL COMPANY	Fuel Delivery - June 2026	\$	13,532.82
MARSDEN CENTRAL LLC	PW - July 2026 janitorial services	\$	2,652.69
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$	1,616.64
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$	248.83
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$	81.41
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$	1,865.47
MAYER ARTS INC	Instruction for Summer Theater Classes	\$	2,358.40
MC TOOL & SAFETY SALES	PPE Safety gear: New employee	\$	428.43
MC TOOL & SAFETY SALES	Gas Monitor Calibration	\$	85.00
MEDPRO WASTE DISPOSAL LLC	Hazmat disposal invoice 1751105	\$	69.75
MENARDS - BLAINE	Dehumidifiers: Well Houses	\$	359.52
MENARDS - BLAINE	Light bulbs	\$	177.86
METRO FURNITURE SOLUTIONS	CH 3rd floor cubical upgrades	\$	4,306.70
METROPOLITAN COUNCIL	MCES Wastewater Services	\$	477,884.43
METROPOLITAN COUNCIL	June SAC Report	\$	73,804.50
METROPOLITAN LIFE INSURANCE	MN Paid Leave	\$	20,255.20
MIDWAY FORD COMPANY	2026 Capital : Medium Duty Dump Truck w/Plow #4663	\$	68,761.43
MIDWAY FORD COMPANY	2026 Capital : Medium Duty Dump Truck w/ Plow #4667	\$	68,934.56
MIDWAY FORD COMPANY	2026 Capital :Light Duty Water Meter Tech Van #4671	\$	59,830.95
MIDWAY FORD COMPANY	2026 Capital :Medium Duty Maintenance Van #4672	\$	62,113.80
MIDWAY FORD COMPANY	Brake Caliper Bolts: Unit 2409 (Truck)	\$	17.60
MIDWAY FORD COMPANY	Heater Core & EVAP : Unit 1260 (Truck)	\$	613.80
MINNEAPOLIS SAW COMPANY INC	Forestry PPE: Cloggers	\$	627.99
MINNESOTA EQUIPMENT - ROGERS	Credit	\$	(1,296.00)
MINNESOTA EQUIPMENT - ROGERS	Transmission Overheating Repair/ PTO Cutting out : unit 1276	\$	4,935.85
MINNESOTA OCCUPATIONAL HEALTH	Pre-employment Testing	\$	1,069.00
MINNESOTA OCCUPATIONAL HEALTH	Pre-employment Testing	\$	37.00
MINNESOTA OCCUPATIONAL HEALTH	Pre-employment Testing	\$	680.00
MINNESOTA OCCUPATIONAL HEALTH	Pre-employment Testing	\$	37.00
MINUTE MAKER SECRETARIAL	Minute Maker Secretarial	\$	425.75
MN DEPT OF LABOR AND INDUSTRY	A/P Only - State Surcharge - June 2026	\$	7,808.85
MTI DISTRIBUTING INC	Blader : Mowers	\$	551.12
MTI DISTRIBUTING INC	Blader : Mowers	\$	314.98
MTI DISTRIBUTING INC	Damper : Unit 2454 (Mower)	\$	95.98
MUSCO SPORTS LIGHING LLC	Sports Lighting Yearly Service Fee	\$	950.00
NCPERS GROUP LIFE INS	NCPERS Group Life Insurance	\$	1,024.00
NORTHERN SANITARY SUPPLY CO INC	MAYC bags, degreaser, peroxide	\$	475.88
NORTHERN SANITARY SUPPLY CO INC	Soap for Aquatone Band Shell	\$	329.80
NORTHERN SANITARY SUPPLY CO INC	MAYC towels, tissues, liners	\$	1,418.14
NORTHERN SANITARY SUPPLY CO INC	Trash Bags for the Blaine Festival	\$	137.76
NR PROPERTIES INC	Escrow Refund - 2150 120th LN NE	\$	4,900.00
NR PROPERTIES INC	Full escrow refund, PC22-0055 Radisson Hills	\$	7,500.00
NUSS TRUCK & EQUIPMENT	Ignition Switch : Unit 4622 (Vactor)	\$	174.08
NUSS TRUCK & EQUIPMENT	Exhaust Pipe: Unit 1269 (Dump Truck)	\$	95.94
NUSS TRUCK & EQUIPMENT	Wiper Transmission: Unit 1315 (Plow Truck)	\$	518.04

NUSS TRUCK & EQUIPMENT	Coolant Hose : Unit 4627 (Dump Truck)	\$	135.70
NUSS TRUCK & EQUIPMENT	AirTank : Unit 1269 (Dump Truck)	\$	312.57
NUSS TRUCK & EQUIPMENT	Fuel Filters : PW Stock	\$	656.31
NUSS TRUCK & EQUIPMENT	Fittings : Unit 1269 (Dump Truck)	\$	74.93
OPTUM	Optum HSA/FSA Claims	\$	162.80
OPTUM	Optum HSA/FSA Claims	\$	551.34
OPTUM	Optum HSA/FSA Claims	\$	1,184.70
O'REILLY AUTOMOTIVE INC	Blower Motor : Unit 5234	\$	109.65
O'REILLY AUTOMOTIVE INC	Credit	\$	(149.65)
O'REILLY AUTOMOTIVE INC	Solenoid: Unit 2356 (Groomer)	\$	26.99
O'REILLY AUTOMOTIVE INC	24" Wiper Blades : Unit 4627 (Dump Truck)	\$	25.98
O'REILLY AUTOMOTIVE INC	Filters : PW Stock	\$	94.35
O'REILLY AUTOMOTIVE INC	R134a Refrigerant: Shop Supplies	\$	349.99
O'REILLY AUTOMOTIVE INC	Bearings : Unit 4613 (Trailer)	\$	45.84
O'REILLY AUTOMOTIVE INC	Bearings : Unit 4613 (Trailer)	\$	29.88
O'REILLY AUTOMOTIVE INC	Wiper Blades/ Filters : PW Stock	\$	186.18
O'REILLY AUTOMOTIVE INC	Spark Plugs : Parks	\$	7.78
PACE ANALYTICAL SERVICES INC	2026 WTP# 1 VOC Testing	\$	1,119.00
PARK CONSTRUCTION COMPANY	Zest Street & Lakes Pkwy Construction, I/P T2504 (25-04)	\$	418,675.95
PHASOR ELECTRIC COMPANY	Dog Park Heater Repair	\$	135.00
PLAISTED COMPANIES INC	Class 5 / Sand/ Gravel	\$	1,369.85
PLUNKETT'S PEST CONTROL INC	Pest Control : Treatment Plants 2 & 4, Tower 4	\$	490.50
PRECISE MRM LLC	2026 PW GPS Management	\$	1,680.00
PRINT CENTRAL	Tom Clements Business Cards	\$	39.00
PRINT CENTRAL	Door Hangers : Forestry	\$	138.19
PRINT CENTRAL	5000 Regular & 5000 Window Envelopes	\$	1,516.98
PRO-TEC DESIGN INC	Pro Watch Software server knocked offline	\$	321.25
PRO-TEC DESIGN INC	SSA-MILESTONE CARE PLUS RENEWAL	\$	5,989.95
PRO-TEC DESIGN INC	Milestone tech support software	\$	6,078.69
PULTE HOMES OF MINNESOTA LLC	Escrow Refund - 12514 Erskin ST NE	\$	4,600.00
PULTE HOMES OF MINNESOTA LLC	Escrow Refund - 12534 Erskin ST NE	\$	4,700.00
PULTE HOMES OF MINNESOTA LLC	Escrow Refund - 12649 Fraizer ST NE	\$	4,700.00
PULTE HOMES OF MINNESOTA LLC	Escrow Refund - 12614 Erskin ST NE	\$	5,000.00
PULTE HOMES OF MINNESOTA LLC	Escrow Refund - 12604 Erskin ST NE	\$	5,000.00
PULTE HOMES OF MINNESOTA LLC	Escrow Refund - 12628 Fraizer ST NE	\$	4,700.00
RECYCLE TECHNOLOGIES INC	Base station scrap from Water Tower	\$	20.00
RECYCLE TECHNOLOGIES INC	Base station scrap from Water Tower	\$	164.25
RECYCLE TECHNOLOGIES INC	Base station scrap from Water Tower	\$	648.45
REDPATH AND COMPANY LLC	Completion of 2025 Audit	\$	31,600.00
ROADKILL ANIMAL CONTROL	2026 Blanket: Disposal of Dead Deer	\$	129.00
ROBINSON LANDSCAPING INC	Rolls of Sod	\$	297.00
S & S INDUSTRIAL SUPPLY INC	Drill Bits	\$	204.15
SAM'S CLUB/SYNCHRONY BANK	Account Fees	\$	105.91
SAM'S CLUB/SYNCHRONY BANK	Concessions LCP	\$	424.06
SAM'S CLUB/SYNCHRONY BANK	Concessions Lakeside Commons Park	\$	153.78
SAM'S CLUB/SYNCHRONY BANK	Food for the bike rodeo	\$	270.35
SAM'S CLUB/SYNCHRONY BANK	Candy for City Council Float for Blaine Festival Parade	\$	657.96
SAM'S CLUB/SYNCHRONY BANK	Membership Dues for 2027	\$	230.00
SAXON FLEET SERVICES	Replacement Detective Squad Purchase	\$	41,901.60
SCHMIDT ROBERT	Heat Tape Installation/Replacement MH	\$	1,700.00
SCHMIDT ROBERT	Heat Tape Installation/Replacement MH	\$	1,700.00

SHERWIN-WILLIAMS COMPANY	MAYC paint	\$	33.94
SMARTSIGHTS LLC	Scada Alarm Dialer; Water/Sewer	\$	4,417.80
STERICYCLE INC	June 2026 shred	\$	156.46
SUBURBAN TIRE WHOLESALE INC	Tires: Unit 5304 (PD)	\$	121.61
SUN LIFE FINANCIAL	Long Term Disability Insurance	\$	4,735.40
SUREFITTERS	Fuel Meter for Truck: Unit 4503 (Truck)	\$	231.62
SWANK MOTION PICTURES INC	Movie License	\$	785.00
TEAMSTER JOINT COUNCIL 32	Police Dental Premiums	\$	6,603.00
THE LINCOLN NATIONAL LIFE INSURANCE COMPANY	Life Insurance	\$	7,379.50
THOMSEN SYSTEMS INC	Summer Tech Camps	\$	690.00
T-MOBILE USA INC	Cell Phone Records for Criminal Investigation	\$	50.00
T-MOBILE USA INC	Cell Tower Dump for Investigation	\$	50.00
T-MOBILE USA INC	Cell Tower Dump for Investigation	\$	200.00
TOLL GAS & WELDING SUPPLY	CO2 for Freezing Water	\$	98.75
TREVIPAY	Pressure Washer Wand : Unit 1329 (Patching Truck)	\$	233.62
TREVIPAY	#4464 Trailer Tools/ Cart / Dollys	\$	994.63
TREVIPAY	Impact Wrench (2)	\$	758.10
TREVIPAY	Northern Tool - Trimmer and drill bits	\$	171.93
TRI-STATE BOBCAT INC	Filters : Unit 2377 (Chipper)	\$	206.15
TRI-STATE BOBCAT INC	Water Tank for Asphalt/Concrete Saw Cart	\$	184.99
TUNG PAK HOI	Medallion Hunt Finder	\$	500.00
TWIN CITIES TRANSPORT & RECOVERY INC	Tow of Explorer from PW to Storage	\$	125.00
TWIN CITIES TRANSPORT & RECOVERY INC	Tow for Squad 5304	\$	125.00
ULINE	5 mesh chairs	\$	1,470.63
ULINE	Credit	\$	(495.00)
US BANK	Fiscal Agent Fees - 2019A	\$	575.00
USA BLUEBOOK (#657220)	Freeze Plates: Water Dept	\$	56.97
USA BLUEBOOK (#657220)	Manhole Sleeve Lifter: Sewer	\$	793.76
USA BLUEBOOK (#657220)	Tooling up truck : Unit 4667 (Truck)	\$	19.07
USA BLUEBOOK (#657220)	Dehumidifier	\$	3,484.96
USA BLUEBOOK (#657220)	Steel Tile Probe: Sewer	\$	140.55
VESSCO INC	Chemical Tank Part - WTP #4	\$	1,875.00
VESSCO INC	Chemical Feed Replacement Head	\$	920.00
VOLUNTEERS OF AMERICA	Cooks supplemental wage - MAYC June 2026	\$	111.56
WSB & ASSOCIATES INC	FOG Program Assessment -5/1/26-5/31/26	\$	2,891.00
XCEL ENERGY	4125 109th Ave NE - Signal	\$	68.40
ZAHL-PETROLEUM MAINTENANCE COMPANY	Oil & Hydraulic Reels Leaking : Service	\$	975.52
ZIEGLER INC	Field Service : Unit1294 (Loader)	\$	1,409.22
			\$ 2,747,662.70

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 08/17/2026 FOR PAYMENTS THE WEEK OF 07/16/2026**

Vendor Name	Description	Amount
METROPOLITAN LIFE INSURANCE	MN Paid Leave	\$ 20,255.20
GUARDIAN FLEET SAFETY LLC	Upfit for squad 5363	\$ 22,746.19
CENTER FOR ENERGY AND ENVIRONMENT	EDA Loan Program - May 2026	\$ 26,225.00
REDPATH AND COMPANY LLC	Completion of 2025 Audit	\$ 31,600.00
SAXON FLEET SERVICES	Replacement Detective Squad Purchase	\$ 41,901.60

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 08/17/2026 FOR PAYMENTS THE WEEK OF 07/29/2026**

Vendor Name	Description	Amount
AMAZON CAPITAL SERVICES	Water Tank Lid : Unit 4473 (F450)	\$ 49.58
AMAZON CAPITAL SERVICES	Paint Markers	\$ 20.89
AMAZON CAPITAL SERVICES	Summer Supplies	\$ 17.75
AMAZON CAPITAL SERVICES	Tool Organizers : Small Tools	\$ 492.24
AMAZON CAPITAL SERVICES	Planners : Water , Sheet Protectors : Signs	\$ 66.93
AMAZON CAPITAL SERVICES	Paint Markers	\$ 34.10
AMAZON CAPITAL SERVICES	Sandbag used during search warrants to secure doors open	\$ 21.99
AMAZON CAPITAL SERVICES	PW Summer Supplies	\$ 70.74
AMAZON CAPITAL SERVICES	PW Summer Supplies	\$ 53.75
AMAZON CAPITAL SERVICES	Labels for CS food trucks	\$ 12.95
AMAZON CAPITAL SERVICES	Laptop Stand	\$ 21.24
AMAZON CAPITAL SERVICES	Popcorn & seasoning for movie night	\$ 67.88
AMAZON CAPITAL SERVICES	Paint Markers	\$ 24.88
AMAZON CAPITAL SERVICES	Fuel Filters : PW Stock	\$ 25.58
AMAZON CAPITAL SERVICES	Card stock, Mechanical Pencils, Refill Lead	\$ 62.06
AMAZON CAPITAL SERVICES	Supplies for MAYC	\$ 268.26
AMAZON CAPITAL SERVICES	Dye Injector Kit	\$ 85.16
AMAZON CAPITAL SERVICES	Fuel Can Labels	\$ 219.87
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 209.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 325.75
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 59.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 514.09
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 110.45
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 482.80
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 123.90
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 91.80
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 374.10
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 110.45
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 126.90
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 2,868.23
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 12.00
ASPEN MILLS INC	Fire Inspections - Boots	\$ 164.99
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 64.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 64.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 17.85
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 418.63
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 329.14
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 123.90
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 154.99
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 1,709.32
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 518.05
AUTOMATIC SYSTEMS COMPANY	WTP#1 Trouble Shooting	\$ 421.25
AZIMUTH LAND SURVEYING	LS #15 Easement Corners Located	\$ 1,100.00

BARR ENGINEERING COMPANY	Well Interference Response Plan, I/P 23-22	\$ 2,220.50
BAUER BUILT INC	Tire Repair : Unit 1269 (Dump Truck)	\$ 64.00
BLAINE BROTHERS INC	Brake Parts : Unit 1272 (Dump Truck)	\$ 243.80
BLAINE BROTHERS INC	Reat Brakes : 1272 (Dump Truck)	\$ 194.98
BLAINE BROTHERS INC	Coolant : PW Stock	\$ 125.94
BLAINE CUSTOM APPAREL & AWARDS	Shirts for Safety Camp	\$ 380.00
BLAINE LOCK & SAFE INC	Door Repair at Sunnyside Park Building	\$ 255.00
BLAINE LOCK & SAFE INC	Keys for PD training sergeant and officer	\$ 102.00
BLAINE'S BLAZIN' 4TH COMMITTEE	Blaine Festival Activities Registration reimbursement	\$ 11,870.00
BOULDER CONTRACTING LLC	Full escrow refund, PC20-0009, Boulder Estates 2nd	\$ 2,500.00
BOULDER CONTRACTING LLC	Full escrow refund, PC20-0009, Boulder Estates 2nd	\$ 2,500.00
BRAUN INTERTEC CORPORATION	Construction Materials Testing, LS13 Force Main-P2, I/P 23-30	\$ 2,234.50
BRAUN INTERTEC CORPORATION	CMT - 2026 Quincy Area Street Reconstruction, I/P T2604	\$ 798.00
CARR'S TREE SERVICE INC	Stump Grinding : Club West Association	\$ 2,264.20
CENTERPOINT ENERGY	June 2026 Gas Service	\$ 472.73
CENTRAL PRO SUPPLY	Irrigation Supplies	\$ 743.00
CES IMAGING	Paper Rolls for GIS Plotter (42"x150', 2" Core 24lb Coated)	\$ 132.35
CES IMAGING	Canon MC-30 Maintenance Cartridge for GIS Plotter	\$ 140.33
CHRONICLES IN HEALTH LLC	Senior programs	\$ 75.00
CINTAS CORPORATION	MAYC Mats/Rugs	\$ 42.77
CINTAS CORPORATION	CH mats/rugs	\$ 216.88
CINTAS CORPORATION	2026 Uniform/Rug Towel Rentals	\$ 221.17
CINTAS CORPORATION	Cold storage PD first aid cabinet supplies	\$ 35.90
CONNEXUS ENERGY-UTILITY PAYMENTS	June 2026 Electric	\$ 70,427.36
CRYSTEEL TRUCK EQUIPMENT	Fuel Cell Install in Unit 4496	\$ 1,928.50
D R HORTON INC	Escrow Refund - 13024 Ghia ST NE	\$ 7,000.00
D R HORTON INC	Escrow Refund - 4500 131st AVE NE	\$ 4,500.00
D R HORTON INC	Escrow Refund - 4490 131st AVE NE	\$ 4,600.00
D R HORTON INC	Escrow Refund - 12702 Fraizer ST NE	\$ 4,800.00
D R HORTON INC	Escrow Refund - 4816 132nd CT NE	\$ 4,700.00
D R HORTON INC	Escrow Refund - 4713 132nd Ct NE	\$ 4,900.00
D R HORTON INC	Escrow Refund - 4707 132nd CT NE	\$ 4,900.00
D R HORTON INC	Escrow Refund - 4702 132nd CT NE	\$ 4,900.00
D R HORTON INC	Escrow Refund - 4625 132nd LN NE	\$ 4,900.00
D R HORTON INC	Escrow Refund - 4615 132nd CT NE	\$ 4,800.00
D R HORTON INC	Remaining escrow refund, SP21-0008, Harpers Landing	\$ 31,773.75
ECM PUBLISHERS INC	2026 Public Hearing Notices	\$ 99.00
ECM PUBLISHERS INC	2026 Public Hearing Notices	\$ 82.50
ESCAPE FIRE	2025 Annual sprinkler inspection	\$ 275.00
ESCAPE FIRE	2025 Annual sprinkler inspection	\$ 275.00
ESCAPE FIRE	2025 Annual sprinkler inspection	\$ 275.00
ESCAPE FIRE	2025 Annual sprinkler inspection	\$ 275.00
ETERNITY HOMES LLC	Escrow Refund - 4918 130th Ct NE	\$ 4,900.00
FERGUSON WATERWORKS #2518	Meters/ Hydrant Markers/ Gaskets	\$ 369.02
FERGUSON WATERWORKS #2518	Hydrant Mod Kit and Extension	\$ 7,316.40
FERGUSON WATERWORKS #2518	Pump / Compressor	\$ 4,561.17
FERGUSON WATERWORKS #2518	10 Inch Water Main Repair Parts : Territorial Main Repair	\$ 4,317.52
FERGUSON WATERWORKS #2518	Fire Hydrant Parts	\$ 309.52
FIDELITY SECURITY LIFE INSURANCE COMPANY	EyeMed - Vision Insurance	\$ 753.20
FIDELITY SECURITY LIFE INSURANCE COMPANY	EyeMed - Vision Insurance	\$ 30.97

FISERV	June 2026 FISERV Payment	\$ 149.24
FIVE STAR GROUP LLC	Partial Escrow Refund, PC17-0025, Deer Pond	\$ 2,000.00
FJS SERVICES	Remaining Escrow Refund, PC17-0025, Deer Pond	\$ 500.00
FORESTRY SUPPLIERS INC	Credit PO 2025-00000210 Hydraulic Hose 25'	\$ (329.00)
FORESTRY SUPPLIERS INC	Brush control oil: Forestry	\$ 161.34
FORESTRY SUPPLIERS INC	Pruning Pole / Blades	\$ 484.97
FRIENDLY CHEVROLET INC	Evaporator/ Seals : Unit 5280 (Tahoe)	\$ 315.07
FRIENDLY CHEVROLET INC	Evaporator/ Seals : Unit 5280 (Tahoe)	\$ 3.60
FRIENDLY CHEVROLET INC	Coil/Wire/ Spark Plug : Unit 5299 (PD)	\$ 505.30
FRIENDLY CHEVROLET INC	Coil/Wire/ Spark Plug : Unit 5299 (PD)	\$ 501.55
FRIENDLY CHEVROLET INC	Belts & Filter : Unit 5331 (PD)	\$ 120.66
FRIENDLY CHEVROLET INC	Belts & Filter : Unit 5331 (PD)	\$ 76.15
FRIENDLY CHEVROLET INC	Ignition Coils : Unit 5299 (PD)	\$ 322.80
FRIENDLY CHEVROLET INC	Belt : Unit 5331 (PD)	\$ 66.96
FRIENDLY CHEVROLET INC	Credit PO 2026-00003330 return parts PD Unit 5299	\$ (300.93)
FRIENDLY CHEVROLET INC	Credit PO 2026-00003330 return parts PD Unit 5299	\$ (501.55)
GALLAGHER BENEFIT SERVICES INC	Ongoing Consulting	\$ 416.67
GARY JOHN ANDERSON LANDSCAPING INC	Restoration after Sewer Repair:	\$ 4,403.05
GEMPLER'S INC	Hangers, Skin Cleanser for Ivy	\$ 2,143.89
GRAINGER	GFCI outlet	\$ 144.84
GRAINGER	HVAC controller	\$ 600.02
GRAINGER	Vibration Mounts : Unit 2390 (Groundmaster)	\$ 53.08
GRAINGER	Vibration Mounts : Unit 2390 (Groundmaster)	\$ 57.76
HANSON SPORTS LLC	Summer Sport Camps	\$ 238.40
HAWKINS INC	2026 Water Treatment Chemicals	\$ 8,992.00
HAWKINS INC	2026 Water Treatment Chemicals	\$ 10,635.40
HAWKINS INC	2026 Water Treatment Chemicals	\$ 460.00
HAWKINS INC	2026 Water Treatment Chemicals	\$ 16,919.80
HELMETS R US INC	Helmets for safety camp	\$ 937.40
HOTSY MINNESOTA	PW Pressure washer Hoses	\$ 521.19
INDELCO PLASTICS CORPORATION	Bleach Pump; Water	\$ 2,080.84
INSIGHT PUBLIC SECTOR INC	Adobe license for Engineering intern	\$ 96.19
JL THEIS INC	Hydrant Meter Deposit Refund	\$ 4,440.00
JM ELECTRIC LLC	7/1/26 Troubleshoot 105th / Radisson irrigation box	\$ 335.00
JOHNSON KEITH	Adult Softball Umpire fees	\$ 363.00
KRAFT MECHANICAL LLC	PW water heater repair	\$ 443.00
KWIK TRIP STORE ENGINEERING	Full escrow refund, SP18-0005, Kwik Trip	\$ 14,995.22
LAKES IRRIGATION LLC	Irrigation Water Usage - East Lake Parks	\$ 410.37
LAWSON PRODUCTS INC	Brake/Parts Cleaner, Orgelbow, Quickstix	\$ 975.54
LAWSON PRODUCTS INC	Brake/Parts Cleaner, Orgelbow, Quickstix	\$ 145.86
LAWSON PRODUCTS INC	Fuel Line : PW Stock	\$ 531.79
LAWSON PRODUCTS INC	Water/Sewer locate paint	\$ 554.24
LIFE SAFETY SYSTEMS INC	2026 Annual monitoring	\$ 325.00
LOCAL GOVERNMENT INFORMATION SYSTEMS	2026 Special Assessment Program & E-Property Site	\$ 5,965.00
MANSFIELD OIL COMPANY	Fuel Delivery - June 2026	\$ 14,658.60
MANSFIELD OIL COMPANY	Fuel Delivery - June 2026	\$ 10,473.10
MANSFIELD OIL COMPANY	Fuel Delivery - July 2026	\$ 6,963.88
MANSFIELD OIL COMPANY	Fuel Delivery - July 2026	\$ 16,043.74
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$ 155.14
MARTIN MARIETTA MATERIALS	Patching Material for Streets	\$ 152.83

MC TOOL & SAFETY SALES	Gloves / Spill Kits	\$ 1,027.82
MC TOOL & SAFETY SALES	Gas Monitor Calibration	\$ 85.00
MEADOWLAND ESTATES LLC	Full cash LOC release, PC22-0024 Jefferson Ridge	\$ 18,000.00
MEDSURETY LLC	MedSurety Monthly Fee	\$ 177.50
MENARDS - BLAINE	Meter Parts / Volt Meter	\$ 55.30
MENARDS - BLAINE	Round up / Lopper	\$ 357.24
MENARDS - BLAINE	Tool for Distro Trailer : Water	\$ 170.33
MENARDS - BLAINE	Hose for gardeners	\$ 14.99
MENARDS - BLAINE	Wipes, valve kit, flapper, fly swatter, filter	\$ 186.65
MENARDS - BLAINE	Training building supplies	\$ 292.96
MENARDS - BLAINE	Green Treated 2x6 for Boardwalk	\$ 384.60
MENARDS - BLAINE	Drain Fittings : Well #17	\$ 54.58
MENARDS - BLAINE	Green Treated / Speed Square : Boardwalk	\$ 58.62
MENARDS - BLAINE	Mailbox Post : 11744 Buchannan	\$ 34.99
MENARDS - BLAINE	Batteries, deadbolts, pliers, file handle	\$ 168.42
METROPOLITAN LIFE INSURANCE COMPANY	Q1 & Q2 MN Paid Leave FICA tax service	\$ 2,614.76
MICKMAN BROTHERS INC	2026 Contract: All WTP landscape maintenance	\$ 1,641.67
MID AMERICA METER LLC	Dehumidifier Parts	\$ 263.00
MID AMERICA METER LLC	Repair of Prop Meter	\$ 1,442.94
MID AMERICA METER LLC	Dehumidifier Parts	\$ 170.90
MIDWAY FORD COMPANY	Shifter Cable : Unit 5238 (P&R)	\$ 101.40
MIDWAY FORD COMPANY	Intake Boot and Clamps : Unit 1244 (Dump Truck)	\$ 164.67
MIDWEST SECURITY PRODUCTS INC	Lock and Install for SCACA Computer	\$ 2,113.90
MILLS FLEET FARM	Hydrant Meter Deposit Refund	\$ 206.12
MINNESOTA DEPARTMENT OF TRANSPORTATION	Construction Materials Testing (Zest Street), I/P 25-04	\$ 903.49
MINNESOTA EQUIPMENT - HAM LAKE	Small Gas Blowers : Route 6 mowing crew	\$ 659.98
MINNESOTA EQUIPMENT - HAM LAKE	Credit PO 2026-00003280 BG Blower	\$ (659.98)
MINNESOTA EQUIPMENT - HAM LAKE	Small Gas Blowers : Route 6 mowing crew	\$ 580.78
MINNESOTA EQUIPMENT - HAM LAKE	Auto Cut Saw	\$ 39.99
MINNESOTA EQUIPMENT - HAM LAKE	Credit PO 2026-00003379 auto cut saw	\$ (6.00)
MINNESOTA MUNICIPAL UTILITIES ASSOCIATION	Safety management program	\$ 12,808.75
MINNESOTA RECREATION AND PARK ASSOCIATION	Annual State Conference Registration	\$ 1,365.00
MINNESOTA VALLEY TESTING LABS #2778	Water Testing Lakeside Commons Park	\$ 76.00
M-R SIGN COMPANY INC	DG3 Roll: Supplies	\$ 610.28
M-R SIGN COMPANY INC	Street ID Signs : Washington St / 87th Lane	\$ 1,143.66
MUSKA ELECTRIC CO	Low Voltage Electrical run to PW SCADA room	\$ 1,239.91
NEWMARK HOMES	Remaining escrow refund, PC15-58, Woods at Quail Creek 4th	\$ 3,000.00
NORTHERN SANITARY SUPPLY CO INC	MAYC towels	\$ 112.80
NORTHERN SANITARY SUPPLY CO INC	CH liners, tissue, towels	\$ 352.33
NORTHERN SANITARY SUPPLY CO INC	CH towels, tissue, bags	\$ 415.51
NORTHLAND CAPITAL EQUIPMENT FINANCE	CH leased fitness equipment	\$ 859.41
NUSS TRUCK & EQUIPMENT	Deff Filter (x3) : Unit 1272 (Dump Truck)	\$ 515.65
OLD DOMINION FREIGHT LINE INC	Full escrow refund, SP25-02, Old Dominion	\$ 14,210.00
OPPORTUNITY SERVICES INC	Cleaning Services - May 26	\$ 1,549.08
OPTUM FINANCIAL INC	Account fee monthly FSA and HSA	\$ 550.75
O'REILLY AUTOMOTIVE INC	Oil Filters: PW Stock / 5238 (P&R)	\$ 63.09
O'REILLY AUTOMOTIVE INC	Fuel Filters: Unit 2398 (Toolcat)	\$ 56.25
O'REILLY AUTOMOTIVE INC	Air Fresheners: PD Stock	\$ 64.44
O'REILLY AUTOMOTIVE INC	Actuator Kit : Unit 5252 (PD)	\$ 91.93
PAFFY'S PEST CONTROL INC	PW monthly pest control	\$ 139.00

PERA	Omitted deduction for S Fritz	\$ 12,147.20
PIONEER MANUFACTURING COMPANY	Ballfield Paint : Ballfield Lines in grassy areas	\$ 2,900.00
PRAIRIE RESTORATIONS INC	Service Integrated Plant Mgmt - Monarch Pond	\$ 1,475.00
PRESCRIPTION LANDSCAPE INC	June 2026 Monthly Bed Maint/Weekly Grounds - Various Medians	\$ 280.38
PRESCRIPTION LANDSCAPE INC	June 2026 Monthly Bed Maint/Weekly Grounds - Various Medians	\$ 1,018.34
PRESCRIPTION LANDSCAPE INC	June 2026 Add 'I Median Maint: Prune off Curbs	\$ 78.00
PRESCRIPTION LANDSCAPE INC	June 2026 Monthly Bed Maint/Weekly Grounds - Various Medians	\$ 1,154.75
PRESCRIPTION LANDSCAPE INC	June 2026 Add 'I Median Maint: Prune off Curbs	\$ 326.44
PRESCRIPTION LANDSCAPE INC	June 2026 Monthly Bed Maint/Weekly Grounds - Various Medians	\$ 1,204.33
PRESCRIPTION LANDSCAPE INC	June 2026 Monthly Bed Maint/Weekly Grounds - Various Medians	\$ 812.01
PRESCRIPTION LANDSCAPE INC	June 2026 Add 'I Median Maint: Prune off Curbs	\$ 798.29
PRESCRIPTION LANDSCAPE INC	June 2026 Monthly Bed Maint/Weekly Grounds - Various Medians	\$ 114.44
PRESCRIPTION LANDSCAPE INC	June 2026 Monthly Bed Maint/Weekly Grounds - Various Medians	\$ 807.46
PRINT CENTRAL	Business Cards Police	\$ 39.00
PRINT CENTRAL	Business Cards Police	\$ 39.00
RACHEL CONTRACTING INC	Demo Escrow full refund - 1308 113th Ave NE	\$ 2,000.00
RACHEL CONTRACTING INC	Hydrant Meter Deposit Refund	\$ 4,950.00
ROTHMEYER TEC, INC	Full escrow refund, PC22-54 Vertical Bridge	\$ 4,984.00
SAFETY SIGNS	Irrigation Valve Dig Road Signs	\$ 1,162.60
SEALTECH INC	Final Portion of Territorial Park Trail Repair - MS4, Area 1	\$ 20,292.00
SELLMAN SHEILA	Mileage & Expense Report - Sellman 7/16/26	\$ 19.31
SHORT ELLIOTT HENDRICKSON INC	PW Fuel Station Reconstruction Design Services-I/P 25-01 (F2501)	\$ 1,698.13
SHORT ELLIOTT HENDRICKSON INC	Final Design & Construction Services, I/P 26-06 (T2606)	\$ 9,251.35
SHORT ELLIOTT HENDRICKSON INC	National Street - Phase 2 Prepare Plans & Specs, I/P 25-22	\$ 23,202.34
TENICITY LLC	Summer 2026 Tennis Lessons	\$ 4,356.00
THOMSEN SYSTEMS INC	Summer 2026 Tech Camps	\$ 1,008.00
TRI-STATE BOBCAT INC	Bobtach/ Filter : Stock & Unit 2398 (Bobcat)	\$ 125.23
TRI-STATE BOBCAT INC	AC Compressor : Unit 2398 (Toolcat)	\$ 797.91
TWIN CITIES TRANSPORT & RECOVERY INC	Tow for Squad 5241	\$ 125.00
TWIN CITY FILTER SERVICE INC	HVAC filters	\$ 592.72
USA BLUEBOOK (#657220)	Plant Lab Supplies : All Treatment Plants	\$ 620.14
USA BLUEBOOK (#657220)	Lifting Straps-Lock/Tag out supplies: Sewer	\$ 147.39
USA BLUEBOOK (#657220)	Replacement Transducer cable and Transducer	\$ 22.49
USA BLUEBOOK (#657220)	Replacement Transducer cable and Transducer	\$ 545.91
USA BLUEBOOK (#657220)	Replacement Transducer cable and Transducer	\$ 463.14
USDA APHIS	Geese Control	\$ 1,315.32
VALUE HOMES LLC	Full escrow refund, PC21-0048, Laddie Lake Waiver	\$ 5,000.00
VEHICLE SERVICE GROUP LLC	2026 Capital : In Floor Hoist	\$ 36,502.79
VEHICLE SERVICE GROUP LLC	Credit PO # 2026-00003312 CT&T install	\$ (9,020.00)
VERTEX UNMANNED SOLUTIONS LLC	GPS Geo base and Install / Configuration	\$ 4,750.00
VIKING ELECTRIC SUPPLY LLC	HVAC fuse	\$ 294.60
VIKING ELECTRIC SUPPLY LLC	HVAC fuse	\$ 294.60
VILLEGAS WESLEY	Tuition Reimbursement	\$ 517.47
WATER CONSERVATION SERVICES INC	Water Main Leak Detection 7/16/26 11818 Monroe Cir	\$ 480.45
WSB & ASSOCIATES INC	Prelim Design & Feasibility Report, I/P 26-05	\$ 1,242.00
ZIEGLER INC	2024 Capital : Portable Generator - Sewer	\$ 87,400.00
		\$ 647,490.19

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 08/17/2026 FOR PAYMENTS THE WEEK OF 07/29/2026**

Vendor Name	Description	Amount
SEALTECH INC	Final Portion of Territorial Park Trail Repair - MS4, Area 1	\$ 20,292.00
SHORT ELLIOTT HENDRICKSON INC	National Street - Phase 2 Prepare Plans & Specs, I/P 25-22	\$ 23,202.34
D R HORTON INC	Remaining escrow refund, SP21-0008, Harpers Landing	\$ 31,773.75
VEHICLE SERVICE GROUP LLC	2026 Capital : In Floor Hoist	\$ 36,502.79

PAYROLL CHECKS & WIRE TRANSFERS**MONTH: JULY 2026****PAYROLL CHECKS**

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
07/02/26	VENDOR CHECKS	CHECK # 80163	\$1,196.68
07/02/26	EMPLOYEES	DIRECT DEPOSITS	\$829,146.36
07/16/26	VENDOR CHECKS	CHECK # 80164 - 80170	\$614,030.94
07/16/26	EMPLOYEES	DIRECT DEPOSITS	\$788,062.86
07/30/26	VENDOR CHECKS	CHECK # NA	\$0.00
07/30/26	EMPLOYEES	DIRECT DEPOSITS	\$892,250.10

WIRE TRANSFERS

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
07/02/26	STATE OF MINNESOTA	PAYROLL TAXES	\$58,542.57
07/02/26	IRS	PAYROLL TAXES	\$257,318.87
07/02/26	PERA	RETIREMENT	\$234,144.58
07/02/26	MSRS, GREAT WEST, NATIONWIDE	DEFERRED COMP & HSA	\$91,502.88
07/16/26	STATE OF MINNESOTA	JUNE 2026 SALES TAX	\$61,850.00
07/16/26	21ST CENTURY BANK	CREDIT CARDS	\$25,672.18
07/16/26	STATE OF MINNESOTA	PAYROLL TAXES	\$53,430.78
07/16/26	IRS	PAYROLL TAXES	\$236,300.72
07/16/26	PERA	RETIREMENT	\$220,374.57
07/16/26	MSRS, GREAT WEST, NATIONWIDE	DEFERRED COMP & HSA	\$99,536.79
07/30/26	STATE OF MINNESOTA	PAYROLL TAXES	\$65,277.33
07/30/26	IRS	PAYROLL TAXES	\$274,352.06
07/30/26	PERA	RETIREMENT	\$278,088.59
07/30/26	MSRS, GREAT WEST, NATIONWIDE	DEFERRED COMP & HSA	\$56,126.61



City of Blaine

City Council Workshop

August 3, 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; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; City Attorneys Jacob Saufley and Lida Banninck; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

3. New Business

- 3.1.** 2026-152 Closed Session Pursuant to MN Statute 13D.03 Subd. (1)(b) - Labor Negotiations Update (30 Minutes)
Sponsors: Scott Johnson, Director of Administrative Services

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

Communications Manager Hayle stated one year ago, staff began the onboarding process with FlashVote to provide a new method for community engagement through short issue-based surveys. Through summer and early fall 2025, staff worked alongside FlashVote to build the system and grow the survey panel. The initial goal was to have 300 residents sign up for the survey panel. This would allow for statistically valid data for a city the size of Blaine. By the time the first survey launched in fall 2025, nearly 500 residents had signed up to be on the survey panel. Today we have over 900 residents on the survey panel, and we see growth each time we conduct a survey. Surveys are intended to be conducted quarterly with the option to do two additional surveys each year if a need arises. Surveys are sent by email, text message, or by phone. When signing up, the resident is able to choose how they receive the survey notification. FlashVote surveys are always five questions and are designed to be completed in less than one minute. The survey is open for 48 hours and then the results are delivered to everyone who took the survey. The results can be broken down by council ward, police patrol districts, and other standard demographics. It was noted the city completed surveys on the following topics:

- Community Satisfaction
- Communications
- Parks

Mr. Hayle shared how information was gathered through the surveys and provided informed decisions and new opportunities to educate and engage, then shared demographics of the survey panel. He said staff appreciated how strong participation was from the survey panel and noted the survey panel was growing after each survey. Further information was provided on the results from the three surveys that have been completed to date.

