City of Blaine
City Council

October 21, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order by the Mayor

The meeting was called to order at 7:00PM by Mayor Sanders followed by the Pledge of Allegiance and the Roll Call.

2. Pledge of Allegiance

3. Roll Call

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

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Police Captain Russ Clark; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson: Human Resources Manager Lori Carbajal; Public Works Director Nick Fleishhacker; City Attorney Tom Loonan; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

4. Awards - Presentations - Organizational Business

None.

5. Communications

None.

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.

Mayor Sanders opened the Open Forum at 7:07PM.

Dr. Roger Day, 9701 Xebec Street NE, shared concerns about the lack of detail in recent meeting minutes and shared concerns about white collar crime with the state regulatory offices that was preventing residents' access to his practice. He explained the state issued and order of dismissal to his case regarding data correction through the Minnesota Department of Administration and stated this needs to be further addressed.

James Point, 2793 103rd Court NE, shared concerns both he and his neighbors have regarding the Walters Recycling CUP amendment proposal. He reported he also had concerns with the vehicle per day estimates. He recommended the city look into other vendors for organics recycling. He explained the neighbors have concerns with odors and also had a lack of confidence on how to mitigate the odors. He commented further on how the increased usage at Walter's, will greatly decrease the property values for the residents that live in The Sanctuary neighborhood. He encouraged the City Council to deny Walter's CUP.

Nathan Warner, 4324 122nd Circle NE, stated he had concerns regarding the noise and traffic that was being generated by Tommy's Car Wash. He discussed how the tunnel car wash was pointed straight at his home from sunrise to sunset every day of the week. He expressed great frustration with how the city council addressed this request. He requested a noise wall be required for this use given how close it was to residential homes.

Mark Roher, 10325 Xylite Street NE, shared comments about the tensions that were growing between residents and businesses. He understood that strategic planning was hard. He reported the city does not owe a business the right of return and in this case, the city does not have to accommodate Walter's CUP amendment as it is not a guaranteed right. He explained Walter's was asking to increase the amount of trash they manage by 2 1/2 times. He commented on how the smell has increased on the Walter's site and urged the council to deny the CUP.

There being no input, Mayor Sanders closed the Open Forum at 7:19PM.

7. Adoption of Agenda

The agenda was adopted as presented.

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.

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

Motion adopted unanimously.

8.1. 2024-490 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

8.2. 2024-493 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

8.3. 2024-488 Approve a Temporary On-Sale Intoxicating Liquor License for Giesenbrau Bier Co., for a Special Event at Thorne Bros., 10091 Central Avenue NE
Sponsors: Cathy Sorensen, City Clerk

8.4. RES 23-102 Resolution Approving a Premise Permit for Lawful Gambling Activity for Centennial High School Football Boosters
Sponsors: Cathy Sorensen, City Clerk

8.5. RES 24-180 Amending and Restating Resolution 24-180; Authorizing the Sale of General Obligation Improvement, Utility, and Equipment Bonds, Series 2024B, Subject to Certain Parameters; Fixing Their Form and Specifications; Directing Their Execution and Delivery; and Providing For Their Payment
Sponsors: Jason Zimmerman, Finance Director

8.6. RES 24-204 Resolution to Approve the 2025 Intensive Comprehensive Peace Officer Education and Training Grant
Sponsors: Brian Podany, Safety Services Manager/Police Chief

8.7. 2024-442 Authorize the Mayor and City Manager to Enter into a One-Year Contract with the State of Minnesota for a Four-day per Week Institution Community Work Crew in the Amount of $105,500
Sponsors: Jason Grode, Deputy Public Works Director

8.8. RES 24-207 Resolution Accepting a Bid from Rivard Contracting for Tree Removal Services and Authorizing Execution of an Agreement
Sponsors: Nick Fleischhacker, Public Works Director

8.9. 2024-503 Approve Temporary Parking Restrictions for a Halloween Event on October 31, 2024

Sponsors: Brian Podany, Safety Services Manager/Police Chief

8.10. RES 24-209 Resolution Authorizing the Mayor and City Manager to Enter into a Settlement Agreement, Waiver, and Release with Irene A. Tambyln to Acquire Temporary and Permanent Easements From Property at 12730 Lever Street NE (Anoka County Court File No. 02-CV-20-2825 and 02-CV-22-930)

Sponsors: Michelle Wolfe, City Manager

9. 7:00 PM - Public Hearing and Items Published for a Certain Time

None.

10. Development Business

10.1. ORD 24-2566 Second Reading

Ordinance Approving Amendments to the City of Blaine Zoning Code Section 30.90 - 105th Avenue Redevelopment District (RD). EB Blaine Development LLC (Case File No. 24-0054/SAS)

Sponsors: Sheila Sellman, City Planner

City Planner Sellman stated the developer is proposing ordinance amendments to reflect the approved master plan. The proposed amendments include additions of permitted uses, reduction in conditional uses and some modifications to development standards based on the approved master plan. Some modifications for consistency within the ordinance. Staff reviewed the proposed changes in further detail; noting the full amendment is in the resolution and was recommended for approval by the Planning Commission.

