# City of Blaine
# City Council

September 3, 2025 | 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 7:03PM 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:** Interim City Manager/Community Development Director Erik Thorvig; Assistant Community Development Director Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; City Attorney Eric Larson; Senior Recreation Manager Jerome Krieger; Community Development Specialist Elizabeth Showwalter; and City Clerk Catherine Sorensen.

### 4. Awards - Presentations - Organizational Business

None.

### 5. Communications

Councilmember Larson encouraged the community to be especially aware of school buses as school started this week.

### 6. 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 for response or discussion opportunities, if follow-up is needed, city staff will work to contact the speaker(s) outside of the meeting to arrange for that follow-up. Each speaker will be limited to 3 minutes with a maximum of 15 minutes set aside for open forum.

Mayor Sanders opened the Open Forum at 7:08PM.

Bruce Manthei, 4101 99th Avenue NE, spoke briefly regarding the electrical box located at the intersection of 99th/Lexington Avenue. He encouraged the council to continue to seek ways to better share information with the public.

Brent and Susan Nygard, Scooter's Coffee, shared comments regarding the upcoming sign code amendment for off-site directional signage noting they were proposing the request due to the current lack of building signage. She described the interactions she has had with MAC noting MAC fully supported her off-site directional signage request. She discussed how her sales decreased 20% when the temporary signs were removed from her property. She explained there was a need for the requested signage because the landlord was having difficulty attracting tenants to this building.

Cindy Holzinger, 12065 Duke Drive NE, thanked the city for installing the new carpet in the elevators. She shared concerns with the high recycling costs for appliances such as microwaves. She requested a remedy for the property damage from the loss of her ash trees, and expressed concerns due to the lack of shade and questioned how her property value would be impacted. She encouraged the city to pursue grants for residents to assist with the cost of tree removals. She said she opposed having fluoride in her water and expressed concern regarding the EMF/cell tower and electromagnetic frequencies.

There being no input, Mayor Sanders closed the Open Forum at 7:20PM.

## 7. Approval of Consent Agenda:

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

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

Councilmember Newland stated he would have to abstain from voting on Item 7.1 due to a conflict of interest.

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

**7.1.** 2025-194 Schedule of Bills Paid

*Sponsors: Jason Zimmerman, Finance Director*

**7.2.** 2025-195 Approval of Minutes
*Sponsors: Cathy Sorensen, City Clerk*

**7.3.** 2025-196 Motion to Approve a Tobacco and Tobacco Products License for Maa Sulai LLC dba One Stop Liquors
*Sponsors: Cathy Sorensen, City Clerk*

**7.4.** 2025-197 Acknowledge Receipt of the 2024 Annual Comprehensive Financial Report (ACFR)
*Sponsors: Jason Zimmerman, Finance Director*

**7.5.** RES 25-153 Resolution Authorizing an Amendment to the 2025 GIS Budget
*Sponsors: Daniel Schluender, Director of Engineering*

**7.6.** RES 25-157 Resolution to Approve a Contract With Electric Pump for Lift Station #9 Rehabilitation, Improvement Project No. U2508
*Sponsors: Nick Fleischhacker, Public Works Director*

**7.7.** RES 25-158 Resolution to Approve Temporary Road Closure for Blaine World Fest
*Sponsors: Jerome Krieger, Sr. Recreation Manager*

**7.8.** RES 25-159 Resolution to Approve Temporary Road Closure for Blaine Oktoberfest
*Sponsors: Jerome Krieger, Sr. Recreation Manager*

**7.9.** 2025-198 Motion to Approve Payment to Axon Enterprise Inc. for Officer Safety Plan Equipment
*Sponsors: Brian Podany, Safety Services Manager/Police Chief*

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

**8.1.** 2025-199 Motion to Approve an Off-Sale Intoxicating Liquor License for Maa Sulai LLC dba One Stop Liquors, 10731 University Avenue NE, Suite 100, Blaine, MN 55434
*Sponsors: Cathy Sorensen, City Clerk*