Councilmember Fleming stated she appreciated this tool and how the city was working to better hear the voices of residents. She questioned how FlashVote was being advertised to the public. Mr. Hayle explained FlashVote has been promoted in the city newsletter, on social media and through targeted advertisements before the initial launch.

Councilmember Newland asked how confident staff was that the respondents were from Blaine. Mr. Hayle stated respondents have to go through an address verification process in order to sign up for the platform.

Councilmember Newland questioned how many times a resident could take a survey. Mr. Hayle reported residents are only allowed to take a survey once.

Councilmember Newland inquired how much FlashVote would cost the city going forward. Mr. Hayle indicated FlashVote had an annual cost of \$13,000.

Councilmember Newland encouraged staff to consider how this tool could be used for economic development. Community Development Director Sellman explained she had

spoken with Mr. Hayle about creating targeted questions for the Northtown area.

Councilmember Larson recommended a survey be completed on the 105th redevelopment project then asked about the demographics of the survey panel. Mr. Hayle reviewed the demographics for the survey panel.

Mayor Sanders suggested a survey on the 105th Avenue project be completed after the city takes the time to explain what would be included in the development.

Councilmember Fleming explained she would like to know if the community would value a "coffee with a councilmember" type event, stating she would be willing to host this type of event with residents.

Further discussion ensued regarding the expertise the FlashVote team has added to the city's issue-specific surveys.

Councilmember Fleming suggested the city complete a survey regarding a potential community center. Mayor Sanders stated he supported this suggestion, but recommended the survey drill down to the amenities that residents were looking for.

Councilmember Robertson suggested the new fire station be considered as a future survey topic as well.

Councilmember Massoglia stated he believed FlashVote was a great tool for the city, but noted he was hesitant about allowing the survey results be used to inform decisions. He stated it was very important for the city to consider how the survey questions are phrased.

Councilmember Newland inquired if feedback should be pursued regarding the upcoming comprehensive plan update. Mr. Hayle indicated staff had already discussed how this could be a useful way to engage with the public.

Mayor Sanders appreciated the data staff was gathering surrounding parks and park maintenance noting this information would be valuable for the council going forward.

Council discussed topics and community issues that council would like to explore through future FlashVote surveys, including community and economic development opportunities, the proposed fire station, a community center, the comprehensive plan update, airport, and others topics.

4. Other Business

City Manager Thorvig provided the council with details on Night to Unite and explained staff would continue to monitor the city's water systems in response to recent cyberattacks on water systems at other cities.

Safety Services Director/Police Chief Podany provided the council with an update regarding the Flock camera/license plate reader (LPR) system the city had in place then discussed the real-time crime center the city and county were considering and provided further information on the

drone-assisted response program component. He reported if Anoka County were to pursue a real-time crime center, this would be the first county-wide center of its kind. He discussed where the drone-assisted LPRs would be located in order to provide county-wide coverage. He stated the goal would be to get the first four or five drone units in place by the end of the year, with one unit being installed in Blaine. He encouraged the council to bring resident concerns or comments to him regarding Flock cameras or LPRs. Further discussion ensued regarding how the real-time crime center would assist with addressing a stolen vehicle, an active shooter situation or active fire.

5. Adjournment

The workshop adjourned at 6:56PM.



City of Blaine

City Council

August 14, 2026 | 8:00 AM
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 8:06AM by Mayor Sanders followed by Roll Call.

2. Roll Call

PRESENT: Mayor Tim Sanders, Councilmembers Chris Massoglia, Terra Fleming (remote) and Jess Robertson (remote)

ABSENT: Councilmembers Tom Newland, Leslie Larson, and Chris Ford

ALSO PRESENT: City Clerk Cathy Sorensen

3. Administration

- 3.1. 2026-299 Canvass of the 2026 Primary Election
Sponsors: Cathy Sorensen, City Clerk

City Clerk Sorensen presented a summary of the 2026 primary election results for the office of Ward 1 councilmember:

Alex Tierney 1,008 37.00%
Tom Newland 1,365 50.11%
Richard Paul 351 12.89%

Total voter turnout for the city was 24.21%. This compares to 12.69% in 2024 and 22.25% in 2020. The city would like to extend its appreciation to all the election judges who served during early voting and on election day.

Motion by Mayor Sanders, second by Councilmember Massoglia, to accept and certify the results of the August 11, 2026, city primary election and direct the city clerk to notify all Ward 1 candidates of the results. Motion adopted unanimously.

4. Other Business

None.

5. Adjournment

Mayor Sanders adjourned the special meeting at 8:14AM.



City of Blaine

City Council

August 3, 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 7:06PM by Mayor Sanders followed by the Pledge of Allegiance and the Roll Call.

2. Pledge of Allegiance

3. Roll Call

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

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Erik Thorvig; Community Development Director Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; City Attorney Jacob Saufley; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

4. Awards - Presentations - Organizational Business

None.

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 7:07PM.

Claire Walter-Marchetti, 11761 Able Street NE, invited the council to attend a gala event being hosted by the Friends of the Anoka County Libraries on October 15.

Bruce Manthei, 4101 99th Avenue NE, shared continued concerns regarding the electrical box location at Lexington and 99th Avenues and asked for responses from council and staff.

Scott Coggins, Anoka County Elections Integrity Team, shared comments regarding the validity of the federal certification process of voting tabulator machines used in Anoka County and questioned how the voting tabulator machines were now being certified.

Mark Ouellette, 1336 95th Avenue, expressed concerns about the proposed Viridian Sentinel apartment project being constructed in his neighborhood and the potential trash concerns that will result. He asked that the city have plans in place to address trash concerns for construction projects. He commented he was also concerned with how increased traffic levels will impact his neighborhood. He stated it appeared the city did not care about how new projects will impact the current residents of Blaine.

Dana Carlson, 287 117th Avenue NE, shared various concerns regarding family and other issues.

There being no further input, Mayor Sanders closed the Open Forum at 7:24PM.

6. Communications

Councilmember Larson encouraged the residents of Blaine to participate in Night to Unite, which would be held on Tuesday, August 4.

7. Approval of Consent Agenda:

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

Councilmember Massoglia requested the removal of consent agenda item 7.4.

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

Motion adopted unanimously.

7.1. 2026-154 Schedule of Bills Paid
 Sponsors: Jason Zimmerman, Finance Director

7.2. 2026-155 Approval of Minutes
 Sponsors: Cathy Sorensen, City Clerk

- 7.3.** RES 26-155 Resolution Approving a Premise Permit for Lawful Gambling Activity for Blaine Youth Football at Bravos Tequila Bar, 11712 Ulysses Lane NE, Suite 200
Sponsors: Cathy Sorensen, City Clerk

- 7.4.** RES 26-148 Resolution Granting Final Plat Approval to Subdivide 11.45 acres into 30 Single Family Lots to be Known As Quail Creek 14th Addition Located at 132nd Avenue NE/Bataan Court NE. QC Properties, LLC (Case File No. 26-0038/SLK)
Sponsors: Sheila Sellman, Community Development Director

Councilmember Massoglia asked questions regarding when road connections would be completed for this development. Director of Engineering Schluender explained the developer has been in front of the watershed district and staff anticipated construction would begin yet this fall or early next spring. He noted the rocks and boulders would be removed when the street was ready to drive on.

Moved by Councilmember Massoglia, seconded by Councilmember Fleming, to adopt a Resolution Granting Final Plat Approval to Subdivide 11.45 acres into 30 Single Family Lots to be Known As Quail Creek 14th Addition Located at 132nd Avenue NE/Bataan Court NE.

Motion adopted unanimously.

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

8.1. ORD 26-2610 Public Hearing and First Reading

An Ordinance Implementing an Electric Service Franchise Fee on Connexus Energy, A Minnesota Cooperative, its Successors and Assigns, for Providing Electric Service Within the City Of Blaine

Sponsors: Jason Zimmerman, Finance Director

Finance Director Zimmerman requested the council introduce an ordinance implementing an electric service franchise fee on Connexus Energy, a Minnesota Cooperative, its successors and assigns, for providing electric service within the city of Blaine. Additional information was provided on the proposed franchise fee structure as well as market analysis information for comparable cities. Staff reviewed the proposed model that would be implemented in Blaine, described how the dollars would be utilized and commented on how the proposed rates would impact the median value homeowner.

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

There being no public input, Mayor Sanders continued the public hearing to the August 17, 2026, city council meeting.

Declared by Mayor Sanders that Ordinance No. 26-2610, "An Ordinance Implementing an Electric Service Franchise Fee on Connexus Energy, A Minnesota Cooperative, its Successors and Assigns, for Providing Electric Service Within the City Of Blaine," be introduced and placed on file for second reading at the August 17, 2026, council meeting.

8.2. ORD 26-2611 Public Hearing and First Reading

An Ordinance Implementing a Gas Service Franchise Fee on Circle Pines Public Utilities, D/B/A Centennial Utilities, a Minnesota Municipal Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine

Sponsors: Jason Zimmerman, Finance Director

Mr. Zimmerman requested the council introduce an ordinance implementing a gas service franchise fee on Circle Pines Public Utilities, D/B/A Centennial Utilities, a Minnesota Municipal Corporation, its successors and assigns, for providing gas energy service within the city of Blaine.

Mayor Sanders opened the public hearing at 7:46PM.

There being no public input, Mayor Sanders continued the public hearing to the August 17, 2026, city council meeting.

Declared by Mayor Sanders that Ordinance No. 26-2611, "An Ordinance Implementing a Gas Service Franchise Fee on Circle Pines Public Utilities, D/B/A Centennial Utilities, a Minnesota Municipal Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine," be introduced and placed on file for second reading at the August 17, 2026, council meeting.

8.3. ORD 26-2612 Public Hearing and First Reading

An Ordinance Implementing a Gas Service Franchise Fee on Centerpoint Energy Resources Corp., D/B/A Minnegasco, a Delaware Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine

Sponsors: Jason Zimmerman, Finance Director

Mr. Zimmerman requested the council introduce an ordinance implementing a gas service franchise fee on Centerpoint Energy Resources Corp., D/B/A Minnegasco, a Delaware Corporation, its successors and assigns, for providing gas energy service within the city of Blaine.

Mayor Sanders opened the public hearing at 7:47PM.

There being no public input, Mayor Sanders continued the public hearing to the August 17, 2026, city council meeting.

Declared by Mayor Sanders that Ordinance No. 26-2612, "An Ordinance Implementing a Gas Service Franchise Fee on Centerpoint Energy Resources Corp., D/B/A Minnegasco, a Delaware Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine," be introduced and placed on file for second reading at the August 17, 2026, council meeting.

8.4. ORD 26-2613 Public Hearing and First Reading

An Ordinance Implementing an Electric Service Franchise Fee on Northern States Power Company, D/B/A Xcel Energy, a Minnesota Corporation, its Successors and Assigns, for Providing Electric Service Within the City of Blaine

Sponsors: Jason Zimmerman, Finance Director

Mr. Zimmerman requested the council introduce an ordinance implementing an electric service franchise fee on Northern States Power Company, D/B/A Xcel Energy, a Minnesota Corporation, its successors and assigns, for providing electric service within the city of Blaine.

Mayor Sanders opened the public hearing at 7:48PM.

There being no public input, Mayor Sanders continued the public hearing to the August 17, 2026, city council meeting.

Declared by Mayor Sanders that Ordinance No. 26-2613, "An Ordinance Implementing an Electric Service Franchise Fee on Northern States Power Company, D/B/A Xcel Energy, a Minnesota Corporation, its Successors and Assigns, for Providing Electric Service Within the City of Blaine," be introduced and placed on file for second reading at the August 17, 2026, council meeting.

8.5. ORD 26-2614 Public Hearing and First Reading

An Ordinance Implementing a Gas Service Franchise Fee on Northern States Power Company, D/B/A Xcel Energy, a Minnesota Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine

Sponsors: Jason Zimmerman, Finance Director

Mr. Zimmerman requested the council introduce an ordinance implementing a gas service franchise fee on Northern States Power Company, D/B/A Xcel Energy, a Minnesota Corporation, its successors and assigns, for providing gas energy service within the city of Blaine.

Mayor Sanders opened the public hearing at 7:49PM.

There being no public input, Mayor Sanders continued the public hearing to the August 17, 2026, city council meeting.

Declared by Mayor Sanders that Ordinance No. 26-2614, "An Ordinance Implementing a Gas Service Franchise Fee on Northern States Power Company, D/B/A Xcel Energy, a Minnesota Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine," be introduced and placed on file for second reading at the August 17, 2026, council meeting.

9. Development Business

- 9.1.** RES 26-144 Resolution Granting a Comprehensive Plan Amendment from High Density Residential/Planned Industrial/Planned Commercial and Planned Industrial/Planned Commercial to High Density Residential 2/Planned Commercial at 9436 and 9422 Ulysses Street NE. Viridian Sentinel (Sentinel Management Company) (Case File No. 26-0032/EES)
Sponsors: Sheila Sellman, Community Development Director

Community Development Director Sellman stated the applicant is proposing to subdivide two existing lots into three lots to allow for construction of a new apartment building immediately south of the existing Viridian Apartments and west of the Teamsters headquarters. The project requires a comprehensive plan amendment, a conditional use permit (apartment use and shared access/zero lot line) and a plat.

Moved by Councilmember Newland, seconded by Councilmember Ford, to adopt a Resolution Granting a Comprehensive Plan Amendment from High Density Residential/Planned Industrial/Planned Commercial and Planned Industrial/Planned Commercial to High Density Residential 2/Planned Commercial at 9436 and 9422 Ulysses Street NE.

Councilmember Massoglia indicated he did not always support apartment buildings but believed this was the proper location for an apartment complex and would be offering his support for this project.

Motion adopted unanimously.

- 9.2.** RES 26-145 Resolution Granting Preliminary Plat Approval to Reconfigure Two Existing Lots Totalling Approximately 12 Acres into Three Lots to be Known as Cloverleaf Commons Third Addition at 9436 and 9422 Ulysses Street NE. Viridian Sentinel (Sentinel Management Company) (Case File No. 26-0032/EES)
Sponsors: Sheila Sellman, Community Development Director

Ms. Sellman stated the applicant is proposing to subdivide two existing lots into three lots to allow for construction of a new apartment building immediately south of the existing Viridian Apartments and west of the Teamsters headquarters. The project requires a comprehensive plan amendment, a conditional use permit (apartment use and shared access/zero lot line) and a plat.

Moved by Councilmember Newland, seconded by Councilmember Ford, to adopt a Resolution Granting Preliminary Plat Approval to Reconfigure Two Existing Lots Totaling Approximately 12 Acres into Three Lots to be Known as Cloverleaf Commons Third Addition at 9436 and 9422 Ulysses Street NE.

Motion adopted unanimously.

- 9.3.** RES 26-146 Resolution Granting a Conditional Use Permit to Allow an 84-Unit Apartment Building in a Planned Business District (PBD) Zoning District with Shared Parking and Shared Access at 9436 and 9422 Ulysses Street NE. Viridian Sentinel (Sentinel Management Company) (Case File No. 26-0032/EES)
Sponsors: Sheila Sellman, Community Development Director

Ms. Sellman stated the applicant is proposing to subdivide two existing lots into three lots to allow for construction of a new apartment building immediately south of the existing Viridian Apartments and west of the Teamsters headquarters. The project requires a comprehensive plan amendment, a conditional use permit (apartment use and shared access/zero lot line) and a plat.

Moved by Councilmember Newland, seconded by Councilmember Ford, to adopt a Resolution Granting a Conditional Use Permit to Allow an 84-Unit Apartment Building in a Planned Business District (PBD) Zoning District with Shared Parking and Shared Access at 9436 and 9422 Ulysses Street NE.

Councilmember Newland asked questions regarding traffic management and trash or debris control during construction. He requested staff speak with the developer to ensure debris would be controlled during construction. Ms. Sellman reported staff held a meeting with the architect about the site and discussed how the project would be staged, noting there would be no parking on the street. She explained the development agreement would address trash and debris collection for the site.

Councilmember Newland suggested a condition be added to the development agreement to ensure trash was cleaned on the site on a daily basis. Ms. Sellman indicated the current language would have inspections conducted on a weekly basis or by complaint.

Councilmember Robertson said she understood Mr. Ouellette's concerns about previous construction projects and encouraged the developer to have an open line of communication between Mr. Ouellette in order to ensure all trash and debris concerns are addressed in a timely manner.

Motion adopted unanimously.

10. Administration

None.

11. Other Business

None.

12. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adjourn the meeting at 8:03PM.

Motion adopted unanimously.



City of Blaine Staff Report

File Number: RES 26-149

Agenda Date	Status
August 17, 2026	
In Control	File Type
City Council	Resolution

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

Agenda Item # 7.3

Resolution Granting Final Plat Approval to Subdivide Approximately 10.43 Acres into 4 Lots and 2 Outlots to be Known as Blaine Ventures First Addition at 4131 Pheasant Ridge Drive NE. Blaine Ventures LLC (Newton RES LLC) (Case File No. 26-0041/SLK)

Executive Summary

The applicant is proposing a four lot and two outlot plat for the development of three new commercial buildings and outlots for ponding and wetlands.

Background

Planning Commission Public Hearing	June 9, 2026
City Council (Preliminary Plat)	July 6, 2026
City Council (Final Plat)	August 17, 2026
Action Deadline	September 21, 2026

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

The final plat is consistent with the approved preliminary plat, Resolution No. 26-126.

Evaluation of Request

Planning Analysis

Zoning

The property is zoned Planned Business District (PBD). The PBD zoning allows for some industrial uses, such as warehousing and manufacturing, and commercial uses such as retail and restaurants with a conditional use permit. All uses in the PBD require a Conditional Use Permit (CUP).

Land Use Designation

The land use designation is Planned Industrial/Planned Commercial (PI/PC).

Surrounding Zoning and Uses

All surrounding properties are zoned PBD, except Lexi Apartments is Development Flex (DF). Industrial buildings are located to the west and south. Lexi Apartments is located to the north and Lexington Avenue is to the east.

Existing Conditions

The property has an existing building being used for cannabis retail sales, cultivation, and manufacturing.

History

A CUP was approved in September 2025 for a cannabis mezzobusiness.

July 6, 2026 approvals:

- A preliminary plat creating 4 lots and two outlots.
- A Comprehensive Plan Amendment to Planned Industrial/Planned Commercial (PI/PC).
- A CUP for a credit union/bank, retail, restaurant, medical office, and zero lot line

Plat

Blaine Ventures First Addition consists of four lots.

- Lot 1 is approximately 3 acres and an existing cannabis mezzobusiness is located on this parcel.
- Lot 2 is approximately .77 acres and a credit union is proposed for this lot.
- Lot 3 is approximately .87 acres and restaurant and retail are proposed for this lot.
- Lot 4 is approximately 1.91 acres and a medical office, retail, and restaurant are proposed on this parcel.
- Outlot A- 1.75 acres—ponding and wetlands
- Outlot B- 2.13 acres—wetlands

Setbacks

PBD setbacks will apply.

Building

- Front: 50 feet
- Side: 15 feet
- Lot 1 will have a zero lot line on the north and east property lines

Parking

- Front: 30 feet
- Side: 15 feet
- Lot 1 will have a zero lot line on west, east and north property lines
- Lot 2 will have a zero lot line on west and north property lines
- Lot 3 will have a zero lot line on west, south and north property lines

- Lot 4 will have a zero lot line on west and south property lines

Landscaping

All proposed uses will need to meet the landscape requirements of the zoning ordinance through the building permit process.

Tree Preservation

The tree preservation ordinance requirements will need to be met prior to any work on site.

Park Dedication

Park dedication will be required for Lots 2,3, and 4 at the time of building permits. The 2026 PBD zoning district park dedication fee is \$7,820 per acre.

Engineering Analysis

Grading/Storm Drainage

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

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

Utilities

Utilities will be extended through the proposed development to serve all proposed buildings as necessary. Final locations will be determined during the building permit process. Hydrant locations must be reviewed and approved by the Fire Department.

Wetlands/Watershed/FEMA

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

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

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from an existing access drive on the north side of Pheasant Ridge Drive and from a proposed access drive connection to the future Austin Street Extension, to be completed by the City in 2027.

The proposed development provided an updated Traffic Impact Study. The study did not identify any mitigation measures for the proposed uses.

Easements/Right-of-way/Permits

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

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

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 Map
2. Final Plat



City of Blaine

Signature Copy

Resolution: RES 26-149

Resolution Granting Final Plat Approval to Subdivide Approximately 10.43 Acres into 4 Lots and 2 Outlots to be Known as Blaine Ventures First Addition at 4131 Pheasant Ridge Drive NE. Blaine Ventures LLC (Newton RES LLC) (Case File No. 26-0041/SLK)

WHEREAS, an application has been filed by BLAINE VENTURES LLC (Newton RES LLC), Case File No. 26-0041 for a final plat known as Blaine Ventures First Addition; and

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

That part of the Southeast Quarter of the Northeast Quarter of Section 23, Township 31, Range 23, Anoka County, Minnesota, lying North of the South 780 feet thereof, and lying Easterly of a line drawn 30 feet Easterly from the following described line, as measured perpendicularly and radially thereto:

Commencing at the Northeast corner of said Southeast Quarter of the Northeast Quarter; thence along the North line thereof South 89 degrees 27 minutes 45 seconds West, assumed basis of bearings, a distance of 780.00 feet to the point of beginning of the line to be described; thence along non-tangential curve, concave Northwesterly and having a radius of 285.67 feet, a central angle of 53 degrees 10 minutes 40 seconds and a chord of 255.72 feet bearing South 26 degrees 03 minutes 05 seconds West, an arc distance of 265.14 feet to a point of reverse curvature; thence along a tangential curve, concave Easterly and having a radius of 285.67 feet and a central angle of 53 degrees 06 minutes 16 seconds, an arc distance of 264.77 feet to a point of tangency; thence South 0 degrees 27 minutes 51 seconds East, 100.00 feet to a point of termination in the North line of said South 780 feet of the Southeast Quarter of the Northeast Quarter, distant 1006.68 feet Westerly of the Northeast corner of said South 780 feet.

EXCEPT Parcel 6, Anoka County Right-of-Way Plat No. 61. Anoka County, Minnesota
Abstract Property

WHEREAS, the Blaine City Council granted preliminary plat approval on date, subject to the conditions as contained in Blaine City Council Resolution No. 26-126; and

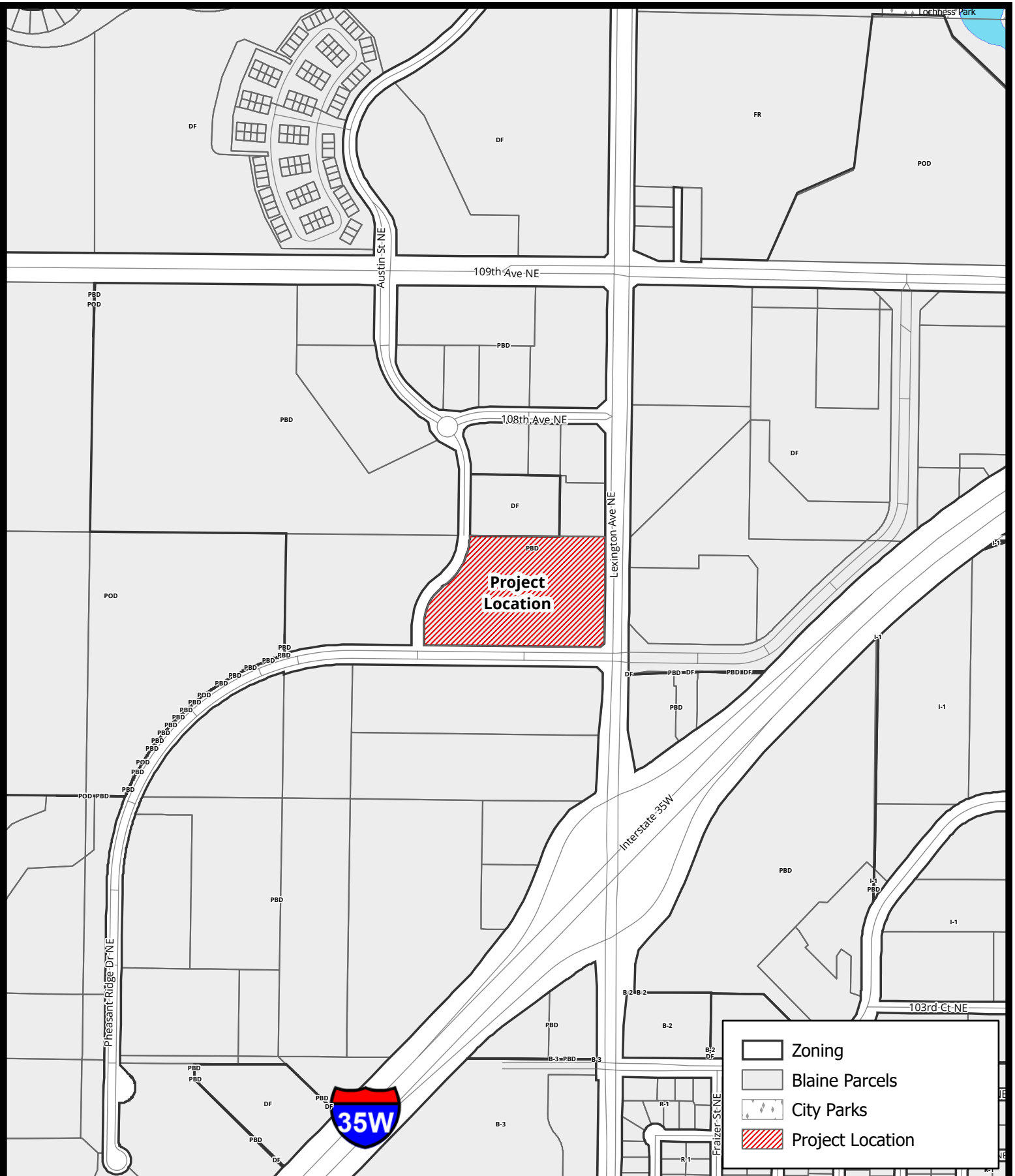
WHEREAS, the final plat is in general conformance with the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Blaine Ventures First 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 Ventures First Addition.

1. All development signage by separate review.
2. Any development on the site must meet the City's tree preservation requirements.
3. Park dedication will be required for Lots 2,3, and 4 at the time of building permits.
4. 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.
5. The developer will need to obtain a watershed permit prior to any site work.
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.

PASSED by the City Council of the City of Blaine this 17th day of August, 2026.



Case File No. 26-0041

Blaine Ventures First Addition

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.

0 0.04 0.09 0.17 Miles

Scale: 1:7,597



BlaineMN.gov

BLAINE VENTURES FIRST ADDITION

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

KNOW ALL PERSONS BY THESE PRESENTS: That Blaine Ventures, LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Anoka, State of Minnesota to wit:

That part of the Southeast Quarter of the Northeast Quarter of Section 23, Township 31, Range 23, Anoka County, Minnesota, lying North of the South 780 feet thereof, and lying Easterly of a line drawn 30 feet Easterly from the following described line, as measured perpendicularly and radially thereto:

Commencing at the Northeast corner of said Southeast Quarter of the Northeast Quarter; thence along the North line thereof South 89 degrees 27 minutes 45 seconds West, assumed basis of bearings, a distance of 780.00 feet to the point of beginning of the line to be described; thence along non-tangential curve, concave Northwesterly and having a radius of 285.67 feet, a central angle of 53 degrees 10 minutes 40 seconds and a chord of 255.72 feet bearing South 26 degrees 03 minutes 05 seconds West, an arc distance of 265.14 feet to a point of reverse curvature; thence along a tangential curve, concave Easterly and having a radius of 285.67 feet and a central angle of 53 degrees 06 minutes 16 seconds, an arc distance of 264.77 feet to a point of tangency; thence South 0 degrees 27 minutes 51 seconds East, 100.00 feet to a point of termination in the North line of said South 780 feet of the Southeast Quarter of the Northeast Quarter, distant 1006.68 feet Westerly of the Northeast corner of said South 780 feet.

*EXCEPT Parcel 6, Anoka County Right-of-Way Plat No. 61, Anoka County, Minnesota
Abstract Property*

Has caused the same to be surveyed and platted as BLAINE VENTURES FIRST ADDITION and does hereby dedicate to the public for public use the public way and drainage and utility easements as created by this plat.

In witness whereof said Blaine Ventures, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____day of _____, 20____.

Signed: Blaine Ventures, LLC

By: _____ Its: _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by _____ of Blaine Ventures, LLC, a Minnesota limited liability company, on behalf of the company.

(Notary's Signature) (Notary's Name Printed)

Notary Public, _____ County, _____

My Commission Expires: _____

SURVEYOR CERTIFICATE

I Kyle A. Domek 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____.

Kyle A. Domek, Licensed Land Surveyor
Minnesota License No. 62734

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____, by Kyle A. Domek, Licensed Land Surveyor.

(Notary's Signature) (Notary's Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires: _____

CITY COUNCIL, CITY OF RAMSEY

This plat of BLAINE VENTURES FIRST ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota, at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03. Subd. 2.

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

Mayor 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____.

By: _____
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____.

Property Tax Administrator

By _____, Deputy

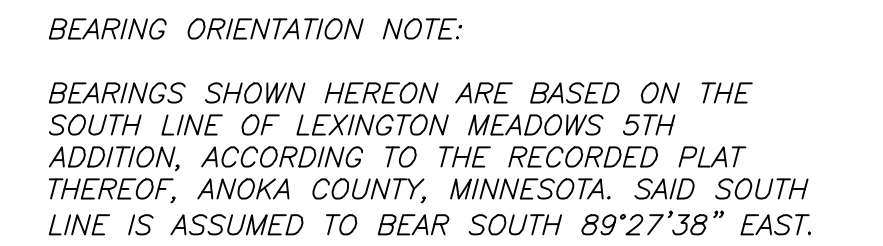
COUNTY RECORDER / REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of BLAINE VENTURES FIRST ADDITION, was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20____, at ____ o'clock ____M. and was duly recorded as Document Number _____.

County Recorder / Registrar of Titles

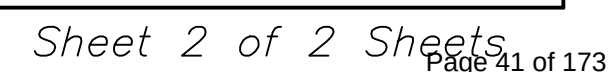
By _____, Deputy

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



- DENOTES IRON MONUMENT FOUND
- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET WITH PLASTIC CAP MARKED BY LICENSE NO. 62734
- ⦿ FOUND ANOKA COUNTY MONUMENT

A free-body diagram of a beam section. The beam is represented by a horizontal line with a vertical dashed line indicating a cut. On the left side of the cut, there is a downward arrow labeled '10' and an upward arrow labeled '5'. On the right side of the cut, there is an upward arrow labeled '10' and a downward arrow labeled '5'. The text 'NOT TO SCALE' is written below the beam.





City of Blaine Staff Report

File Number: RES 26-153

Agenda Date	Status
August 17, 2026	
In Control	File Type
City Council	Resolution

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

Agenda Item # 7.4

Resolution to Declare Cost to be Assessed, Order Preparation and Call for Public Hearing on Proposed Assessment for 2024 Southwest Area Street Reconstruction Project, Improvement Project No. 24-07 (T2407)

Executive Summary

Improvement Project No. 24-07 was ordered by the City Council on January 17, 2024 with Resolution No. 24-21. A construction contract was awarded to Dresel Contracting, Inc. by the City Council on May 6, 2024 with Resolution No. 24-94 and construction was completed in the spring of 2026.

Background

Improvement Project No. 24-07 included the following project areas:

Project Area 1

- 89th Avenue (from University Avenue to MN Trunk Highway 65)

Project Area 2

- 85th Avenue (from dead end west of Lincoln Street to Central Avenue Service Road)
- Lincoln Street (from 85th Avenue to 89th Avenue)

Project Area 3

- 85th Avenue (from Lincoln Street to MN Trunk Highway 65)

Project Area 4

- Central Avenue Service Road (From 500 feet south of 87th Avenue to the cul-de-sac just south of 89th Avenue)

The total cost of the project is as follows:

Construction Costs:	\$6,390,690.25
Engineering Costs:	\$1,009,154.06
Administration, Assessing,	\$617,824.71
Other:	
TOTAL:	\$8,017,669.02

TOTAL:

The total project cost indicated in the Feasibility Report was estimated at \$8,525,270.00. The Assessment Roll has been prepared consistent with the Feasibility Report. Of the total cost, the amount to be assessed is \$1,062,325.78. The Public Utility Funds will contribute \$1,982,817.69 for water, sanitary sewer, and trunk storm sewer improvements, Pavement Management Program funds will contribute \$3,222,525.55, and Municipal State Aid funds will contribute \$1,750,000.00.

Strategic Plan Relationship

The 2024 Southwest Area Street Reconstruction 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 2024 Southwest Area Street Reconstruction Project (T2407) was authorized as part of the 2024-2028 Capital Improvement Program (CIP) which was adopted via Resolution No. 23-207 at the December 18, 2023 City Council Meeting. Funding was to be provided by a combination of assessments, Municipal State Aid Funds, bond proceeds placed in the City Pavement Management Program Fund and Public Utility Funds. The 2023 CIP included \$113,500 in project funding for consulting, and the 2024 CIP includes \$5,760,000 in project funding for consulting, construction, and contingency for a total PMP project budget of \$5,873,500. An additional \$1,114,000 in stormwater, sanitary sewer and water utility funds for the project were also appropriated in the 2024 CIP bringing the total project budget to \$6,987,500. With estimated improvement costs of \$8,525,270, the 2024 budget was amended at the May 6, 2024 Council Meeting with Resolution 24-94, appropriating an additional \$2,094,600, bringing the total project budget to \$9,082,100 which was the total amount authorized within the 2025B bonding for city projects.

The actual costs as outlined in the table below are presented at \$8,017,669 which is \$1,064,431 or 11.7% less than the amended budget and what was bonded for. When a city issues debt, funds are typically placed in a capital project fund and then spent on the acquisition of asset(s). Then user fees, the property tax levy, or other funding sources are then subsequently collected in a separate debt service fund to pay principal and interest associated with the bonding. Typically, when a project is completed and there are remaining funds in the capital projects fund, these funds are transferred to the debt service fund. This is because the bonds were issued to fund the capital project, and the remaining proceeds should be used to pay off those bonds.

Assessments will be levied as outlined in the city's assessment policy (15 years for full reconstruction) and will be used to fund repayment of the 2025B bond series. The carrying cost, or interest associated with the variance between the amount of special assessment debt issued and the amount to actually be assessed will need to be funded by additional property tax levies, absent another funding source.

Funding Source	2023 Adopted Budget 2024-2028 CIP (12/18/2023)	2024 Amended Budget Res 24-94 (5/6/2024)	Authorized Financing/Bonding	Actual Costs (08/17/2026)
Property Tax Levy Debt (T2407)	\$113,500	\$3,950,500	\$4,064,000	\$3,222,525
Special Assessment Debt (T2407)	-	\$1,440,000	\$1,440,000	\$1,062,326
State Aid Municipal Funds (T2407)	-	\$1,750,000	\$1,750,000	\$1,750,000
Water Utility Funds (U2415)	-	\$1,234,300	\$1,234,300	\$1,370,930
Sanitary Sewer Utility Funds (U2404)	-	\$500,000	\$500,000	\$508,374
Storm Utility Funds (U2350)	-	\$93,000	\$93,000	\$103,514
TOTAL	\$113,500	\$8,967,800	\$9,081,300	\$8,017,669

Consistent with historical practice, staff will utilize available PMP Fund appropriations to cover utility budget overruns with project savings for the 2024 Southwest Area Street Reconstruction Project (T2407).

Public Outreach/Input

The project itself and the assessment process has complied with all public notification requirements pursuant to MN Statutes, Chapter 429.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. 24-07 Project Area Map
2. 24-07 Assessed Parcels Map
3. 24-07 Proposed Final Assessment Roll



City of Blaine

Signature Copy

Resolution: RES 26-153

Resolution to Declare Cost to be Assessed, Order Preparation and Call for Public Hearing on Proposed Assessment for 2024 Southwest Area Street Reconstruction Project, Improvement Project No. 24-07 (T2407)

WHEREAS, a contract was entered into for reconstructing streets and utilities, including pavement replacement, curb and gutter installation and replacement, storm sewer and waterman improvements, sidewalk installation, and appurtenant construction in the following described areas:

Project Area 1

- 89th Avenue (from University Avenue to MN Trunk Highway 65)

Project Area 2

- 85th Avenue (from dead end west of Lincoln Street to Central Avenue Service Road)
- Lincoln Street (from 85th Avenue to 89th Avenue)

Project Area 3

- 85th Avenue (from Lincoln Street to MN Trunk Highway 65)

Project Area 4

- Central Avenue Service Road (From 500 feet south of 87th Avenue to the cul-de-sac just south of 89th Avenue)

AND WHEREAS, the construction cost for such improvement is \$6,390,690.25, and the expenses incurred in the making of said improvements amounts to be \$1,626,978.77 making the total cost \$8,017,669.02.

