



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 19-87, Version: 1

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

CREEKSIDE VILLAGE TRAIL CONSIDERATION

City Council (Final Plat Approval)	04/19/18
City Council (Trail Amendment)	06/17/19

The Creekside Village development (former Be-Bops softball complex) was approved in April 2018 and has been under development with new homes since late last summer. One of the considerations in the plat approval was a 1,000 foot segment of trail adjacent to the plat and along the north side of 109th Avenue. The trail section in question was to run from Fillmore Street to the new Polk Street (see attachment) and primarily serves as a trail access for the residents in the Fillmore Street neighborhood. This was a neighborhood concern voiced at the planning commission and city council during the approval process.

As part of the final plat approval, it was determined that the city and developer would share the trail cost equally at 50%. In the development agreement executed between the developer and the city, it was further defined that the city's share would be limited to not more than \$16,000. This amount was based on an anticipated cost of just over \$30,000. As more is now known about the poor soil conditions in the county right-of-way, it is believed that the cost could be more in the \$85,000-\$100,000 range. The developer has requested that the city reconsider the amount the city is willing to provide by increasing the city's 50% share to not more than \$50,000.

Given that the county has no plans for expansion or modification to this section of 109th Avenue in the near or foreseeable future, it is believed the trail project should proceed as the city still has a developer willing to fund 50%.

By motion, approve the resolution modifying the terms of the development agreement in terms of cost participation on the 109th Avenue trail.

WHEREAS, the plat of Creekside Village was approved by the City Council on April 19, 2018 with the adoption of Resolution No. 18-61; and

WHEREAS, that approval contained an agreement for the city to fund, using park dedication and open space funds, up to 50% of the cost of a section of trail along 109th Avenue; and

WHEREAS, the development agreement executed and recorded between the city and developer further defined the city's share as not more than \$16,088.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Blaine that the Development Agreement for the administration and development of Creekside Village, is hereby amended in Paragraph 67, to provide a city cost share not exceed \$50,000 for the completion of the 109th Avenue trail.

PASSED by the City Council of the City of Blaine this 17th day of June, 2019.