City Clerk Sorensen stated council is asked to approve an off-sale intoxicating liquor license for Maa Sulai LLC dba One Stop Liquors located at 10731 University Avenue NE, Suite 100, Blaine, MN 55434. A public hearing is required prior to the approval of an off-sale intoxicating liquor license in the city. Purvakumar Ramanlal, the applicant, is purchasing the current Star Liquors and has applied for an off-sale intoxicating liquor license for Maa Sulai LLC dba One Stop Liquors located at 10731 University Avenue NE, Suite 100. The applicant has met the licensing requirements by completing all necessary forms and paying associated fees. The Blaine Police Department is in the process of completing the background investigation and will be confirmed successful prior to any license issuance. The liquor license, if approved, would be valid until June 30, 2026 and eligible for renewal July 1, 2026. All required information will be submitted to the state's alcohol and gambling enforcement division upon approval of the licenses by the council. This license is contingent upon meeting all approvals and requirements.

Mayor Sanders opened the public hearing at 7:21PM.

There being no public input, Mayor Sanders closed the public hearing at 7:21PM.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to Approve an Off-Sale Intoxicating Liquor License for Maa Sulai LLC dba One Stop Liquors, 10731 University Avenue NE, Suite 100, Blaine, MN 55434, contingent upon a successful background investigation.

Motion adopted unanimously.

**8.2.** RES 25-145 Conduct Public Hearing and adopt a Resolution to vacate the Drainage and Utility Easements on Lot 6, Block 4, Radisson Industrial Park, according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V25-02

*Sponsors: Daniel Schluender, Director of Engineering*

Director of Engineering Schluender stated the city received a petition dated July 10, 2025 from Robert Eggerichs representing Eggy Properties, LLC, requesting the vacation of the existing drainage and utility Easement that runs through an existing building, Lot 6, Block 4, Radisson Industrial Park; according to the recorded plat thereof, Anoka County, Minnesota. The corresponding easement on Lot 7 Block 4 was vacated when that property expanded and constructed a large addition. To assist Lot 6 Block 4 with the construction of an addition, the owners of Lot 7 Block 4 sold a 30-foot strip of land to Lot 6 Block 4. Within the documentation for the expansion on Lot 6 Block 4, the vacation on Lot 7 is noted. Therefore, the addition was permitted and constructed through the existing easement. However, it does not appear that Lot 6 Block 4 was included in the vacation. Therefore, the existing drainage and utility easement runs through an existing building and is no longer needed. Engineering staff has reviewed the request and agrees with the vacation.

Mayor Sanders opened the public hearing at 7:24PM.

There being no public input, Mayor Sanders closed the public hearing at 7:24PM.

Moved by Councilmember Massoglia, seconded by Councilmember Newland, to adopt a Resolution to vacate the Drainage and Utility Easements on Lot 6, Block 4, Radisson Industrial Park, according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V25-02.

Motion adopted unanimously.

## 9. Development Business

**9.1.** RES 25-132 Resolution Granting a Conditional Use Permit Amendment to Allow Three Accessory Structures on a Lot, with a Cumulative Square Footage of 1,176 Square Feet in a Residential Flex (RF) Zoning District at 1095 97th Lane NE. Von Erickson (Case File No. 25-0036/ACK)

*Sponsors: Sheila Sellman, Interim Community Development Director*

Assistant Community Development Director Sellman stated the applicant is requesting a conditional use permit (CUP) amendment to allow three accessory structures, for a total of 1,176 square feet. It was noted the planning commission held a public hearing in August and recommended approval of the request.

Moved by Councilmember Robertson, seconded by Councilmember Fleming, to adopt a Resolution Granting a Conditional Use Permit Amendment to Allow Three Accessory Structures on a Lot, with a Cumulative Square Footage of 1,176 Square Feet in a Residential Flex (RF) Zoning District at 1095 97th Lane NE.

Councilmember Newland reported he understood this request was allowed per city code, but he explained he would not be supporting the request due to the number of structures that would be on this small property.

Councilmember Ford indicated he was contacted by one of the neighbors who did not support the request. He stated he understood the neighbors' concerns, but noted city ordinance does not have any restrictions on the building height. He explained the council may want to look at a code amendment that addresses building height and the number of accessory buildings that are allowed on a property.