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

1. The total cost of such improvements is hereby declared to be \$8,017,669.02.
2. The amount to be assessed is hereby declared to be \$1,062,325.78. The Public Utility Funds will contribute \$1,982,817.69 for water, sanitary sewer, and trunk storm sewer improvements, Pavement Management Program Funds will contribute \$3,222,525.55, and Municipal State Aid Funds will contribute \$1,750,000.00.
3. Assessments shall be payable in annual installments extending over a period of fifteen (15) years. The first of the installments to be payable on or before the first Monday in January 2027, and shall bear interest at the rate of 5.25% per annum from the date of the adoption of the assessment resolution.
4. The City Clerk, with the assistance of the City Engineer, shall forthwith calculate the proper amount to

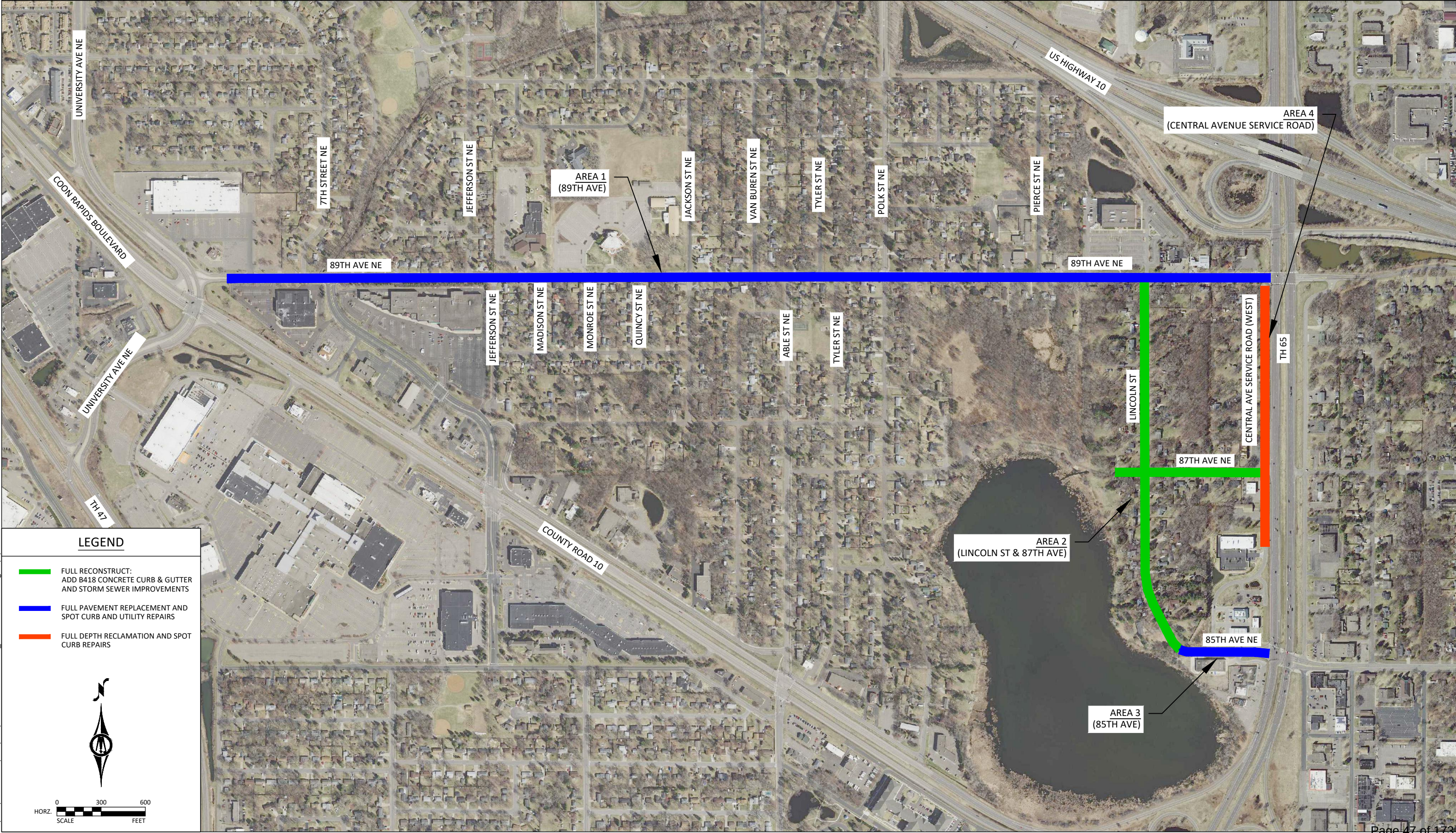
be specially assessed for such improvement against every assessable lot, piece, or parcel of land within the district affected without regard to cash valuation, as provided by law, and they shall file a copy of such proposed assessment in their office for public inspection.

5. The City Clerk has notified the City Council that such proposed assessment has been completed and filed in their office for public inspection.

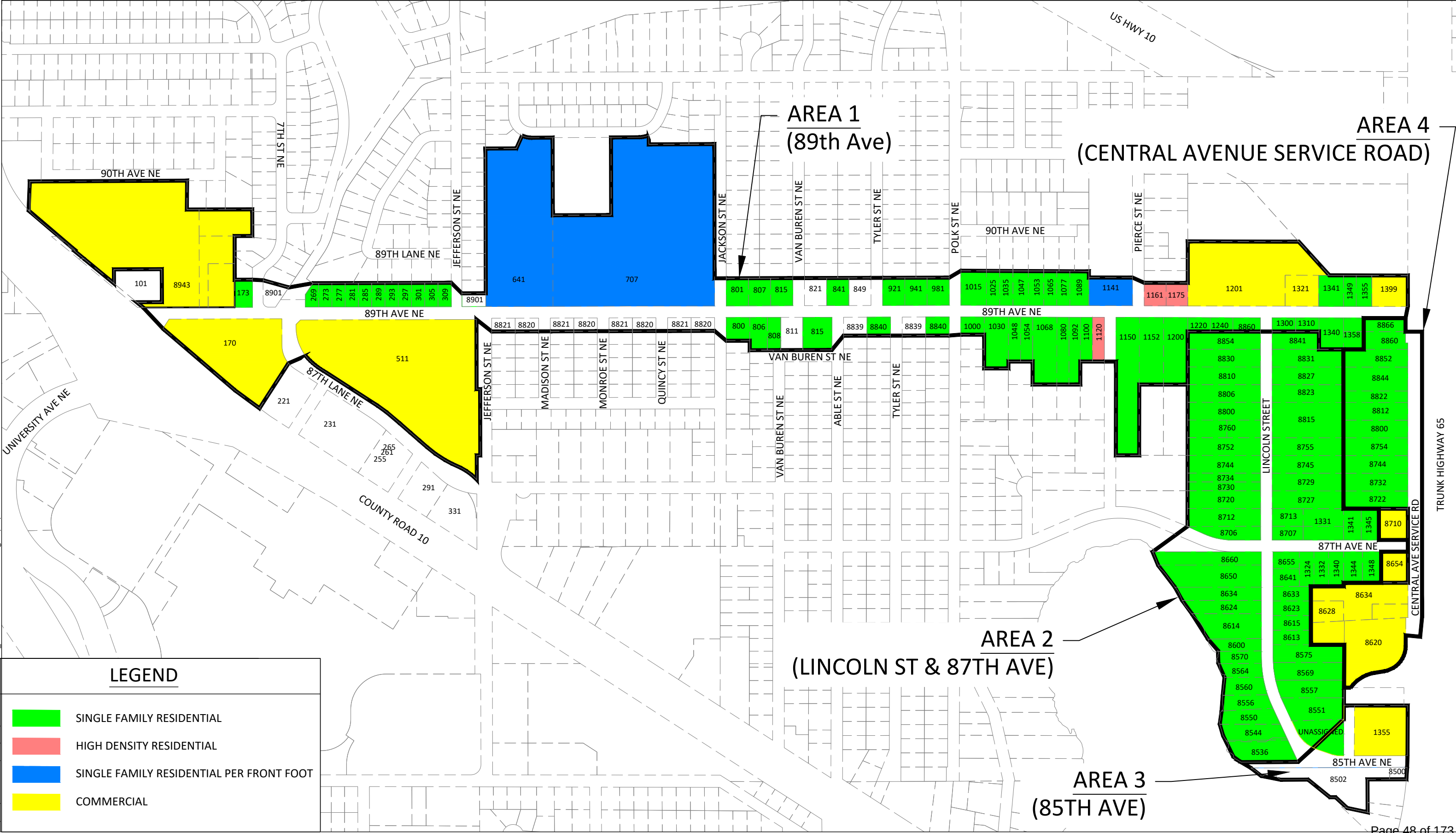
6. A hearing shall be held on the 21st day of September 2026, in the Council Chambers at Blaine City Hall at 7:00PM, or as near that time as possible, to pass upon the proposed assessment at such time and place all persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.

7. The City Clerk shall give published and mailed notice of such hearing as required by law.

PASSED by the City Council of the City of Blaine this 17th day of August, 2026.



H:\BLA\011131355\CAD\C3D\FIGR-131355-FIGURE 1 LOCATION MAP.dwg 12/5/2023 6:58:19 AM



H:\BLA\01\1131355\CAD\C3D\FIGR-131355-FIGURE 2 - ASSESSABLE PROPERTIES.dwg 12/14/2023 10:22:52 AM

PROJECT 24-07
2024 SOUTHWEST AREA STREET RECONSTRUCTION - AREA 1
89TH AVE (UNIVERSITY AVE TO MN-65)
CITY OF BLAINE
EXHIBIT NO. 1A - SINGLE FAMILY RESIDENTIAL
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*		\$1,202,035	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, STREET OVERSIZING, TRUNK STORM SEWER, WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)		
ADMINISTRATIVE COSTS		\$278,646			
TOTAL COST		\$1,480,680			
RESIDENTIAL ASSESSMENT RATE		x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST		\$518,238 ÷	13157.5 LF	=	\$39.39
RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT			ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE	AMOUNT ASSESSED	ASSESSABLE RESIDENTIAL LOT UNITS
\$39.39	X		5639.2 LF	=	\$222,126.12 ÷
				54	=
					\$4,113.45
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
31-31-23-14-0014	981 89TH AVE NE	SCHMITT DANIEL R	1	\$4,113.45	\$4,113.45
31-31-23-14-0015	941 89TH AVE NE	ALBRIGHT BRIAN J	1	\$4,113.45	\$4,113.45
31-31-23-14-0016	921 89TH AVE NE	MASSEY DOUGLAS	1	\$4,113.45	\$4,113.45
31-31-23-14-0044	841 89TH AVE NE	BRODIE WILLIAM J & CONNIE JEAN	1	\$4,113.45	\$4,113.45
31-31-23-14-0072	815 89TH AVE NE	BEVINS RICHARD D	1	\$4,113.45	\$4,113.45
31-31-23-14-0073	807 89TH AVE NE	KROLL JOHN S & LESLIE A	1	\$4,113.45	\$4,113.45
31-31-23-14-0075	801 89TH AVE NE	BOCK CHESTER L & MARY L	1	\$4,113.45	\$4,113.45
31-31-23-23-0005	173 89TH AVE NE	TUFAA, GEBI	1	\$4,113.45	\$4,113.45
31-31-23-24-0014	309 89TH AVE NE	5501 FRANCE LLC	1	\$4,113.45	\$4,113.45
31-31-23-24-0015	305 89TH AVE NE	LINDQUIST JERILYNN E	1	\$4,113.45	\$4,113.45
31-31-23-24-0016	301 89TH AVE NE	ZAMARRIPA, LAURA	1	\$4,113.45	\$4,113.45
31-31-23-24-0017	297 89TH AVE NE	PACHECO-AGUILAR, JUAN CARLOS	1	\$4,113.45	\$4,113.45
31-31-23-24-0018	293 89TH AVE NE	LE, HENRY	1	\$4,113.45	\$4,113.45
31-31-23-24-0019	289 89TH AVE NE	8 MARKET LLC	1	\$4,113.45	\$4,113.45
31-31-23-24-0020	285 89TH AVE NE	PHILLIPS, SAMUEL JAY	1	\$4,113.45	\$4,113.45
31-31-23-24-0021	281 89TH AVE NE	SCHMELZER HANS	1	\$4,113.45	\$4,113.45
31-31-23-24-0022	277 89TH AVE NE	RUKKE KRISTIAN D & JILL M	1	\$4,113.45	\$4,113.45
31-31-23-24-0023	273 89TH AVE NE	MOORMAN, JEFFREY M	1	\$4,113.45	\$4,113.45
31-31-23-24-0024	269 89TH AVE NE	SVARE, GARY	1	\$4,113.45	\$4,113.45

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*		\$1,202,035	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, STREET OVERSIZING, TRUNK STORM SEWER, WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)		
ADMINISTRATIVE COSTS		\$278,646			
TOTAL COST		\$1,480,680			
RESIDENTIAL ASSESSMENT RATE		x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST		\$518,238 ÷	13157.5 LF	=	\$39.39
RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE	AMOUNT ASSESSED	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	
\$39.39	X 5639.2 LF	= \$222,126.12	÷ 54	=	\$4,113.45
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
31-31-23-41-0001	800 89TH AVE NE	LA DOUCEUR, JOSEPHINE	1	\$4,113.45	\$4,113.45
31-31-23-41-0003	806 89TH AVE NE	LAW, LUCAS & DANIELLE	1	\$4,113.45	\$4,113.45
31-31-23-41-0005	808 89TH AVE NE	ROUNSVILLE, JANET	1	\$4,113.45	\$4,113.45
31-31-23-41-0006	815 88 1/2 AVE NE	815 BLAINE LLC C/O ERIC DWYER	1	\$4,113.45	\$4,113.45
31-31-23-41-0037	8840 POLK ST NE	DOUGLAS PIERRE	1	\$4,113.45	\$4,113.45
31-31-23-41-0060	8840 TYLER ST NE	GALLAGHER, KIERAN M	1	\$4,113.45	\$4,113.45
32-31-23-23-0016	1015 89TH AVE NE	JOHNSON, WAYNE ROBERT	1	\$4,113.45	\$4,113.45
32-31-23-23-0017	1025 89TH AVE NE	ROEKER, LANE & KIMBERLY	1	\$4,113.45	\$4,113.45
32-31-23-23-0019	1035 89TH AVE NE	KUTH, ROBERT	1	\$4,113.45	\$4,113.45
32-31-23-23-0028	1047 89TH AVE NE	SCHUETT, SALLY	1	\$4,113.45	\$4,113.45
32-31-23-23-0029	1053 89TH AVE NE	MCCARTHY, MARY LOU	1	\$4,113.45	\$4,113.45
32-31-23-23-0085	1065 89TH AVE NE	STANGRET BROOKE	1	\$4,113.45	\$4,113.45
32-31-23-23-0086	1077 89TH AVE NE	SYDNESS SCOTT M & TAMARA L	1	\$4,113.45	\$4,113.45
32-31-23-23-0087	1089 89TH AVE NE	LUND LARRY LEE JR & RACHEL RAE	1	\$4,113.45	\$4,113.45
32-31-23-24-0007	1341 89TH AVE NE	WILLIAMSON, TYRONE	1	\$4,113.45	\$4,113.45
32-31-23-24-0012	1349 89TH AVE NE	SPITZER MAXWELL G	1	\$4,113.45	\$4,113.45
32-31-23-24-0015	1355 89TH AVE NE	FISH CATHERINE A	1	\$4,113.45	\$4,113.45
32-31-23-31-0016	1358 89TH AVE NE	ERICKSON DALE E & DENISE V	1	\$4,113.45	\$4,113.45
32-31-23-31-0017	1310 89TH AVE NE	CHI, CHINDA C	1	\$4,113.45	\$4,113.45
32-31-23-31-0018	1300 89TH AVE NE	WOOD, GLENN	1	\$4,113.45	\$4,113.45
32-31-23-31-0048	1220 89TH AVE NE	PERISH DONALD W & K H	1	\$4,113.45	\$4,113.45
32-31-23-31-0049	8860 LINCOLN ST NE	WALDVOGEL THOMAS	1	\$4,113.45	\$4,113.45
32-31-23-31-0050	1240 89TH AVE NE	MOORE, BRIAN	1	\$4,113.45	\$4,113.45
32-31-23-31-0051	1340 89TH AVE NE	HEDGERS, MITCHELL T	1	\$4,113.45	\$4,113.45
32-31-23-32-0002	1150 89TH AVE NE	LESEWSKI JACOB	1	\$4,113.45	\$4,113.45
32-31-23-32-0004	1200 89TH AVE NE	KROELLS, BENJAMIN & LEE MANDY	1	\$4,113.45	\$4,113.45
32-31-23-32-0013	1100 89TH AVE NE	MASSEY, JAMES & JEANNE	1	\$4,113.45	\$4,113.45
32-31-23-32-0017	1054 89TH AVE NE	SMITH, JENNIFER R	1	\$4,113.45	\$4,113.45
32-31-23-32-0018	1048 89TH AVE NE	HAMACK, LORRAINE M	1	\$4,113.45	\$4,113.45
32-31-23-32-0019	1030 89TH AVE NE	HUBBARD DANIEL	1	\$4,113.45	\$4,113.45

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*		\$1,202,035	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, STREET OVERSIZING, TRUNK STORM SEWER, WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)		
ADMINISTRATIVE COSTS		\$278,646			
TOTAL COST		\$1,480,680	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT		
RESIDENTIAL ASSESSMENT RATE		x 35%	TOTAL FRONT FOOTAGE	=	\$39.39
ASSESSABLE COST		\$518,238 ÷	13157.5 LF	=	\$39.39
RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT \$39.39 X ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE 5639.2 LF = AMOUNT ASSESSED \$222,126.12 ÷ ASSESSABLE RESIDENTIAL LOT UNITS 54 = ASSESSMENT RATE PER RESIDENTIAL LOT UNIT \$4,113.45					
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
32-31-23-32-0021	1000 89TH AVE NE	LEHMAN, JUSTIN	1	\$4,113.45	\$4,113.45
32-31-23-32-0044	1068 89TH AVE NE	THURSTON, LAURA K	1	\$4,113.45	\$4,113.45
32-31-23-32-0051	1152 89TH AVE NE	MALONE, KAYLA	1	\$4,113.45	\$4,113.45
32-31-23-32-0053	1080 89TH AVE NE	BENEVIDES JOHN	1	\$4,113.45	\$4,113.45
32-31-23-32-0054	1092 89TH AVE NE	ORTEGA AMANDA	1	\$4,113.45	\$4,113.45
TOTALS:			54		\$222,126.30

2024 SOUTHWEST AREA STREET RECONSTRUCTION - AREA 1

89TH AVE (UNIVERSITY AVE TO MN-65)

CITY OF BLAINE

**EXHIBIT NO. 1B - SINGLE FAMILY RESIDENTIAL PER FRONT FOOT
PROPOSED FINAL ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,202,035	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, STREET OVERSIZING, TRUNK STORM SEWER, WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)			
ADMINISTRATIVE COSTS	<u>\$278,646</u>				
TOTAL COST	\$1,480,680		TOTAL FRONT FOOTAGE	TOTAL COST PER FRONT FOOT	SCHOOL/ FIRE DEPARTMENT ASSESSMENT PERCENTAGE
ASSESSABLE COST	\$1,480,680 ÷		13157.5 LF	= \$112.53	X 35%
					= \$39.39
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
31-31-23-13-0040	641 89TH AVE NE	CHRIST LUTHERAN CHURCH	230**	\$39.39	\$9,059.70
31-31-23-13-0041	707 89TH AVE NE	ST TIMOTHY CHURCH OF	915.0	\$39.39	\$36,041.85
32-31-23-23-0088	1149 89TH AVE NE	SPRING LAKE PARK FIRE DEPT	97**	\$39.39	\$3,820.83
TOTALS:			1242.0		\$48,922.38

**Denotes 150' corner lot credit given

PROJECT 24-07
2024 SOUTHWEST AREA STREET RECONSTRUCTION - AREA 1
89TH AVE (UNIVERSITY AVE TO MN-65)
CITY OF BLAINE
EXHIBIT NO. 1C - MULTI-FAMILY RESIDENTIAL
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,392,582	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, STREET OVERSIZING, TRUNK STORM SEWER, WATER MAIN, SANITARY SEWER, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)			
ADMINISTRATIVE COSTS	\$322,817				
TOTAL COST	\$1,715,399	A	TOTAL COST PER FRONT FOOT	HIGH-DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE	HIGH-DENSITY RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$1,715,399 ÷	13157.5 LF	= \$130.37	X 50%	= \$65.19
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
32-31-23-23-0010	1161 89TH AVE NE	ACCAP	124.0	\$65.19	\$8,083.56
32-31-23-23-0012	1175 89TH AVE NE	CULLEN DANIEL	124.0	\$65.19	\$8,083.56
32-31-23-32-0014	1120 89TH AVE NE	ACCAP	67.0	\$65.19	\$4,367.73
TOTALS:			315.00		\$20,534.85

PROJECT 24-07
2024 SOUTHWEST AREA STREET RECONSTRUCTION - AREA 1
89TH AVE (UNIVERSITY AVE TO MN-65)
CITY OF BLAINE
EXHIBIT NO. 1D - COMMERCIAL/INDUSTRIAL
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*		\$2,767,260	*(CONSTRUCTION COSTS DO NOT INCLUDE STREET OVERSIZING, TRUNK STORM SEWER, WATER MAIN, SANITARY SEWER, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)		
ADMINISTRATIVE COSTS		\$641,483			
TOTAL COST		\$3,408,743			
ASSESSABLE COST		\$3,408,743 ÷			
			TOTAL FRONT FOOTAGE	TOTAL COST PER FRONT FOOT	COMMERCIAL/ INDUSTRIAL ASSESSMENT RATE PER FRONT FOOT
			13157.5 LF	\$259.07	50%
			=	X	=
					\$129.54
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
31-31-23-23-0003	UNASSIGNED	BLAINE ECONOMIC DEVELOPMENT AUTHORITY	150.0	\$129.54	\$19,431.00
31-31-23-23-0004	UNASSIGNED	BLAINE ECONOMIC DEVELOPMENT AUTHORITY	50.0	\$129.54	\$6,477.00
31-31-23-23-0058	8943 UNIVERSITY AVE NE	VICTORIA ESTATES LTD	317.2	\$129.54	\$41,086.20
31-31-23-31-0022	UNASSIGNED	405 87TH LLC	694.2	\$129.54	\$89,926.67
31-31-23-31-0023	551 87TH LN NE	A-1 PROPERTY LLC	189.9**	\$129.54	\$24,599.65
31-31-23-32-0008	170 89TH AVE NE	89 NORTH TOWN LLC	488.0**	\$129.54	\$63,215.52
32-31-23-24-0004	1201 89TH AVE NE	HRA OF ANOKA COUNTY C/O FACILITIES MGMT & CONST	550.0	\$129.54	\$71,247.00
32-31-23-24-0008	1321 89TH AVE NE	CHEVTAYEVA, INNA	190.0	\$129.54	\$24,612.60
32-31-23-24-0014	1399 89TH AVE NE	MORGAN VIII LLC	204.0	\$129.54	\$26,426.16
TOTALS:			2833.3		\$367,021.80

**Denotes 150' corner lot credit given

PROJECT 24-07
2024 SOUTHWEST AREA STREET RECONSTRUCTION - AREA 2
**87TH AVE (~200' WEST OF LINCOLN ST TO CENTRAL AVE FRONTAGE RD) AND
LINCOLN ST (85TH AVE TO 89TH AVE)**

CITY OF BLAINE
**EXHIBIT NO. 2A - SINGLE FAMILY RESIDENTIAL
PROPOSED FINAL ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$869,511	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)			
ADMINISTRATIVE COSTS	\$201,563				
TOTAL COST	\$1,071,074				
RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT		
ASSESSABLE COST	\$374,876 ÷	6797.6 LF	=	\$55.15	
RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	\$55.15	ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE	AMOUNT ASSESSED	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
	X	5914.6 LF	=	\$326,190.19 ÷	56 = \$5,824.82
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
32-31-23-31-0020	8841 LINCOLN ST NE	GREEN PATRICIA	1	\$5,824.82	\$5,824.82
32-31-23-31-0022	8831 LINCOLN ST NE	OLSON, TONY ALAN	1	\$5,824.82	\$5,824.82
32-31-23-31-0023	8827 LINCOLN ST NE	OLIVAR-ARIAN, MARCOS	1	\$5,824.82	\$5,824.82
32-31-23-31-0024	8823 LINCOLN ST NE	KAHMANN, JUSTIN	1	\$5,824.82	\$5,824.82
32-31-23-31-0025	8815 LINCOLN ST NE	CRAMPTON, MELANIE JEAN	1	\$5,824.82	\$5,824.82
32-31-23-31-0026	8755 LINCOLN ST NE	PROVOST, MARY ANN	1	\$5,824.82	\$5,824.82
32-31-23-31-0027	8745 LINCOLN ST NE	FREEMAN, DEBORAH	1	\$5,824.82	\$5,824.82
32-31-23-31-0028	8729 LINCOLN ST NE	BURCK JOHN P	1	\$5,824.82	\$5,824.82
32-31-23-31-0029	8727 LINCOLN ST NE	FISCHER SANDRA SUE	1	\$5,824.82	\$5,824.82
32-31-23-31-0030	1331 87TH AVE NE	LAFRANCE, BRITTANY	1	\$5,824.82	\$5,824.82
32-31-23-31-0031	8713 LINCOLN ST NE	XIONG KENG & YANG KONG	1	\$5,824.82	\$5,824.82
32-31-23-31-0032	8707 LINCOLN ST NE	CARRIGAN, JAMES R	1	\$5,824.82	\$5,824.82
32-31-23-31-0034	8706 LINCOLN ST NE	LIU JIAN AN	1	\$5,824.82	\$5,824.82
32-31-23-31-0035	8712 LINCOLN ST NE	DAWSON CLAUDIA L	1	\$5,824.82	\$5,824.82
32-31-23-31-0036	8720 LINCOLN ST NE	WILKE SCOTT A & ELIZABETH A	1	\$5,824.82	\$5,824.82
32-31-23-31-0037	8734 LINCOLN ST NE	KEENAN, SEAN P	1	\$5,824.82	\$5,824.82
32-31-23-31-0038	8730 LINCOLN ST NE	KEENAN JOHN H	1	\$5,824.82	\$5,824.82
32-31-23-31-0039	8744 LINCOLN ST NE	DENNO DAVID N & SANDRA H	1	\$5,824.82	\$5,824.82

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*		\$869,511	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)		
ADMINISTRATIVE COSTS		\$201,563			
TOTAL COST		\$1,071,074			
RESIDENTIAL RATE		x 35%	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT		
ASSESSABLE COST		\$374,876 ÷	TOTAL FRONT FOOTAGE	=	\$55.15
			6797.6 LF		
RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE	AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$55.15	X	5914.6 LF	=	\$326,190.19 ÷	56 = \$5,824.82
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
32-31-23-31-0040	8752 LINCOLN ST NE	TOLUENE INC	1	\$5,824.82	\$5,824.82
32-31-23-31-0041	8760 LINCOLN ST NE	GENOSKY DAWN	1	\$5,824.82	\$5,824.82
32-31-23-31-0043	8800 LINCOLN ST NE	BRIDGE SFR IV BORROWER I LLC	1	\$5,824.82	\$5,824.82
32-31-23-31-0044	8806 LINCOLN ST NE	NICKO, DIANNE K	1	\$5,824.82	\$5,824.82
32-31-23-31-0045	8810 LINCOLN ST NE	VANG, KHUE	1	\$5,824.82	\$5,824.82
32-31-23-31-0046	8830 LINCOLN ST NE	CORRIGAN PATRICK W	1	\$5,824.82	\$5,824.82
32-31-23-31-0047	8854 LINCOLN ST NE	OHREN CRAIG A & BONNIE S	1	\$5,824.82	\$5,824.82
32-31-23-31-0053	1341 87TH AVE NE	MUELLER, CHAD	1	\$5,824.82	\$5,824.82
32-31-23-31-0054	1345 87TH AVE NE	SHEPARDSON ALBERT P	1	\$5,824.82	\$5,824.82
32-31-23-34-0020	1344 87TH AVE NE	AK ENTERPRISE LLC	1	\$5,824.82	\$5,824.82
32-31-23-34-0022	1348 87TH AVE NE	BERIGAN WILLIAM F & LEE ANN	1	\$5,824.82	\$5,824.82
32-31-23-34-0023	8655 LINCOLN ST NE	ANCHETA, LEONARD	1	\$5,824.82	\$5,824.82
32-31-23-34-0024	1324 87TH AVE NE	WEESE, KIMBERLY M	1	\$5,824.82	\$5,824.82
32-31-23-34-0025	1332 87TH AVE NE	ARTHUR, CAROL JO	1	\$5,824.82	\$5,824.82
32-31-23-34-0026	1340 87TH AVE NE	SORIA MARISOL HERNANDEZ	1	\$5,824.82	\$5,824.82
32-31-23-34-0027	8641 LINCOLN ST NE	MCCARTHY, JORDYN RICHELLE & MICHAEL	1	\$5,824.82	\$5,824.82
32-31-23-34-0028	8633 LINCOLN ST NE	RISVOLD KARLA L	1	\$5,824.82	\$5,824.82
32-31-23-34-0029	8623 LINCOLN ST NE	ROMICK ABBEY J	1	\$5,824.82	\$5,824.82
32-31-23-34-0030	8615 LINCOLN ST NE	ORNING DANIEL ROSS	1	\$5,824.82	\$5,824.82
32-31-23-34-0031	8613 LINCOLN ST NE	PRIEBE ROBERT S	1	\$5,824.82	\$5,824.82
32-31-23-34-0032	8575 LINCOLN ST NE	KIRKS DOUGLAS C & D C	1	\$5,824.82	\$5,824.82
32-31-23-34-0033	8569 LINCOLN ST NE	HENRY KENNETH ALAN	1	\$5,824.82	\$5,824.82
32-31-23-34-0034	8557 LINCOLN ST NE	GRANANDER DONALD R & J P	1	\$5,824.82	\$5,824.82
32-31-23-34-0039	8564 LINCOLN ST NE	FLATS ON FIFTH LLC	1	\$5,824.82	\$5,824.82
32-31-23-34-0040	8560 LINCOLN ST NE	NAGEL GREG AARON	1	\$5,824.82	\$5,824.82
32-31-23-34-0041	8550 LINCOLN ST NE	KRAMASZ, PAUL	1	\$5,824.82	\$5,824.82
32-31-23-34-0044	8614 LINCOLN ST NE	STEWART, SCOTT B	1	\$5,824.82	\$5,824.82
32-31-23-34-0046	8624 LINCOLN ST NE	INIGUEZ, MATTHEW F	1	\$5,824.82	\$5,824.82
32-31-23-34-0047	8634 LINCOLN ST NE	FRUEN AARON	1	\$5,824.82	\$5,824.82
32-31-23-34-0048	8650 LINCOLN ST NE	MANDT, RENEE GENEVIEVE	1	\$5,824.82	\$5,824.82

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*		\$869,511	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)		
ADMINISTRATIVE COSTS		\$201,563			
TOTAL COST		\$1,071,074			
RESIDENTIAL RATE		x 35%			
ASSESSABLE COST		\$374,876 ÷	TOTAL FRONT FOOTAGE	6797.6 LF	= RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT \$55.15
RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT \$55.15 X ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE 5914.6 LF = AMOUNT ASSESSED \$326,190.19 ÷ ASSESSABLE RESIDENTIAL LOT UNITS 56 = ASSESSMENT RATE PER RESIDENTIAL LOT UNIT \$5,824.82					
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
32-31-23-34-0049	8660 LINCOLN ST NE	HARACZ TRUSTEE, JAMES F	1	\$5,824.82	\$5,824.82
32-31-23-34-0050	8600 LINCOLN ST NE	MURPHY, KELLY E	1	\$5,824.82	\$5,824.82
32-31-23-34-0051	8570 LINCOLN ST NE	ROESSLER RICHARD C & MEMRY	1	\$5,824.82	\$5,824.82
32-31-23-34-0052	8551 LINCOLN ST NE	DELLY LEONARD A & DEBORA L	1	\$5,824.82	\$5,824.82
32-31-23-34-0056	8556 LINCOLN ST NE	BLUCHER JOHN	1	\$5,824.82	\$5,824.82
32-31-23-34-0058	UNASSIGNED	CONVENIENCE STORE INVESTMENTS	1	\$5,824.82	\$5,824.82
32-31-23-34-0068	8536 LINCOLN ST NE	LUXURY ON LADDIE LAKE	1	\$5,824.82	\$5,824.82
32-31-23-34-0067	8544 LINCOLN ST NE	KABORE, YOUSOUF A	1	\$5,824.82	\$5,824.82
TOTALS:			56		\$326,189.92

PROJECT 24-07
 2024 SOUTHWEST AREA STREET RECONSTRUCTION - AREA 2
**87TH AVE (~200' WEST OF LINCOLN ST TO CENTRAL AVE FRONTAGE RD) AND
 LINCOLN ST (85TH AVE TO 89TH AVE)**
 CITY OF BLAINE
 EXHIBIT NO. 2B - COMMERCIAL/INDUSTRIAL
 PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$924,694	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)			
ADMINISTRATIVE COSTS	<u>\$214,355</u>				
TOTAL COST	\$1,139,049		TOTAL FRONT FOOTAGE	TOTAL COST PER FRONT FOOT	COMMERCIAL/ INDUSTRIAL ASSESSMENT PERCENTAGE
ASSESSABLE COST	\$1,139,049 ÷		6797.6 LF	= \$167.57	X 50% = \$83.79
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
32-31-23-31-0001	8710 CENTRAL AVE NE	DARUL ARQAM CENTER OF EXCELLENCE	164.0	\$83.79	\$13,741.56
32-31-23-34-0021	8654 CENTRAL AVE NE	SPLK LLC	152.0	\$83.79	\$12,736.08
TOTALS:			316.0		\$26,477.64

PROJECT 24-07
2024 SOUTHWEST AREA STREET RECONSTRUCTION - AREA 3
85TH AVE (LINCOLN ST TO MN-65)
CITY OF BLAINE
EXHIBIT NO. 3A - COMMERCIAL/INDUSTRIAL
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$167,303	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)			
ADMINISTRATIVE COSTS	\$38,783				
TOTAL COST	\$206,086		TOTAL FRONT FOOTAGE	TOTAL COST PER FRONT FOOT	COMMERCIAL/ INDUSTRIAL ASSESSMENT PERCENTAGE
ASSESSABLE COST	\$206,086 ÷		1083.2 LF	= \$190.26	X 50% = \$95.13
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
32-31-23-34-0057	1355 85TH AVE NE	CONVENIENCE STORE INVESTMENTS	301.0	\$95.13	\$28,634.13
TOTALS:			301.0		\$28,634.13

CENTRAL AVE FRONTAGE RD (450' SOUTH OF 87TH AVE TO TO CUL-DE-SAC)

CITY OF BLAINE

**EXHIBIT NO. 4A - SINGLE FAMILY RESIDENTIAL
PROPOSED FINAL ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$113,861	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)			
ADMINISTRATIVE COSTS	<u>\$26,394</u>				
TOTAL COST	\$140,255				
RESIDENTIAL RATE	<u>x 35%</u>	TOTAL FRONT FOOTAGE		RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$49,089 ÷	3452.0 LF	=	\$14.22	
RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE	AMOUNT ASSESSED	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	
\$14.22	X 1076.0 LF	= \$15,300.72	÷ 11	=	\$1,390.97
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
32-31-23-31-0010	8822 CENTRAL AVE NE	ERICKSON, EVAN M	1	\$1,390.97	\$1,390.97
32-31-23-31-0004	8732 CENTRAL AVE NE	HERNANDEZ, KAYLARUBY	1	\$1,390.97	\$1,390.97
32-31-23-31-0015	8866 CENTRAL AVE NE	HOLMBERG, JOHN E	1	\$1,390.97	\$1,390.97
32-31-23-31-0052	8812 CENTRAL AVE NE	SWANSON, LISA L	1	\$1,390.97	\$1,390.97
32-31-23-31-0012	8852 CENTRAL AVE NE	HOLMBERG, MARY KAY	1	\$1,390.97	\$1,390.97
32-31-23-31-0011	8844 CENTRAL AVE NE	SCARTOZZI, CAROLINE CELESTE	1	\$1,390.97	\$1,390.97
32-31-23-31-0007	8800 CENTRAL AVE NE	AK ENTERPRISE LLC	1	\$1,390.97	\$1,390.97
32-31-23-31-0013	8860 CENTRAL AVE NE	HOLMBERG, JOHN E	1	\$1,390.97	\$1,390.97
32-31-23-31-0005	8744 CENTRAL AVE NE	QUINEHAN DARRELL	1	\$1,390.97	\$1,390.97
32-31-23-31-0006	8754 CENTRAL AVE NE	WISHY, FORREST	1	\$1,390.97	\$1,390.97
32-31-23-31-0003	8722 CENTRAL AVE NE	HANSON, JOSEPH M	1	\$1,390.97	\$1,390.97
TOTALS:			11		\$15,300.67

PROJECT 24-07
2024 SOUTHWEST AREA STREET RECONSTRUCTION - AREA 4
CENTRAL AVE FRONTAGE RD (450' SOUTH OF 87TH AVE TO TO CUL-DE-SAC)
CITY OF BLAINE
EXHIBIT NO. 4B - COMMERCIAL/INDUSTRIAL
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$113,861	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, LANDSCAPING/IRRIGATION REPAIR, AND WATERSHED PERMIT REQUIREMENT COSTS)			
ADMINISTRATIVE COSTS	\$26,394				
TOTAL COST	\$140,255		TOTAL COST PER FRONT FOOT	COMMERCIAL/ INDUSTRIAL ASSESSMENT PERCENTAGE	COMMERCIAL/ INDUSTRIAL ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$140,255 ÷		3452.0 LF = \$40.63	X 50%	= \$20.32
PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
32-31-23-31-0001	8710 CENTRAL AVE NE	DARUL ARQAM CENTER OF EXCELLENCE	26.0**	\$20.32	\$528.32
32-31-23-34-0069	UNASSIGNED	URAM SCOTT JAMES	83.0	\$20.32	\$1,686.56
32-31-23-34-0062	8620 CENTRAL AVE NE	JRSLEA - BLAINE LLC C/O LEON EIDELMAN	102.0	\$20.32	\$2,072.64
32-31-23-34-0070	8628 CENTRAL AVE NE	URAM SCOTT JAMES	113.3	\$20.32	\$2,302.26
32-31-23-34-0021	8654 CENTRAL AVE NE	SPLK LLC	26.0**	\$20.32	\$528.32
TOTALS:			350.3		\$7,118.10

**Denotes 150' corner lot credit given



City of Blaine Staff Report

File Number: RES 26-166

Agenda Date	Status
August 17, 2026	
In Control	File Type
City Council	Motion

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

Agenda Item # 7.5

Resolution to Approve Joint Powers Agreement No. GR_00815 with Anoka County for the Signalization of CSAH 14 (125th Ave NE) at Zest Street NE, Improvement Project No. T2611 and Associated Budget Amendments

Executive Summary

The developer of Lexington Crossing has been working with Anoka County to install a traffic control signal system at the intersection of CSAH 14 (125th Ave NE) and Zest Street NE. The signal requires a Joint Powers Agreement (JPA) between Anoka County and Blaine. Plans have been prepared and the project can move forward as proposed to construct the traffic control signal system and related road improvements. Construction is scheduled for the summer of 2026.

Background

The county has required the developer of the Lexington Crossing to install a traffic signal system at the intersection of CSAH 14 (125th Ave NE) and Zest Street NE. The county will be supplying the controller cabinet and inspection for the signal system at a cost of \$50,000. As the county does not have a way to recover the cost of supplying the cabinet directly or inspection costs from the developer, they have asked to enter into a Joint Powers Agreement (JPA) with the city. In turn, the city will amend the development agreement for the \$50,000 to account for the cost of the signal cabinet and payment of the inspection of the signal improvements.

Staff worked with Anoka County to prepare a JPA based on the county supplying the control cabinet and inspection at a cost of \$50,000. The JPA also indicates the standard future maintenance obligations of the city, which include crosswalk pavement markings on all city streets, street lights, luminaries and EVP systems on traffic signals, and initial and ongoing electrical costs for street lights and traffic signal.

Strategic Plan Relationship

The project aligns with the City's strategic initiatives for Growth Management and providing a Well-maintained Infrastructure.

Board/Commission Review

N/A

Financial Impact

This improvement was not in the 2026 Capital Improvement Program. The estimated cost of the materials furnished by the County to the City is \$35,000. The estimated cost for signal construction inspection provided during construction by the County is \$15,000. The total estimated cost to the City with County furnished materials and County signal construction inspection is \$50,000. Actual costs will be determined once the County furnished cabinet is constructed and fully operational. An updated cost estimate shall be provided to the City at the time of billing. These costs shall be reimbursed to the County by the City. The costs shall then be reimbursed to the City from the developer of the Lexington Crossing development.

Public Outreach/Input

N/A

Staff Recommendation

Approve the following resolution.

