



**City of Blaine**  
**Anoka County, Minnesota**  
**Meeting Agenda - Final**  
**City Council**

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

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Monday, December 5, 2022

7:30 PM

Council Chambers

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1. CALL TO ORDER BY THE MAYOR
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS
5. COMMUNICATIONS
6. OPEN FORUM

*Open Forum is an opportunity for the public to present an issue or concern to City Council. There is a maximum of fifteen minutes set aside for open forum. Each presentation should be limited to no more than three minutes. If your item needs follow-up from the City, staff will arrange for that follow-up and will contact you to let you know what is being done. Thank you for coming this evening.*

7. ADOPTION OF AGENDA
8. 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 or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.*

- 8.-1 [MO 22-197](#) Schedule of Bills Paid

**Sponsors:** Huss

**Attachments:** [November 10, 2022 Bills Paid](#)

[November 10, 2022 Subset of Bills Paid](#)

[November 18, 2022 Bills Paid](#)

[November 18, 2022 Subset of Bills Paid](#)



- 9.-2      [ORD](#)  
[22-2513](#)      First Reading
- Amending Appendix D - Fee Schedule of the Municipal Code of the City of Blaine
- Sponsors:* Sorensen
- Attachments:* [2023 Proposed Fee Schedule](#)
10.      **DEVELOPMENT BUSINESS**
- 10.-1      [RES](#)  
[22-187](#)      Granting Preliminary Plat Approval to Create Two Outlots and Right-of-Way Dedication for the Zest Street Extension on the Southwest Corner of Lexington Avenue and 125th Avenue NE. Kempf Property (Sambatek) (Case File No. 22-0068/SAS)
- Sponsors:* Sellman
- Attachments:* [Attachments](#)
- [Unapproved PC Minutes 11/09/22](#)
- 10.-2      [RES](#)  
[22-188](#)      Granting a Conditional Use Permit to Operate a Home Occupation in an FR (Farm Residential) Zoning District at 11453 National Court NE. Chase Hennessey (Case File No. 22-0066/SLK)
- Sponsors:* Sellman
- Attachments:* [Attachments](#)
- [Unapproved PC Minutes 11/09/22](#)
- 10.-3      [ORD](#)  
[22-2511](#)      Second Reading
- Granting a Rezoning from R-1 (Single Family) and R-3B (Medium Density Multifamily) to DF (Development Flex) at 111 99th Avenue NE. Blaine Apartments LLC (Case File No. 22-0048/EES)
- Sponsors:* Sellman
- Attachments:* [Attachments](#)
- [Unapproved PC Minutes 081022](#)
- [City Council Minutes 10/03/22](#)
- [Additional Public Comments](#)
- [Presentation](#)

- 10.-4**     [RES](#)  
[22-148](#)     Granting a Preliminary Plat to Create One Lot and Two Outlots to be Known as Green Acres 2nd Addition at 111 99th Avenue NE. Blaine Apartments LLC (Case File No. 22-0048/EES)
- Sponsors:** Sellman
- Attachments:** [Attachments Plat](#)
- [Unapproved PC Minutes 08/10/22](#)
- [City Council Minutes 10/03/22](#)
- [Additional Public Comments](#)
- 10.-5**     [RES](#)  
[22-147](#)     Granting a Conditional Use Permit to Construct a 111-Unit Apartment Building in a DF (Development Flex) Zoning District at 111 99th Avenue NE. Blaine Apartments LLC (Case File No. 22-0048/EES)
- Sponsors:** Sellman
- Attachments:** [Attachments CC 100322](#)
- [Unapproved PC Minutes 081022](#)
- [City Council Minutes 10/03/22](#)
- [Additional Public Comments](#)
- 10.-6**     [RES](#)  
[22-189](#)     Authorizing Submittal of the Environmental Assessment Worksheet (EAW) for Park Construction (Carlson Group LLC) to the Environmental Quality Board (EQB) (Case File No. 22-0076)
- Sponsors:** Schluender
- Attachments:** [EAW Document and Summary](#)
- 10.-7**     [ORD](#)  
[22-2514](#)     First Reading
- Granting Amendments to Revise and Update Sections of the Blaine Zoning Ordinance. City of Blaine (Case File No. 22-0067/EES)
- Sponsors:** Sellman
- Attachments:** [Zoning Ordinance](#)
- [Unapproved PC Minutes 110922](#)
- 10.-8**     [ORD](#)  
[22-2515](#)     First Reading
- Adopting a New Subdivision Ordinance. City of Blaine (Case File No. 22-0071/EES)
- Sponsors:** Sellman
- Attachments:** [Subdivision Code](#)
- [Unapproved PC Minutes 110922](#)