Motion adopted 6-1 (Councilmember Newland opposed).

**9.2.** RES 25-129 Resolution Granting a Conditional Use Permit for a Credit Union with a Drive-Thru and a Zero Lot Line Shared Access in the Town Commercial (B-5) Zoning District on the Southwest Corner of Lexington Avenue and 125th Avenue NE. Blaine Lex Crossings 2025, LLC (Credit Union) (Case File No. 25-0027/SAS)

*Sponsors: Sheila Sellman, Interim Community Development Director*

Ms. Sellman stated the applicant is requesting a conditional use permit (CUP) for a credit union with a drive-thru. She reported the planning commission held a public hearing in August and recommended approval of the request with conditions.

Moved by Councilmember Robertson, seconded by Councilmember Larson, to adopt a Resolution Granting a Conditional Use Permit for a Credit Union with a Drive-Thru and a Zero Lot Line Shared Access in the Town Commercial (B-5) Zoning District on the Southwest Corner of Lexington Avenue and 125th Avenue NE.

Motion adopted unanimously.

**9.3.** ORD 25-2584 First Reading

Ordinance Approving a Rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) at 2801 101st Avenue NE. Manning Transfer (Case File No. 25-0032/SLK)

*Sponsors: Sheila Sellman, Interim Community Development Director*

Ms. Sellman stated the applicant is requesting a rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to allow a reconfiguration of the outside storage/parking of trucks/trailers on two combined lots. She reported the planning commission held a public hearing in August and no comments were received from the public.

Declared by Mayor Sanders that Ordinance No. 25-2584, “Ordinance Approving a Rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) at 2801 101st Avenue NE,” be introduced and placed on file for second reading at the September 15, 2025 Council meeting.

**9.4.** RES 25-130 Resolution Granting a Conditional Use Permit for the Operation of a Cannabis Mezzobusiness in a Planned Business District (PBD) Zoning District at 4131 Pheasant Ridge Drive NE. Swervo Development Company (Newton RES LLC) (Case File No. 25-0033/SLK)

*Sponsors: Sheila Sellman, Interim Community Development Director*

Ms. Sellman stated the applicant is proposing to operate a cannabis mezzobusiness that includes indoor cultivation, manufacturing, and retail cannabis. The business will occupy an existing office/warehouse building on the northwest corner of Lexington Avenue and Pheasant Ridge Drive. All uses in the Planned Business District (PBD) zoning district require a Conditional Use Permit (CUP). Staff reported the planning commission held a public hearing for this request in August and recommended approval with conditions.

Moved by Councilmember Fleming, seconded by Councilmember Ford, to adopt a Resolution Granting a Conditional Use Permit for the Operation of a Cannabis Mezzobusiness in a Planned Business District (PBD) Zoning District at 4131 Pheasant Ridge Drive NE.

Councilmember Massoglia recalled that cultivation was limited to the industrial zoned areas of the city and was not allowed in PBD. Ms. Sellman explained manufacturing was limited to industrial zones and cultivation was limited to the 1,500 square feet, which is characterized as retail within the zoning ordinance.

Councilmember Robertson indicated she discussed this with Ms. Sellman and recommended a condition be added to the CUP that if five (5) odor complaints are received by the city in any given year, that an odor mitigation plan must be submitted to the city within 30 days from notice by the city, with the mitigation plan receiving approval from the city council.

Moved by Councilmember Robertson, seconded by Councilmember Larson, to add a condition for approval that if five (5) odor complaints are received by the city in any given year, that an odor mitigation plan must be submitted to the city within 30 days from notice by the city, with the mitigation plan receiving approval from the city council.

Amendment adopted unanimously.

Councilmember Massoglia asked what the plan was to connect Austin Street to Pheasant Ridge and would this business receiving an assessment. Mr. Schluender reported staff was preparing a plan to complete this segment of roadway. He explained there were some easements needed for construction and noted there would be no proposed assessments for this project.

Amended motion adopted unanimously.