Attachment List

1. CP 26-15-14_Blaine JPA_7-29-26



City of Blaine

Signature Copy

Resolution: RES 26-166

Resolution to Approve Joint Powers Agreement No. GR_00815 with Anoka County for the Signalization of CSAH 14 (125th Ave NE) at Zest Street NE, Improvement Project No. T2611 and Associated Budget Amendments

WHEREAS, the County of Anoka and the City of Blaine desire to jointly construct a signal at the intersection at County State Aid Highway CSAH 14 (125th Ave NE) at Zest Street NE in accordance with Anoka County and the Minnesota Department of Transportation standards for the benefit of the traveling public; and

WHEREAS, Minnesota Statutes Section 471.59 authorizes the County of Anoka to enter into an Agreement with the City of Blaine to provide for the construction of a signal system at CSAH 14 (125th Ave NE) and Zest Street NE for the joint exercise of powers common to each; and

WHEREAS, said Agreement details the responsibilities of the County of Anoka and the City of Blaine as to the costs associated with the construction and related activities of the project.

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

1. Joint Powers Agreement No. GR_00815 between the County of Anoka and the City of Blaine with regard to the construction of a signal system at the intersection of CSAH 14 (125th Ave NE) and Zest Street NE is hereby approved.
2. The Mayor and City Manager are hereby authorized and directed to execute said agreement.

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

Fund / Account	Project Number	Project Description	Amount
PMP Fund - Developer Payments 503.50.530.533.5309-3806	T2611	Signalization of CSAH 14 (125th Ave NE) at Zest Street NE	\$50,000

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

Fund / Account	Project Number	Project Description	Amount
----------------	----------------	---------------------	--------

PMP Fund - Project Contract Cost 503.50.530.533.5309-4590	T2611	Signalization of CSAH 14 (125th Ave NE) at Zest Street NE	\$50,000
--	-------	---	----------

PASSED by the City Council of the City of Blaine this 17th day of August, 2026.

**JOINT POWERS AGREEMENT
FOR THE SIGNALIZATION OF COUNTY STATE AID HIGHWAY 14 AT ZEST ST NE
IN THE CITY OF BLAINE, MN
(CP 26-15-14)**

THIS AGREEMENT is made by the parties on the last date executed below, by and between the County of Anoka, a political subdivision of the State of Minnesota, 2100 Third Avenue, Anoka, Minnesota 55303, hereinafter referred to as "County", City of Blaine, 10801 Town Square Drive NE, Blaine, MN 55449, hereinafter referred to as "City".

WITNESSETH

WHEREAS, the parties to this agreement agree it is in the best interests of the traveling public to construct a new traffic control signal system on County State Aid Highway (CSAH) 14 (125th Ave NE) at Zest St NE and,

WHEREAS, the City has prepared design plans for the construction of the traffic signal system at CSAH 14 at Zest St NE in accordance with Anoka County and the Minnesota Department of Transportation standards; and,

WHEREAS, the County has jurisdiction over CSAH 14 and the City has jurisdiction over Zest St NE and,

WHEREAS, Minn. Stat. § 471.59 authorizes governmental units to enter into joint powers agreements for the joint exercise of powers common to each.

NOW, THEREFORE, IT IS MUTUALLY STIPULATED AND AGREED:

I. PURPOSE

The parties have joined together for the purpose of constructing the signal system on CSAH 14 at Zest St NE, as described in the design plans (hereinafter the "Project"). The County and the City project numbers are noted above. The engineering plans for the Project are filed in the office of the Anoka County Highway Department and incorporated herein by reference.

The parties to this Joint Powers Agreement (JPA) agree in principle that construction of the Project is in the best interest of the traveling public.

It is agreed that the final construction plans have been reviewed and accepted by the parties.

II. METHOD

The City shall cause the construction of the Project.

INTERSECTION IMPROVEMENTS:

As agreed by the parties, improvements to the following intersection have been incorporated into the design plans

CSAH 14 at Zest St NE: Construction of a new traffic control signal system, fiber interconnect revisions, and pedestrian curb ramp construction.

RIGHT OF WAY:

No additional ROW acquisition is expected along CSAH 14.

TRAFFIC SIGNALS:

The parties agree that a new traffic control signal system will be constructed at the intersection of CSAH 14 and Zest St NE.

The County shall furnish to the City the required traffic signal cabinet and controller along with all related signal control equipment. The County will also furnish to the City EVP detectors, confirmation lights, and EVP controller cabinet phase selector card. All equipment provided by the County, as well as any traffic signal construction inspection services performed by County personnel, shall be subject to reimbursement by the City.

Following the construction, the ongoing traffic signal maintenance at the CSAH 14 and Zest St NE intersection will be consistent with Anoka County unwarranted traffic signal maintenance practices. After construction is complete, the ongoing maintenance of the traffic signal at the CSAH 14 and Zest St NE intersection will follow Anoka County's standard practices for unwarranted signals, with the County fully responsible for all traffic signal maintenance. The City will reimburse the County for 100% of all signal and emergency vehicle preemption (EVP) maintenance costs. Additionally, the City will be responsible for maintaining all luminaires and supplying the electrical power needed for the traffic signal system.

TRAFFIC CONTROL:

The parties agree that CSAH 14 and Zest St NE will be open to through traffic during construction. The parties agree and understand the cost for the traffic control shall be responsibility of the City.

UTILITIES:

The City will be responsible for coordinating the relocation of any utilities within this project area.

PERMITS:

The parties agree that the City will secure all necessary permits for the Project. The County requests that the City inform the County of any ordinances or city regulations that affect construction at the time of the signing of this JPA (e.g. setbacks, tree clearing ordinances, or any other city ordinances).

III. COSTS

Except as otherwise provided herein, construction and engineering costs for the Project are the sole responsibility of the City.

The estimated cost of the materials furnished by the County to the City described in Part II (Traffic Signals) is \$35,000. The estimated cost for signal construction inspection provided during construction by the County is \$15,000. The total estimated cost to the City with County furnished materials and County signal construction inspection is \$50,000. Actual costs will be determined once the County furnished cabinet is constructed and fully operational. An updated cost estimate shall be provided to the City at the time of billing. These costs shall be reimbursed to the County by the City.

IV. TERM / TERMINATION

This Agreement shall become effective immediately upon execution, and will remain in effect until the Project and all restoration activities are completed, *with exception* of the ownership and maintenance provisions within this Agreement which shall continue indefinitely.

V. DISBURSEMENT OF FUNDS

All funds disbursed by the County or City pursuant to this Agreement shall be disbursed by each entity pursuant to the methods provided by law.

VI. CONTRACTS AND PURCHASES

All contracts let and purchases made pursuant to this Agreement shall be made by the County in conformance with federal, state, and local laws and regulations.

VII. STRICT ACCOUNTABILITY

A strict accounting shall be made of all funds and report of all receipts and shall be made upon request by either party. Prior to City payment to the County, the County shall provide the City a copy of all invoices and cost documentation to assist the City in their application for funding/reimbursement as necessary.

VIII. SIGNALIZATION POWER

The City shall at their sole expense, install and cause the installation of an adequate electrical power source to the service cabinet for all the previously mentioned CSAH 14/Zest St NE traffic control signal system including any necessary extension of power lines. The City shall be the lead agency in this matter. Upon completion of said traffic control signal installations, the ongoing cost of the electrical power to the signal system shall be the sole responsibility of the City.

IX. MAINTENANCE

- A. Maintenance of the sidewalk/trail at the intersection of CSAH 14 and Zest St NE shall be the responsibility of the City. The City shall be responsible for general routine maintenance, such as sweeping, clearing, plowing, trash removal and other incidental items. The City shall be responsible for long-term maintenance, such as crack sealing and replacement.

- B. Maintenance of crosswalk pavement markings shall be the responsibility of the County. The County will be responsible for the maintenance of the crosswalk pavement marking for the crossings at the signalized intersection.
- C. Cost of electrical power to the signal system shall be the obligation of the City.
- D. Maintenance of the completed traffic control signal and signal equipment at the intersection of CSAH 14 and Zest St NE shall be the sole obligation of the County on a 100% reimbursable basis with the City billed quarterly for 100% of all incurred costs.
- E. The County shall maintain the said traffic signal controllers, traffic signal and pedestrian indications, loop detectors and associated wiring of the said traffic control signals at the sole obligation of the County on a 100% reimbursable basis with the City billed quarterly for 100% of all incurred costs.
- F. Maintenance of the galvanized finish on the traffic signal system poles and mast arms shall be the sole obligation of the City. Painting of the traffic signal shall be the sole obligation of the City.
- G. Timing of the completed traffic control signal shall be determined by the County.
- H. Only the County shall have access to the controller cabinets.
- I. The traffic control signals shall be the property of the County.
- J. The City shall be responsible for maintenance of the luminaries and luminaire relamping.
- K. All maintenance of the EVP System shall be completed by the County. The City shall be billed by the County on a quarterly basis for all incurred costs.
- L. EVP Emitter Units may be installed on and used only by Emergency Vehicles responding to an emergency as defined in Minnesota Statutes §169.011, Subdivision 3, and §169.03. The City shall provide a list to the County Engineer, or the County's duly appointed representative, of all such vehicles with emitter units on an annual basis.
- M. Malfunctions of the EVP System shall be immediately reported to the County.
- N. All timing of said EVP System shall be determined by the County.
- O. In the event said EVP System or components are, in the opinion of the County, being misused, or the conditions set forth are violated, and such misuse or violation continues after receipt by the City, written notice thereof from the County, the County shall remove the EVP System. Upon removal of the EVP System pursuant to this paragraph, the field wiring, cabinet wiring, detector receiver, infrared detector heads and indicator lamps and all other components shall become the property of the County.

X. NOTICE

For purposes of delivery of any notices herein, the notice shall be effective if delivered to the County Administrator of Anoka County, 2100 Third Avenue, Anoka, Minnesota 55303, on behalf of the County, and to the City Administrator of Blaine, 10801 Town Square Drive NE, Blaine, MN 55449, on behalf of the City.

XI. INDEMNIFICATION

The City and County mutually agree to indemnify and hold harmless each other from any claims, losses, costs, expenses or damages resulting from the acts or omissions of the respective officers, agents, or employees relating to activities conducted by either party under this Agreement.

XII. ENTIRE AGREEMENT REQUIREMENT OF A WRITING

It is understood and agreed that the entire agreement of the parties is contained herein and that this Agreement supersedes all oral agreements and all negotiations between the parties relating to the subject matter thereof, as well as any previous agreement presently in effect between the parties to the subject matter thereof. Any alterations, variations, or modifications of the provisions of this Agreement shall be valid only when they have been reduced to writing and duly signed by the parties.

XIII. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each one of which shall be deemed to be an original, but all such counterparts together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties of this Agreement have hereunto set their hands on the dates written below:

COUNTY OF ANOKA

By: _____
Jim Dickinson
County Administrator

RECOMMENDED FOR APPROVAL:

By: _____
Joseph J. MacPherson, P.E.
Transportation Division Manager

APPROVED AS TO FORM AND EXECUTION:

By: _____
Christine V. Carney
Assistant County Attorney

CITY OF BLAINE

By: _____
Tim Sanders
Mayor

Dated: _____

By: _____
Erik Thorvig
City Manager

Dated: _____



City of Blaine Staff Report

File Number: RES 26-167

Agenda Date	Status
August 17, 2026	
In Control	File Type
City Council	Resolution

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

Agenda Item # 7.6

Resolution to Approve Amended Joint Powers Agreement (JPA) No. CCON26-000486-V1 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 and Associated Budget Amendment

Executive Summary

The developer of the Scheel's lot has been working with Anoka County to cThe county has agreed to install these improvements a signal system at the intersection of Mankato Street and CSAH 12 (109th Avenue) to move traffic in a efficient and safe manner during the TH 65 proejct. The plan is now prepared, and the project can move forward as proposed to reconstruct and install new traffic control signal systems. Construction is scheduled for Summer of 2026. The county has required the developer of the Scheels site to construct a new right-in/right-out access and associated turn lane to the new store on CSAH 52 (Radisson Road). The county is prepared to add the work to their existing project on Radisson Road at an estimated cost of \$156,000. As the county does not have a way to recover these costs directly from the developer, they have asked to amend the existing Joint Powers Agreement (JPA) with the city. In turn, the city will amend the development agreement for the \$156,000 to account for the cost of these improvements.

Staff worked with Anoka County to prepare an amended JPA based on the county providing the improvements at a cost of \$156,000. The existing portion of the JPA continues to indicate the standard future maintenance obligations of the city, which include crosswalk pavement markings on all city streets, street lights, luminaries and EVP systems on traffic signals, and initial and ongoing electrical costs for street lights and traffic signal.

Background

Anoka County and the City of Blaine wish to amend JPA dated April 29, 2026 (Anoka County Contract No. CCON26-000486) approved at Blaine City Council on April 20, 2026 with Resolution 26-65.

1. The parties agree to amend Section II. Method, to add the following:

INTERSECTIONS:

It is understood and agreed upon by the parties that CSAH 52 at 105th Avenue will involve additional access work for a development project in which the City of Blaine is working directly with the developer. In addition to the improvements addressed in the original Agreement, the parties further agree that certain access modifications will be incorporated into the Project plans, as follows:

The improvements to Radisson Road (CSAH 52) will provide a full-length right turn lane for the proposed Scheels access points (one ingress, one egress) tying into the existing Kwik Trip access. The parties agree to extend the existing right turn lane approximately 150' to provide a full-length deceleration length to the northern Scheels access (the ingress). South of the Kwik Trip access, the County will install a 'bump out' to separate the vehicles turning into Scheels and/or Kwik Trip, from those turning onto 105th Avenue. (Improvements are collectively referred to as the "Development Improvements".)

The parties agree there is sufficient distance between the Kwik Trip access and the 105th Avenue intersection to provide for full-length deceleration in the right turn lane, under the assumption that some deceleration (less than 10mph) occurs within the through lane. The parties agree this is acceptable design practice.

The County will construct the above-described Development Improvements, which are incorporated by reference into Exhibit A of the original Agreement, and which are depicted in the attached Exhibit entitled "Development Improvements - CSAH 52_105th Ave."

2. The parties agree to amend Section III. Costs, to add the following:

COSTS.

The parties agree that the parties can achieve economy of scale cost savings by constructing the access Development Improvements concurrently with the Project. The City of Blaine shall work with the developer to obtain whatever separate agreements are necessary to address the work and reimbursement of the County's costs from the developer. For purposes of this Agreement, the City is responsible to reimburse the County for all costs associated with the Development Improvements described above.

Estimated Costs. The County's costs related to the Development Improvements are estimated as follows: \$20,000 for design/engineering, \$126,000 for construction, and \$10,000 related to inspections, for a total cost estimate of \$156,000. The parties agree that the County's reimbursement of Development Improvement costs from the City of Blaine shall be based on actual costs incurred by the County and not the estimated costs.

3. This Amendment is hereby made a part of and shall be amended to the Agreement of the parties.

4. All other terms and conditions of the original Agreement, not in conflict with the above, shall remain in full force and effect.

5. Counterparts: This Amendment may be executed in any number of counterparts, each one of which shall be deemed to be an original, but all such counterparts together shall constitute one and the same instrument.

Following the reconstruction and the new signal installation, the ongoing traffic signal maintenance at the intersections of CSAH 12 (109th Avenue) and Mankato Street and CSAH 12 (109th Avenue) at CSAH 52 (Radisson Road) will be consistent with Anoka County warranted traffic signal maintenance practices, with the County 100% responsible for all ongoing traffic signal maintenance, the City reimbursing the County 100% for all ongoing EVP maintenance, the City 100% responsible for all luminare maintenance, and the city 100% responsible for the ongoing supply of electrical power for the traffic signal system.

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

The costs for the amendment portion of the JPA, \$156,000, will be paid as follows, the County will bill the city and the city will be fully reimbursed by the developer of the Scheels parcel.

The remainder of the JPA costs remain the same as the original JPA as depicted below.

The estimated construction cost of the total project is \$4,647,528.06

The total estimated construction cost to the City is \$709,414.90.

The estimated cost of the County furnished Signal Cabinets is \$70,000.00, with the City's contribution toward the Signal Cabinets being \$26,250.00. The estimated cost of the design for the two temporary signals is \$21,424.00.

The City participation in construction engineering will be at a rate of eight percent (8%) of their designated construction share of \$709,141.90. The estimated cost to the City for construction engineering is \$56,731.35. In summary, the total City share of this project is \$813,547.25 (includes construction and construction engineering costs). (see summary below).

Estimated City Cost	
Construction Cost	\$709,141.90
Construction Engineering	\$56,731.35
County furnished signal cabinet	\$26,250.00
Design of temporary signals	\$21,424.00
TOTAL	\$813,547.25

Upon award of the construction contract, the City shall pay to the County, upon written demand by the County, ninety-five percent (95%) of its portion of the cost of the project estimated at \$772,869.89. Prior to billing, this estimate will be updated by the County to reflect the actual bid prices as awarded. An updated cost estimate shall be provided to the City at the time of billing. The City's share of the cost of the project shall include only construction and construction engineering expenses and does not include engineering design and administrative expenses incurred by the County.

After final completion of the project, the City's share of the construction cost will be based upon actual construction costs. If necessary, adjustments to the initial ninety-five percent (95%) charged will be made in the form of credit or additional charges to the City's share. Also, the remaining five percent (5%) of the City's portion of the construction costs shall be paid.

These costs are proposed to be paid for by the city's Municipal State Aid Funds as they are eligible costs. The projects were identified in the City's CIP in years 2023 and 2025. The combined budget is \$990,000.

Project	2023 Budget	2025 Budget	Total
CSAH 52/CSAH 12 Traffic Signal (Radisson Rd & 109th Ave) - T2518	\$330,000	\$660,000	\$990,000

To reflect this amended JPA, the attached resolution includes a budget adjustment for the developer's share of the project.

Public Outreach/Input

N/A

Staff Recommendation

Approve the following resolution.

Attachment List

1. Amend No. 1 to Blaine JPA (CSAH 52_105th) C26-0000486
2. Exhibit to JPA Amend No. 1 - Development Improvements - RTL Adjustments



City of Blaine

Signature Copy

Resolution: RES 26-167

Resolution to Approve Amended Joint Powers Agreement (JPA) No. CCON26-000486-V1 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 and Associated Budget Amendment

WHEREAS, the County of Anoka and the City of Blaine desire to jointly construct the signalization of the intersection at CSAH 12 (109th Avenue) at CSAH 52 (Radisson Road), CSAH 12 (109th Avenue) at Mankato Street NE/Tournament Players Parkway NE and the temporary signal systems on Davenport Street NE at 103rd Avenue NE and at 107th Avenue NE in accordance with Anoka County and the Minnesota Department of Transportation standards for the benefit of the traveling public; and

WHEREAS, Minnesota Statutes Section 471.59 authorizes the County of Anoka to enter into an Agreement with the City of Blaine to provide for the construction of a signal system at CSAH 52 (Radisson Road), CSAH 12 (109th Avenue) at Mankato Street NE/Tournament Players Parkway NE and the temporary signal systems on Davenport Street NE at 103rd Avenue NE and at 107th Avenue NE and CSAH 12 (109th Avenue) for the joint exercise of powers common to each; and

WHEREAS, said Agreement details the responsibilities of the County of Anoka and the City of Blaine as to the costs associated with the construction and related activities of the project.

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

1. Joint Powers Agreement No. CCON26-000486-V1 between the County of Anoka and the City of Blaine with regard to the reconstruction of a signal system at the intersection of CSAH 12 (109th Avenue) at CSAH 52 (Radisson Road), installation of a new signal system at CSAH 12 (109th Avenue) at Mankato Street NE/Tournament Players Parkway NE and the temporary signal systems on Davenport Street NE at 103rd Avenue NE and at 107th Avenue NE is hereby approved.
2. The Mayor and City Manager are hereby authorized and directed to execute said agreement.

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

Fund / Account	Project Number	Project Description	Amount
MSA Fund - Developer Payments 406.50.530.533.5309-3806	T2518	CSAH 52/CSAH 12 Traffic Signal (Radisson Rd & 109th Ave)	\$156,000

PASSED by the City Council of the City of Blaine this 17th day of August, 2026.

AMENDMENT NO. 1
TO JOINT POWERS AGREEMENT
FOR THE INTERSECTION IMPROVEMENTS AT COUNTY STATE HIGHWAY
(CSAH) 12 (109th AVENUE) AT CSAH 52 (RADDISON ROAD) THE SIGNALIZATION
OF CSAH 12 (109th AVENUE)
AT MANKATO STREET NE/TOURNAMENT PLATERS PARKWAY NE AND
TEMPORARY SIGNAL SYSTEMS CONSTRUCTION ON DAVENPORT STREET IN
THE CITY OF BLAINE, MN
ANOKA COUNTY PROJECT NOS. SAP 002-612-015, SAP 002-612-039, SAP 002-652-015
CITY OF BLAINE PROJECT NOS. SAP 106-133-002, SAP 106-130-010

THIS AMENDMENT is made by the parties on the last date executed below, by and between the County of Anoka, a political subdivision of the State of Minnesota, 2100 Third Avenue, Anoka, Minnesota 55303, hereinafter referred to as the “County,” and the City of Blaine, 10801 Town Square Drive, Blaine, MN 55449, hereinafter referred to as the “City.”

WITNESSETH:

WHEREAS, the parties wish to amend the JPA dated April 29, 2026, (Anoka County Contract No. CCON26-000486) hereinafter referred to as the “Agreement”; and

WHEREAS, Section XII of said Agreement provides that any alterations, variations, or modifications of the provisions of this Agreement shall be valid only when they have been reduced to writing and duly signed by the parties.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter stated or contained in the Agreement, the parties do hereby agree as follows:

1. The parties agree to amend Section II. Method, to add the following:

INTERSECTIONS.

It is understood and agreed upon by the parties that CSAH 52 at 105th Avenue will involve additional access work for a development project in which the City of Blaine is working directly with the developer. In addition to the improvements addressed in the original Agreement, the parties further agree that certain access modifications will be incorporated into the Project plans, as follows:

The improvements to Radisson Road (CSAH 52) will provide a full-length right turn lane for the proposed Scheels access points (one ingress, one egress) tying into the existing Kwik Trip access. The parties agree to extend the existing right turn lane approximately 150’ to provide a full-length deceleration length to the northern Scheels access (the ingress). South of the Kwik Trip access, the County will install a ‘bump out’ to separate the vehicles turning into Scheels

and/or Kwik Trip, from those turning onto 105th Avenue. (Improvements are collectively referred to as the “Development Improvements”.)

The parties agree there is sufficient distance between the Kwik Trip access and the 105th Avenue intersection to provide for full-length deceleration in the right turn lane, under the assumption that some deceleration (less than 10mph) occurs within the through lane. The parties agree this is acceptable design practice.

The County will construct the above-described Development Improvements, which are incorporated by reference into Exhibit A of the original Agreement, and which are depicted in the attached Exhibit entitled “Development Improvements - CSAH 52_105th Ave.”

2. The parties agree to amend Section III. Costs, to add the following:

COSTS.

The parties agree that the parties can achieve economy of scale cost savings by constructing the access Development Improvements concurrently with the Project. The City of Blaine shall work with the developer to obtain whatever separate agreements are necessary to address the work and reimbursement of the County’s costs from the developer. For purposes of this Agreement, the City is responsible to reimburse the County for all costs associated with the Development Improvements described above.

Estimated Costs. The County’s costs related to the Development Improvements are estimated as follows: \$20,000 for design/engineering, \$126,000 for construction, and \$10,000 related to inspections, for a total cost estimate of \$156,000. The parties agree that the County’s reimbursement of Development Improvement costs from the City of Blaine shall be based on **actual costs** incurred by the County and not the estimated costs.

3. This Amendment is hereby made a part of and shall be amended to the Agreement of the parties.
4. All other terms and conditions of the original Agreement, not in conflict with the above, shall remain in full force and effect.
5. Counterparts: This Amendment may be executed in any number of counterparts, each one of which shall be deemed to be an original, but all such counterparts together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have signed this Amendment on the dates written below.

COUNTY OF ANOKA

CITY OF BLAINE

By: _____
Jim Dickinson
Anoka County Administrator

By: _____
Its: _____

Dated: _____

Dated: _____

By: _____
Joe MacPherson, P.E. County Engineer
Chief Officer, Transportation Division

By: _____
Its: _____

Dated: _____

Dated: _____

APPROVED AS TO FORM

By: _____
Christine V. Carney
Assistant County Attorney

Dated: _____

Disclaimer:

SUBJECT TO CHANGE

Disclaimer:

This drawing represents a potential design concept only.

This document is a draft, subject to change, and is provided for information only.

This draft document does not commit Anoka County to construct the project as shown in part or in whole.

The actual project plan may differ from this draft plan.

Contact the Anoka County Highway Department with any questions:

763-324-3100



City of Blaine Staff Report

File Number: 2026-163

Agenda Date	Status
August 17, 2026	
In Control	File Type
City Council	Motion

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

Agenda Item # 7.7

Motion to Authorize Night Time Paving Operations for the CSAH 52 (Radisson Road) and CSAH 12 (109th Avenue) Intersection Improvements Project

Executive Summary

The Anoka County Highway Department has requested permission to engage in nighttime/after-hours paving on Radisson Road and 109th Avenue as needed to complete the project safely.

Background

The Anoka County Highway Department (ACHD) approached staff and requested that the city allow the contractor to be able to complete certain portions of the bituminous paving operations for the Radisson Road and 109th Avenue Intersection Improvements Project outside the normal construction hours of 7:00 AM to 9:00 PM.

ACHD and the contractor would like to be able to close the entire Radisson Road and 109th Avenue intersection to traffic in order to complete the final lift of paving in a manner that is safest for the traveling public and construction workers, minimizes impacts to traffic and provides for the best final pavement product. In addition, as the project progresses, there may be other not as yet identified areas where a nighttime paving operation would be beneficial for the above-listed reasons.

Staff has reviewed and is in support of approving this request. For any nighttime paving requests beyond the currently identified Radisson Road/109th Avenue intersection, staff will review and approve as necessary.

Strategic Plan Relationship

The project aligns with the City's strategic initiatives for providing a Well-maintained Infrastructure.

Board/Commission Review

This item has not been reviewed by any boards or commissions.

Financial Impact

There is no financial impact to the City of Blaine

Public Outreach/Input

Staff Recommendation

Attachment List

None



City of Blaine Staff Report

File Number: RES 26-152

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

August 17, 2026

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

City Council

Resolution

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

Agenda Item # 8.1

Resolution Granting a Conditional Use Permit to Allow Office, Manufacturing, and Warehouse in the Planned Business District (PBD) Zoning District at 3785 Pheasant Ridge Drive NE. MSMWPR-1 LLC (Karl Dungs Inc.) (Case File No. 26-0042/SLK)

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) to allow manufacturing, office, and warehousing in a Heavy Industrial (I-2) zoning district.

Background

City Council (Conditional Use Permit)
Action Deadline

August 17, 2026
September 28, 2026

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

Evaluation of Request

Planning Analysis

The proposed use of the space is for the assembly of products and a small office area.

As shown on the submitted site plan and building layout, the small office area is located in the south-west corner of the building and includes office space, a classroom/training room, a break room, and restrooms.

The remainder of the building is dedicated to receiving, short-term material storage, assembly operations and shipping.

Zoning:

The property is zoned Planned Business District (PBD). The purpose of the PBD is to allow commercial, multifamily residential and limited light industrial uses serving a local or regional trade area. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on collector or arterial roads.

Surrounding Zoning and Uses

All surrounding properties have a PBD land use. Industrial buildings are located to the south and east. Wetlands are located to the west.

Existing Conditions

The existing multi-tenant building is occupied by Mid-State Metal Works, which occupies approximately 63,000 square feet of the building.

History

In 2008, a CUP was approved to construct a 110,124 square foot office building. However, only an approximately 92,000 sf building was built.

Site Plan

The building is existing, and the proposed use will occupy approximately 29,562 square feet of the building.

Parking

A parking analysis has been provided for the uses occupying the building. The manufacturing uses require 186 parking stalls and there are 386 stalls available onsite. Therefore, all parking requirements are met.

Landscaping

No new landscaping is proposed or required.

Tree Preservation

No trees are being removed.

Engineering Analysis

Grading/Storm Drainage

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

Utilities

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

Wetlands/Watershed/FEMA

There are no platted wetland or FEMA flood plain on the existing property.

The proposed project does not include any exterior alterations; A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

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

Easements/Right-of-way/Permits

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

Conditional Use Permit

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

Section 101.04 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.
 - The use will not create an excessive burden on existing parks, schools or streets.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - The adjoining properties have a PBD zoning with similar uses of office, manufacturing, and warehousing, and are consistent with the proposed use.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The use is going into an existing building. The appearance will not change.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The purpose of the PBD is to allow commercial, multifamily residential and limited light industrial uses serving a local or regional trade area. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on collector or arterial roads. The use is consistent with that purpose.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The property is guided for PI in the 2040 Comprehensive Plan. The proposed use is consistent with that land use.
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
Floor Plan
Parking Analysis
Narrative
Res. 08-170

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The public hearing is being held at the City Council meeting, therefore no review or recommendation was received from the Planning Commission. Conditional Use Permits for changes in commercial or industrial tenants not neighboring residential areas are often referred directly to the City Council to expedite the review process for the applicant.

Financial Impact

Not applicable

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments



City of Blaine

Signature Copy

Resolution: RES 26-152

Resolution Granting a Conditional Use Permit to Allow Office, Manufacturing, and Warehouse in the Planned Business District (PBD) Zoning District at 3785 Pheasant Ridge Drive NE. MSMWPR-1 LLC (Karl Dungs Inc.) (Case File No. 26-0042/SLK)

WHEREAS, an application has been filed by MSMWPR-1 LLC as Conditional Use Permit Case File No. 26-0042 for Karl Dungs Inc.; and

WHEREAS, said case involves the property described as follows:

Lot 1A, Block 1, CSM Lexington Third Addition. TOGETHER WITH An Easement for road purposes only over the South Thirty-three (33) feet of the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4), all in Section Twenty-three (23), Township Thirty-one (31), Range twenty-three (23). Subject to drainage and utility easements as shown on the plat, CSM LEXINGTON FIRST ADDITION, recorded as Document No. 478298 on October 7, 2004.

Subject to drainage and utility easements as shown on the plat, CSM LEXINGTON SECOND ADDITION, recorded as Document No. 483107.001 on May 27, 2005.

Subject to drainage and utility easement as shown on the plat, CSM LEXINGTON THIRD ADDITION, recorded as Document No. 497118.001 on January 20, 2009.

AND

Lot 1B, Block 1, CSM Lexington 3rd Addition

WHEREAS, the Blaine City Council held a public hearing on August 17, 2026, and recommended approval regarding said Conditional Use Permit; and

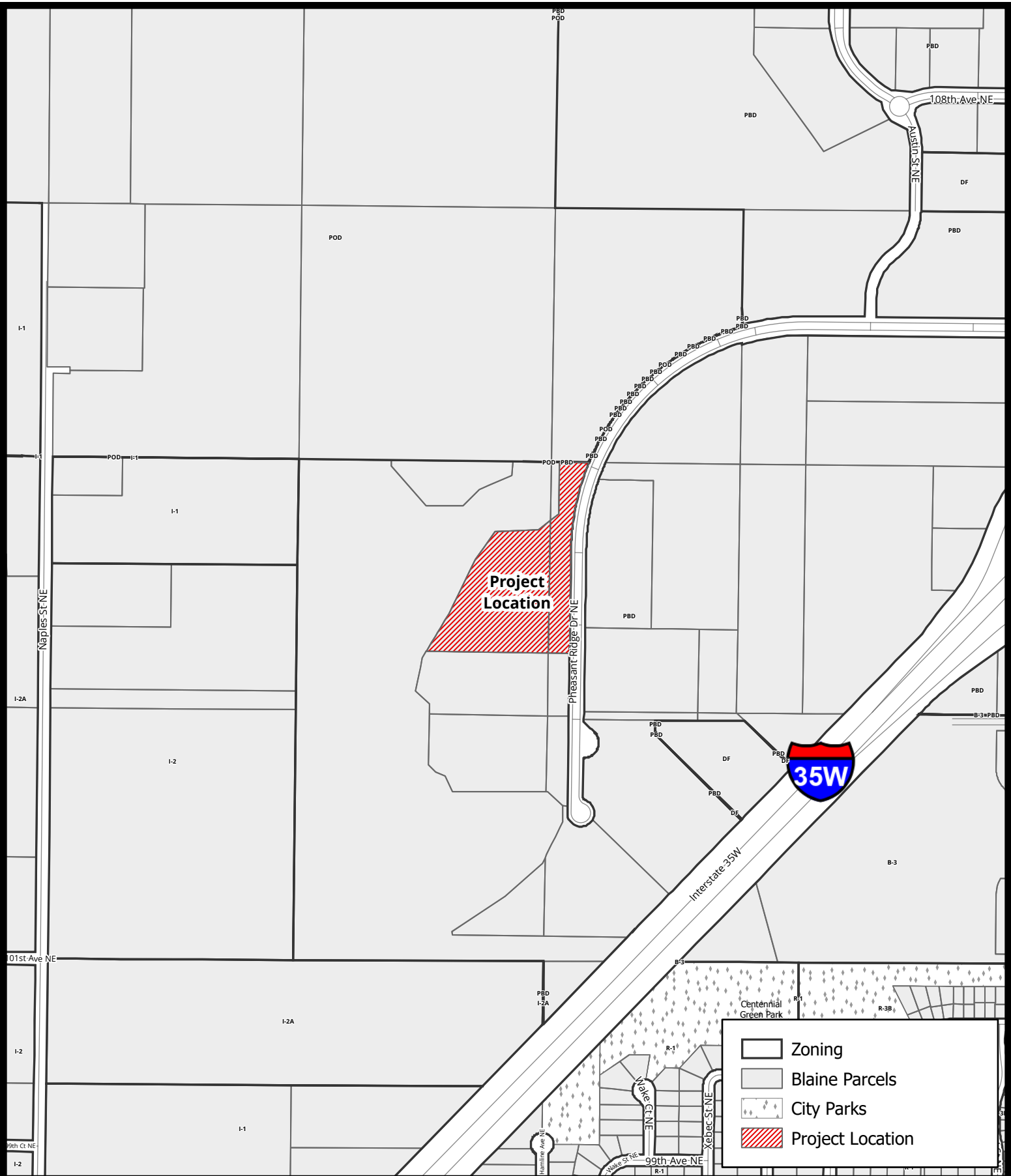
WHEREAS, the Blaine City Council has reviewed said case on August 17, 2026; and

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 117-60 (j)(q) of the Zoning Ordinance to allow office, manufacturing, and warehouse in the Planned Business District (PBD) zoning district with the following condition:

1. Resolution No. 08-170 is null and void with the approval of this conditional use permit resolution.

PASSED by the City Council of the City of Blaine this 17th day of August, 2026.



Case File No. 26-0042

Karl Dungs USA

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.



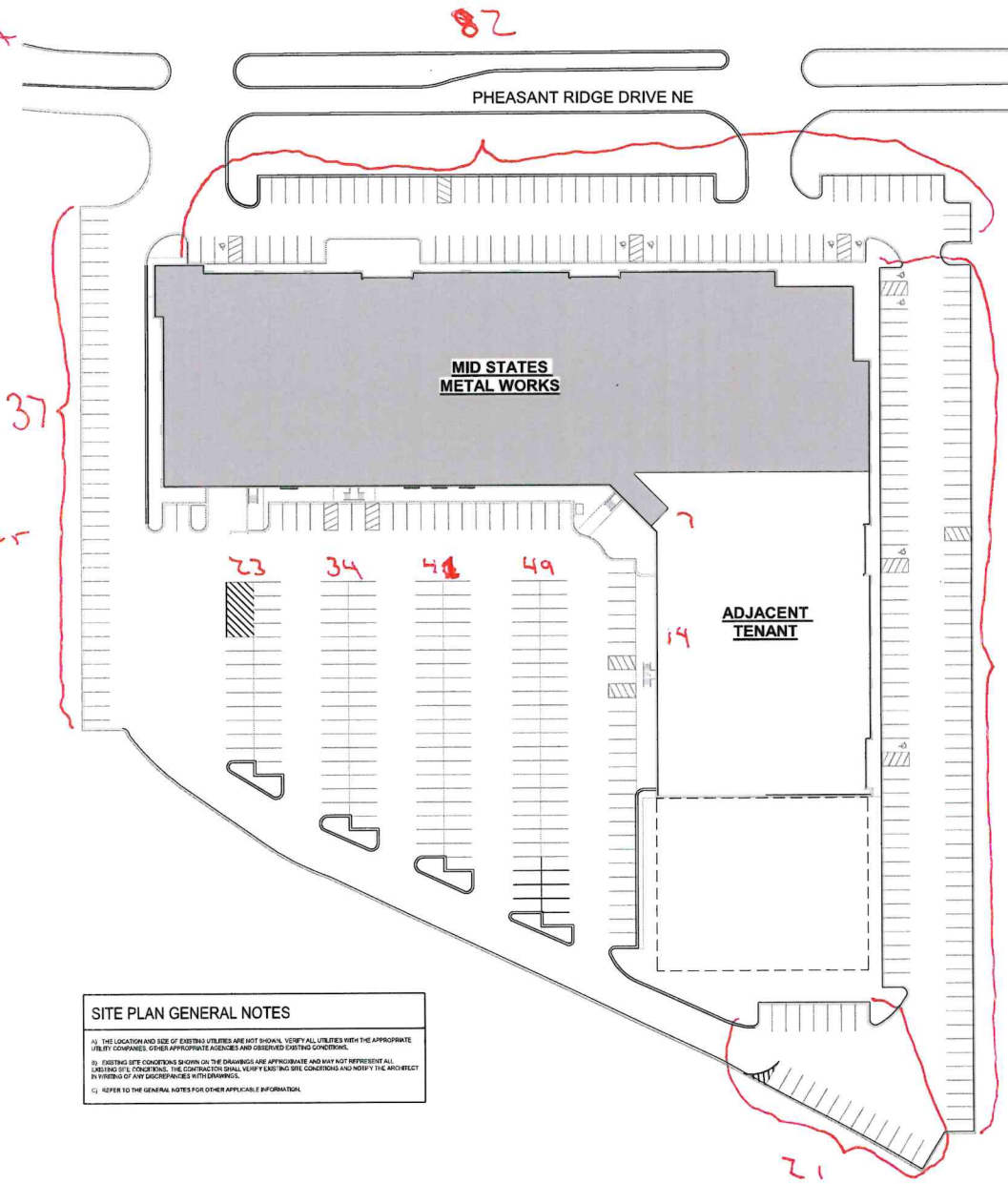
BlaineMN.gov



TOTAL PARKING SPACE COUNT

37
82
115
21
23
34
41
49
7

386 TOTAL PARKING SPACES



SITE PLAN GENERAL NOTES

A) THE LOCATION AND SIZE OF EXISTING UTILITIES ARE NOT SHOWN. VERIFY ALL UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES. OTHER APPROPRIATE AGENCIES AND OBSERVED EXISTING CONDITIONS.

B) EXISTING SITE CONDITIONS SHOWN ON THE DRAWINGS ARE APPROPRIATE AND MAY NOT REPRESENT ALL EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES WITHIN DRAWINGS.

C) REFER TO THE GENERAL NOTES FOR OTHER APPLICABLE INFORMATION.