- 10.-9**     [ORD](#)  
[22-2512](#)     Second Reading
- Granting a Rezoning from B-3 (Regional Commercial) to DF (Development Flex) for 6.2 Acres at 551 87th Lane NE. Blaine Lakes Apartments (Sambatek) (Case File No. 22-0069/SAS)
- Sponsors:* Sellman
- Attachments:* [Attachments](#)
- [Unapproved PC Minutes 110922](#)
- [Presentation](#)
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- 10.-10**     [RES](#)  
[22-190](#)     Granting a Comprehensive Plan Amendment from CC (Community Commercial) to HDR-2 (High Density Residential) for 6.2 Acres at 551 87th Lane NE. Blaine Lakes Apartments (Sambatek) (Case File No. 22-0069/SAS)
- Sponsors:* Sellman
- Attachments:* [Attachments](#)
- [Unapproved PC Minutes 11/09/22](#)
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- 10.-11**     [RES](#)  
[22-191](#)     Granting Preliminary Plat Approval to Subdivide 6.2 Acres into Two Lots to be Known as Blaine Lakes Apartments at 551 87th Lane NE. Sambatek (PC22-0069/SAS)
- Sponsors:* Sellman
- Attachments:* [Attachments](#)
- [Unapproved PC Minutes 110922](#)
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- 10.-12**     [RES](#)  
[22-192](#)     Granting a Conditional Use Permit to Allow for a 196-Unit Apartment in a DF (Development Flex) Zoning District at 551 87th Lane NE. Blaine Lakes Apartments (Sambatek) (Case File No. 22-0069/SAS)
- Sponsors:* Sellman
- Attachments:* [Attachments](#)
- [Unapproved PC Minutes 11/09/22](#)
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- 11.        ADMINISTRATION**
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- 11.-1**     [RES](#)  
[22-193](#)     Receive Feasibility Report and Order Public Hearing for the 2023 Southeast Area Street Reconstructions, Improvement Project No. 23-08
- Sponsors:* Schluender
- Attachments:* [Location Map](#)
- [23-08 Final Feasibility Report - Signed.pdf](#)

- 11.-2     [RES](#)  
[22-194](#)     Resolution Approving an Amendment To The Blaine Economic Development Project Plan, Establishing a Redevelopment Tax Increment Financing District and Approving a Tax Increment Financing Plan Therefor (Rainbow Village Redevelopment Project)
- Sponsors:* Thorvig  
              *Attachments:* [Draft TIF Plan](#)  
                                  [Structurally Substandard Findings Report](#)  
                                  [Draft Term Sheet](#)
- 11.-3     [RES](#)  
[22-195](#)     American Rescue Plan (ARP) Spending Plan
- Sponsors:* Huss  
              *Attachments:* [ARP Spending Plan](#)
- 11.-4     [RES](#)  
[22-196](#)     Adopt the 2023 Parks and Trails Budget and 2023-2027 Capital Improvement Program (CIP)
- Sponsors:* Bong and Krieger  
              *Attachments:* [2023 Parks & Trails Fund Budget](#)  
                                  [2023-2027 Parks & Trails CIP](#)
- 11.-5     [RES](#)  
[22-197](#)     Adopt the 2023 Park Development and Bandshell Budgets and 2023-2027 Capital Improvement Program (CIP)
- Sponsors:* Bong and Krieger  
              *Attachments:* [2023 Park Development Fund and Bandshell Fund Budgets](#)  
                                  [2023-2027 Parks Development CIP](#)
- 11.-6     [RES](#)  
[22-198](#)     Adopt the 2023 Open Space Budget and 2023-2027 Capital Improvement Program (CIP)
- Sponsors:* Bong and Krieger  
              *Attachments:* [2023 Open Space Fund Budget](#)  
                                  [2023-2027 Open Space CIP](#)
- 11.-7     [RES](#)  
[22-199](#)     Adopt 2023 Sanitary Sewer Fund Budget and 2023-2027 Capital Improvement Program (CIP)
- Sponsors:* Bong and Fleischacker  
              *Attachments:* [Sanitary Sewer 2023 Budget Summary](#)  
                                  [2023-2027 Sewer CIP](#)
- 11.-8     [RES](#)  
[22-200](#)     Adopt 2023 Water Fund Budget and 2023-2027 Capital Improvement Program (CIP)
- Sponsors:* Bong and Fleischacker  
              *Attachments:* [Water 2023 Budget Summary](#)  
                                  [2023-2027 Water CIP](#)