**9.5.** ORD 25-2585 First Reading

Ordinance Considering an Amendment to Section 34.09 of the City of Blaine Zoning Ordinance to Allow for Off-Site Directional Signage. Scooters Coffee (Case File No. 25-0035/ACK)

*Sponsors: Sheila Sellman, Interim Community Development Director*

Ms. Sellman stated this was the first reading considering an ordinance to allow off-site directional signage. It was noted the Planning Commission recommends denial of the ordinance amendment.

Declared by Mayor Sanders that Ordinance No. 25-2585, “Ordinance Considering an Amendment to Section 34.09 of the City of Blaine Zoning Ordinance to Allow for Off-Site Directional Signage,” be introduced and placed on file for second reading at the September 15, 2025 Council meeting.

**9.6.** RES 25-131 Resolution Granting Preliminary Plat Approval to Create Seven Outlots to be Known as Blaine Town Center East District. Blaine Town Center East LLC (Case File No. 25-0034/SAS)

*Sponsors: Sheila Sellman, Interim Community Development Director*

Ms. Sellman stated the proposed preliminary plat is for seven outlots for the "east" district of the 105th Redevelopment area. No development is proposed at this time. Upon development, the outlots will need to be platted into lot and block legal descriptions.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Granting Preliminary Plat Approval to Create Seven Outlots to be Known as Blaine Town Center East District.

Motion adopted unanimously.

**9.7.** RES 25-133 Resolution Granting Site Plan Approval for a Scheels Store in the "East District" of the 105th Redevelopment Area. EB Blaine Development LLC (Case File No. 25-0040/SAS)

*Sponsors: Sheila Sellman, Interim Community Development Director*

Ms. Sellman stated all new buildings and additions require site plan approval through the planning commission and city council in the 105th Avenue Redevelopment District (RD). The proposed site plan approval is for a 250,000-square-foot Scheels store; the footprint is 115,000 square feet. Retail is a permitted use. The proposed retail building will be on Outlot H, which will need to be replatted into a legal Lot and Block. Site plan review is a zoning requirement; in-depth review of access and utilities will be part of the overall development review along with a building permit. Access is under review at this time with the engineering department and Anoka County. As proposed, there will be truck access off Radisson Road, sharing the current access with Kwik Trip. There is a right-in right-out onto Nassau Street, which will be turned into a development access rather than a public street, and a new round about for full access. It was noted the planning commission reviewed this item in August and recommended approval as presented with conditions.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Granting Site Plan Approval for a Scheels Store in the "East District" of the 105th Redevelopment Area.

Motion adopted unanimously.

## 10. Administration

**10.1.** RES 25-155 Resolution Adopting the Proposed 2026 City Property Tax Levy and Establishing the Date for the Truth-in-Taxation Meeting

*Sponsors: Jason Zimmerman, Finance Director*

Finance Director Zimmerman stated Minnesota Statute 275.065 requires the city to certify to the county auditor the proposed property tax levy for taxes payable in the following year and establish the date for the truth-in-taxation meeting by September 30. In setting the proposed levy, council should consider the proposed levy can only be decreased, not increased, prior to the adoption of the final levy in December. The use of unrestricted general fund reserves was discussed. Staff reviewed the budget methodology that was followed for the 2026 budget, detailed the proposed budget and tax levy for the coming year and recommended the council adopt a resolution adopting the proposed 2026 city property tax levy at 9.9% and establish the date for the truth-in-taxation meeting.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, to adopt a Resolution Adopting the Proposed 2026 City Property Tax Levy and Establishing the Date for the Truth-in-Taxation Meeting.

Councilmembers Massoglia and Robertson thanked staff for all of their efforts on the preliminary budget and the process that was followed this year.

Motion adopted unanimously.

**10.2.** RES 25-160 Resolution to Authorize Replacement of the Eastside Park Playground Equipment and Associated Budget Amendments, Project P2508

*Sponsors: Jerome Krieger, Sr. Recreation Manager*

Senior Recreation Manager Krieger stated due to a fire at Eastside Park, the existing playground equipment must be removed and replace. As part of the 2010 Parks capital budget, the Parks and Recreation Department purchased playground equipment from Game Time and installed it at Eastside Park. On July 9, 2025, the tunnel area of the equipment was lit on fire, causing extensive damage and rendering the playground unsafe for use. This park is heavily used by the residents and four at-home day care providers that live within a couple of blocks of the park. The estimated cost to replace Eastside Park playground equipment is $127,530, which includes playground equipment, concrete curbing, freight, installation and engineered wood fiber. He explained the park board reviewed the options for Eastside Park and recommended approval of Option 1.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution to Authorize Replacement of the Eastside Park Playground Equipment and Associated Budget Amendments, Project P2508.