2
A1.1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

0 10 20 30
TRUE NORTH PROJECT NORTH

POPE ARCHITECTS

POPE ARCHITECTS, INC.
1205 BARDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

MID STATE METAL WORKS T.I. BLAINE, MN

ARCHITECTURAL SITE PLAN

1 PERMIT SET 04/12/21

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

Date: 04-12-2021 Architect Name: [Signature]
Lic. No.: 51070

43533-21028
DO
JK
SHEET

A1.1

Parking Analysis Form

Site Address: 3785 Pheasant Ridge Drive NE

					Total Spaces Provided	
Building/ Unit	Business Name	Type of Use	Area (Square Feet)	Parking Ratio	Number of Spaces Required	
100	Karl Dungs Inc.	Manufacturing	29,609	1:500	59.22 = 60	
	Mid-State Metal Works	Manufacturing	62,740	1:500	125.48 = 126	
					Total Spaces Required (Rounded Up)	186

Karl Dungs Inc.
3890 Pheasant Ridge Dr, NE Suite150
Blaine, MN 55449

Proposed Building Use for Conditional Use Permit

The narrative is an explanation of the intended use for the site located at 3785 Pheasant Ridge Dr NE, Suite 100, Blaine, MN 55449. We intend to use the space for office (administrative) and manufacturing (assembly) operations. This will include receiving and shipping of materials intended for assembly at our site. Please refer to the site plan and facility layout to indicate each of the areas noted. The admin area is contained in the SW corner of the building consisting of an office area, classroom, break area and restrooms. The remainder of the building wholly contains, receiving, material storage (short-term), assembly operations, and shipping areas. Please refer to our building layout for a pictorial version of this description. There is no raw material work being done at this facility. All parts received are in their final version and come to us for assembly and testing.

Please direct questions concerning this or any of the documents submitted to:

Konrad Sjoblom
Project Manager
Karl Dungs, Inc.
3890 Pheasant Ridge Dr NE, Suite 150
Blaine, MN 55449

O: 952.495.7155
E: ksjoblom@karldungsusa.com

CITY OF BLAINE

RESOLUTION NO. 08-170

**GRANTING A CONDITIONAL USE PERMIT
PER SECTION 31.30 OF THE ZONING ORDINANCE
OF THE CITY OF BLAINE
CSM EQUITIES, LLC**

WHEREAS, an application has been filed by CSM Equities, LLC as conditional use permit Case File No. 08-52; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on November 12, 2008; and

WHEREAS, the Blaine Planning Commission recommends said conditional use permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on December 4, 2008.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 31.30 of the zoning ordinance to construct a 110,124 square foot office building in a PBD (Planned Business District) based on the following conditions:

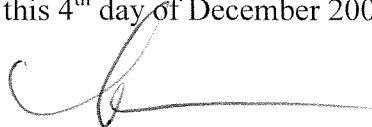
1. The following landscaping must be provided on site:

Overstory Trees:	55
Conifer Trees:	55
Ornamental Trees:	55
Shrubs are also required	

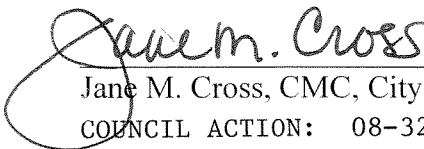
2. Underground irrigation must be provided for the entire site.
3. All site lighting shall be downlit and shielded. Pole-mounted lights are limited to 20 feet in height.
4. Site plan approval is required.
5. No outside display or storage of products is allowed at any time within the development.
6. Permanent signage requires a separate permit approval process.
7. Developer shall explore the use of created ponds, existing wells, or new wells as a source water supply for landscaping systems with a moisture sensor. The developer must obtain City concurrence before connection to the public water system.

8. RCWD permit is required prior to City approval of construction plans and specifications.
9. All internal utilities shall be maintained privately by the development association, including storm sewer piping, infiltration basins, and storm water sediment ponds.
10. Obtain written acknowledgement and appropriate drainage and utility easement from adjacent property to the south for the proposed grading and construction of the biofiltration system.
11. Separate fire lines and domestic water services are required for each structure from the water lateral lines.
12. Water Availability Charges (WAC) and Sewer Availability Charges (SAC) become due with each building permit.
13. Phase II, the 17,775 square foot future addition, is considered part of this CUP approval provided the addition, when built, is to be used by the same general office use as the primary building and is built consistent with the architecture and exterior materials that are part of this application and the approved plans for Phase I.

PASSED by the City Council of the City of Blaine this 4th day of December 2008.


Mike Bourke, Mayor Pro Tem

ATTEST:


Jane M. Cross, CMC, City Clerk
COUNCIL ACTION: 08-322



City of Blaine

Staff Report

File Number: RES 26-154

Agenda Date	Status
August 17, 2026	
In Control	File Type
City Council	Resolution

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

Agenda Item # 8.2

Resolution Granting a Conditional Use Permit for a Sign Plan that Includes Four Wall Signs and One LED Display per Section 117-23 of the Zoning Code, in the 105th Avenue Redevelopment District (RD) Zoning District at 2105 105th Avenue NE. Scheels All Sports Inc. (ISG) (Case File No. 26-0044/SAS)

Executive Summary

Scheels is seeking a conditional user permit for signage per Section 117-23 (12) of the zoning code, "any signage not specifically permitted pursuant to section 117-34", which regulates signage for the district. The proposed signage includes four wall signs and one LED sign.

Background

City Council (Conditional Use Permit)	August 17, 2026
Action Deadline	September 29, 2026

Staff report prepared by Sheila Sellman, Community Development Director

Evaluation of Request

Planning Analysis

Zoning

The subject property is zoned 105th Redevelopment District (RD).

Surrounding Zoning and Uses

The subject site is surrounded by properties within the 105th Redevelopment District, with an existing Kwik Trip to the east that is zoned Planned Business District (PBD).

Existing Conditions

The site is currently being graded for Scheels.

History

In 2025 a site plan was approved for Scheels in the proposed location. The proposal meets the site plan that was approved. Signage was not included in the site plan or approved at that time.

Proposal

Scheels is proposing wall signage, canopy signage and a LED screen that wraps around the corner of the building. The RD District has specific signage requirements, which are intended to provide for different types of signage that are unique to this district. The LED-wrapped screen is not defined by ordinance and is unique to the district and to Scheels. Section 117-23 (12) states: "Any signage not specifically permitted pursuant to section 117-34" needs a Conditional Use Permit (CUP). The wall signage and LED signage exceed limits and/or are not addressed under section 117-43; therefore, a conditional use permit has been applied for.

Section 117-34 allows for 150 square feet of building signage, protecting signage and awning signage. The gross surface area of an awning or canopy sign may not exceed 50 percent of the gross surface area of the smallest face of the awning or canopy to which the sign is affixed.

The proposed Scheels building is two stories and approximately 234,000 square feet. Three wall signs, one canopy sign and one LED wrap-around sign are being proposed. The breakdown is as follows:

- West elevation (facing parking lot): wall sign measuring 51'10"x6'8" (approximately 307 square feet)
- West elevation (facing parking lot) canopy sign measuring 33'x4.2' (approximately 138 square feet)
- South elevation (facing 105th Avenue): wall sign measuring 51'10"x6'8" (approximately 307 square feet)
- East elevation (facing Radisson Road): wall sign measuring 51'10"x6.8' (approximately 307 square feet)
- LED screen integrated into the building facade that wraps around the south and west wall.

Section 117-34 allows for wall signage up to 150 square feet, and awning/canopy sign not to exceed 50 percent of the gross surface area of the smallest face or canopy the sign is affixed to. The sign is affixed to the top of the canopy and meets the intent. The wall signage exceeds 150 square feet, which is permitted through approval of this CUP. The scale of signage that is proposed is appropriate for the scale of the building.

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.
 - The proposed signage 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 RD zoning ordinance was created specifically to facilitate redevelopment within this area. The district is intended to encourage a more creative and innovative approach to development through thoughtful and distinctive design. Ordinance amendments have been made periodically as the vision for the district has evolved. The proposed wrap-around LED sign and canopy sign are consistent with the intended character of the district and support its goal of encouraging innovative design. The signage is also compatible with the surrounding properties, which include vacant land and a Kwik Trip.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The site is surrounded by commercial uses and is part of a redevelopment district, the proposed signage does not have an adverse effect upon adjacent properties.
4. The use, in the opinion of the city council, shall be reasonably related to the overall needs of the city and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The intent of the RD district is to promote development and redevelopment consistent with the master plan for the 105th Redevelopment area by encouraging residential uses in conjunction with commercial and expanded recreational activities to create an entertainment district and to create greater flexibility in land uses. The proposed signage meets the purpose of the zoning district.
6. The use shall not be in conflict with the comprehensive plan of the city.
 - The land use designation is High Density Residential/ Planned Commercial (HDR2/PC). The site is proposed to be developed with a Scheels retail store which is consistent with the comprehensive plan.
7. The use will not cause traffic hazard or congestion.
 - Not applicable.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities. Engineering
 - Not applicable.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The public hearing is being held at the City Council meeting, therefore no review or recommendation was received from the Planning Commission. Conditional Use Permits for changes in commercial or

industrial tenants not neighboring residential areas are often referred directly to the City Council to expedite the review process for the applicant.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments



City of Blaine

Signature Copy

Resolution: RES 26-154

Resolution Granting a Conditional Use Permit for a Sign Plan that Includes Four Wall Signs and One LED Display per Section 117-23 of the Zoning Code, in the 105th Avenue Redevelopment District (RD) Zoning District at 2105 105th Avenue NE. Scheels All Sports Inc. (ISG) (Case File No. 26-0044/SAS)

WHEREAS, an application has been filed by Scheels All Sports Inc (ISG) as Conditional Use Permit Case File No. 26-0044; and

WHEREAS, said case involves the property described as follows:

Lot 5 Block 1 BLAINE TOWN CENTER EAST

WHEREAS, the Blaine City Council held a public hearing on August 17, 2026; and,

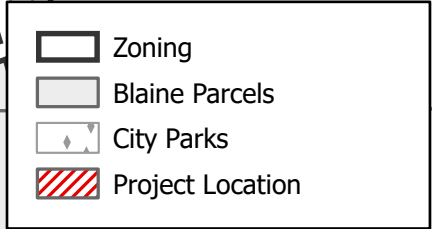
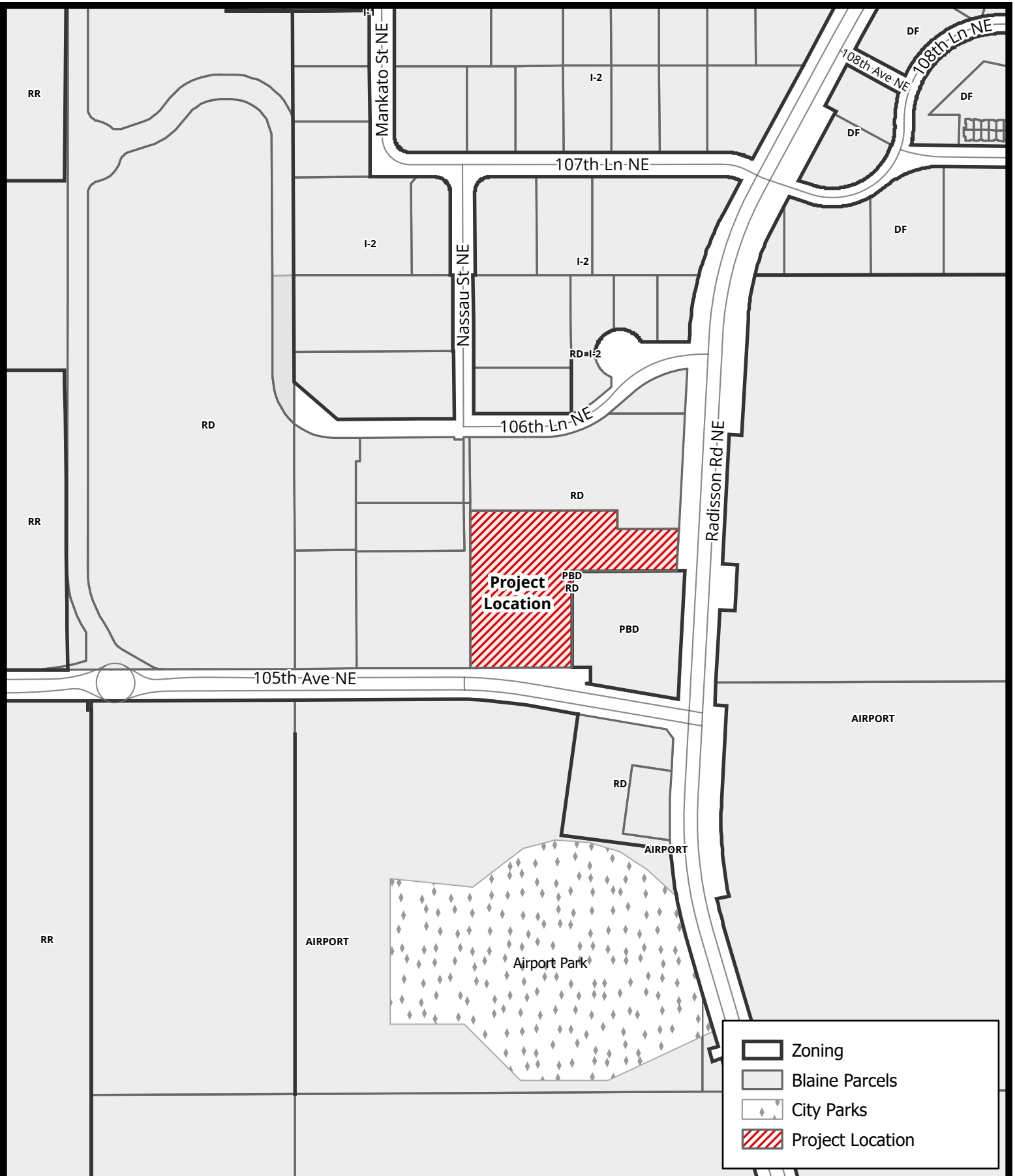
WHEREAS, the Blaine City Council has reviewed said case on August 17, 2026; and

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 117-23 and 101-4 of the zoning ordinance to allow four wall signs, one of which is on top of a canopy, and one LED display (as shown on the attached Exhibit A), in the 105th Avenue Redevelopment District (RD) zoning district with the following conditions:

1. A sign permit is required.
2. Any significant modifications to the square footage or type of signage as shown on Exhibit A will require a Conditional Use Permit (CUP) Amendment.

PASSED by the City Council of the City of Blaine this 17th day of August, 2026.



0 0.03 0.06 0.11 Miles

Scale: 1:4,878



BlaineMN.gov

Case File No. 26-0044

Scheels

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.

July 31, 2026

City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449 763-785-6198
ssellman@blainemn.gov



RE: Blaine Scheels Conditional Use Permit Request

Ms. Sellman,

The applicant/owner is requesting approval of a Conditional Use Permit (CUP) from the Blaine City Council to allow additional building signage for a new Scheels retail store located within the 105th Avenue Redevelopment District.

The proposed development consists of a new Scheels retail building as part of a larger commercial development currently under construction. As a destination retail tenant, Scheels relies on prominent building identification to provide clear visibility for customers traveling to the site from surrounding roadways and to establish a cohesive architectural identity.

The proposed signage includes:

- One wall sign measuring 51' 10" x 6' 8" on the west wall
- One wall sign measuring 33' x 4.2' on the canopy located on the west wall
- One wall sign measuring 51' 10" x 6' 8" on the south wall
- One wall sign measuring 51' 10" x 6.8' on the east wall
- One LED display sign integrated into the building façade wraps around the south and west facades measuring 47' - 1 3/16" x 23' - 6 19/32" on the west and 7' - 10 3/16" x 23' - 6 19/32" on the south side

The requested signage exceeds the wall sign area otherwise permitted within the 105th Avenue Redevelopment District. Pursuant to Chapter 117-23 of the Blaine City Code, a Conditional Use Permit is required for *"any signage not specifically permitted pursuant to Section 117-34."* Additionally, Section 117-34 limits the gross surface area of a wall sign to 10 percent of the area of the building wall, including doors and windows, to which the sign is affixed, or 200 square feet, whichever is less.

The proposed signage has been designed to complement the scale and architecture of the building while providing effective business identification for a large-format regional retailer. The additional sign area and LED display are intended to improve visibility for customers approaching the development, enhance wayfinding within the larger commercial center, and reinforce the building's role as a primary anchor tenant.

The applicant understands that additional tenants within the overall commercial development may also require Conditional Use Permits for signage exceeding the standards established by the redevelopment district. This request is specific to the proposed Scheels building and is intended to facilitate signage that is appropriate for the building's size, function, and prominence within the development.

The applicant respectfully requests approval of the Conditional Use Permit to allow the proposed wall signage and LED display as shown on the accompanying sign plans.



Sincerely,

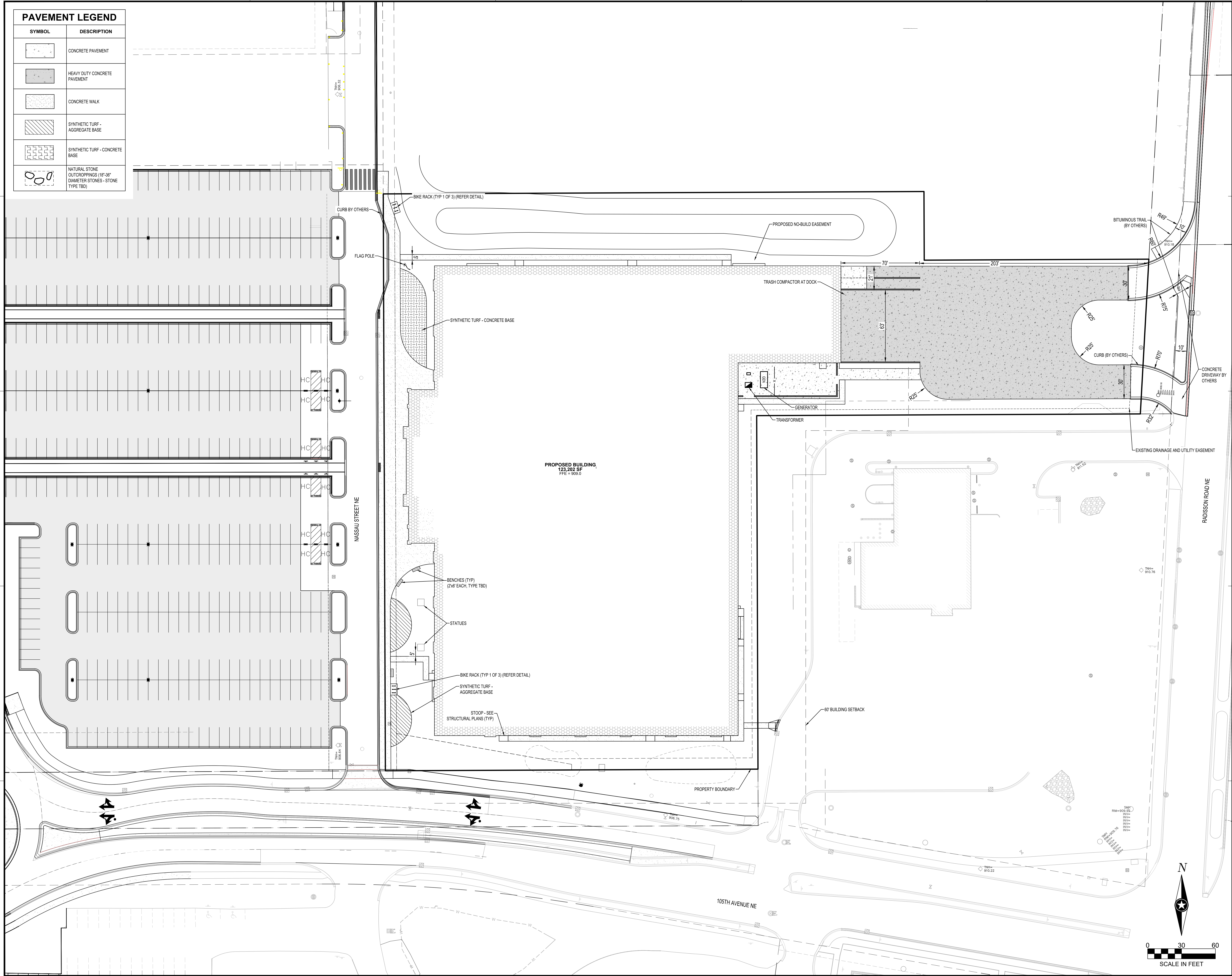
A handwritten signature in black ink, appearing to read "Claire Habel", with a stylized, flowing script.

Claire Habel

Development Services Coordinator

Claire.Habel@ISGInc.com

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK
	SYNTHETIC TURF - AGGREGATE BASE
	SYNTHETIC TURF - CONCRETE BASE
	NATURAL STONE OUTCROPPINGS (18"-36" DIAMETER STONES - STONE TYPE TBD)



SCHEELS

K A **KRAUS-ANDERSON**

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

KRISTOPHER B. ROPPE

DATE 2026-05-21 LIC. NO. 60261

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE LIC. NO.

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

SCHEELS
SCHEELS BLAINE
TOWN CENTER

BLAINE MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-33366
FILE NAME	33366-C3-10 SITE PLAN
DRAWN BY	MEB
DESIGNED BY	KBR
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	05/21/2026
CLIENT PROJECT NO.	-

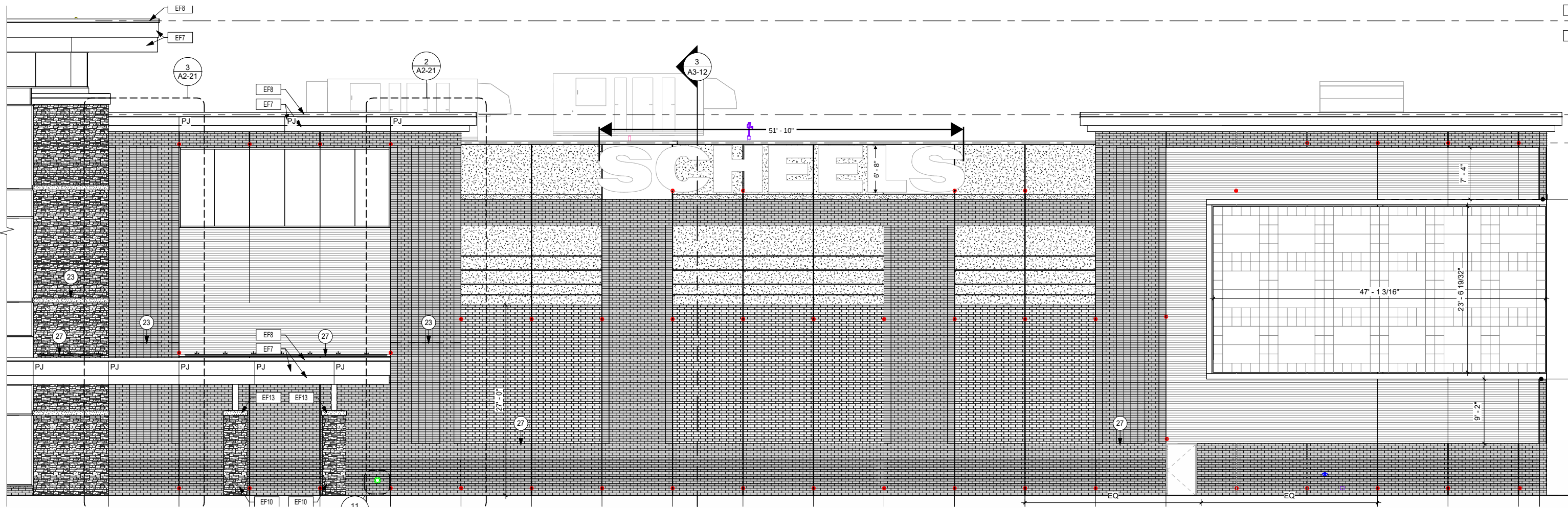
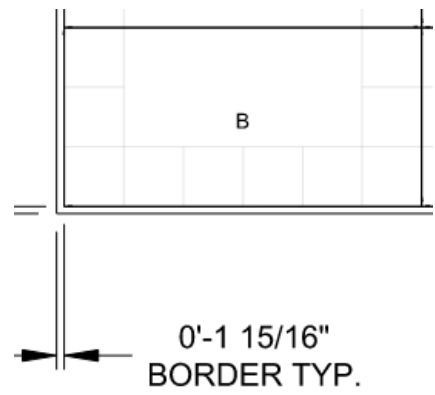
TITLE

SITE PLAN

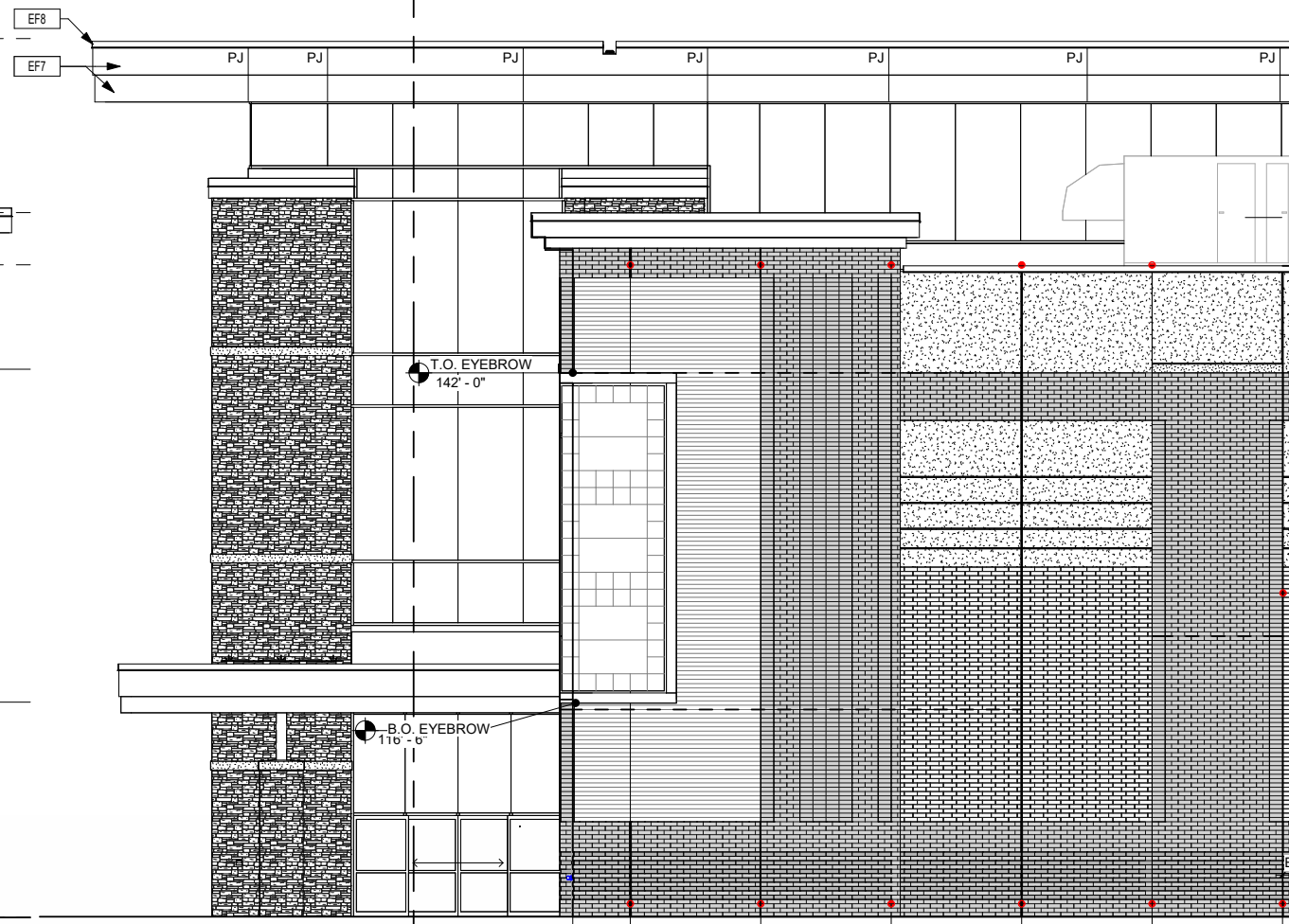
SHEET

C3-10

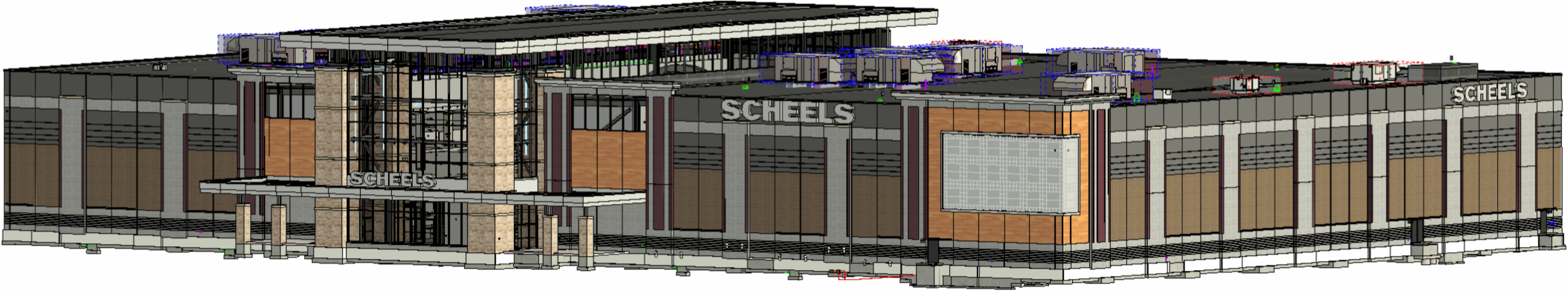
TOTAL SCREEN:
54' - 11 3/8" X 23' - 6 19/32"



WEST SCREEN:
47' - 1 3/16" X 23' - 6 19/32"



SOUTH SCREEN:
7' - 10 3/16" X 23' - 6 19/32"



* colors are not representative of actual materials



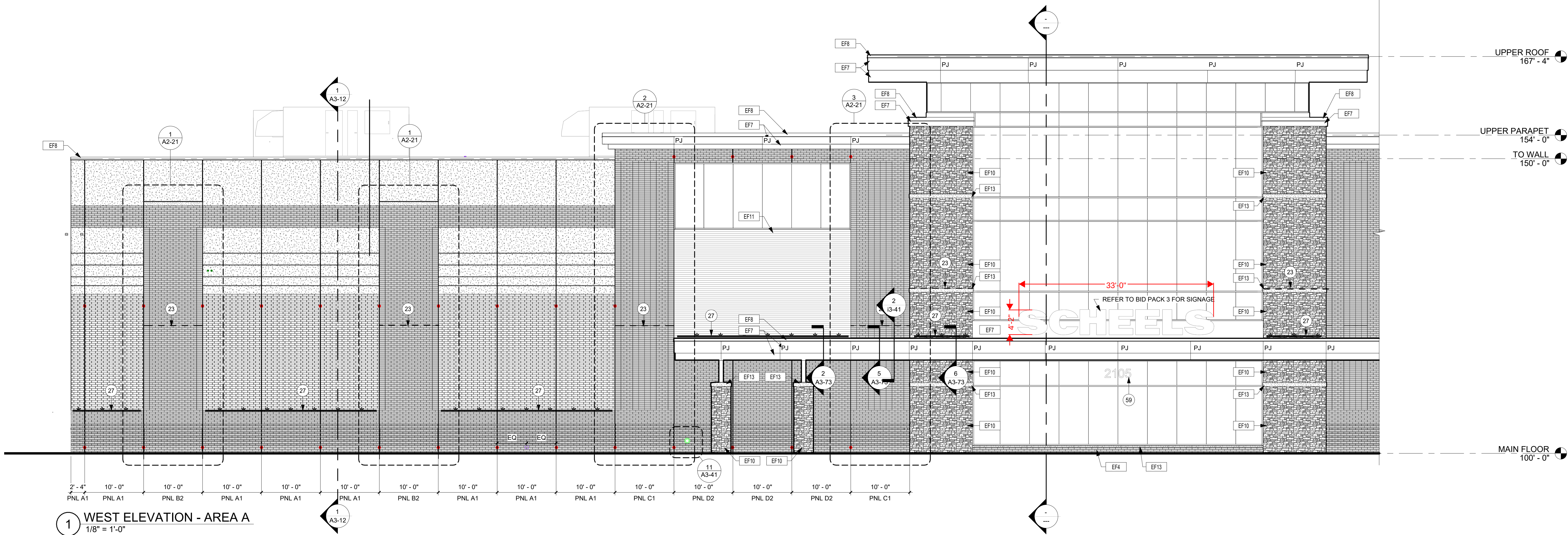
EXTERIOR FINISH SCHEDULE						
MARK	MATERIAL TYPE	MANUFACTURER	MODEL / SIZE	COLOR	ADDITIONAL INFORMATION	COMMENTS
EF1	PRECAST CONCRETE / BRICK INLAY	WELLS / ENDICOTT BRICK	UTILITY / THIN BRICK	MANGANESE IRONSPOT, VELOUR	RUNNING BOND	
EF2	PRECAST CONCRETE / BRICK INLAY	WELLS / ENDICOTT BRICK	UTILITY / THIN BRICK	VC3 GLAZED GRAY	1/3RD BOND	
EF3	BRICK	ENDICOTT	UTILITY / FULL BRICK	MANGANESE IRONSPOT	STACK BOND	
EF4	BRICK	ENDICOTT	UTILITY / FULL BRICK	MANGANESE IRONSPOT	RUNNING BOND	
EF6	PRECAST CONCRETE	WELLS	-	COLOR TO MATCH SAMPLE COLOR ID-AA185X	ACID ETCH FINISH	
EF7	METAL PANEL	ALUCOBOND	PLUS	BLACK	DRY REVEAL	
EF8	METAL CAP FLASHING	ELEVATE	-	BLACK	-	AT PRECAST COPING PROVIDE PREFINISHED GALVANIZED SHEET METAL, AT ALL ALUMINUM PANELS PROVIDE PREFINISHED ALUMINUM SHEET METAL
EF10	NATURAL STONE	VETTER STONE	3-HEIGHT RANDOM ASHLAR - HONED	SILVER SHADOW	-	
EF11	WOOD-LOOK METAL PANEL	SHERWIN WILLIAMS	-	TRICORN BLACK SW6258	-	WALL AND SOFFIT PANEL, RECESS PRECAST PANEL AT EF11 LOCATIONS, REFER TO DETAILS
EF12	EXTERIOR PAINT	WELLS	-	MATCH EF6	-	EXTERIOR HOLLOW METAL DOORS AND FRAMES
EF13	PRECAST CONCRETE TRIM	TREX	1" SQUARE EDGE	BLACK	-	SEE DRAWINGS FOR LOCATIONS
EF14	COMPOSITE WOOD	ELEVATE	UC500	-	-	
EF15	SOFFIT METAL PANEL	-	-	-	-	ENTRY CANOPY SOFFIT

EXTERIOR ELEV. SHEET NOTES

- THROUGH-WALL FLASHING TO BE LOCATED ABOVE GRADE.
- PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT FACADE MATERIAL COLOR.
- SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.
- REFER TO PANEL ELEVATIONS AND ENLARGED ELEVATIONS FOR MATERIALS NOT SHOWN ON BUILDING ELEVATIONS.
- PJ INDICATES ACM PANEL JOINT
- INDICATES TWO STAGE SEALANT WEEP HOLD OUT

KEYNOTE LEGEND

- 23 BRICK RELIEF ANGLE - REFER TO STRUCTURAL
- 26 HIDDEN LINE "SQUARE" INDICATES EMBED LOCATION, 2.5"X12"X3/8" HSS WITH END CAP, GALVANIZED.
- 27 WALL GRAZE UPLIGHT TO BE ISSUED IN BP 2- REFER TO ELECTRICAL
- 28 RECESSED PERIMETER GRAZE LIGHT AT EYEBROW - TO BE ISSUED IN BP2
- 59 BUILDING NUMBER WINDOW DECAL, 18" H, ARIAL FONT, WHITE



UPPER ROOF
167' - 4"

UPPER PARAPET
154' - 0"

TO WALL
150' - 0"

MAIN FLOOR
100' - 0"



SCHEELS

K A KRAUS-ANDERSON

FINAL SIGN DIMENSIONS TO BE
VERIFIED WITH SIGN SHOP DRAWINGS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 07/16/26 LIC. NO. 62907

JESSICA SPAULDING

THIS DOCUMENT IS THE PROPERTY OF ISG ENGINEERING & ARCHITECTURE. IT IS TO BE USED FOR THE PROJECT AND NOT FOR ANY OTHER PURPOSE. IT IS TO BE RETURNED TO ISG ENGINEERING & ARCHITECTURE UPON COMPLETION OF THE PROJECT.

PROJECT

SCHEELS
BLAINE TOWN
CENTER

BLAINE MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
08/19/26	ADDENDUM 2	KAP
07/16/26	ADDENDUM 3	KAP

PROJECT NO.	25-33366
FILE NAME	33366 Arch R26.rvt
DRAWN BY	ANK, JRS, C.J.H, SKK, KKT
DESIGNED BY	ANK, JRS, C.J.H
REVIEWED BY	ANK, JRS, C.J.H
ORIGINAL ISSUE DATE	05/21/2026
CLIENT PROJECT NO.	

TITLE

WEST
ELEVATIONS

SHEET
A2-12

Exhibit A

EXTERIOR FINISH SCHEDULE						
MARK	MATERIAL TYPE	MANUFACTURER	MODEL / SIZE	COLOR	ADDITIONAL INFORMATION	COMMENTS
EF1	PRECAST CONCRETE / BRICK INLAY	WELLS / ENDICOTT BRICK	UTILITY / THIN BRICK	MANGANESE IRONSPOT, VELOUR	RUNNING BOND	
EF2	PRECAST CONCRETE / BRICK INLAY	WELLS / ENDICOTT BRICK	UTILITY / THIN BRICK	VC3 GLAZED GRAY	1/3RD BOND	
EF3	BRICK	ENDICOTT	UTILITY / FULL BRICK	MANGANESE IRONSPOT	STACK BOND	
EF4	BRICK	ENDICOTT	UTILITY / FULL BRICK	MANGANESE IRONSPOT	RUNNING BOND	
EF6	PRECAST CONCRETE	WELLS	-	COLOR TO MATCH SAMPLE COLOR ID-AA185X	ACID ETCH FINISH	
EF7	METAL PANEL	ALUCOBOND	PLUS	BLACK	DRY REVEAL	
EF8	METAL CAP FLASHING	ELEVATE	-	BLACK		AT PRECAST COPING PROVIDE PREFINISHED GALVANIZED SHEET METAL, AT ALL ALUMINUM PANELS PROVIDE PREFINISHED ALUMINUM SHEET METAL
EF10	NATURAL STONE	VETTER STONE	3-HEIGHT RANDOM ASHLAR - HONED	SILVER SHADOW		
EF11	WOOD-LOOK METAL PANEL					WALL AND SOFFIT PANEL, RECESS PRECAST PANEL AT EF11 LOCATIONS, REFER TO DETAILS
EF12	EXTERIOR PAINT	SHERWIN WILLIAMS		TRICORN BLACK SW6258		EXTERIOR HOLLOW METAL DOORS AND FRAMES
EF13	PRECAST CONCRETE TRIM	WELLS		MATCH EF6		SEE DRAWINGS FOR LOCATIONS
EF14	COMPOSITE WOOD	TREX	1" SQUARE EDGE	BLACK		
EF15	SOFFIT METAL PANEL	ELEVATE	UC500			ENTRY CANOPY SOFFIT

EXTERIOR ELEV. SHEET NOTES

- THROUGH-WALL FLASHING TO BE LOCATED ABOVE GRADE.
- PAINT ALL EXPOSED STEEL UNTELS TO MATCH ADJACENT FACADE MATERIAL COLOR.
- SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.
- REFER TO PANEL ELEVATIONS AND ENLARGED ELEVATIONS FOR MATERIALS NOT SHOWN ON BUILDING ELEVATIONS
- PJ INDICATES ACM PANEL JOINT

● INDICATES TWO STAGE SEALANT WEEP HOLD OUT

KEYNOTE LEGEND

- 23 BRICK RELIEF ANGLE - REFER TO STRUCTURAL
- 24 PAINT GAS PIPE TO MATCH ADJACENT BRICK FINISH
- 25 LARGE FORMAT, CORNER WRAP L.E.D. SCREEN - IN FUTURE BID PACKAGE
- 26 HIDDEN LINE "SQUARE" INDICATES EMBED LOCATION, 2.5"x12"x3/8" HSS WITH END CAP, GALVANIZED.
- 27 WALL GRAZE UPLIGHT TO BE ISSUED IN BP 2- REFER TO ELECTRICAL
- 28 RECESSED PERIMETER GRAZE LIGHT AT EYEBROW - TO BE ISSUED IN BP2
- 37 MECHANICAL EQUIPMENT, REFER TO MECHANICAL DOCUMENTS



SCHEELS

K A KRAUS-ANDERSON®

FINAL SIGN DIMENSIONS TO BE
VERIFIED WITH SIGN SHOP DRAWINGS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

JESSICA SPAULDING

DATE 07/16/26 LIC. NO. 62907

THIS DOCUMENT IS THE PROPERTY OF GRS ENGINEERING & ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF GRS ENGINEERING & ARCHITECTURE.

