



City of Blaine

City Council

October 20, 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 7:10PM 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; Interim Community Development Director Sheila Sellman; Police Captain Zach Johnson; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; City Attorney Eric Larson; Communications Manager Ben Hayle; Accounting Supervisor Haley Chapman; Finance Analyst Nikki Beckers; and City Clerk Catherine Sorensen.

4. Awards - Presentations - Organizational Business

None.

5. Communications

Councilmember Fleming explained two weeks ago she and her father had the opportunity to take an Honor Flight to Washington DC. She commented further on her father's service in the Marines during the Korean War and encouraged families with veterans to consider taking an Honor Flight.

Councilmember Newland thanked staff for all of their work to host the recent liver and onions

dinner at MAYC.

Councilmember Larson thanked everyone involved in the Citizens Academy and encouraged residents in the community to consider participating in this nine week program next fall.

Councilmember Ford thanked staff for supporting National Domestic Violence Awareness Month by wearing purple.

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 7:16PM.

Bruce Manthei, 4101 99th Avenue NE, shared continuing concerns regarding the electrical box location at 99th/Lexington and requested a meeting be held on this topic regarding the electrical boxes relocation, adding the council may be held responsible for accidents that may occur at this intersection as a result of this electrical box.

There being no further 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 be abstaining from voting on Item 7.1 due to a potential conflict of interest.

Councilmember Massoglia stated he would be abstaining from voting on Item 7.2 due to his absence from the meeting.

Motion adopted 5-0-2 (Councilmembers Newland and Massoglia abstained).

7.1. 2025-235 Schedule of Bills Paid
 Sponsors: Jason Zimmerman, Finance Director

7.2. 2025-236 Approval of Minutes

Sponsors: Cathy Sorensen, City Clerk

- 7.3.** 2025-237 Motion Authorizing the Acquisition of Easements for the Zest Street and Lakes Parkway Construction, Improvement Project Number T2504
Sponsors: Daniel Schluender, Director of Engineering

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

- 8.1.** 2025-238 Motion to Consider Approval of a Wine and 3.2 Percent Malt Liquor On-Sale Licenses for Chelas X, Inc. located at 1250 126th Ave NE, Suite 600, Blaine, MN
Sponsors: Cathy Sorensen, City Clerk

City Clerk Sorensen stated a public hearing is required prior to the approval of wine and 3.2 percent malt liquor on-sale licenses in the city. Michael Nguyen, applicant, submitted a wine and 3.2 percent on-sale liquor license applications. The applicant included the required license fees, forms and documents. The background investigation was conducted by the Blaine Police Department with no concerns found. The wine and 3.2 percent malt liquor licenses, if approved, would be active through June 30, 2026, and run concurrent with annual liquor license renewals. All required information will be submitted to the state's alcohol and gambling enforcement division upon approval of the licenses by the council.

Mayor Sanders opened the public hearing at 7:23PM.

There being no public input, Mayor Sanders closed the public hearing at 7:23PM.

Moved by Councilmember Fleming, seconded by Councilmember Massoglia, to approve a Wine and 3.2 Percent Malt Liquor On-Sale Licenses for Chelas X, Inc. located at 1250 126th Ave NE, Suite 600, Blaine, MN.

Councilmember Massoglia asked what type of business would be moving into this tenant space. Ms. Sorensen reported a Vietnamese restaurant would be moving into the space.

Motion adopted unanimously.

9. Development Business

- 9.1.** ORD 25-2588 Second Reading
Ordinance Approving a Rezoning from Single Family Residential (R-1) to Community Commercial (B-2) at 8634 Central Avenue NE. Scott Uram (Case File No. 25-0042/SAS)
Sponsors: Sheila Sellman, Interim Community Development Director

Interim Community Development Director Sellman requested the council adopt an ordinance rezoning the property at 8634 Central Avenue NE from Single Family Residential (R-1) to Community Commercial (B-2). Staff commented further on the request and reported the planning commission recommends approval.

Moved by Councilmember Massoglia, seconded by Councilmember Ford, to adopt the Second Reading Ordinance No. 25-2588, approving a Rezoning from Single Family Residential (R-1) to Community Commercial (B-2) at 8634 Central Avenue NE.

Councilmember Newland indicated he did not support the proposed rezoning.

Councilmember Robertson explained she did not previously support the comprehensive plan amendment but understood this was a challenging piece of property. She reported that after speaking with the city attorney she understood she could not vote against the ordinance as it had to match the comprehensive plan.

Motion adopted 6-1 (Councilmember Newland opposed).

- 9.2.** RES 25-166 Resolution Granting a Conditional Use Permit for Self-Storage in the Community Commercial (B-2)/Highway 65 Overlay (HOD) Zoning District and a Zero Lot Line/Shared Access at 8634 Central Avenue NE. Scott Uram (Case File No. 25-0042/SAS)
Sponsors: Sheila Sellman, Interim Community Development Director

Ms. Sellman stated the request is for approval of a Conditional Use Permit (CUP) for self-storage with office/retail. Self-storage is a conditional use in the Highway 65 Overlay District (HOD) south of Highway 10. Staff offered further comment and reported the planning commission recommended approval.

Moved by Councilmember Massoglia, seconded by Councilmember Larson, to adopt a Resolution Granting a Conditional Use Permit for Self-Storage in the Community Commercial (B-2)/Highway 65 Overlay (HOD) Zoning District and a Zero Lot Line/Shared Access at 8634 Central Avenue NE.

Motion adopted 6-1 (Councilmember Newland opposed).

- 9.3.** ORD 25-2587 Second Reading
Ordinance Approving an Amendment to Section 34.02 of the Sign Ordinance to Allow for Pylon Signs up to 50 Feet in Height Along Hwy 65. City of Blaine (Case File No. 25-0038/ACK)
Sponsors: Sheila Sellman, Interim Community Development Director

Ms. Sellman requested the council adopt an ordinance approving an amendment to allow pylon signs along Hwy 65 in designated areas.

Moved by Councilmember Robertson seconded by Councilmember Newland, to adopt the Second Reading of Ordinance No. 25-2587, approving an Amendment to Section 34.02 of the Sign Ordinance to Allow for Pylon Signs up to 50 Feet in Height Along Hwy 65.

Councilmember Robertson thanked staff for bringing this item forward now in preparation for the improvements that would occur on TH65.

Motion adopted unanimously.

10. Administration

10.1. 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

Ms. Sorensen stated 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 it will be published as required by charter. The recodified online code has already been posted and a physical copy will be retained by city clerk staff and continually updated as ordinances are adopted. First reading was held at the September 3 meeting but Community Development staff identified some errors during the review process that have now been incorporated so a new first reading is being held at this time.

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 November 3, 2025 Council meeting.

11. Other Business

Moved by Mayor Sanders, seconded by Councilmember Newland, to suspend the rules to consider other business.

Motion adopted unanimously.

Moved by Councilmember Robertson, seconded by Councilmember Newland to authorize and approve the city manager to close all city facilities on Friday, December 26, 2025, as a paid day off

to allow staff to enjoy an extended holiday weekend in warm appreciation and gratitude for their time, talents, services and professionalism provided to the residents, businesses and guests of the city of Blaine.

Motion adopted unanimously.

Mr. Thorvig thanked the council for the previous action on behalf of all staff then reported the ribbon-cutting for Waggle would be held on October 22 and the Blaine Business Council would be meeting on October 23.

12. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adjourn the meeting at 7:40PM.

Motion adopted unanimously.



Signed by

Tim Sanders, Mayor

Signed by

Catherine M. Sorensen, City Clerk