Motion adopted unanimously.

**10.3.** RES 25-146 Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2026 Quincy Street Area Street Reconstruction, Improvement Project No. 26-04

*Sponsors: Daniel Schluender, Director of Engineering*

Mr. Schluender stated council is being asked to initiate a 2026 Pavement Management Program project for the 2026 Quincy Street Area Street Reconstructions, Improvement Project No. 26-04. The five-year capital improvement plan for the pavement management program (PMP) was updated by staff and presented to Council at the July 7, 2025 workshop. The 2026 Quincy Street Area Street Reconstruction project, Improvement Project No. 26-04, consists of reconstructing the following streets:

- 105th Lane from Quincy Boulevard to east cul-de-sac

- 106th Avenue from Jefferson Street to Quincy Boulevard
- Madison Street from Territorial Road to 106th Avenue
- Madison Street from 106th Avenue to 109th Avenue
- Quincy Boulevard from Territorial Road to 109th Avenue
- Monroe Drive from Madison Street to 109th Avenue
- Madison Street from west cul-de-sac to Madison Street (south of 106th Avenue)
- Madison Street from west cul-de-sac to Madison Street (north of 106th Avenue)

Mr. Schluender explained the project consists of city streets with rural sections and no curb and gutter. The method of reconstruction will be a full reconstruction to the city standard residential street with concrete curb and gutter and will be further explained in the feasibility report. If approved, this Resolution initiates the proposed 2026 Quincy Street Area Street Reconstruction project and orders the preparation of a feasibility report.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to adopt a Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2026 Quincy Street Area Street Reconstruction, Improvement Project No. 26-04.

Councilmember Robertson shared concerns about continuing to issue bonds for street improvement projects. She stated she had nothing but respect for the engineering department but believed the council had to have a long term conversation on how to fund these projects noting there was a need to decrease the levy.

Councilmember Larson stated she supported the council having a further discussion on how to fund street improvement projects going forward. She questioned what would happen if the council were to deny this project. Mr. Schluender stated the project would not move forward and would remain a high priority project until funding was provided or the council moved the project forward. He provided the council with further information on the five-year funding program for the city's streets. It was his hope that the council could advance some of the proposed projects for 2026 because the projects that were identified were the worst in the city.

Councilmember Fleming thanked Councilmember Robertson for bringing up her point. She stated she supported the council discussing how to slow down the need for bonding, but noted infrastructure was a critical function of the city.

Councilmember Robertson commented it would be helpful for the council to have additional context surrounding the project with a long-term lens. Interim City Manager/Community Development Director Thorvig stated that new leadership brings about the opportunity to look at things differently. He agreed having a conversation regarding the long-term goals of the PMP would be a good idea. He indicated the numbers have been high over the last couple of years but were brought down for 2026 based on council direction. He explained the council has discretion on how many dollars are allocated each year for street improvement projects. He reported staff was looking at alternative revenue sources for street improvement projects, noting the council would be discussing the potential of franchise fees at the next work session meeting.

Councilmember Ford indicated these roads really need to be replaced. He commented he did not believe the city should sacrifice safety for money. He explained this would not be the last time the council considered taking out a bond for a street improvement project. He did not support wrecking a city plow truck or fire truck by keeping these poor roadways in place.

Councilmember Newland commented as the council considers changing the trajectory of its investments in infrastructure, the council cannot go from a decline to zero. He stated the need for new roads was still there and costs were only going to rise. He explained it would be good to learn how new revenue streams could assist with covering the costs for street improvement projects. He stated he would not support doing nothing.

Councilmember Larson encouraged the council to consider what Blaine wants to be known for whether that was having low taxes or poor streets. It was her hope the city could work to find a balance between taxes and street improvement projects. She explained she wanted the city's streets to be safe and wanted people to come into the community.