PROJECT

**SCHEELS
BLAINE TOWN
CENTER**

BLAINE MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
08/19/26	ADDENDUM 2	KAP
07/16/26	ADDENDUM 3	KAP

PROJECT NO. 25-33366

FILE NAME 33366 Arch R26.rvt

DRAWN BY ANK, JRS, C.J.H. SKK, KKT

DESIGNED BY ANK, JRS, C.J.H.

REVIEWED BY ANK, JRS, C.J.H.

ORIGINAL ISSUE DATE 05/21/2026

CLIENT PROJECT NO.

TITLE

**SOUTH
ELEVATIONS**

SHEET

A2-13

REFERENCE SCALE
1" = 1'-0"
0 1/4" 1/2" 1" 2"

2 SOUTH ELEVATION - AREA C & E
1/8" = 1'-0"

7/30/2026 8:36:54 PM

Exhibit A

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL TYPE	MANUFACTURER	MODEL / SIZE	COLOR	ADDITIONAL INFORMATION	COMMENTS
EF1	PRECAST CONCRETE / BRICK INLAY	WELLS / ENDICOTT BRICK	UTILITY / THIN BRICK	MANGANESE IRONSPOT, VELOUR	RUNNING BOND	
EF2	PRECAST CONCRETE / BRICK INLAY	WELLS / ENDICOTT BRICK	UTILITY / THIN BRICK	VC3 GLAZED GRAY	1/3RD BOND	
EF3	BRICK	ENDICOTT	UTILITY / FULL BRICK	MANGANESE IRONSPOT	STACK BOND	
EF4	BRICK	ENDICOTT	UTILITY / FULL BRICK	MANGANESE IRONSPOT	RUNNING BOND	
EF6	PRECAST CONCRETE	WELLS	-	COLOR TO MATCH SAMPLE COLOR ID-AA185X	ACID ETCH FINISH	
EF7	METAL PANEL	ALUCOBOND	PLUS	BLACK	DRY REVEAL	AT PRECAST COPING PROVIDE PREFINISHED GALVANIZED SHEET METAL. AT ALL ALUMINUM PANELS PROVIDE PREFINISHED ALUMINUM SHEET METAL
EF8	METAL CAP FLASHING	ELEVATE		BLACK		
EF10	NATURAL STONE	VETTER STONE	3-HEIGHT RANDOM ASHLAR - HONED	SILVER SHADOW		
EF11	WOOD-LOOK METAL PANEL					WALL AND SOFFIT PANEL. RECESS PRECAST PANEL AT EF11 LOCATIONS. REFER TO DETAILS
EF12	EXTERIOR PAINT	SHERWIN WILLIAMS		TRICORN BLACK SW6258		EXTERIOR HOLLOW METAL DOORS AND FRAMES
EF13	PRECAST CONCRETE TRIM	WELLS		MATCH EF6		SEE DRAWINGS FOR LOCATIONS
EF14	COMPOSITE WOOD	TREX	1" SQUARE EDGE	BLACK		
EF15	SOFFIT METAL PANEL	ELEVATE	UC500			ENTRY CANOPY SOFFIT

EXTERIOR ELEV. SHEET NOTES

- THROUGH-WALL FLASHING TO BE LOCATED ABOVE GRADE.
- PAINT ALL EXPOSED STEEL LITELS TO MATCH ADJACENT FACADE MATERIAL COLOR.
- SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.
- REFER TO PANEL ELEVATIONS AND ENLARGED ELEVATIONS FOR MATERIALS NOT SHOWN ON BUILDING ELEVATIONS
- PJ INDICATES ACM PANEL JOINT
- INDICATES TWO STAGE SEALANT WEEP HOLD OUT

KEYNOTE LEGEND

- | | |
|----|---|
| 24 | PAINT GAS PIPE TO MATCH ADJACENT BRICK FINISH |
| 37 | MECHANICAL EQUIPMENT. REFER TO MECHANICAL DOCUMENTS |
| 39 | BRICK RETURN AT WALL END |
| 40 | STEP BASE OF PRECAST UP FOR FOUNDATION STEP. REFER TO STRUCTURAL FOR FOUNDATION INSULATION. |
| 41 | HOLD BOTTOM OF PRECAST PANEL UP 1'-0" FOR FOUNDATION STEP. REFER TO STRUCTURAL FOR ADDITIONAL FOUNDATION INFORMATION. |



SCHEELS

K A KRAUS-ANDERSON

FINAL SIGN DIMENSIONS TO BE
VERIFIED WITH SIGN SHOP DRAWINGS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: LIC. NO.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

JESSICA SPAULDING

DATE: 06/19/26 LIC. NO. 62907

THIS DOCUMENT IS THE PROPERTY OF ISG ENGINEERING & ARCHITECTURE AND MAY NOT BE USED, COPIED OR ED Duplicated WITHOUT PRIOR WRITTEN CONSENT.
© 2024 ISG ENGINEERING & ARCHITECTURE

PROJECT

SCHEELS
BLAINE TOWN
CENTER

BLAINE MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
08/19/26	ADDENDUM 2	KAP

PROJECT NO. 25-33366
FILE NAME 33366 Arch R26.rvt
DRAWN BY ANK, JRS, C.J.H. SKK, KKT
DESIGNED BY ANK, JRS, C.J.H.
REVIEWED BY ANK, JRS, C.J.H.
ORIGINAL ISSUE DATE 05/21/2026

CLIENT PROJECT NO.

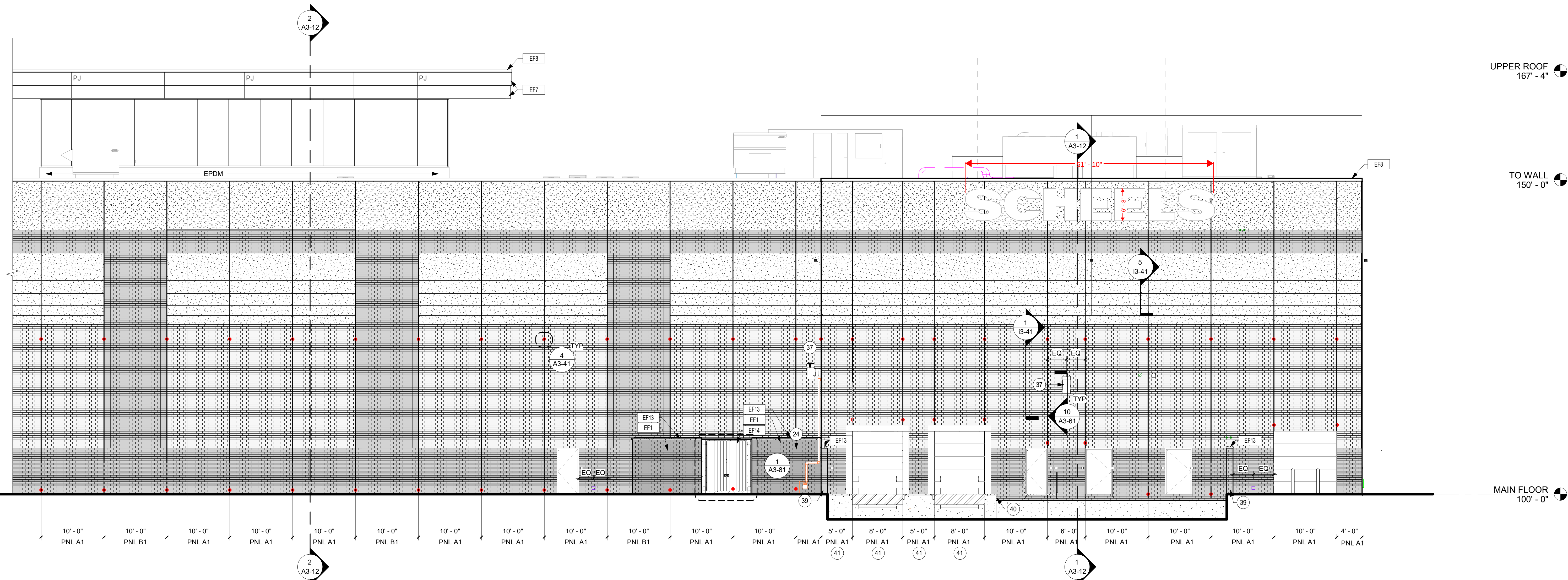
TITLE

EAST
ELEVATIONS

SHEET

A2-14

1 EAST ELEVATION - AREA C
1/8" = 1'-0"







City of Blaine

Staff Report

File Number: ORD 26-2610

Agenda Date	Status
August 17, 2026	
In Control	File Type
City Council	Ordinance

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

Agenda Item # 8.3

Public Hearing

An Ordinance Implementing an Electric Service Franchise Fee on Connexus Energy, a Minnesota Cooperative, its Successors and Assigns, for Providing Electric Service Within the City Of Blaine

Executive Summary

An Ordinance Implementing an Electric Service Franchise Fee on Connexus Energy, A Minnesota Cooperative, its Successors and Assigns, for Providing Electric Service Within the City Of Blaine.

Background

As noted by City Council members throughout the 2025 budget process, among peer communities in Minnesota, Blaine is the only city that continues to rely predominantly on property taxes to fund general government functions, including police and fire services. With rapidly increasing demands for services and infrastructure amidst constraints on traditional revenue sources, identifying and implementing alternative revenue mechanisms can help diversify the city's income portfolio and address funding gaps. Alternative revenue streams can help diversify the city's income, reduce overreliance on the existing property tax levy, and provide dedicated resources for critical projects. These approaches not only enhance fiscal resilience but may also be structured to allow for more equitable contributions from residents, businesses, and visitors who benefit from local services.

In early 2025, the city council was presented with information on alternative revenue sources to reduce the burden on property taxpayers in the city of Blaine. One of the options discussed was utility franchise fees. The council directed staff to explore franchise fees further. City staff then began the process of meeting with all gas and electric utility providers in Blaine. They include CenterPoint Energy (gas), Xcel Energy (gas and electric), Connexus (electric) and Centennial Utilities (gas). The purpose of the

meetings was to inform the utility companies about Blaine's potential desire to establish franchise fees, discuss the process for establishing said fee, and obtain data from the utility companies. Utility providers, like those for gas and electricity, are required by Minnesota law to deliver services that are safe, adequate, and efficient. To do this, they often need to use public areas like roads and sidewalks, which are known as public rights-of-way.

Because cities are responsible for managing these rights-of-way, they often create franchise agreements with utility companies. A franchise agreement is a contract that gives a utility company the right to install, maintain, and repair its equipment within a city's public grounds or rights-of-way. In Minnesota, cities have broad authority under state law to negotiate these agreements, which are formalized as ordinances.

Per Minnesota Statute 216B.36, a city may impose a franchise fee on a gas or electric utility for the use of the public right-of-way by adopting an ordinance that establishes fee terms, including structure, collection, schedule and effective dates. Cities have the option of imposing a flat fee or a percentage fee based on utility usage. These fees can vary between residential customers and various commercial customer types. While a flat fee is constant from month-to-month, a percentage-based fee varies seasonally.

The table below provides a comparison of how several similar sized cities utilize utility franchise fees:

City	Electric Franchise Fee	Gas Franchise Fee
Apple Valley	Yes	Yes
Bloomington	Yes	Yes
Brooklyn Park	Yes	Yes
Burnsville	Yes	Yes
Coon Rapids	Yes	Yes
Eagan	Yes	Yes
Eden Prairie	Yes	Yes
Edina	Yes	Yes
Lakeville	Yes	Yes
Maple Grove	No	No
Minnetonka	Yes	Yes
Plymouth	Yes	Yes
St. Louis Park	Yes	Yes
Woodbury	Yes	Yes

When comparing franchise fees as a revenue source to property taxes, advantages include:

- Local control of processes and fee structure.
- Wider base than property taxes.
- Inclusion of tax-exempt properties.
- Diversification of the city's revenue sources.
- Reliable source of revenue.
- New construction would contribute immediately (market value / tax delay under state law)

Some disadvantages of franchise fees include:

- Unlike cable franchise fees paid only by subscribers, everyone must pay since gas and electricity are essential services.
- Significant administrative time is required to establish franchise fees and implement them concurrently.
- Potential resistance from utility providers to implement fees proposed by the city.

Franchise fee revenues can be utilized to support a variety of community needs and capital improvements. Common applications include investments in street and trail systems, such as mill and overlay projects and full street reconstructions. Some cities choose to allocate these funds toward the maintenance and enhancement of trails and sidewalks. In addition to transportation related projects, communities have directed franchise fee funds toward broader infrastructure improvements, including the construction or renovation of public facilities such as police stations, fire halls, and city hall buildings. While less common, franchise fees have also supported climate and sustainability initiatives, including implementation of climate action plans and other efforts aimed at improving environmental sustainability and community resilience.

Based on the comparison of electric and gas franchise riders from various cities, the City of Lakeville was selected as the most suitable model to meet Blaine's current financial needs. Lakeville's rates were recently adopted and reflect existing market conditions, potentially leading to a more expedient approval path with regulatory authorities. As a community similar in size and characteristics, it also provides a relevant and reliable benchmark for analysis.

Using Lakeville's rates as a reference, the estimated annual revenue is approximately \$5.7 million, an amount that aligns closely with Blaine's planned annual debt/levy portion of pavement management programming as outlined in the preliminary 2027-2031 Capital Improvement Plan. The flat-rate model does not fluctuate from year to year, unlike taxes which are based on property values that change every year. It would provide a consistent rate that residential, commercial and industrial property owners can rely on. It would be equally spread across all gas and electric users, including tax-exempt properties such as schools, churches and nonprofits that also benefit from city services. The flat-rate model also offers a stable and predictable fee structure, creating a consistent revenue stream to support the city's annual budget. Albeit the allocation of franchise fees is an annual election of the City Council through the budgeting process, dialog has focused on directing these revenues toward infrastructure investments in lieu of additional debt, thereby achieving meaningful long-term savings through the elimination of interest and issuance expenses.

While the modeled fee arrangement may not benefit all properties equally, franchise fees typically represent a less significant financial burden compared to taxation. Per the table below, which is based on the current 2026 tax levy, the median valued residential property, average valued residential property, a small commercial user with a \$1 million property, and a large commercial user with a \$4 million property are all better off financially from the implementation of franchise fees rather than increasing the tax levy. This shows equity in implementation and doesn't create an undue burden on any one property classification. Under the franchise rates and customer projections noted above, it is estimated that the majority of residents and businesses would experience a reduced financial burden relative to ongoing borrowing for capital projects, which would otherwise increase pressure on the property tax levy.

Utility Franchise Fee to Levy Comparison						
Property/Customer Type	Franchise Fees				Annual Levy	Additional Cost if Levied - No Franchise Fee
	Monthly Fee — Electric	Monthly Fee — Gas	Monthly Total	Annual Total		
\$346K Residential - Median	\$6.00	\$6.00	\$12.00	\$144.00	\$157.11	\$13.11
\$380K Residential - Average	\$6.00	\$6.00	\$12.00	\$144.00	\$174.73	\$30.73
Small Commercial - \$1 Million	\$35.00	\$35.00	\$70.00	\$840.00	\$914.79	\$74.79
Large Commercial - \$4 Million	\$120.00	\$120.00	\$240.00	\$2,880.00	\$3,766.10	\$886.10

On April 13, the City Council met to review the procedural framework and necessary timelines for establishing new franchise and fee ordinances. Because the Council reached a consensus to move forward with the process as drafted, a mandatory 60-day notice period for utilities was scheduled to begin on July 1. These fee ordinances are tentatively slated for a continuation of the public hearing and second reading on August 17 and adoption on September 9.

Proposed Utility Franchise Fees			
Electric		Gas	
Classification	Monthly Rate	Classification	Monthly Rate
Residential	\$6.00	Residential/Firm A	\$6.00
Small C&I Non-Demand	\$16.00	Firm B	\$35.00
Small C&I Demand	\$35.00	Firm C	\$120.00
Large C&I	\$120.00	Small Volume Dual Fuel A	\$120.00
Public Street Lighting	\$-	Small Volume Dual Fuel B	\$120.00
Municipal Pumping Non-Demand	\$-	Large Volume Dual Fuel	\$120.00
Municipal Pumping Demand	\$-	Large Volume Firm	\$120.00

Strategic Plan Relationship

Utility franchise fees will provide increased non-tax revenues.

Board/Commission Review

None

Financial Impact

Franchise fees provide a stable source of funding that will be used to help the city maintain streets and other community assets without sole reliance on the property tax levy. These funds will be used to supplant the need for costly long-term bonding to support critical infrastructure improvements and will not be earmarked for new spending or the expansion of city services.

Public Outreach/Input

Notice of this public hearing was published in the Blaine Spring Lake Park *Life* in its July 3 and July 10 editions. On July 1, a pre-notice cover letter was sent via certified mail to the utility provider. Public workshops were held on the following dates to discuss the potential implementation of gas and electric franchise fees:

- January 13, 2025
- September 8, 2025
- November 17, 2025
- January 23, 2026
- April 13, 2026
- May 18, 2026

The public hearing for this proposed ordinance began on August 3 with no public comments and was continued to the August 17 City Council meeting.

Staff Recommendation

Reconvene the public hearing, receive comments, then close. The second reading of the ordinance will be considered at the September 9, 2026 regular meeting.

Attachment List

1. Public Comments



City of Blaine

Signature Copy

Ordinance: ORD 26-2610

Public Hearing

An Ordinance Implementing an Electric Service Franchise Fee on Connexus Energy, a Minnesota Cooperative, its Successors and Assigns, for Providing Electric Service Within the City Of Blaine

THE CITY OF BLAINE DOES ORDAIN:

Section 1. Purpose. The Blaine City Council has determined that it is in the best interest of the City to impose a franchise fee on those public utility companies that provide electric services within the City of Blaine (the "City"). Pursuant to City Ordinance No. 26-2607, a Franchise Agreement between the City and Connexus Energy, a Minnesota cooperative, its successors and assigns, ("Company") the City has the right to impose a franchise fee on the Company.

Section 2. Terms. A franchise fee is hereby imposed on the Company under its electric franchise in accordance with the Franchise Agreement amount and fee design set forth in the fee schedule attached as Exhibit A to this Ordinance commencing with the Company's January 2027 billing month.

This fee is a monthly account-based fee on each premise and not a meter-based fee, as established in Section 8.2 of the Franchise Agreement. In the event that an entity covered by this ordinance has more than one meter at a single premise, but only one account, only one fee shall be assessed to that account. If a premise has two or more meters being billed at different rates, the Company may have an account for each rate classification, which will result in more than one franchise fee assessment for electric service to that premise. If the Company combines the rate classifications into a single account, the franchise fee assessed to the account will be the largest franchise fee applicable to a single rate classification for energy delivered to that premise. In the event any entities covered by this ordinance have more than one premise (address), each premise shall be subject to a separate franchise fee appropriate for the premise. In the event a question arises as to the proper fee amount for any premise, the Company's manner of billing for energy used at all similar premises in the City will control.

Section 3. Payment and Fee Modification. The franchise fee shall be payable to the City quarterly and shall be based on the amount collected by Company during the complete billing month during the period for which payment is to be made. The payment shall be due the last business day of the month following the period for which the payment is made. Such franchise fee shall not exceed any amount that the Company may legally charge to its customers prior to payment to the City by imposing a surcharge equivalent to such franchise fee in its rates for electric service. The franchise fee may be increased or decreased by ordinance from time to time, however any such change may not occur more often than annually. Company may pay the City the fee based upon the surcharge billed subject to subsequent reductions to account for uncollectibles, refunds, and correction of erroneous billings that are not

received by or credited to the Company.

Section 4. Surcharge. The City recognizes that the Minnesota Public Utilities Commission may allow the Company to add a surcharge to customer rates of City residents to reimburse the Company for the cost of the fee. The Company agrees that it is prohibited from adding an administrative fee of any kind upon or relating to the franchise fee.

Section 5. Enforcement. Any dispute, including enforcement of a default regarding this ordinance will be resolved in accordance with Section 2.5 of the Franchise Agreement.

Section 6. Effective Date of Franchise Fee. The effective date of fee collection shall be January 1, 2027 or sixty (60) days after the City sends written notice enclosing a copy of this adopted Ordinance to the Company by certified mail, whichever date is later.

Effective Date. This ordinance becomes effective from and after its passage and publication.

INTRODUCED and read in full the 3rd day of August, 2026.

ADOPTED by the City Council of the City of Blaine, Minnesota this ____ day of _____, 2026.

From: Sam Villella <sdvillella@gmail.com>

Sent: Monday, August 3, 2026 6:31 PM

To: Tim Sanders <tsanders@blainemn.gov>; Chris Ford <cford@blainemn.gov>; Tom Newland <tnewland@blainemn.gov>; Jess Robertson <jrobertson@blainemn.gov>; Leslie Larson <leslielarson@blainemn.gov>; Terra Fleming <tfleming@blainemn.gov>; Chris Massoglia <cmassoglia@blainemn.gov>; Erik Thorvig <ethorvig@blainemn.gov>; Franchise Fees <franchisefees@blainemn.gov>

Subject: Utility Franchise Fees

Sam Villella
10534 Alamo Street NE
Blaine, MN 55449

August 2nd, 2026

Re: Utility Franchise Fees

Mayor Sanders & Councilmembers-

I wanted to express my personal objection to the use of utility franchise fees to increase city revenue and fill budget gaps. My views are independent, from the perspective of a resident and taxpayer. They do not represent Connexus Energy or the Spring Lake Park School District. Until now, Blaine has always been committed to a transparent tax environment without the use of such fees. I was able to sit down with staff to understand the rationale. From a staff perspective, I am sympathetic and can understand their recommendation. Nevertheless, I want to lay out why I believe this is the wrong tool for Blaine to utilize, even understanding the budget pressures driving it:

It is a **STEALTH TAX**, not a transparent one. A franchise fee is collected by the utility and folded into a monthly bill as a line item most residents never scrutinize. Unlike a property tax levy, it does not go through Truth-in-Taxation notices, public levy hearings, or the same level of scrutiny residents expect before their tax burden changes. Replacing a transparent mechanism with an opaque one is a mistake.

It is **regressive**. The franchise fees will be a flat rate monthly add on income or ability to pay. A fixed-income senior and a high-earning household pay the same monthly fee regardless of the disparity of usage. That falls hardest on residents who can least absorb it, at a time when energy costs are already a real burden for many families.

It is **disconnected** from the cost of the service it funds. Unlike a special assessment tied to a specific improvement, franchise fee revenue typically flows into the general fund and is spent on unrelated priorities such as the indicated use of resurfacing roads. Residents paying more on their electric and gas bills have no clear line of sight to what they are actually funding.

It **compounds** on top of already rising utility costs. Electric and gas rates have been climbing independent of anything the city does. Layering a new fee onto bills that are already increasing compounds the burden on households and small businesses at the worst possible time due to recent inflation.

It **sets a precedent** that is easy to expand and hard to reverse. Once a franchise fee is in place, it becomes a low-visibility lever for future councils to raise without the same public accountability a levy increase requires. Fees adopted as "modest" or "temporary" have a well-documented tendency to grow over time precisely because they draw so little scrutiny.

Finally, it **undermines trust** in the city. Blaine's reputation for straightforward, transparent taxation is an asset. Introducing a fee that functions as a workaround to the normal levy process risks eroding resident trust in how

budget decisions are made and communicated.

There are more transparent alternatives. A modest, clearly justified levy increase debated openly, subject to Truth-in-Taxation hearings, and visible on the property tax statement is a more honest way to ask residents to fund city priorities than routing the increase through a utility bill.

I recognize staff are working with real constraints, and I don't take that lightly. But I'd strongly encourage the Council to pursue revenue solutions that keep Blaine's commitment to transparency intact, rather than one that shifts costs onto residents in a way that is harder to see and harder to hold anyone accountable for.

Thank you for your time and consideration.

Respectfully-

Sam Villella 763-226-0406



City of Blaine

Staff Report

File Number: ORD 26-2611

Agenda Date	Status
August 17, 2026	
In Control	File Type
City Council	Ordinance

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

Agenda Item # 8.4

Public Hearing

An Ordinance Implementing a Gas Service Franchise Fee on Circle Pines Public Utilities, D/B/A Centennial Utilities, a Minnesota Municipal Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine

Executive Summary

An Ordinance Implementing a Gas Service Franchise Fee on Circle Pines Public Utilities, D/B/A Centennial Utilities, a Minnesota Municipal Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine.

Background

As noted by City Council members throughout the 2025 budget process, among peer communities in Minnesota, Blaine is the only city that continues to rely predominantly on property taxes to fund general government functions, including police and fire services. With rapidly increasing demands for services and infrastructure amidst constraints on traditional revenue sources, identifying and implementing alternative revenue mechanisms can help diversify the city's income portfolio and address funding gaps. Alternative revenue streams can help diversify the city's income, reduce overreliance on the existing property tax levy, and provide dedicated resources for critical projects. These approaches not only enhance fiscal resilience but may also be structured to allow for more equitable contributions from residents, businesses, and visitors who benefit from local services.

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

process of meeting with all gas and electric utility providers in Blaine. They include CenterPoint Energy (gas), Xcel Energy (gas and electric), Connexus (electric) and Centennial Utilities (gas). The purpose of the meetings was to inform the utility companies about Blaine's potential desire to establish franchise fees, discuss the process for establishing said fee, and obtain data from the utility companies. Utility providers, like those for gas and electricity, are required by Minnesota law to deliver services that are safe, adequate, and efficient. To do this, they often need to use public areas like roads and sidewalks, which are known as public rights-of-way.

Because cities are responsible for managing these rights-of-way, they often create franchise agreements with utility companies. A franchise agreement is a contract that gives a utility company the right to install, maintain, and repair its equipment within a city's public grounds or rights-of-way. In Minnesota, cities have broad authority under state law to negotiate these agreements, which are formalized as ordinances.

Per Minnesota Statute 216B.36, a city may impose a franchise fee on a gas or electric utility for the use of the public right-of-way by adopting an ordinance that establishes fee terms, including structure, collection, schedule and effective dates. Cities have the option of imposing a flat fee or a percentage fee based on utility usage. These fees can vary between residential customers and various commercial customer types. While a flat fee is constant from month-to-month, a percentage-based fee varies seasonally.

The table below provides a comparison of how several similar sized cities utilize utility franchise fees:

City	Electric Franchise Fee	Gas Franchise Fee
Apple Valley	Yes	Yes
Bloomington	Yes	Yes
Brooklyn Park	Yes	Yes
Burnsville	Yes	Yes
Coon Rapids	Yes	Yes
Eagan	Yes	Yes
Eden Prairie	Yes	Yes
Edina	Yes	Yes
Lakeville	Yes	Yes
Maple Grove	No	No
Minnetonka	Yes	Yes
Plymouth	Yes	Yes
St. Louis Park	Yes	Yes
Woodbury	Yes	Yes

When comparing franchise fees as a revenue source to property taxes, advantages include:

- Local control of processes and fee structure.
- Wider base than property taxes.
- Inclusion of tax-exempt properties.
- Diversification of the city's revenue sources.
- Reliable source of revenue.
- New construction would contribute immediately (market value / tax delay under state law)

Some disadvantages of franchise fees include:

- Unlike cable franchise fees paid only by subscribers, everyone must pay since gas and electricity are essential services.
- Significant administrative time is required to establish franchise fees and implement them concurrently.
- Potential resistance from utility providers to implement fees proposed by the city.

Franchise fee revenues can be utilized to support a variety of community needs and capital improvements. Common applications include investments in street and trail systems, such as mill and overlay projects and full street reconstructions. Some cities choose to allocate these funds toward the maintenance and enhancement of trails and sidewalks. In addition to transportation related projects, communities have directed franchise fee funds toward broader infrastructure improvements, including the construction or renovation of public facilities such as police stations, fire halls, and city hall buildings. While less common, franchise fees have also supported climate and sustainability initiatives, including implementation of climate action plans and other efforts aimed at improving environmental sustainability and community resilience.

Based on the comparison of electric and gas franchise riders from various cities, the City of Lakeville was selected as the most suitable model to meet Blaine's current financial needs. Lakeville's rates were recently adopted and reflect existing market conditions, potentially leading to a more expedient approval path with regulatory authorities. As a community similar in size and characteristics, it also provides a relevant and reliable benchmark for analysis.

Using Lakeville's rates as a reference, the estimated annual revenue is approximately \$5.7 million, an amount that aligns closely with Blaine's planned annual debt/levy portion of pavement management programming as outlined in the preliminary 2027-2031 Capital Improvement Plan. The flat-rate model does not fluctuate from year to year, unlike taxes which are based on property values that change every year. It would provide a consistent rate that residential, commercial and industrial property owners can rely on. It would be equally spread across all gas and electric users, including tax-exempt properties such as schools, churches and nonprofits that also benefit from city services. The flat-rate model also offers a stable and predictable fee structure, creating a consistent revenue stream to support the city's annual budget. Albeit the allocation of franchise fees is an annual election of the City Council through the budgeting process, dialog has focused on directing these revenues toward infrastructure investments in lieu of additional debt, thereby achieving meaningful long-term savings through the elimination of interest and issuance expenses.

While the modeled fee arrangement may not benefit all properties equally, franchise fees typically represent a less significant financial burden compared to taxation. Per the table below, which is based on the current 2026 tax levy, the median valued residential property, average valued residential property, a small commercial user with a \$1 million property, and a large commercial user with a \$4 million property are all better off financially from the implementation of franchise fees rather than increasing the tax levy. This shows equity in implementation and doesn't create an undue burden on any one property classification. Under the franchise rates and customer projections noted above, it is estimated that the majority of residents and businesses would experience a reduced financial burden relative to ongoing borrowing for capital projects, which would otherwise increase pressure on the property tax levy.

Utility Franchise Fee to Levy Comparison						
Property/Customer Type	Franchise Fees				Annual Levy	Additional Cost if Levied - No Franchise Fee
	Monthly Fee — Electric	Monthly Fee — Gas	Monthly Total	Annual Total		
\$346K Residential - Median	\$6.00	\$6.00	\$12.00	\$144.00	\$157.11	\$13.11
\$380K Residential - Average	\$6.00	\$6.00	\$12.00	\$144.00	\$174.73	\$30.73
Small Commercial - \$1 Million	\$35.00	\$35.00	\$70.00	\$840.00	\$914.79	\$74.79
Large Commercial - \$4 Million	\$120.00	\$120.00	\$240.00	\$2,880.00	\$3,766.10	\$886.10

On April 13, the City Council met to review the procedural framework and necessary timelines for establishing new franchise and fee ordinances. Because the Council reached a consensus to move forward with the process as drafted, a mandatory 60-day notice period for utilities was scheduled to begin on July 1. These fee ordinances are tentatively slated for a continuation of the public hearing and second reading on August 17 and adoption on September 9.

Proposed Utility Franchise Fees			
Electric		Gas	
Classification	Monthly Rate	Classification	Monthly Rate
Residential	\$6.00	Residential/Firm A	\$6.00
Small C&I Non-Demand	\$16.00	Firm B	\$35.00
Small C&I Demand	\$35.00	Firm C	\$120.00
Large C&I	\$120.00	Small Volume Dual Fuel A	\$120.00
Public Street Lighting	\$-	Small Volume Dual Fuel B	\$120.00
Municipal Pumping Non-Demand	\$-	Large Volume Dual Fuel	\$120.00
Municipal Pumping Demand	\$-	Large Volume Firm	\$120.00

Strategic Plan Relationship

Utility franchise fees will provide increased non-tax revenues.

Board/Commission Review

None

Financial Impact

Franchise fees provide a stable source of funding that will be used to help the city maintain streets and other community assets without sole reliance on the property tax levy. These funds will be used to supplant the need for costly long-term bonding to support critical infrastructure improvements and will not be earmarked for new spending or the expansion of city services.

Public Outreach/Input

Notice of this public hearing was published in the Blaine Spring Lake Park *Life* in its July 3 and July 10 editions. On July 1, a pre-notice cover letter was sent via certified mail to the utility provider. Public workshops were held on the following dates to discuss the potential implementation of gas and electric franchise fees:

- January 13, 2025
- September 8, 2025
- November 17, 2025
- January 23, 2026
- April 13, 2026
- May 18, 2026

The public hearing for this proposed ordinance began on August 3 with no public comments and was continued to the August 17 City Council meeting.

Staff Recommendation

Reconvene the public hearing, receive comments, then close. The second reading of the ordinance will be considered at the September 9, 2026 regular meeting.

Attachment List

1. Franchise Comments



City of Blaine

Signature Copy

Ordinance: ORD 26-2611

Public Hearing

An Ordinance Implementing a Gas Service Franchise Fee on Circle Pines Public Utilities, D/B/A Centennial Utilities, a Minnesota Municipal Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine

THE CITY OF BLAINE DOES ORDAIN:

Section 1. Purpose. The Blaine City Council has determined that it is in the best interest of the City to impose a franchise fee on those public utility companies that provide gas services within the City of Blaine (the "City"). Pursuant to City Ordinance No. 18-2401, a Franchise Agreement between the City and Circle Pines Public Utilities, D/B/A Centennial Utilities, a Minnesota municipal corporation, its successors and assigns, ("Company") the City has the right to impose a franchise fee on the Company.

Section 2. Terms. A franchise fee is hereby imposed on the Company under its gas franchise in accordance with the Franchise Agreement amount and fee design set forth in the fee schedule attached as Exhibit A to this Ordinance commencing with the Company's January 2027 billing month.

This fee is a monthly account-based fee on each premise, and not a meter-based fee, as established in Section 8.2 of the Franchise Agreement. In the event that an entity covered by this ordinance has more than one meter at a single premise, but only one account, only one fee shall be assessed to that account. If a premise has two or more meters being billed at different rates, the Company may have an account for each rate classification, which will result in more than one franchise fee assessment for gas service to that premise. If the Company combines the rate classifications into a single account, the franchise fee assessed to the account will be the largest franchise fee applicable to a single rate classification for energy delivered to that premise. In the event any entities covered by this ordinance have more than one premise (address), each premise shall be subject to a separate franchise fee appropriate for the premise. In the event a question arises as to the proper fee amount for any premise, the Company's manner of billing for energy used at all similar premises in the City will control.

Section 3. Payment and Fee Modification. The franchise fee shall be payable to the City quarterly and shall be based on the amount collected by Company during the complete billing month during the period for which payment is to be made. The payment shall be due the last business day of the month following the period for which the payment is made. Such franchise fee shall not exceed any amount that the Company may legally charge to its customers prior to payment to the City by imposing a surcharge equivalent to such franchise fee in its rates for gas service. The franchise fee may be increased or decreased by ordinance from time to time, however any such change may not occur more often than annually. Company may pay the City the fee based upon the surcharge billed subject to subsequent reductions to account for uncollectibles, refunds, and correction of erroneous billings that are not

received by or credited to the Company.

Section 4. Surcharge. The City recognizes that the Minnesota Public Utilities Commission may allow the Company to add a surcharge to customer rates of City residents to reimburse the Company for the cost of the fee. The Company agrees that it is prohibited from adding an administrative fee of any kind upon or relating to the franchise fee.

Section 5. Enforcement. Any dispute, including enforcement of a default regarding this ordinance will be resolved in accordance with Section 2.5 of the Franchise Agreement.

Section 6. Effective Date of Franchise Fee. The effective date of fee collection shall be January 1, 2027 or sixty (60) days after the City sends written notice enclosing a copy of this adopted Ordinance to the Company by certified mail, whichever date is later.

Effective Date. This ordinance becomes effective from and after its passage and publication.

INTRODUCED and read in full the 3rd day of August, 2026.

ADOPTED by the City Council of the City of Blaine, Minnesota this ____ day of _____, 2026.

From: Sam Villella <sdvillella@gmail.com>

Sent: Monday, August 3, 2026 6:31 PM

To: Tim Sanders <tsanders@blainemn.gov>; Chris Ford <cford@blainemn.gov>; Tom Newland <tnewland@blainemn.gov>; Jess Robertson <jrobertson@blainemn.gov>; Leslie Larson <leslielarson@blainemn.gov>; Terra Fleming <tfleming@blainemn.gov>; Chris Massoglia <cmassoglia@blainemn.gov>; Erik Thorvig <ethorvig@blainemn.gov>; Franchise Fees <franchisefees@blainemn.gov>

Subject: Utility Franchise Fees

Sam Villella
10534 Alamo Street NE
Blaine, MN 55449

August 2nd, 2026

Re: Utility Franchise Fees

Mayor Sanders & Councilmembers-

I wanted to express my personal objection to the use of utility franchise fees to increase city revenue and fill budget gaps. My views are independent, from the perspective of a resident and taxpayer. They do not represent Connexus Energy or the Spring Lake Park School District. Until now, Blaine has always been committed to a transparent tax environment without the use of such fees. I was able to sit down with staff to understand the rationale. From a staff perspective, I am sympathetic and can understand their recommendation. Nevertheless, I want to lay out why I believe this is the wrong tool for Blaine to utilize, even understanding the budget pressures driving it:

It is a **STEALTH TAX**, not a transparent one. A franchise fee is collected by the utility and folded into a monthly bill as a line item most residents never scrutinize. Unlike a property tax levy, it does not go through Truth-in-Taxation notices, public levy hearings, or the same level of scrutiny residents expect before their tax burden changes. Replacing a transparent mechanism with an opaque one is a mistake.

It is **regressive**. The franchise fees will be a flat rate monthly add on income or ability to pay. A fixed-income senior and a high-earning household pay the same monthly fee regardless of the disparity of usage. That falls hardest on residents who can least absorb it, at a time when energy costs are already a real burden for many families.

It is **disconnected** from the cost of the service it funds. Unlike a special assessment tied to a specific improvement, franchise fee revenue typically flows into the general fund and is spent on unrelated priorities such as the indicated use of resurfacing roads. Residents paying more on their electric and gas bills have no clear line of sight to what they are actually funding.