Moved by Councilmember Massoglia, seconded by Councilmember Robertson, to adopt the Second Reading of Ordinance No. 24-2566, Approving Amendments to the City of Blaine Zoning Code Section 30.90 - 105th Avenue Redevelopment District (RD).

Councilmember Saroya asked questions regarding ownership for the restaurant and hotel. Will O'Keefe, Bader Development, said it was too early in the process to know ownership of the hotel and restaurant onsite.

Councilmember Saroya questioned if expansion could occur at Invictus. Mr. O'Keefe reported Invictus will benefit by the added residents and visitors to this area.

Motion adopted 6-1 (Councilmember Saroya opposed).

10.2. RES 24-198 Resolution Granting a Conditional Use Permit for a Multipurpose Stadium, Building Over 50 Feet in Height, and Lighting Over 50 Feet in Height, in the 105th Redevelopment District (RD) at 1985 105th Avenue NE. EB Blaine Development LLC (Blaine Town Center Stadium) (Case File No. 24-0050/SAS)

Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a conditional use permit for a multipurpose event stadium with a height exceeding 50 feet, and in addition, lights over 50 feet. The stadium is a 5,000 person capacity stadium that is roughly 56 feet tall, with light poles that are about 76 feet tall. It was noted the architecture for the structure meets the requirements within the 105th Avenue Redevelopment Area. Staff commented further on the proposed multipurpose stadium and reported the planning commission recommended approval.

Moved by Councilmember Massoglia, seconded by Councilmember Robertson, to adopt a Resolution Granting a Conditional Use Permit for a Multipurpose Stadium, Building Over 50 Feet in Height, and Lighting Over 50 Feet in Height, in the 105th Redevelopment District (RD) at 1985 105th Avenue NE.

Councilmember Saroya asked what type of outreach has occurred with the community and what traffic improvements will occur as a result. Ms. Sellman reported two open houses, that were very well attended, were held regarding this project and noted the AUAR outlined traffic improvements that will have to be met, noting an additional roundabout and turn lanes may be required.

Councilmember Robertson questioned how many meetings have been held to date regarding the 105th Redevelopment District. Ms. Sellman noted there have been over 70 meetings regarding this project over the past two to three years.

Councilmember Robertson stated she wanted to push back on the narrative that the city has not been available or transparent when it comes to this project. She reported this simply was not the case, noting the city had held 70 meetings, public hearings and open houses that were open to the public.

Councilmember Massoglia noted many residents are very excited about this project and reported the city will be paid back from this project through revenue sharing.

Councilmember Larson agreed everyone she has spoken to is excited about the project too and was not sure how the disconnect was occuring.

Councilmember Newland stated the closer the city gets to this project beginning, the more exciting it becomes. He reported the renderings and elevations show how exciting this project will be. He appreciated how far the city has come on this project in such a short time.

Councilmember Saroya thanked staff for the holding public hearings but expressed concern that the city was not really hearing from the residents on this project and reported she would not be in support of the motion.

Councilmember Fleming encouraged Councilmember Saroya to contact staff to learn more about the project.

Councilmember Saroya stated she was hearing from the public that baseball was outdated and she was discouraged by the fact the city did not pursue feedback from the community before moving forward with this stadium. She questioned why the city had not put forward a ballot question, like was done with the community center. Mr. Thorvig explained the community center required a ballot question per state statute because it would have required a tax levy increase. He reported this project does not require a tax levy increase and therefore a ballot question was not required.

Councilmember Saroya inquired if the $42 million in tax abatement bonds were not paid back, would the taxpayers be responsible for this. Mr. Thorvig stated this would be the case.

Councilmember Massoglia clarified the city would not have to bond for the full amount of the project, if something horrible were to happen.

Councilmember Larson explained during the Open Forum an entire neighborhood showed up to speak about a matter they are concerned about. She believed that when residents had an item they were concerned about, they showed up and spoke out, but this this project, there has not been a room full of people speaking against it.

Councilmember Robertson called the question.

Motion adopted 6-1 (Councilmember Saroya opposed).

11. Administration

None.

12. Other Business

Moved by Councilmember Massoglia, seconded by Councilmember Robertson, to suspend the rules.

Motion passed unanimously.

Moved by Councilmember Massoglia, seconded by Councilmember Robertson, to direct staff to hold a public hearing on November 4, 2024 for the Mark West Meadows North CUP amendment and to waive the $500 application fee in order to install a shed.

Councilmember Larson asked why Councilmember Massoglia was recommending the application fee be waived.

Councilmember Massoglia stated this was a unique situation for the property owner and an amendment was required due to a technicality of where his side and rear yard are located.

Councilmember Newland explained he did not support waiving the application fee, but could support advancing the timeframe for approval.

Councilmember Massoglia indicated he was not able to explain the entire situation with each council member prior to the meeting due to open meeting laws.

Councilmember Robertson stated this was a unique situation and noted the neighbors support the proposed shed being constructed in the applicants rear yard.

Motion passed 6-1 (Councilmember Newland opposed).

13. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adjourn the meeting at 7:44PM.

Motion adopted unanimously.

Signed by ______________________________
Tim Sanders, Mayor

Signed by ______________________________
Catherine M. Sorensen, CMC, City Clerk