Councilmember Robertson stated she understood roads could not continue to deteriorate, but she wanted the council to find a balance when it comes to funding street improvement projects.

Councilmember Fleming applauded Finance Director Zimmerman on his efforts to try and find ways to pre-fund capital going forward as well as alternative funding sources for street projects.

Councilmember Massoglia stated this was a balancing act for the city. He explained the city had reduced the amount that was being spent on streets for 2026. He noted the cost for the projects in 2026 was $8 million and the city would be bonding for $6 million. He was of the opinion the city was moving in the right direction. He stated he would be interested in learning more about when a mill and overlay was warranted versus a full street reconstruction. He indicated he supported the council further discussing this topic at a future workshop meeting.

Mayor Sanders agreed this would be a good conversation for the council to have, especially given how the city has grown and continues to grow. He supported the city having a holistic approach in place when it comes to streets and street replacement projects. He indicated these projects were extremely important and would have the opportunity to revitalize these neighborhoods.

Motion adopted 6-1 (Councilmember Robertson opposed).

**10.4.** RES 25-147 Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2026 Street Rehabilitation Project, Improvement Project No. 26-05
*Sponsors: Daniel Schluender, Director of Engineering*

Mr. Schluender stated council is being asked to initiate a 2026 Pavement Management Program project for the 2026 Street Rehabilitation Project, Improvement Project No. 26-05. The five-year capital improvement plan for the pavement management program (PMP) was updated by staff and presented to council at the July 7, 2025 workshop. The 2026 Street Rehabilitation project, Improvement Project No. 26-05, consists of rehabilitating the following streets:

- South Lake Boulevard from Lakes Parkway to Lakes Parkway

Mr. Schluender reported the project consists of city streets with concrete curb and gutter. The method of rehabilitation will involve a bituminous mill and overlay with Texas Underseal and will be further explained in the feasibility report. If approved, this Resolution initiates the proposed 2026 Street Rehabiliatation project and orders the preparation of a feasibility report.

Moved by Councilmember Newland, seconded by Councilmember Larson, to adopt a Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2026 Street Rehabilitation Project, Improvement Project No. 26-05.

Motion adopted 5-1-1 (Councilmember Robertson opposed and Councilmember Fleming was absent for the vote).

**10.5.** RES 25-148 Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2026 Meadowbrook Area Street Reconstruction, Improvement Project No. 26-06

*Sponsors: Daniel Schluender, Director of Engineering*

Mr. Schluender stated council is being asked to initiate a 2026 Pavement Management Program project for the 2026 Meadowbrook Area Street Reconstruction, Improvement Project No. 26-06. The five-year capital improvement plan for the pavement management program (PMP) was updated by staff and presented to council at the July 7, 2025 workshop. The 2026 Meadowbrook Area Street Reconstruction project, Improvement Project No. 26-06, consists of reconstructing the following streets:

- $125^{th}$ Lane from Jefferson Street to Polk Street
- $126^{th}$ Avenue from Madison Street to Polk Street
- $127^{th}$ Avenue from Madison Street to Jackson Street
- Jackson Street from 130’ north of $125^{th}$ Avenue to $127^{th}$ Avenue
- Madison Street from $125^{th}$ Lane to $127^{th}$ Avenue
- Able Circle from $126^{th}$ Avenue to north cul-de-sac
- Tyler Circle from $126^{th}$ Avenue to north cul-de-sac

Mr. Schluender explained the project consists of city streets with concrete curb and gutter. The method of reconstruction will be a full reconstruction with replacement of pavement and curb and gutter and will be further explained in the feasibility report. If approved, this Resolution initiates the proposed 2026 Meadowbrook Area Street Reconstruction and orders the preparation of a feasibility report.

Moved by Councilmember Massoglia, seconded by Councilmember Ford, to adopt a Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2026 Meadowbrook Area Street Reconstruction, Improvement Project No. 26-06.

Motion adopted 5-1-1 (Councilmember Robertson opposed and Councilmember Fleming was absent for the vote).