It **compounds** on top of already rising utility costs. Electric and gas rates have been climbing independent of anything the city does. Layering a new fee onto bills that are already increasing compounds the burden on households and small businesses at the worst possible time due to recent inflation.

It **sets a precedent** that is easy to expand and hard to reverse. Once a franchise fee is in place, it becomes a low-visibility lever for future councils to raise without the same public accountability a levy increase requires. Fees adopted as "modest" or "temporary" have a well-documented tendency to grow over time precisely because they draw so little scrutiny.

Finally, it **undermines trust** in the city. Blaine's reputation for straightforward, transparent taxation is an asset. Introducing a fee that functions as a workaround to the normal levy process risks eroding resident trust in how

budget decisions are made and communicated.

There are more transparent alternatives. A modest, clearly justified levy increase debated openly, subject to Truth-in-Taxation hearings, and visible on the property tax statement is a more honest way to ask residents to fund city priorities than routing the increase through a utility bill.

I recognize staff are working with real constraints, and I don't take that lightly. But I'd strongly encourage the Council to pursue revenue solutions that keep Blaine's commitment to transparency intact, rather than one that shifts costs onto residents in a way that is harder to see and harder to hold anyone accountable for.

Thank you for your time and consideration.

Respectfully-

Sam Villella 763-226-0406



City of Blaine

Staff Report

File Number: ORD 26-2612

Agenda Date	Status
August 17, 2026	
In Control	File Type
City Council	Ordinance

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

Agenda Item # 8.5

Public Hearing

An Ordinance Implementing a Gas Service Franchise Fee on Centerpoint Energy Resources Corp., D/B/A Minnegasco, a Delaware Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine

Executive Summary

An Ordinance Implementing a Gas Service Franchise Fee on Centerpoint Energy Resources Corp., D/B/A Minnegasco, a Delaware Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine.

Background

As noted by City Council members throughout the 2025 budget process, among peer communities in Minnesota, Blaine is the only city that continues to rely predominantly on property taxes to fund general government functions, including police and fire services. With rapidly increasing demands for services and infrastructure amidst constraints on traditional revenue sources, identifying and implementing alternative revenue mechanisms can help diversify the city's income portfolio and address funding gaps. Alternative revenue streams can help diversify the city's income, reduce overreliance on the existing property tax levy, and provide dedicated resources for critical projects. These approaches not only enhance fiscal resilience but may also be structured to allow for more equitable contributions from residents, businesses, and visitors who benefit from local services.

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

process of meeting with all gas and electric utility providers in Blaine. They include CenterPoint Energy (gas), Xcel Energy (gas and electric), Connexus (electric) and Centennial Utilities (gas). The purpose of the meetings was to inform the utility companies about Blaine's potential desire to establish franchise fees, discuss the process for establishing said fee, and obtain data from the utility companies. Utility providers, like those for gas and electricity, are required by Minnesota law to deliver services that are safe, adequate, and efficient. To do this, they often need to use public areas like roads and sidewalks, which are known as public rights-of-way.

Because cities are responsible for managing these rights-of-way, they often create franchise agreements with utility companies. A franchise agreement is a contract that gives a utility company the right to install, maintain, and repair its equipment within a city's public grounds or rights-of-way. In Minnesota, cities have broad authority under state law to negotiate these agreements, which are formalized as ordinances.

Per Minnesota Statute 216B.36, a city may impose a franchise fee on a gas or electric utility for the use of the public right-of-way by adopting an ordinance that establishes fee terms, including structure, collection, schedule and effective dates. Cities have the option of imposing a flat fee or a percentage fee based on utility usage. These fees can vary between residential customers and various commercial customer types. While a flat fee is constant from month-to-month, a percentage-based fee varies seasonally.

The table below provides a comparison of how several similar sized cities utilize utility franchise fees:

City	Electric Franchise Fee	Gas Franchise Fee
Apple Valley	Yes	Yes
Bloomington	Yes	Yes
Brooklyn Park	Yes	Yes
Burnsville	Yes	Yes
Coon Rapids	Yes	Yes
Eagan	Yes	Yes
Eden Prairie	Yes	Yes
Edina	Yes	Yes
Lakeville	Yes	Yes
Maple Grove	No	No
Minnetonka	Yes	Yes
Plymouth	Yes	Yes
St. Louis Park	Yes	Yes
Woodbury	Yes	Yes

When comparing franchise fees as a revenue source to property taxes, advantages include:

- Local control of processes and fee structure.
- Wider base than property taxes.
- Inclusion of tax-exempt properties.
- Diversification of the city's revenue sources.
- Reliable source of revenue.
- New construction would contribute immediately (market value / tax delay under state law)

Some disadvantages of franchise fees include:

- Unlike cable franchise fees paid only by subscribers, everyone must pay since gas and electricity are essential services.
- Significant administrative time is required to establish franchise fees and implement them concurrently.
- Potential resistance from utility providers to implement fees proposed by the city.

Franchise fee revenues can be utilized to support a variety of community needs and capital improvements. Common applications include investments in street and trail systems, such as mill and overlay projects and full street reconstructions. Some cities choose to allocate these funds toward the maintenance and enhancement of trails and sidewalks. In addition to transportation related projects, communities have directed franchise fee funds toward broader infrastructure improvements, including the construction or renovation of public facilities such as police stations, fire halls, and city hall buildings. While less common, franchise fees have also supported climate and sustainability initiatives, including implementation of climate action plans and other efforts aimed at improving environmental sustainability and community resilience.

Based on the comparison of electric and gas franchise riders from various cities, the City of Lakeville was selected as the most suitable model to meet Blaine's current financial needs. Lakeville's rates were recently adopted and reflect existing market conditions, potentially leading to a more expedient approval path with regulatory authorities. As a community similar in size and characteristics, it also provides a relevant and reliable benchmark for analysis.

Using Lakeville's rates as a reference, the estimated annual revenue is approximately \$5.7 million, an amount that aligns closely with Blaine's planned annual debt/levy portion of pavement management programming as outlined in the preliminary 2027-2031 Capital Improvement Plan. The flat-rate model does not fluctuate from year to year, unlike taxes which are based on property values that change every year. It would provide a consistent rate that residential, commercial and industrial property owners can rely on. It would be equally spread across all gas and electric users, including tax-exempt properties such as schools, churches and nonprofits that also benefit from city services. The flat-rate model also offers a stable and predictable fee structure, creating a consistent revenue stream to support the city's annual budget. Albeit the allocation of franchise fees is an annual election of the City Council through the budgeting process, dialog has focused on directing these revenues toward infrastructure investments in lieu of additional debt, thereby achieving meaningful long-term savings through the elimination of interest and issuance expenses.

While the modeled fee arrangement may not benefit all properties equally, franchise fees typically represent a less significant financial burden compared to taxation. Per the table below, which is based on the current 2026 tax levy, the median valued residential property, average valued residential property, a small commercial user with a \$1 million property, and a large commercial user with a \$4 million property are all better off financially from the implementation of franchise fees rather than increasing the tax levy. This shows equity in implementation and doesn't create an undue burden on any one property classification. Under the franchise rates and customer projections noted above, it is estimated that the majority of residents and businesses would experience a reduced financial burden relative to ongoing borrowing for capital projects, which would otherwise increase pressure on the property tax levy.

Utility Franchise Fee to Levy Comparison						
Property/Customer Type	Franchise Fees				Annual Levy	Additional Cost if Levied - No Franchise Fee
	Monthly Fee — Electric	Monthly Fee — Gas	Monthly Total	Annual Total		
\$346K Residential - Median	\$6.00	\$6.00	\$12.00	\$144.00	\$157.11	\$13.11
\$380K Residential - Average	\$6.00	\$6.00	\$12.00	\$144.00	\$174.73	\$30.73
Small Commercial - \$1 Million	\$35.00	\$35.00	\$70.00	\$840.00	\$914.79	\$74.79
Large Commercial - \$4 Million	\$120.00	\$120.00	\$240.00	\$2,880.00	\$3,766.10	\$886.10

On April 13, the City Council met to review the procedural framework and necessary timelines for establishing new franchise and fee ordinances. Because the Council reached a consensus to move forward with the process as drafted, a mandatory 60-day notice period for utilities was scheduled to begin on July 1. These fee ordinances are tentatively slated for a continuation of the public hearing and second reading on August 17 and adoption on September 9.

Proposed Utility Franchise Fees			
Electric		Gas	
Classification	Monthly Rate	Classification	Monthly Rate
Residential	\$6.00	Residential/Firm A	\$6.00
Small C&I Non-Demand	\$16.00	Firm B	\$35.00
Small C&I Demand	\$35.00	Firm C	\$120.00
Large C&I	\$120.00	Small Volume Dual Fuel A	\$120.00
Public Street Lighting	\$-	Small Volume Dual Fuel B	\$120.00
Municipal Pumping Non-Demand	\$-	Large Volume Dual Fuel	\$120.00
Municipal Pumping Demand	\$-	Large Volume Firm	\$120.00

Strategic Plan Relationship

Utility franchise fees will provide increased non-tax revenues.

Board/Commission Review

None

Financial Impact

Franchise fees provide a stable source of funding that will be used to help the city maintain streets and other community assets without sole reliance on the property tax levy. These funds will be used to supplant the need for costly long-term bonding to support critical infrastructure improvements and will not be earmarked for new spending or the expansion of city services.

Public Outreach/Input

Notice of this public hearing was published in the Blaine Spring Lake Park *Life* in its July 3 and July 10 editions. On July 1, a pre-notice cover letter was sent via certified mail to the utility provider. Public workshops were held on the following dates to discuss the potential implementation of gas and electric franchise fees:

- January 13, 2025
- September 8, 2025
- November 17, 2025
- January 23, 2026
- April 13, 2026
- May 18, 2026

The public hearing for this proposed ordinance began on August 3 with no public comments and was continued to the August 17 City Council meeting.

Staff Recommendation

Reconvene the public hearing, receive comments, then close. The second reading of the ordinance will be considered at the September 9, 2026 regular meeting.

Attachment List

1. Franchise Comments



City of Blaine

Signature Copy

Ordinance: ORD 26-2612

Public Hearing

An Ordinance Implementing a Gas Service Franchise Fee on Centerpoint Energy Resources Corp., D/B/A Minnegasco, a Delaware Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine

THE CITY OF BLAINE DOES ORDAIN:

Section 1. Purpose. The Blaine City Council has determined that it is in the best interest of the City to impose a franchise fee on those public utility companies that provide gas services within the City of Blaine (the "City"). Pursuant to City Ordinance No. 21-2478, a Franchise Agreement between the City and Centerpoint Energy Resources Corp., D/B/A Minnegasco, a Delaware Corporation, its successors and assigns, ("Company") the City has the right to impose a franchise fee on the Company.

Section 2. Terms. A franchise fee is hereby imposed on the Company under its gas franchise in accordance with the Franchise Agreement amount and fee design set forth in the fee schedule attached as Exhibit A to this Ordinance commencing with the Company's January 2027 billing month.

This fee is a monthly account-based fee on each premise and not a meter-based fee, as established in Section 8.2 of the Franchise Agreement. In the event that an entity covered by this ordinance has more than one meter at a single premise, but only one account, only one fee shall be assessed to that account. If a premise has two or more meters being billed at different rates, the Company may have an account for each rate classification, which will result in more than one franchise fee assessment for gas service to that premise. If the Company combines the rate classifications into a single account, the franchise fee assessed to the account will be the largest franchise fee applicable to a single rate classification for energy delivered to that premise. In the event any entities covered by this ordinance have more than one premise (address), each premise shall be subject to a separate franchise fee appropriate for the premise. In the event a question arises as to the proper fee amount for any premise, the Company's manner of billing for energy used at all similar premises in the City will control.

Section 3. Payment and Fee Modification. The franchise fee shall be payable to the City quarterly and shall be based on the amount collected by Company during the complete billing month during the period for which payment is to be made. The payment shall be due the last business day of the month following the period for which the payment is made. Such franchise fee shall not exceed any amount that the Company may legally charge to its customers prior to payment to the City by imposing a surcharge equivalent to such franchise fee in its rates for gas service. The franchise fee may be increased or decreased by ordinance from time to time, however any such change may not occur more often than annually. Company may pay the City the fee based upon the surcharge billed subject to subsequent reductions to account for uncollectibles, refunds, and correction of erroneous billings that are not

received by or credited to the Company.

Section 4. Surcharge. The City recognizes that the Minnesota Public Utilities Commission may allow the Company to add a surcharge to customer rates of City residents to reimburse the Company for the cost of the fee. The Company agrees that it is prohibited from adding an administrative fee of any kind upon or relating to the franchise fee.

Section 5. Enforcement. Any dispute, including enforcement of a default regarding this ordinance will be resolved in accordance with Section 2.5 of the Franchise Agreement.

Section 6. Effective Date of Franchise Fee. The effective date of fee collection shall be January 1, 2027 or ninety (90) days after the City sends written notice enclosing a copy of this adopted Ordinance to the Company by certified mail, whichever date is later.

Effective Date. This ordinance becomes effective from and after its passage and publication.

INTRODUCED and read in full the 3rd day of August, 2026.

ADOPTED by the City Council of the City of Blaine, Minnesota this ____ day of _____, 2026.

From: Sam Villella <sdvillella@gmail.com>

Sent: Monday, August 3, 2026 6:31 PM

To: Tim Sanders <tsanders@blainemn.gov>; Chris Ford <cford@blainemn.gov>; Tom Newland <tnewland@blainemn.gov>; Jess Robertson <jrobertson@blainemn.gov>; Leslie Larson <leslielarson@blainemn.gov>; Terra Fleming <tfleming@blainemn.gov>; Chris Massoglia <cmassoglia@blainemn.gov>; Erik Thorvig <ethorvig@blainemn.gov>; Franchise Fees <franchisefees@blainemn.gov>

Subject: Utility Franchise Fees

Sam Villella
10534 Alamo Street NE
Blaine, MN 55449

August 2nd, 2026

Re: Utility Franchise Fees

Mayor Sanders & Councilmembers-

I wanted to express my personal objection to the use of utility franchise fees to increase city revenue and fill budget gaps. My views are independent, from the perspective of a resident and taxpayer. They do not represent Connexus Energy or the Spring Lake Park School District. Until now, Blaine has always been committed to a transparent tax environment without the use of such fees. I was able to sit down with staff to understand the rationale. From a staff perspective, I am sympathetic and can understand their recommendation. Nevertheless, I want to lay out why I believe this is the wrong tool for Blaine to utilize, even understanding the budget pressures driving it:

It is a **STEALTH TAX**, not a transparent one. A franchise fee is collected by the utility and folded into a monthly bill as a line item most residents never scrutinize. Unlike a property tax levy, it does not go through Truth-in-Taxation notices, public levy hearings, or the same level of scrutiny residents expect before their tax burden changes. Replacing a transparent mechanism with an opaque one is a mistake.

It is **regressive**. The franchise fees will be a flat rate monthly add on income or ability to pay. A fixed-income senior and a high-earning household pay the same monthly fee regardless of the disparity of usage. That falls hardest on residents who can least absorb it, at a time when energy costs are already a real burden for many families.

It is **disconnected** from the cost of the service it funds. Unlike a special assessment tied to a specific improvement, franchise fee revenue typically flows into the general fund and is spent on unrelated priorities such as the indicated use of resurfacing roads. Residents paying more on their electric and gas bills have no clear line of sight to what they are actually funding.

It **compounds** on top of already rising utility costs. Electric and gas rates have been climbing independent of anything the city does. Layering a new fee onto bills that are already increasing compounds the burden on households and small businesses at the worst possible time due to recent inflation.

It **sets a precedent** that is easy to expand and hard to reverse. Once a franchise fee is in place, it becomes a low-visibility lever for future councils to raise without the same public accountability a levy increase requires. Fees adopted as "modest" or "temporary" have a well-documented tendency to grow over time precisely because they draw so little scrutiny.

Finally, it **undermines trust** in the city. Blaine's reputation for straightforward, transparent taxation is an asset. Introducing a fee that functions as a workaround to the normal levy process risks eroding resident trust in how

budget decisions are made and communicated.

There are more transparent alternatives. A modest, clearly justified levy increase debated openly, subject to Truth-in-Taxation hearings, and visible on the property tax statement is a more honest way to ask residents to fund city priorities than routing the increase through a utility bill.

I recognize staff are working with real constraints, and I don't take that lightly. But I'd strongly encourage the Council to pursue revenue solutions that keep Blaine's commitment to transparency intact, rather than one that shifts costs onto residents in a way that is harder to see and harder to hold anyone accountable for.

Thank you for your time and consideration.

Respectfully-

Sam Villella 763-226-0406



City of Blaine

Staff Report

File Number: ORD 26-2613

Agenda Date	Status
August 17, 2026	
In Control	File Type
City Council	Ordinance

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

Agenda Item # 8.6

Public Hearing

An Ordinance Implementing an Electric Service Franchise Fee on Northern States Power Company, D/B/A Xcel Energy, a Minnesota Corporation, its Successors and Assigns, for Providing Electric Service Within the City of Blaine

Executive Summary

An Ordinance Implementing an Electric Service Franchise Fee on Northern States Power Company, D/B/A Xcel Energy, a Minnesota Corporation, its Successors and Assigns, for Providing Electric Service Within the City of Blaine.

Background

As noted by City Council members throughout the 2025 budget process, among peer communities in Minnesota, Blaine is the only city that continues to rely predominantly on property taxes to fund general government functions, including police and fire services. With rapidly increasing demands for services and infrastructure amidst constraints on traditional revenue sources, identifying and implementing alternative revenue mechanisms can help diversify the city's income portfolio and address funding gaps. Alternative revenue streams can help diversify the city's income, reduce overreliance on the existing property tax levy, and provide dedicated resources for critical projects. These approaches not only enhance fiscal resilience but may also be structured to allow for more equitable contributions from residents, businesses, and visitors who benefit from local services.

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

process of meeting with all gas and electric utility providers in Blaine. They include CenterPoint Energy (gas), Xcel Energy (gas and electric), Connexus (electric) and Centennial Utilities (gas). The purpose of the meetings was to inform the utility companies about Blaine's potential desire to establish franchise fees, discuss the process for establishing said fee, and obtain data from the utility companies. Utility providers, like those for gas and electricity, are required by Minnesota law to deliver services that are safe, adequate, and efficient. To do this, they often need to use public areas like roads and sidewalks, which are known as public rights-of-way.

Because cities are responsible for managing these rights-of-way, they often create franchise agreements with utility companies. A franchise agreement is a contract that gives a utility company the right to install, maintain, and repair its equipment within a city's public grounds or rights-of-way. In Minnesota, cities have broad authority under state law to negotiate these agreements, which are formalized as ordinances.

Per Minnesota Statute 216B.36, a city may impose a franchise fee on a gas or electric utility for the use of the public right-of-way by adopting an ordinance that establishes fee terms, including structure, collection, schedule and effective dates. Cities have the option of imposing a flat fee or a percentage fee based on utility usage. These fees can vary between residential customers and various commercial customer types. While a flat fee is constant from month-to-month, a percentage-based fee varies seasonally.

The table below provides a comparison of how several similar sized cities utilize utility franchise fees:

City	Electric Franchise Fee	Gas Franchise Fee
Apple Valley	Yes	Yes
Bloomington	Yes	Yes
Brooklyn Park	Yes	Yes
Burnsville	Yes	Yes
Coon Rapids	Yes	Yes
Eagan	Yes	Yes
Eden Prairie	Yes	Yes
Edina	Yes	Yes
Lakeville	Yes	Yes
Maple Grove	No	No
Minnetonka	Yes	Yes
Plymouth	Yes	Yes
St. Louis Park	Yes	Yes
Woodbury	Yes	Yes

When comparing franchise fees as a revenue source to property taxes, advantages include:

- Local control of processes and fee structure.
- Wider base than property taxes.
- Inclusion of tax-exempt properties.
- Diversification of the city's revenue sources.
- Reliable source of revenue.
- New construction would contribute immediately (market value / tax delay under state law)

Some disadvantages of franchise fees include:

- Unlike cable franchise fees paid only by subscribers, everyone must pay since gas and electricity are essential services.
- Significant administrative time is required to establish franchise fees and implement them concurrently.
- Potential resistance from utility providers to implement fees proposed by the city.

Franchise fee revenues can be utilized to support a variety of community needs and capital improvements. Common applications include investments in street and trail systems, such as mill and overlay projects and full street reconstructions. Some cities choose to allocate these funds toward the maintenance and enhancement of trails and sidewalks. In addition to transportation related projects, communities have directed franchise fee funds toward broader infrastructure improvements, including the construction or renovation of public facilities such as police stations, fire halls, and city hall buildings. While less common, franchise fees have also supported climate and sustainability initiatives, including implementation of climate action plans and other efforts aimed at improving environmental sustainability and community resilience.

Based on the comparison of electric and gas franchise riders from various cities, the City of Lakeville was selected as the most suitable model to meet Blaine's current financial needs. Lakeville's rates were recently adopted and reflect existing market conditions, potentially leading to a more expedient approval path with regulatory authorities. As a community similar in size and characteristics, it also provides a relevant and reliable benchmark for analysis.

Using Lakeville's rates as a reference, the estimated annual revenue is approximately \$5.7 million, an amount that aligns closely with Blaine's planned annual debt/levy portion of pavement management programming as outlined in the preliminary 2027-2031 Capital Improvement Plan. The flat-rate model does not fluctuate from year to year, unlike taxes which are based on property values that change every year. It would provide a consistent rate that residential, commercial and industrial property owners can rely on. It would be equally spread across all gas and electric users, including tax-exempt properties such as schools, churches and nonprofits that also benefit from city services. The flat-rate model also offers a stable and predictable fee structure, creating a consistent revenue stream to support the city's annual budget. Albeit the allocation of franchise fees is an annual election of the City Council through the budgeting process, dialog has focused on directing these revenues toward infrastructure investments in lieu of additional debt, thereby achieving meaningful long-term savings through the elimination of interest and issuance expenses.

While the modeled fee arrangement may not benefit all properties equally, franchise fees typically represent a less significant financial burden compared to taxation. Per the table below, which is based on the current 2026 tax levy, the median valued residential property, average valued residential property, a small commercial user with a \$1 million property, and a large commercial user with a \$4 million property are all better off financially from the implementation of franchise fees rather than increasing the tax levy. This shows equity in implementation and doesn't create an undue burden on any one property classification. Under the franchise rates and customer projections noted above, it is estimated that the majority of residents and businesses would experience a reduced financial burden relative to ongoing borrowing for capital projects, which would otherwise increase pressure on the property tax levy.

Utility Franchise Fee to Levy Comparison						
Property/Customer Type	Franchise Fees				Annual Levy	Additional Cost if Levied - No Franchise Fee
	Monthly Fee — Electric	Monthly Fee — Gas	Monthly Total	Annual Total		
\$346K Residential - Median	\$6.00	\$6.00	\$12.00	\$144.00	\$157.11	\$13.11
\$380K Residential - Average	\$6.00	\$6.00	\$12.00	\$144.00	\$174.73	\$30.73
Small Commercial - \$1 Million	\$35.00	\$35.00	\$70.00	\$840.00	\$914.79	\$74.79
Large Commercial - \$4 Million	\$120.00	\$120.00	\$240.00	\$2,880.00	\$3,766.10	\$886.10

On April 13, the City Council met to review the procedural framework and necessary timelines for establishing new franchise and fee ordinances. Because the Council reached a consensus to move forward with the process as drafted, a mandatory 60-day notice period for utilities was scheduled to begin on July 1. These fee ordinances are tentatively slated for a continuation of the public hearing and second reading on August 17 and adoption on September 9.

Proposed Utility Franchise Fees			
Electric		Gas	
Classification	Monthly Rate	Classification	Monthly Rate
Residential	\$6.00	Residential/Firm A	\$6.00
Small C&I Non-Demand	\$16.00	Firm B	\$35.00
Small C&I Demand	\$35.00	Firm C	\$120.00
Large C&I	\$120.00	Small Volume Dual Fuel A	\$120.00
Public Street Lighting	\$-	Small Volume Dual Fuel B	\$120.00
Municipal Pumping Non-Demand	\$-	Large Volume Dual Fuel	\$120.00
Municipal Pumping Demand	\$-	Large Volume Firm	\$120.00

Strategic Plan Relationship

Utility franchise fees will provide increased non-tax revenues.

Board/Commission Review

None

Financial Impact

Franchise fees provide a stable source of funding that will be used to help the city maintain streets and other community assets without sole reliance on the property tax levy. These funds will be used to supplant the need for costly long-term bonding to support critical infrastructure improvements and will not be earmarked for new spending or the expansion of city services.

Public Outreach/Input

Notice of this public hearing was published in the Blaine Spring Lake Park *Life* in its July 3 and July 10 editions. On July 1, a pre-notice cover letter was sent via certified mail to the utility provider. Public workshops were held on the following dates to discuss the potential implementation of gas and electric franchise fees:

- January 13, 2025
- September 8, 2025
- November 17, 2025
- January 23, 2026
- April 13, 2026
- May 18, 2026

The public hearing for this proposed ordinance began on August 3 with no public comments and was continued to the August 17 City Council meeting.

Staff Recommendation

Reconvene the public hearing, receive comments, then close. The second reading of the ordinance will be considered at the September 9, 2026 regular meeting.

Attachment List

1. Franchise Comments



City of Blaine

Signature Copy

Ordinance: ORD 26-2613

Public Hearing

An Ordinance Implementing an Electric Service Franchise Fee on Northern States Power Company, D/B/A Xcel Energy, a Minnesota Corporation, its Successors and Assigns, for Providing Electric Service Within the City of Blaine

THE CITY OF BLAINE DOES ORDAIN:

Section 1. Purpose. The Blaine City Council has determined that it is in the best interest of the City to impose a franchise fee on those public utility companies that provide electric services within the City of Blaine (the "City"). Pursuant to City Ordinance No. 26-2608, a Franchise Agreement between the City and Northern States Power Company, d/b/a Xcel Energy, a Minnesota corporation, its successors and assigns, ("Company") the City has the right to impose a franchise fee on the Company.

Section 2. Terms. A franchise fee is hereby imposed on the Company under its electric franchise in accordance with the Franchise Agreement amount and fee design set forth in the fee schedule attached as Exhibit A to this Ordinance commencing with the Company's January 2027 billing month.

This fee is a monthly account-based fee on each premise and not a meter-based fee, as established in Section 8.2 of the Franchise Agreement. In the event that an entity covered by this ordinance has more than one meter at a single premise, but only one account, only one fee shall be assessed to that account. If a premise has two or more meters being billed at different rates, the Company may have an account for each rate classification, which will result in more than one franchise fee assessment for electric service to that premise. If the Company combines the rate classifications into a single account, the franchise fee assessed to the account will be the largest franchise fee applicable to a single rate classification for energy delivered to that premise. In the event any entity covered by this ordinance have more than one premise (address), each premise shall be subject to a separate franchise fee appropriate for the premise. In the event a question arises as to the proper fee amount for any premise, the Company's manner of billing for energy used at all similar premises in the City will control.

Section 3. Payment and Fee Modification. The franchise fee shall be payable to the City quarterly and shall be based on the amount collected by Company during the complete billing month during the period for which payment is to be made. The payment shall be due the last business day of the month following the period for which the payment is made. Such franchise fee shall not exceed any amount that the Company may legally charge to its customers prior to payment to the City by imposing a surcharge equivalent to such franchise fee in its rates for electric service. The franchise fee may be increased or decreased by ordinance from time to time, however any such change may not occur more often than annually. Company may pay the City the fee based upon the surcharge billed subject to subsequent reductions to account for uncollectibles, refunds, and correction of erroneous billings that are not

received by or credited to the Company.

Section 4. Surcharge. The City recognizes that the Minnesota Public Utilities Commission may allow the Company to add a surcharge to customer rates of City residents to reimburse the Company for the cost of the fee. The Company agrees that it is prohibited from adding an administrative fee of any kind upon or relating to the franchise fee.

Section 5. Enforcement. Any dispute, including enforcement of a default regarding this ordinance will be resolved in accordance with Section 2.5 of the Franchise Agreement.

Section 6. Effective Date of Franchise Fee. The effective date of fee collection shall be January 1, 2027 or sixty (60) days after the City sends written notice enclosing a copy of this adopted Ordinance to the Company by certified mail, whichever date is later.

Effective Date. This ordinance becomes effective from and after its passage and publication.

INTRODUCED and read in full the 3rd day of August, 2026.

ADOPTED by the City Council of the City of Blaine, Minnesota this ____ day of _____, 2026.

From: Sam Villella <sdvillella@gmail.com>

Sent: Monday, August 3, 2026 6:31 PM

To: Tim Sanders <tsanders@blainemn.gov>; Chris Ford <cford@blainemn.gov>; Tom Newland <tnewland@blainemn.gov>; Jess Robertson <jrobertson@blainemn.gov>; Leslie Larson <leslielarson@blainemn.gov>; Terra Fleming <tfleming@blainemn.gov>; Chris Massoglia <cmassoglia@blainemn.gov>; Erik Thorvig <ethorvig@blainemn.gov>; Franchise Fees <franchisefees@blainemn.gov>

Subject: Utility Franchise Fees

Sam Villella
10534 Alamo Street NE
Blaine, MN 55449

August 2nd, 2026

Re: Utility Franchise Fees

Mayor Sanders & Councilmembers-

I wanted to express my personal objection to the use of utility franchise fees to increase city revenue and fill budget gaps. My views are independent, from the perspective of a resident and taxpayer. They do not represent Connexus Energy or the Spring Lake Park School District. Until now, Blaine has always been committed to a transparent tax environment without the use of such fees. I was able to sit down with staff to understand the rationale. From a staff perspective, I am sympathetic and can understand their recommendation. Nevertheless, I want to lay out why I believe this is the wrong tool for Blaine to utilize, even understanding the budget pressures driving it:

It is a **STEALTH TAX**, not a transparent one. A franchise fee is collected by the utility and folded into a monthly bill as a line item most residents never scrutinize. Unlike a property tax levy, it does not go through Truth-in-Taxation notices, public levy hearings, or the same level of scrutiny residents expect before their tax burden changes. Replacing a transparent mechanism with an opaque one is a mistake.

It is **regressive**. The franchise fees will be a flat rate monthly add on income or ability to pay. A fixed-income senior and a high-earning household pay the same monthly fee regardless of the disparity of usage. That falls hardest on residents who can least absorb it, at a time when energy costs are already a real burden for many families.

It is **disconnected** from the cost of the service it funds. Unlike a special assessment tied to a specific improvement, franchise fee revenue typically flows into the general fund and is spent on unrelated priorities such as the indicated use of resurfacing roads. Residents paying more on their electric and gas bills have no clear line of sight to what they are actually funding.

It **compounds** on top of already rising utility costs. Electric and gas rates have been climbing independent of anything the city does. Layering a new fee onto bills that are already increasing compounds the burden on households and small businesses at the worst possible time due to recent inflation.

It **sets a precedent** that is easy to expand and hard to reverse. Once a franchise fee is in place, it becomes a low-visibility lever for future councils to raise without the same public accountability a levy increase requires. Fees adopted as "modest" or "temporary" have a well-documented tendency to grow over time precisely because they draw so little scrutiny.

Finally, it **undermines trust** in the city. Blaine's reputation for straightforward, transparent taxation is an asset. Introducing a fee that functions as a workaround to the normal levy process risks eroding resident trust in how

budget decisions are made and communicated.

There are more transparent alternatives. A modest, clearly justified levy increase debated openly, subject to Truth-in-Taxation hearings, and visible on the property tax statement is a more honest way to ask residents to fund city priorities than routing the increase through a utility bill.

I recognize staff are working with real constraints, and I don't take that lightly. But I'd strongly encourage the Council to pursue revenue solutions that keep Blaine's commitment to transparency intact, rather than one that shifts costs onto residents in a way that is harder to see and harder to hold anyone accountable for.

Thank you for your time and consideration.

Respectfully-

Sam Villella 763-226-0406



City of Blaine

Staff Report

File Number: ORD 26-2614

Agenda Date	Status
August 17, 2026	
In Control	File Type
City Council	Ordinance

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

Agenda Item # 8.7

Public Hearing

An Ordinance Implementing a Gas Service Franchise Fee on Northern States Power Company, D/B/A Xcel Energy, a Minnesota Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine

Executive Summary

An Ordinance Implementing a Gas Service Franchise Fee on Northern States Power Company, D/B/A Xcel Energy, a Minnesota Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine.

Background

As noted by City Council members throughout the 2025 budget process, among peer communities in Minnesota, Blaine is the only city that continues to rely predominantly on property taxes to fund general government functions, including police and fire services. With rapidly increasing demands for services and infrastructure amidst constraints on traditional revenue sources, identifying and implementing alternative revenue mechanisms can help diversify the city's income portfolio and address funding gaps. Alternative revenue streams can help diversify the city's income, reduce overreliance on the existing property tax levy, and provide dedicated resources for critical projects. These approaches not only enhance fiscal resilience but may also be structured to allow for more equitable contributions from residents, businesses, and visitors who benefit from local services.

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

process of meeting with all gas and electric utility providers in Blaine. They include CenterPoint Energy (gas), Xcel Energy (gas and electric), Connexus (electric) and Centennial Utilities (gas). The purpose of the meetings was to inform the utility companies about Blaine's potential desire to establish franchise fees, discuss the process for establishing said fee, and obtain data from the utility companies. Utility providers, like those for gas and electricity, are required by Minnesota law to deliver services that are safe, adequate, and efficient. To do this, they often need to use public areas like roads and sidewalks, which are known as public rights-of-way.

Because cities are responsible for managing these rights-of-way, they often create franchise agreements with utility companies. A franchise agreement is a contract that gives a utility company the right to install, maintain, and repair its equipment within a city's public grounds or rights-of-way. In Minnesota, cities have broad authority under state law to negotiate these agreements, which are formalized as ordinances.

Per Minnesota Statute 216B.36, a city may impose a franchise fee on a gas or electric utility for the use of the public right-of-way by adopting an ordinance that establishes fee terms, including structure, collection, schedule and effective dates. Cities have the option of imposing a flat fee or a percentage fee based on utility usage. These fees can vary between residential customers and various commercial customer types. While a flat fee is constant from month-to-month, a percentage-based fee varies seasonally.

The table below provides a comparison of how several similar sized cities utilize utility franchise fees:

City	Electric Franchise Fee	Gas Franchise Fee
Apple Valley	Yes	Yes
Bloomington	Yes	Yes
Brooklyn Park	Yes	Yes
Burnsville	Yes	Yes
Coon Rapids	Yes	Yes
Eagan	Yes	Yes
Eden Prairie	Yes	Yes
Edina	Yes	Yes
Lakeville	Yes	Yes
Maple Grove	No	No
Minnetonka	Yes	Yes
Plymouth	Yes	Yes
St. Louis Park	Yes	Yes
Woodbury	Yes	Yes

When comparing franchise fees as a revenue source to property taxes, advantages include:

- Local control of processes and fee structure.
- Wider base than property taxes.
- Inclusion of tax-exempt properties.
- Diversification of the city's revenue sources.
- Reliable source of revenue.
- New construction would contribute immediately (market value / tax delay under state law)

Some disadvantages of franchise fees include:

- Unlike cable franchise fees paid only by subscribers, everyone must pay since gas and electricity are essential services.
- Significant administrative time is required to establish franchise fees and implement them concurrently.
- Potential resistance from utility providers to implement fees proposed by the city.

Franchise fee revenues can be utilized to support a variety of community needs and capital improvements. Common applications include investments in street and trail systems, such as mill and overlay projects and full street reconstructions. Some cities choose to allocate these funds toward the maintenance and enhancement of trails and sidewalks. In addition to transportation related projects, communities have directed franchise fee funds toward broader infrastructure improvements, including the construction or renovation of public facilities such as police stations, fire halls, and city hall buildings. While less common, franchise fees have also supported climate and sustainability initiatives, including implementation of climate action plans and other efforts aimed at improving environmental sustainability and community resilience.

Based on the comparison of electric and gas franchise riders from various cities, the City of Lakeville was selected as the most suitable model to meet Blaine's current financial needs. Lakeville's rates were recently adopted and reflect existing market conditions, potentially leading to a more expedient approval path with regulatory authorities. As a community similar in size and characteristics, it also provides a relevant and reliable benchmark for analysis.

Using Lakeville's rates as a reference, the estimated annual revenue is approximately \$5.7 million, an amount that aligns closely with Blaine's planned annual debt/levy portion of pavement management programming as outlined in the preliminary 2027-2031 Capital Improvement Plan. The flat-rate model does not fluctuate from year to year, unlike taxes which are based on property values that change every year. It would provide a consistent rate that residential, commercial and industrial property owners can rely on. It would be equally spread across all gas and electric users, including tax-exempt properties such as schools, churches and nonprofits that also benefit from city services. The flat-rate model also offers a stable and predictable fee structure, creating a consistent revenue stream to support the city's annual budget. Albeit the allocation of franchise fees is an annual election of the City Council through the budgeting process, dialog has focused on directing these revenues toward infrastructure investments in lieu of additional debt, thereby achieving meaningful long-term savings through the elimination of interest and issuance expenses.

While the modeled fee arrangement may not benefit all properties equally, franchise fees typically represent a less significant financial burden compared to taxation. Per the table below, which is based on the current 2026 tax levy, the median valued residential property, average valued residential property, a small commercial user with a \$1 million property, and a large commercial user with a \$4 million property are all better off financially from the implementation of franchise fees rather than increasing the tax levy. This shows equity in implementation and doesn't create an undue burden on any one property classification. Under the franchise rates and customer projections noted above, it is estimated that the majority of residents and businesses would experience a reduced financial burden relative to ongoing borrowing for capital projects, which would otherwise increase pressure on the property tax levy.

Utility Franchise Fee to Levy Comparison						
Property/Customer Type	Franchise Fees				Annual Levy	Additional Cost if Levied - No Franchise Fee
	Monthly Fee — Electric	Monthly Fee — Gas	Monthly Total	Annual Total		
\$346K Residential - Median	\$6.00	\$6.00	\$12.00	\$144.00	\$157.11	\$13.11
\$380K Residential - Average	\$6.00	\$6.00	\$12.00	\$144.00	\$174.73	\$30.73
Small Commercial - \$1 Million	\$35.00	\$35.00	\$70.00	\$840.00	\$914.79	\$74.79
Large Commercial - \$4 Million	\$120.00	\$120.00	\$240.00	\$2,880.00	\$3,766.10	\$886.10

On April 13, the City Council met to review the procedural framework and necessary timelines for establishing new franchise and fee ordinances. Because the Council reached a consensus to move forward with the process as drafted, a mandatory 60-day notice period for utilities was scheduled to begin on July 1. These fee ordinances are tentatively slated for a continuation of the public hearing and second reading on August 17 and adoption on September 9.

Proposed Utility Franchise Fees			
Electric		Gas	
Classification	Monthly Rate	Classification	Monthly Rate
Residential	\$6.00	Residential/Firm A	\$6.00
Small C&I Non-Demand	\$16.00	Firm B	\$35.00
Small C&I Demand	\$35.00	Firm C	\$120.00
Large C&I	\$120.00	Small Volume Dual Fuel A	\$120.00
Public Street Lighting	\$-	Small Volume Dual Fuel B	\$120.00
Municipal Pumping Non-Demand	\$-	Large Volume Dual Fuel	\$120.00
Municipal Pumping Demand	\$-	Large Volume Firm	\$120.00

Strategic Plan Relationship

Utility franchise fees will provide increased non-tax revenues.