**10.6.** 2025-200 Motion to Authorize Mayor and City Manager to Enter into a Contract with Bolton & Menk, Inc. for Professional Engineering Services for the 2026 Quincy Street Area Street Reconstruction Project, Improvement Project No. 26-04.

*Sponsors: Daniel Schluender, Director of Engineering*

Mr. Schluender stated council was requested to approve a contract from Bolton & Menk for professional services for preliminary design and preparation of a feasibility report for the 2026 Quincy Street Area Street Reconstruction Project, Improvement Project No. 26-04 in the amount of $97,816. The engineering department has identified three separate street improvement projects for the 2026 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 2026 Quincy Street Area Street Reconstruction Project, Improvement Project No. 26-04, includes the following streets:

- 105th Lane from Quincy Boulevard to east cul-de-sac
- 106th Avenue from Jefferson Street to Quincy Boulevard
- Madison Street from Territorial Road to 106th Avenue
- Madison Street from 106th Avenue to 109th Avenue
- Quincy Boulevard from Territorial Road to 109th Avenue
- Monroe Drive from Madison Street to 109th Avenue
- Madison Street from west cul-de-sac to Madison Street (south of 106th Avenue)
- Madison Street from west cul-de-sac to Madison Street (north of 106th Avenue)

Mr. Schluender reported Bolton & Menk has provided the requested letter of proposal for the 2026 Quincy Street Area Street Reconstruction Project, Improvement Project No. 26-04. The proposal, in the amount of $97,816, 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.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to Authorize Mayor and City Manager to Enter into a Contract with Bolton & Menk, Inc. for Professional Engineering Services for the 2026 Quincy Street Area Street Reconstruction Project, Improvement Project No. 26-04.

Councilmember Massoglia inquired about potential cost savings for consulting fees as another way to reduce bonding and levy amounts. Mr. Schluender explained the consulting line is mislabeled as this includes all project soft costs for design, testing, consulting, assessing, and legal.

Motion adopted 6-1 (Councilmember Robertson opposed).

**10.7.** 2025-201 Motion to Authorize Mayor and City Manager to Enter into a Contract with WSB for Professional Engineering Services for the 2026 Street Rehabilitation Project, Improvement Project No. 26-05.
*Sponsors: Daniel Schluender, Director of Engineering*

Mr. Schluender stated council was requested to approve a contract from WSB for professional services for preliminary design and preparation of a feasibility report for the 2026 Street Rehabilitation Project, Improvement Project No. 26-05 in the amount of $48,742. The engineering department has identified three separate street improvement projects for the 2026 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 2026 Street Rehabilitation Project, Improvement Project No. 26-05, includes the following streets:

- South Lake Boulevard from Lakes Parkway to Lakes Parkway

Mr. Schluender reported WSB has provided the requested letter of proposal for the 2026 Street Rehabilitation Project, Improvement Project No. 26-05. The proposal, in the amount of $48,742, 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 WSB. This project will be funded through proposed project assessments, pavement management program funds, public utility funds, and municipal state aid funds.

Moved by Councilmember Newland, seconded by Councilmember Larson, to Authorize Mayor and City Manager to Enter into a Contract with WSB for Professional Engineering Services for the 2026 Street Rehabilitation Project, Improvement Project No. 26-05.

Motion adopted 6-1 (Councilmember Robertson opposed).

**10.8.** 2025-202 Motion to Authorize Mayor and City Manager to Enter into a Contract with SEH, Inc. for Professional Engineering Services for the 2026 Meadowbrook Area Street Reconstruction Project, Improvement Project No. 26-06.
*Sponsors: Daniel Schluender, Director of Engineering*

Mr. Schluender stated council is requested to approve a contract from SEH, Inc. for professional services for preliminary design and preparation of a feasibility report for the 2026 Meadowbrook Area Street Reconstruction Project, Improvement Project No. 26-06 in the amount of $88,875. The engineering department has identified three separate street improvement projects for the 2026 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 2026 Meadowbrook Area Street Reconstruction Project, Improvement Project No. 26-06, includes the following streets:

- 125th Lane from Jefferson Street to Polk Street
- 126th Avenue from Madison Street to Polk Street
- 127th Avenue from Madison Street to Jackson Street
- Jackson Street from 130’ north of 125th Avenue to 127th Avenue
- Madison Street from 125th Lane to 127th Avenue
- Able Circle from 126th Avenue to north cul-de-sac
- Tyler Circle from 126th Avenue to north cul-de-sac

Mr. Schluender reported SEH, Inc. has provided the requested letter of proposal for the 2026 Meadowbrook Area Street Reconstruction Project, Improvement Project No. 26-06. The proposal, in the amount of $88,875, 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 SEH, Inc. This project will be funded through proposed project assessments, pavement management program funds, and public utility funds.

Moved by Councilmember Massoglia, seconded by Councilmember Ford, to Authorize Mayor and City Manager to Enter into a Contract with SEH, Inc. for Professional Engineering Services for the 2026 Meadowbrook Area Street Reconstruction Project, Improvement Project No. 26-06.

Motion adopted 6-1 (Councilmember Robertson opposed).

**10.9.** RES 25-150 Resolution Accepting a Bid from Park Construction Company in the Amount of $1,315,790.23 for the Zest Street and Lakes Parkway Construction Project, Improvement Project No. 25-04 (T2504)
*Sponsors: Daniel Schluender, Director of Engineering*

Mr. Schluender stated the city council ordered improvement and preparation of plans and specifications for the Zest Street and Lakes Parkway construction project on February 19, 2025, with Resolution 25-35. The project will reconstruct the following streets:

• Zest Street NE (from Lakes Parkway to about 870' north)
• Lakes Parkway NE (from Lexington Avenue to about 850' west)

Mr. Schluender reported bids were received electronically at 10:30 AM, August 22, 2025, for Project No. 25-04. A total of 12 bids were received, ranging from $1,315,790.23 to

$1,744,841.93.  The three low bids and engineer's estimate were reviewed with the council. It was noted bids have been checked and tabulated, and it has been determined that Park Construction Company of Minneapolis, Minnesota is the lowest bidder. The engineering department has worked with Park Construction Company on previous contracts and recommends that the low bid be accepted, and a contract be entered into with Park Construction Company. City council is also asked to approve a 10% contingency to bring the total project budget to $1,447,369.25. The funding sources for this project are the municipal state aid funds, public utility funds, and special assessments, and there are sufficient funds budgeted to cover these costs.

Moved by Councilmember Massoglia, seconded by Councilmember Robertson, to adopt a Resolution Accepting a Bid from Park Construction Company in the Amount of $1,315,790.23 for the Zest Street and Lakes Parkway Construction Project, Improvement Project No. 25-04 (T2504).

Motion adopted unanimously.

**10.10.** ORD 25-2586 First Reading

Ordinance Adopting and Enacting a New Code for the City of Blaine, Minnesota; Providing for the Repeal of Certain Ordinances Not Included Therein; Providing a Penalty for the Violation Thereof; Providing for the Manner of Amending Such Code; and Providing When Such Code and this Ordinance Shall Become Effective

*Sponsors: Cathy Sorensen, City Clerk*

City Clerk Sorensen stated council is asked to hold first reading of the ordinance for the full recodification of the Blaine Code of Ordinances.  Ordinance 22-2517 was adopted December 19, 2022, approving the legal review for the recodification of the Blaine City Code, which was last done in 2003.  The full recodification is complete and council is asked to adopt the proposed ordinance repealing the current city code and replacing with the recodified version which has been updated to current state statute in its entirety.  Once the ordinance is adopted and published the updated online city code will published.

Declared by Mayor Sanders that Ordinance No. 25-2586, “Ordinance Adopting and Enacting a New Code for the City of Blaine, Minnesota; Providing for the Repeal of Certain Ordinances Not Included Therein; Providing a Penalty for the Violation Thereof; Providing for the Manner of Amending Such Code; and Providing When Such Code and this Ordinance Shall Become Effective,” be introduced and placed on file for second reading at the September 15, 2025 Council meeting.

## 11. Other Business

None.

## 12. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adjourn the meeting at 8:43PM.

Motion adopted unanimously.

**Signed by** ______________________________
Tim Sanders, Mayor

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