Board/Commission Review

None

Financial Impact

Franchise fees provide a stable source of funding that will be used to help the city maintain streets and other community assets without sole reliance on the property tax levy. These funds will be used to supplant the need for costly long-term bonding to support critical infrastructure improvements and will not be earmarked for new spending or the expansion of city services.

Public Outreach/Input

Notice of this public hearing was published in the Blaine Spring Lake Park *Life* in its July 3 and July 10 editions. On July 1, a pre-notice cover letter was sent via certified mail to the utility provider. Public workshops were held on the following dates to discuss the potential implementation of gas and electric franchise fees:

- January 13, 2025
- September 8, 2025
- November 17, 2025
- January 23, 2026
- April 13, 2026
- May 18, 2026

The public hearing for this proposed ordinance began on August 3 with no public comments and was continued to the August 17 City Council meeting.

Staff Recommendation

Reconvene the public hearing, receive comments, then close. The second reading of the ordinance will be considered at the September 9, 2026 regular meeting.

Attachment List

1. Franchise Comments



City of Blaine

Signature Copy

Ordinance: ORD 26-2614

Public Hearing

An Ordinance Implementing a Gas Service Franchise Fee on Northern States Power Company, D/B/A Xcel Energy, a Minnesota Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine

THE CITY OF BLAINE DOES ORDAIN:

Section 1. Purpose. The Blaine City Council has determined that it is in the best interest of the City to impose a franchise fee on those public utility companies that provide gas services within the City of Blaine (the "City"). Pursuant to City Ordinance No. 26-2609, a Franchise Agreement between the City and Northern States Power Company, d/b/a Xcel Energy, a Minnesota corporation, its successors and assigns, ("Company") the City has the right to impose a franchise fee on the Company.

Section 2. Terms. A franchise fee is hereby imposed on the Company under its gas franchise in accordance with the Franchise Agreement amount and fee design set forth in the fee schedule attached as Exhibit A to this Ordinance commencing with the Company's January 2027 billing month.

This fee is a monthly account-based fee on each premise and not a meter-based fee, as established in Section 8.2 of the Franchise Agreement. In the event that an entity covered by this ordinance has more than one meter at a single premise, but only one account, only one fee shall be assessed to that account. If a premise has two or more meters being billed at different rates, the Company may have an account for each rate classification, which will result in more than one franchise fee assessment for gas service to that premise. If the Company combines the rate classifications into a single account, the franchise fee assessed to the account will be the largest franchise fee applicable to a single rate classification for energy delivered to that premise. In the event any entities covered by this ordinance have more than one premise (address), each premise shall be subject to a separate franchise fee appropriate for the premise. In the event a question arises as to the proper fee amount for any premise, the Company's manner of billing for energy used at all similar premises in the City will control.

Section 3. Payment and Fee Modification. The franchise fee shall be payable to the City quarterly and shall be based on the amount collected by Company during the complete billing month during the period for which payment is to be made. The payment shall be due the last business day of the month following the period for which the payment is made. Such franchise fee shall not exceed any amount that the Company may legally charge to its customers prior to payment to the City by imposing a surcharge equivalent to such franchise fee in its rates for gas service. The franchise fee may be increased or decreased by ordinance from time to time, however any such change may not occur more often than annually. Company may pay the City the fee based upon the surcharge billed subject to subsequent reductions to account for uncollectibles, refunds, and correction of erroneous billings that are not

received by or credited to the Company.

Section 4. Surcharge. The City recognizes that the Minnesota Public Utilities Commission may allow the Company to add a surcharge to customer rates of City residents to reimburse the Company for the cost of the fee. The Company agrees that it is prohibited from adding an administrative fee of any kind upon or relating to the franchise fee.

Section 5. Enforcement. Any dispute, including enforcement of a default regarding this ordinance will be resolved in accordance with Section 2.5 of the Franchise Agreement.

Section 6. Effective Date of Franchise Fee. The effective date of fee collection shall be January 1, 2027 or sixty (60) days after the City sends written notice enclosing a copy of this adopted Ordinance to the Company by certified mail, whichever date is later.

Effective Date. This ordinance becomes effective from and after its passage and publication.

INTRODUCED and read in full the 3rd day of August, 2026.

ADOPTED by the City Council of the City of Blaine, Minnesota this ____ day of _____, 2026.

From: Sam Villella <sdvillella@gmail.com>

Sent: Monday, August 3, 2026 6:31 PM

To: Tim Sanders <tsanders@blainemn.gov>; Chris Ford <cford@blainemn.gov>; Tom Newland <tnewland@blainemn.gov>; Jess Robertson <jrobertson@blainemn.gov>; Leslie Larson <leslielarson@blainemn.gov>; Terra Fleming <tfleming@blainemn.gov>; Chris Massoglia <cmassoglia@blainemn.gov>; Erik Thorvig <ethorvig@blainemn.gov>; Franchise Fees <franchisefees@blainemn.gov>

Subject: Utility Franchise Fees

Sam Villella
10534 Alamo Street NE
Blaine, MN 55449

August 2nd, 2026

Re: Utility Franchise Fees

Mayor Sanders & Councilmembers-

I wanted to express my personal objection to the use of utility franchise fees to increase city revenue and fill budget gaps. My views are independent, from the perspective of a resident and taxpayer. They do not represent Connexus Energy or the Spring Lake Park School District. Until now, Blaine has always been committed to a transparent tax environment without the use of such fees. I was able to sit down with staff to understand the rationale. From a staff perspective, I am sympathetic and can understand their recommendation. Nevertheless, I want to lay out why I believe this is the wrong tool for Blaine to utilize, even understanding the budget pressures driving it:

It is a **STEALTH TAX**, not a transparent one. A franchise fee is collected by the utility and folded into a monthly bill as a line item most residents never scrutinize. Unlike a property tax levy, it does not go through Truth-in-Taxation notices, public levy hearings, or the same level of scrutiny residents expect before their tax burden changes. Replacing a transparent mechanism with an opaque one is a mistake.

It is **regressive**. The franchise fees will be a flat rate monthly add on income or ability to pay. A fixed-income senior and a high-earning household pay the same monthly fee regardless of the disparity of usage. That falls hardest on residents who can least absorb it, at a time when energy costs are already a real burden for many families.

It is **disconnected** from the cost of the service it funds. Unlike a special assessment tied to a specific improvement, franchise fee revenue typically flows into the general fund and is spent on unrelated priorities such as the indicated use of resurfacing roads. Residents paying more on their electric and gas bills have no clear line of sight to what they are actually funding.

It **compounds** on top of already rising utility costs. Electric and gas rates have been climbing independent of anything the city does. Layering a new fee onto bills that are already increasing compounds the burden on households and small businesses at the worst possible time due to recent inflation.

It **sets a precedent** that is easy to expand and hard to reverse. Once a franchise fee is in place, it becomes a low-visibility lever for future councils to raise without the same public accountability a levy increase requires. Fees adopted as "modest" or "temporary" have a well-documented tendency to grow over time precisely because they draw so little scrutiny.

Finally, it **undermines trust** in the city. Blaine's reputation for straightforward, transparent taxation is an asset. Introducing a fee that functions as a workaround to the normal levy process risks eroding resident trust in how

budget decisions are made and communicated.

There are more transparent alternatives. A modest, clearly justified levy increase debated openly, subject to Truth-in-Taxation hearings, and visible on the property tax statement is a more honest way to ask residents to fund city priorities than routing the increase through a utility bill.

I recognize staff are working with real constraints, and I don't take that lightly. But I'd strongly encourage the Council to pursue revenue solutions that keep Blaine's commitment to transparency intact, rather than one that shifts costs onto residents in a way that is harder to see and harder to hold anyone accountable for.

Thank you for your time and consideration.

Respectfully-

Sam Villella 763-226-0406



City of Blaine Staff Report

File Number: RES 26-162

Agenda Date	Status
August 17, 2026	
In Control	File Type
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 10.1

Revised Resolution Authorizing Submittal of LCCMR Grant Application for the Blaine Wetland Sanctuary (BWS) Trail, Improvement Project No. P2405 (25-08)

Executive Summary

Council is requested to approve a revised resolution authorizing the submittal of the LCCMR - ENRTF Grant application for the Blaine Wetland Sanctuary (BWS) Trail Development, Improvement Project No. P2405 (25-08).

Background

The Legislative-Citizen Commission on Minnesota Resources (LCCMR) is recommending \$2,167,000 in funding from lottery proceeds for the construction of the southern Blaine Wetland Sanctuary boardwalk and trail. As part of this grant process the LCCMR has requested additional documentation to be completed at this time. Part of the documentation requested is a revised resolution with the following language added to the operative clause of the resolution:

"That the City of Blaine has the financial capability to ensure adequate operation and maintenance of the project once completed."

Council passed the original resolution 26-41 on March 2nd, 2026 authorizing the submittal of the LCCMR grant application for this project.

The grant application was submitted requesting \$2,350,000 in funding (\$2,167,000 is recommended for award), for construction costs only, for the first two phases of the trail (southern trail segments). The total estimated construction costs for the first two phases is approximately \$5,871,000. The grant funds will help close the gap between the funding allocated in the capital improvement plan and expected construction costs for the two proposed phases of the trail. The proposal was one of the highest ranked among the 434 proposals submitted and was a joint effort of the engineering and planning departments and was awarded nearly the full amount requested. The final awards must be approved

by the legislature and governor during the 2027 session, which will happen sometime between January and May 2027, at which point the City will publicize the award. Construction could begin as early as fall 2027. The current capital parks budget identifies this project for 2031 and discussions with council and modifications to the capital plan would need to occur if construction were to occur sooner.

Strategic Plan Relationship

The project aligns with the City's strategic initiatives for providing a Well-maintained Infrastructure and increasing non-tax revenue sources.

Board/Commission Review

Not required.

Financial Impact

This project was previously identified in the 2024-2028 Capital Improvement Program as "Blaine Wetland Sanctuary Trail Development", which was adopted by the City Council via resolution 23-207 on December 18, 2023. The 2024 CIP includes \$1,000,000 for consulting services and for Phase 1 construction.

The consulting contract with Stantec for preliminary and final design was previously approved. All work under the preliminary phase of that contract has been completed at this time. Permitting, plans and specifications are at approximately 90% complete with the project nearly ready for bidding.

As a result of the LCCMR Grant award, the project will need to complete some additional environmental studies and documentation as well as possibly some additional design requirements. Staff is waiting for direction by the grant committee on additional requirements. Once these requirements are received, an expansion to the current consulting contract with Stantec will be necessary. The city is not seeking any reimbursement for the prior completed engineering and design costs for the project as this work was started and completed before the grant approval was received.

The final project plans have broken the entire project into several segments to allow for effective phasing of the project for cost and constructibility and will be bid with a base design (5000 lb capacity) and an alternate design (2500 lb capacity). The following are current cost estimates with Grant funding accounted for:

5000 lbs design (this would likely consist of concrete with helical piers or possibly wood/composite with helical piers)

Estimated Cost for segments 1 and 2 = \$5,875,000 for construction + \$120,000 for engineering design + \$30,000 for additional environmental documentation/permits due to grant requirements.

Estimated Project Total = \$6,025,000 - \$2,167,000 grand funds = \$3,858,000 City Funds needed

2500 lb design (this would probably exclusively be wood or composite with pan footings)

Estimated Cost for segments 1 and 2 = \$5,350,000 for construction + \$120,000 for engineering design + \$30,000 for additional environmental documentation/permits due to grant requirements.

Estimated Project Total = \$5,500,000 - \$2,167,000 grand funds = \$3,333,000 City Funds needed

If the grant is awarded, Phase 1 & 2 construction costs will then be identified in 2027 once the project has received grant approval and has been competitively bid.

Public Outreach/Input

The grant award will be publicized after legislation allocating the funds is adopted. Aveda supported the grant application with a commitment to fund interpretive signage and other communication efforts about the rare plants found in BWS.

Staff Recommendation

By motion, approve the revised resolution Authorizing Submittal of LCCMR Grant application for the BWS Trail Project.

Attachment List

1. 2025 BWS Master Plan Trail 11-12-25



City of Blaine

Signature Copy

Resolution: RES 26-162

Revised Resolution Authorizing Submittal of LCCMR Grant Application for the Blaine Wetland Sanctuary (BWS) Trail, Improvement Project No. P2405 (25-08)

WHEREAS, the City of Blaine seeks up to \$2,167,000 for Blaine Wetland Sanctuary Trail Development project to construct boardwalk/trails connecting pedestrians, bikers and neighborhoods to other trails, recreational and environmental resources throughout the community; and

WHEREAS, the Capital Improvement Plan sets aside \$3,850,000 of Open Space Development funds for the construction of boardwalk, which is insufficient to complete the project; and

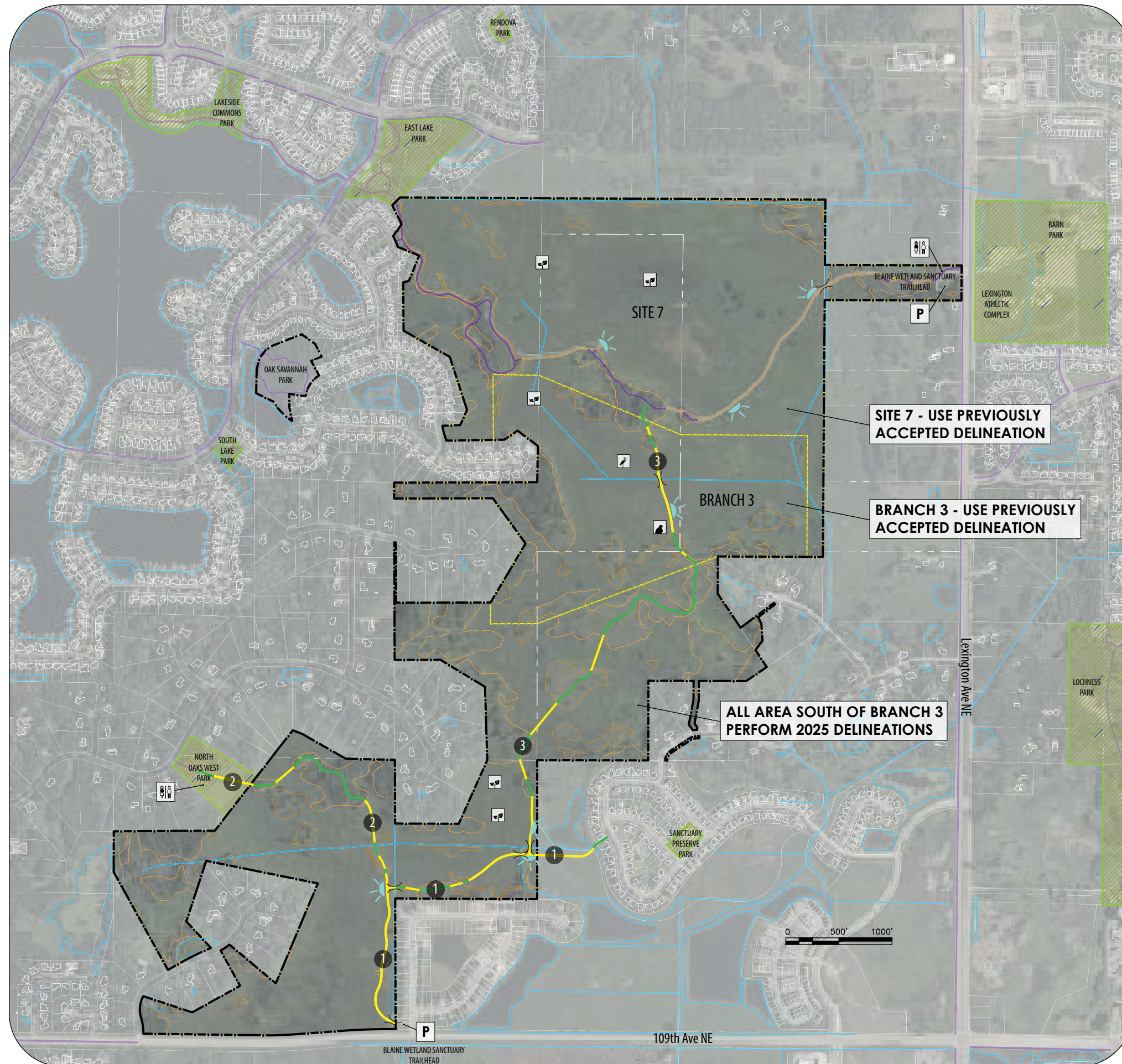
WHEREAS, the Authorized Representatives for the City of Blaine are Brent Larson, Staff Engineer and Elizabeth Showalter, Housing Program Coordinator, or their successors are responsible for submitting the necessary documentation for said project's funding requirements;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Blaine does hereby,

1. Support the above referenced project and authorize the submittal of a proposal for funding of this project by the Authorized Representatives on behalf of the City of Blaine to the Legislative-Citizen Commission on Minnesota Resources (LCCMR) in response to the ML 2027 Environmental and Natural Resources Trust Fund (ENRTF) Request for Proposal; and
2. That, if funding is awarded, the City of Blaine agrees to accept the award and may enter into an agreement with the state of Minnesota for the above referenced project. The City of Blaine will comply with all applicable laws, environmental requirements, and regulations and any additional conditions stated in the grant agreement and the approved LCCMR work plan; and
3. That City of Blaine understands that grants from the ENRTF are generally paid out on a reimbursement basis. The City of Blaine has the financial capability to pay for project expenses prior to seeking reimbursement; and
4. That the City of Blaine certifies that none of the current principals of the City of Blaine have been convicted of a felony financial crime in the last ten years. For this purpose, a principal is defined as a public official, a board member, or staff that would have the authority to access or determine the use of ENRTF funds, if awarded; and
5. That the Mayor and City Manager are hereby authorized to execute such agreements; and
6. That the Authorized Representatives are hereby authorized to execute work plans as necessary, and implement the project on behalf of the City of Blaine; and

7. That the City of Blaine has the financial capability to ensure adequate operation and maintenance of the project once completed.

PASSED by the City Council of the City of Blaine this 17th day of August, 2026.



BLAINE WETLAND SANCTUARY PROPOSED TRAIL SYSTEM MASTER PLAN



- LEGEND**
- Existing Trails
 - Existing Boardwalk
 - Parcels
 - Existing City Park
 - Sanctuary Boundary
 - Site 7/Branch 3 Boundary
 - Proposed Trail
 - Proposed Boardwalk
 - Ditch
 - Bridge/Culvert Crossing
 - Delineated Wetland Upland Transition
 - Public Restrooms
 - Parking Lot
 - Wildlife Viewing
 - Rare Plant Area
 - Crane Nesting Area
 - Hawk Nesting Area





City of Blaine Staff Report

File Number: RES 26-164

Agenda Date	Status
August 17, 2026	
In Control	File Type
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 10.2

Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2027 Laddie Lake Area Street Reconstruction, Improvement Project No. 27-04 (T2704)

Executive Summary

Council is being asked to initiate a 2027 Pavement Management Program project for the 2027 Laddie Lake Area Street Reconstructions, Improvement Project No. 27-04.

Background

The five-year Capital Improvement Plan for the Pavement Management Program (PMP) was updated by staff and presented to Council at the July 13, 2026 workshop. The 2027 Laddie Lake Area Street Reconstruction project, Improvement Project No. 27-04, can be seen on the attached map and consists of reconstructing the following streets:

Project Area 1:

- 86th Avenue from Tyler Street to Polk Street
- 87th Avenue from Able Street to 30' east of Taylor Court
- 87th Lane from Able Street to Polk Street
- Tyler Street from 170' north of County Highway 10 Frontage Road to 89th Avenue
- Polk Street from south dead-end to 89th Avenue
- Cottagewood Terrace from 630' north of County Highway 10 to Polk Street

Project Area 2:

- Taylor Court from 87th Avenue to north cul-de-sac

Project Area 1 consists of city streets with rural sections and no curb and gutter. The method of

reconstruction for Project Area 1 will be a full reconstruction to the city standard residential street with concrete curb and gutter.

Project Area 2 consists of city streets with concrete curb and gutter. The method of reconstruction for Project Area 2 will be full depth replacement of bituminous pavement and spot replacement of damaged concrete curb and gutter.

If approved, this Resolution initiates the proposed 2027 Laddie Lake Area Street Reconstruction project and orders the preparation of a feasibility report.

Strategic Plan Relationship

The project aligns with the City's strategic initiatives for Growth Management and providing a well-maintained Infrastructure.

Board/Commission Review

Not required.

Financial Impact

The project will be funded by a combination of assessments, bond proceeds placed in the City Pavement Management Program fund, and Public Utility Funds.

Public Outreach/Input

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

Staff Recommendation

By motion, approve the Resolution.

Attachment List

1. 27-04 Location Map



City of Blaine

Signature Copy

Resolution: RES 26-164

Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2027 Laddie Lake Area Street Reconstruction, Improvement Project No. 27-04 (T2704)

WHEREAS, the City Council is aware of the need to maintain City streets in a condition that provides for functional, safe and efficient travel; and

WHEREAS, the City Council has determined that it is in the public interest to implement a Pavement Management Program to maintain City streets in a logical and cost-efficient manner; and

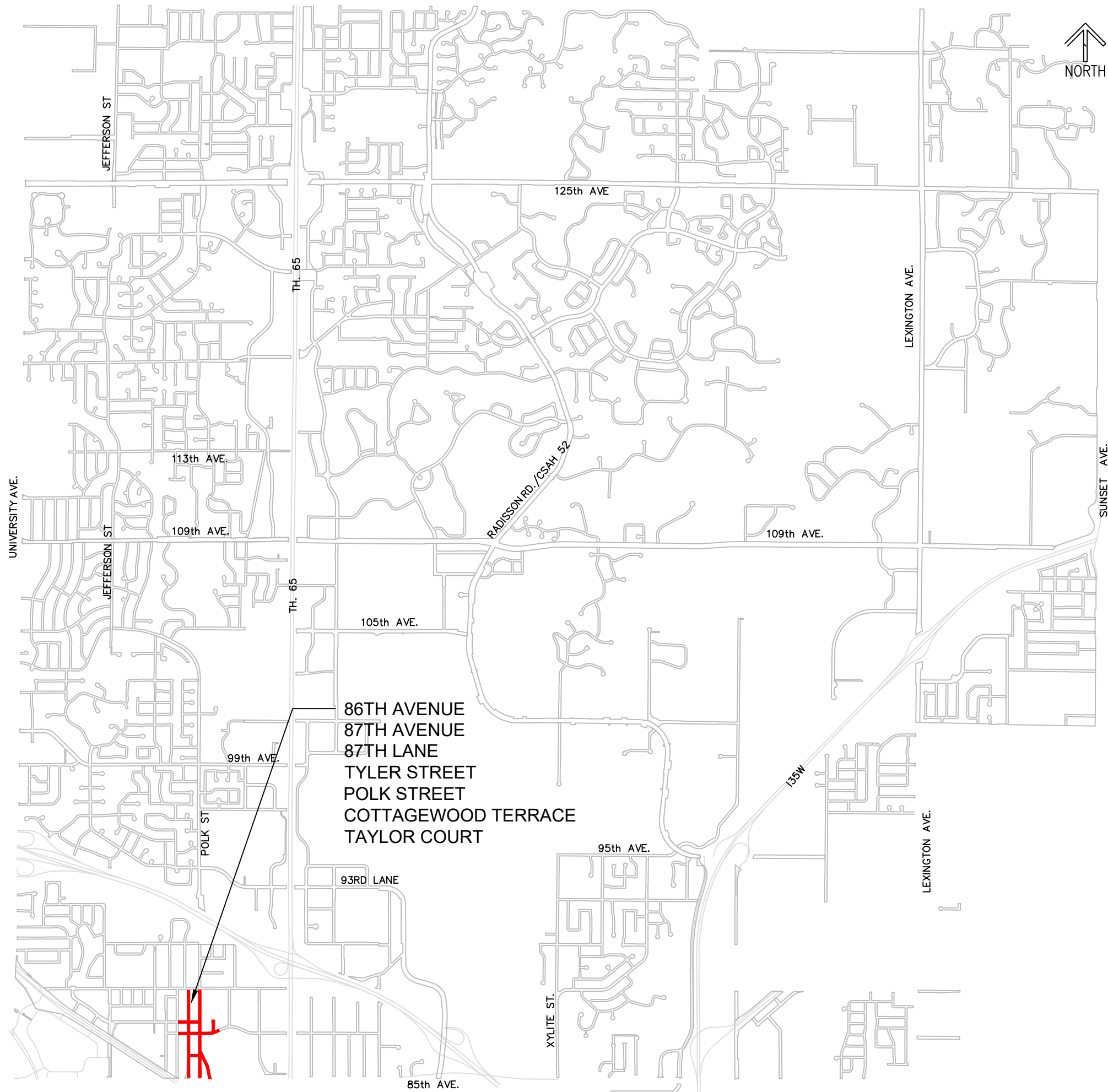
WHEREAS, the City Council adopted a Pavement Management Policy by Resolution No. 10-87 on October 7, 2010 to serve as the framework for implementing a Pavement Management Program; and

WHEREAS, the Blaine City Council proposes to initiate a street improvement project for the 2027 Laddie Lake Area Street Reconstruction; and

WHEREAS, it is proposed to assess the benefited property for all or a portion of the costs of the improvements, pursuant to Minnesota Statutes Chapter 429; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the proposed improvements are hereby referred to the City Engineer to provide the Council with a Feasibility Report and to advise the Council in a preliminary way as to whether the proposed improvements are necessary, cost-effective, and feasible, and the estimated cost of the improvements as recommended.

PASSED by the City Council of the City of Blaine this 17th day of August, 2026.



2027 LADDIE LAKE 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 Staff Report

File Number: 2026-164

Agenda Date	Status
August 17, 2026	
In Control	File Type
City Council	Motion

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 10.3

Motion to Authorize Mayor and City Manager to Enter into a Contract with Bolton & Menk, Inc. for Professional Engineering Services for the 2027 Laddie Lake Area Street Reconstruction Project, Improvement Project No. 27-04 (T2704).

Executive Summary

Council is requested to approve a contract from Bolton & Menk for professional services for preliminary design and preparation of a feasibility report for the 2027 Laddie Lake Area Street Reconstruction Project, Improvement Project No. 27-04 in the amount of \$103,042.

Background

The Engineering Department has identified three separate street improvement projects for the 2027 pavement management program. For each of these projects, staff requested a letter of proposal from an engineering firm that is in the consultant pool that the City Council adopted on August 2, 2021 with Motion 21-114.

The 2027 Laddie Lake Area Street Reconstruction Project, Improvement Project No. 27-04, includes the following streets:

Project Area 1:

- 86th Avenue from Tyler Street to Polk Street
- 87th Avenue from Able Street to 30' east of Taylor Court
- 87th Lane from Able Street to Polk Street
- Tyler Street from 170' north of County Highway 10 Frontage Road to 89th Avenue
- Polk Street from south dead-end to 89th Avenue
- Cottagewood Terrace from 630' north of County Highway 10 to Polk Street

Project Area 2:

- Taylor Court from 87th Avenue to north cul-de-sac

Bolton & Menk has provided the requested letter of proposal for the 2027 Laddie Lake Area Street Reconstruction Project, Improvement Project No. 27-04. The proposal, in the amount of \$103,042, is for preliminary design and preparation of a feasibility report for the project. Staff reviewed the proposal, compared it with previous proposals for similar projects, and determined that the fees are justified and reasonable. After completion of the feasibility report and upon ordering the improvements, a contract for final design and construction services would be negotiated with Bolton & Menk.

This project will be funded through proposed project assessments, Pavement Management Program funds, and Public Utility funds.

Strategic Plan Relationship

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

Board/Commission Review

Not required.

Financial Impact

This project was identified in the 2026-2030 Capital Improvement Program (CIP), which was adopted by the City Council via resolution 25-191 on December 15, 2025. The 2026 project budget includes \$785,200 for preliminary consulting services, which would be used to cover the proposed engineering contract. Consistent with the 2027-2031 transportation capital plan that was presented at the July 13, 2026 City Council Workshop, additional funds will be formally requested within the 2027 CIP to provide for construction and contingency expenditures related to the project.

2027 Laddie Lake Area Street Reconstruction Project			
Sources and Uses	2026 CIP Approved	2027 CIP Anticipated	Total Anticipated Appropriation
Funding Sources			
Property Tax Levy Supported Bonds (PMP)	\$785,200	\$3,055,000	\$3,840,200
Special Assessment Bonds	-	\$871,000	\$871,000
Water Utility	-	\$500,000	\$500,000

Sewer Utility	-	\$52,000	\$52,000
Total Funding Sources	\$785,200	\$4,478,000	\$5,263,200
Expenditures			
Consulting	\$785,200	-	\$785,200
Construction	-	\$4,121,000	\$4,121,000
Contingency	-	\$357,000	\$357,000
Total Expenditures	\$980,000	\$4,478,000	\$5,263,200

Public Outreach/Input

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

Staff Recommendation

By motion, authorize the Mayor and City Manager to enter into a contract with Bolton & Menk in the amount of \$103,042 for preliminary design and preparation of a feasibility report for the 2027 Laddie Lake Area Street Reconstruction Project, Improvement Project No. 27-04. In addition, authorize a 10% contingency to bring the total project budget to \$113,346 and authorize the City Manager or their designee to sign all change orders up to the authorized project budget amount.

Attachment List

1. 27-04 BMI Feasibility Proposal
2. 27-04 Location Map



Real People. Real Solutions.

3507 High Point Drive North
Bldg. 1 Suite E130
Oakdale, MN 55128

Ph: (651) 704-9970
Bolton-Menk.com

August 6, 2026

Cody Sylvester, P.E.
Project Engineer
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

RE: Proposal for **2027 Laddie Lake Area Street Reconstruction Project**
City of Blaine, MN
City Project No. 27-04

Mr. Sylvester:

The project scope and proposed fees have been prepared as requested to complete the reconstruction of the following streets in the City of Blaine:

Area 1

- 86th Avenue from Tyler Street to Polk Street
- 87th Avenue from Able Street to 30' east of Taylor Court
- 87th Lane from Able Street to Polk Street
- Tyler Street from 170' north of County Highway 10 Frontage Road to 89th Avenue
- Polk Street from south dead-end to 89th Avenue
- Cottagewood Terrace from 630' north of County Highway 10 to Polk Street

All streets within Area 1 will be reconstructed to the city's standard residential street typical section, including concrete curb and gutter. Existing storm sewer will be supplemented with new storm sewer as needed, and block structures will be replaced with new pre-cast structures. Replacement of water main is proposed on 87th Avenue from Able Street to Tyler Street. Other water main improvements will consist of replacement of old-style hydrants (approximately 12 each) and gate valves (approximately 20 each). No sanitary sewer improvements are anticipated. Additional details of the project scope, fee and schedule are provided below.

Area 2

- Taylor Court from 87th Avenue to north cul-de-sac.

Work includes replacement of bituminous pavement, spot replacement of curb and gutter, and replacement of old-style hydrant and gate valves (approximately 2 each).

Project Scope

Task 1 – Preliminary Survey

As part of Task 1, we will:

1. hold a kick-off meeting with city staff,
2. perform a pre-inspection of the streets, including a thorough inspection of the existing storm sewer structures, including 360-degree photos,
3. perform a topographic survey of all streets, including private utilities,
4. determine ROW and/or easements needed, and
5. coordinate a geotechnical investigation of the project areas. Geotechnical investigation to be performed by a sub-consultant.

Task 2 – Preliminary Design/Feasibility Report

As part of Task 2, we will perform preliminary design services and prepare a feasibility report that includes preliminary cost estimates and assessments based on the City of Blaine Assessment Policy. We assume the city will provide the property owner information (i.e. names, addresses, PIDs, etc.) to include in the feasibility report. Finally, we will prepare for and attend one neighborhood open house to review the findings in the feasibility report.

Proposed Fee

The following table summarizes the cost breakdown for each task. A detailed summary of our estimated hours and hourly rates is attached to this proposal.

Estimated Fees		
Task	Description	Amount
1	Preliminary Survey	\$48,396
2	Preliminary Design/Feasibility Report	\$54,646
	Total Estimated Fee	\$103,042

Tasks 1 and 2 shall be Hourly Not to Exceed, subject only to adjustments for a change in scope of services performed agreed upon in writing by the City and the Consultant. As stated in the request for proposal, the City anticipates entering into a JPA with Spring Lake Park to reconstruct the south ends of Cottagewood Terrace and Tyler Street. If executed, any additional work as a result of the JPA will be addressed with a change order.

A separate proposal will be submitted for final design and construction services costs following completion of the feasibility report. Sub-consultant costs for the geotechnical investigation in Task 1 will be forwarded to the city for payment directly from the sub-consultant and are not included in the above costs. Costs for the investigation are estimated to be \$10,000 - \$15,000.

Proposed Project Schedule

Design of the project would occur in 2026/2027, and the project would be constructed during the summer of 2027. Therefore, the following schedule allows for construction to be completed during the 2027 construction season:

Proposed Project Schedule	
Council approves consultant contract, orders feasibility report	August 17, 2026
Perform prelim survey	September to October 2026
Prepare feasibility report	October to November 2026
City Staff receives final feasibility report	November 20, 2026
Council receives feasibility report and orders public hearing	December 7, 2026
Open house meeting	Week of Dec 14, 2026
Public improvement hearing, council orders project, authorizes plans/specs	January 4, 2026
Prepare plans/specifications	Jan 2027 – March 2027
Council approves plans/specifications, sets bid date	March 2027
Open Bids/Award Contract	April 2027
Construction	May - October 2027
Assessment hearing	Spring 2028

Acceptance

Please indicate your acceptance of this proposal by signing on the signature block below and returning a copy to us.

We appreciate the opportunity to submit this proposal and look forward to working with you on this project. If you have any questions regarding this proposal, please contact me at 651-728-3172.

Bolton & Menk, Inc.



Michael Warner, P.E.

Principal Engineer

City of Blaine

By: _____

Printed Name: Tim Sanders

Title: Mayor

Date: _____

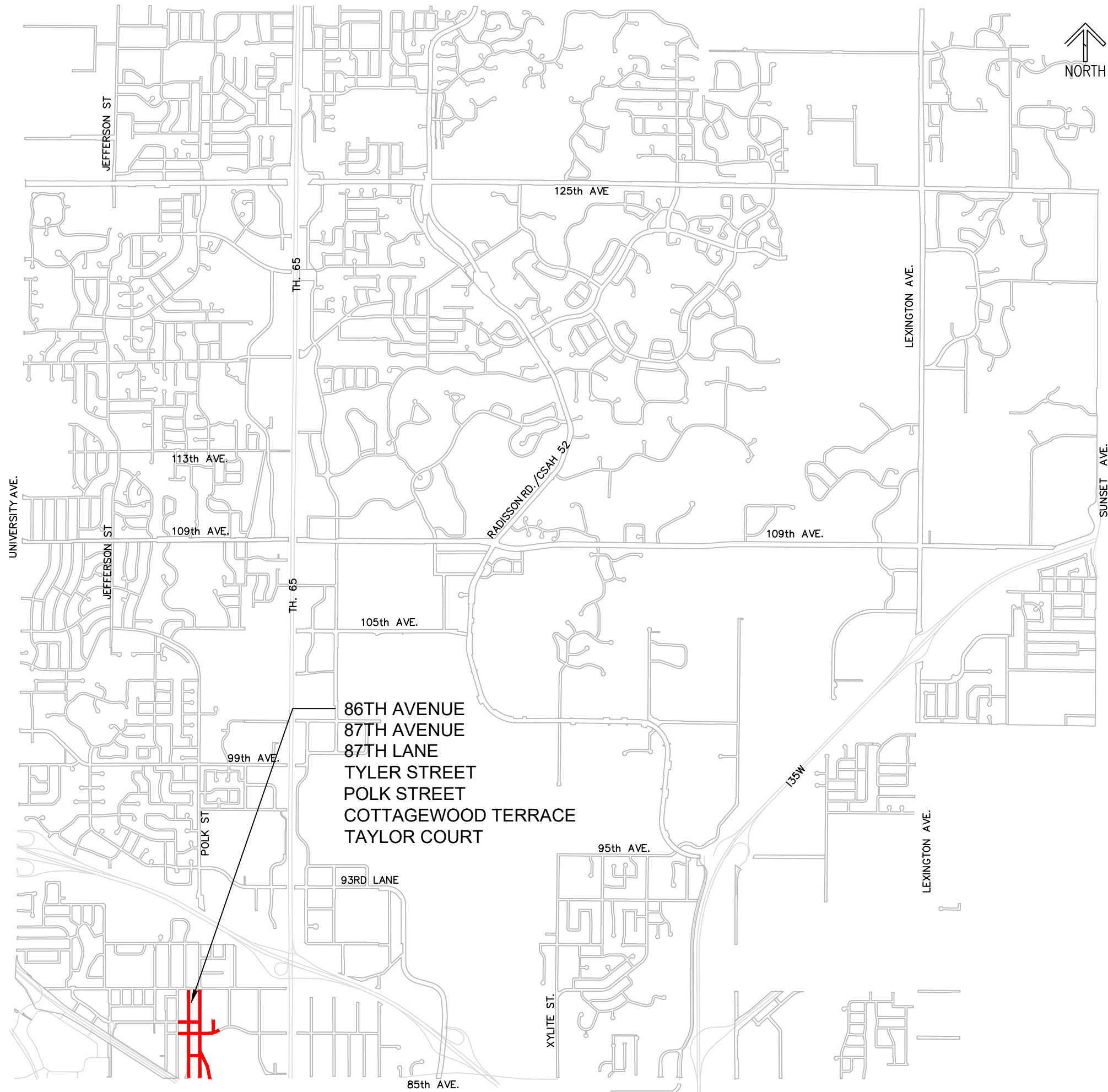
By: _____

Printed Name: Erik Thorvig

Title: City Manager

Date: _____

Fee Schedule - 2027 Laddie Lake Area Street Reconstruction Project												
Task No.	Work Task Description	Principal Engineer/ Project Manager	Design Engineer	Engineering Technician	Water Resources Project Engineer	Construction Manager	Survey Project Manager	Survey Technician	Surveyor	Geotechnical	Total Hours	Total Cost
Task 1 - Pre-feasibility Report Survey Services												
1.1	Street and Structure Inspections	2	20			20					42	\$7,246
1.2	Kick-off Meeting	2	4								6	\$1,146
1.3	Topographic Survey		8				12	12	160		192	\$38,548
1.4	Review ROW/Easement Needs		1				1	2			4	\$686
1.5	Coordinate Geotechnical Review	1	2		1						4	\$770
	Sub-Total Task 1											\$48,396
Task 2 - Feasibility Report Services												
2.1	Preliminary Watershed Meeting		2		2						4	\$754
2.2	Preliminary Design and Cost Estimates	40	96	48	24						208	\$38,208
2.3	Prepare Report, Including Assessments	24	50								74	\$14,112
2.4	Prepare for and Attend One Open House	4	4								8	\$1,572
	Sub-Total Task 2											\$54,646
	Total Hours	73	187	48	27	20	13	14	160		538	
	Hourly Rate	\$213.00	\$180.00	\$160.00	\$197.00	\$161.00	\$212.00	\$147.00	\$205.00			
	TOTAL COST	\$15,549	\$33,660	\$7,680	\$5,319	\$3,220	\$2,756	\$2,058	\$32,800	\$0		\$103,042



2027 LADDIE LAKE AREA STREET RECONSTRUCTION

CITY OF BLAINE
PAVEMENT MANAGEMENT PROGRAM



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