



City of Blaine

City Council Workshop

February 9, 2026 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

NOTICE OF WORKSHOP MEETING

In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

2. Roll Call

3. New Business

- 3.1.** 2026-44 Closed Session Pursuant to MN Statute 13D.03 Subd. (1)(b) - Labor Negotiations Update

Sponsors: Scott Johnson, Director of Administrative Services

- 3.2.** 2026-45 Montean Meadows Concept for Property at 3621 131st Avenue NE (CONCEPT25-0004)

Sponsors: Sheila Sellman, Community Development Director

- 3.3.** 2026-46 Anoka Regional Crime, Technology, and Information Center (ARCTIC) Overview

Sponsors: Brian Podany, Safety Services Manager/Police Chief

- 3.4.** 2026-47 Municipal Cannabis Partnership Update

Sponsors: Ruth Tucker, Economic Development Specialist

- 3.5.** 2026-48 Council Meeting Open Forum Procedures

Sponsors: Erik Thorvig, City Manager

- 3.6.** 2026-49 105th Redevelopment Discussion

Sponsors: Erik Thorvig, City Manager

4. Other Business

5. Adjournment



City of Blaine Staff Report

File Number: 2026-44

Agenda Date

February 9, 2026

Status

In Control

City Council

File Type

Workshop Item

New Business - Scott Johnson, Director of Administrative Services

Agenda Item # 3.1

Closed Session Pursuant to MN Statute 13D.03 Subd. (1)(b) - Labor Negotiations Update

Background

Labor Attorney Lida Bannink will be present at the Closed Session to provide an update on labor negotiations with the Police Officers, Public Works, and Police Sergeant Unions.

Staff Recommendation

Questions for Council

Attachment List

None



City of Blaine Staff Report

File Number: 2026-45

Agenda Date	Status
February 9, 2026	
In Control	File Type
City Council	Workshop Item

New Business - Daniel Schluender, Director of Engineering

Agenda Item # 3.2

Montean Meadows Concept for Property at 3621 131st Avenue NE (CONCEPT25-0004)

Background

Section 75-31 of City Code requires a concept review to ensure that all subdividers are informed of the procedural requirements and minimum standards, and the requirements or limitations imposed by other city ordinances, plans and/or policies, prior to the preparation of a preliminary plat.

All subdividers shall present a concept plan to the zoning administrator prior to filing a preliminary plat. Concept plans for subdivisions proposing 50 or more residential units and utilizing Development Flex (DF) zoning shall be referred to the city council for review. Concept plans being referred to the city council for review shall be reviewed by the city council within 60 days of submission of a concept plan meeting the submission requirements of section 75-31(b). The subdivision concept review and feedback provided by staff, and the city council is advisory in nature does not constitute any form of approval of the project. The city council reserves the right for additional comment and review during the formal preliminary plat application process.

Lot Layout and Zoning:

A concept plan for 3621 131st Ave was reviewed by the City Council at the August 4, 2025, city council workshop meeting. The plan included 101 homes including 8 80-foot wide lots and the remaining 93 lots split approximately evenly between 65-foot and 70-foot lots. At that meeting, council provided feedback that all lots should be 70 feet wide or wider.

The applicant has met with staff several times since then to refine their plans while also going through environmental review processes. Approximately three acres of upland are required by the DNR to be preserved due to rare plants. This has greatly impacted the concept plan, which now includes the following:

80 foot lots	9
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70 foot lots	62
65 foot lots	15
Mature wooded areas preserved	2.5 acres

The applicant located the narrower 65-foot-wide lots interior to the development, so all lots visible from 131st Avenue will be 70 feet wide.

The revised concept plan has a total of 86 lots, down from the 101 lots originally proposed. With the 86 lots, the project has a gross density of 2.2 units per acre and a net density of 2.7 units per acre when removing wetland, endangered plant preservation areas, and required wetland and rare plant buffers from the site acreage. The comprehensive plan guides this property as low density residential which allows for a net density of 2.5 to 6 units per acre.

The parcels to the west, east and south are zoned FR and guided LDR and are vacant. The parcels to the north are in the City of Ham Lake.

Utilities

City of Blaine water and sanitary sewer systems currently end at the north end of Legacy Creek Parkway. The water main will be required to be extended from the existing terminus, east along 131st Avenue to the eastern property line of this proposed development. The extension of the sanitary sewer will require the construction of a lift station. All utility extensions will be required to be designed to provide capacity for all properties on the north and south side of 131st Avenue NE to the east property line of this parcel. The developer will be required to install watermain along 131st Avenue and will be reimbursed for the oversizing of the main above what is required for their development. The developer will also be required to install a lift station that will serve their proposed plat and the remainder of the parcels located in the District 6 service area.

The current proposal is for the developer to install and then be reimbursed by any parcels that develop and connect to the sanitary sewer system for the following 10-15 years.

Access

131st Avenue will be required to be completed from Legacy Creek Parkway to the east property line of this parcel. The proposed development proposes two public roadway connections to the improved 131st Avenue. Public roads within the subdivision will be required to be stubbed to the neighboring properties. Ghost plats for these neighboring properties will need to be provided to show how the proposed roadways do not inhibit the development of the neighboring properties. The current proposal is for the city to participate in the portion of 131st Avenue that abuts city-owned property between Legacy Creek Parkway and the east property line of the proposed development.

Wetlands/Watershed

A wetland delineation has been completed for this property. The proposed plan shows how the development will maintain these existing wetlands to the best extent practicable. The City and developer will continue to work with Coon Creek Watershed District to account for all the required storm water measures, flood plain and wetland areas.

Required Right of Way Dedication

131st Avenue will be required to be designed to meet the requirements of the state aid street. Additional right-of-way dedication will be required with the development.

In order to develop as proposed, the following approvals are required:

1. The project will require a rezoning from Farm Residential (FR) to Development Flex (DF).
2. The project requires a preliminary and final plat which will include right of way dedication on all public streets.
3. If the property is rezoned to DF, a conditional use permit will be required to allow the City Council to review the site and building design and apply conditions if needed.
4. The project will need to receive an issued permit from Coon Creek Watershed District.

Staff Recommendation

Provide feedback on lot mix and proposal for reimbursement of the street and lift station.

Questions for Council

1. Does the Council support rezoning from FR to DF and the proposed lot sizes with 2.5 acres of wooded area preserved?
2. Council discussion of 131st Avenue and the potential for the City to participate in the cost.
3. Is council okay with the proposed developer's infrastructure installation and future development reimbursement?

Attachment List

1. Funding Structure Request
2. Montean Meadows Concept Plan
3. Previous plan
4. 131st Avenue Concept Plan
5. Public Improvements Cost Estimates

Proposals to the City of Blaine Council

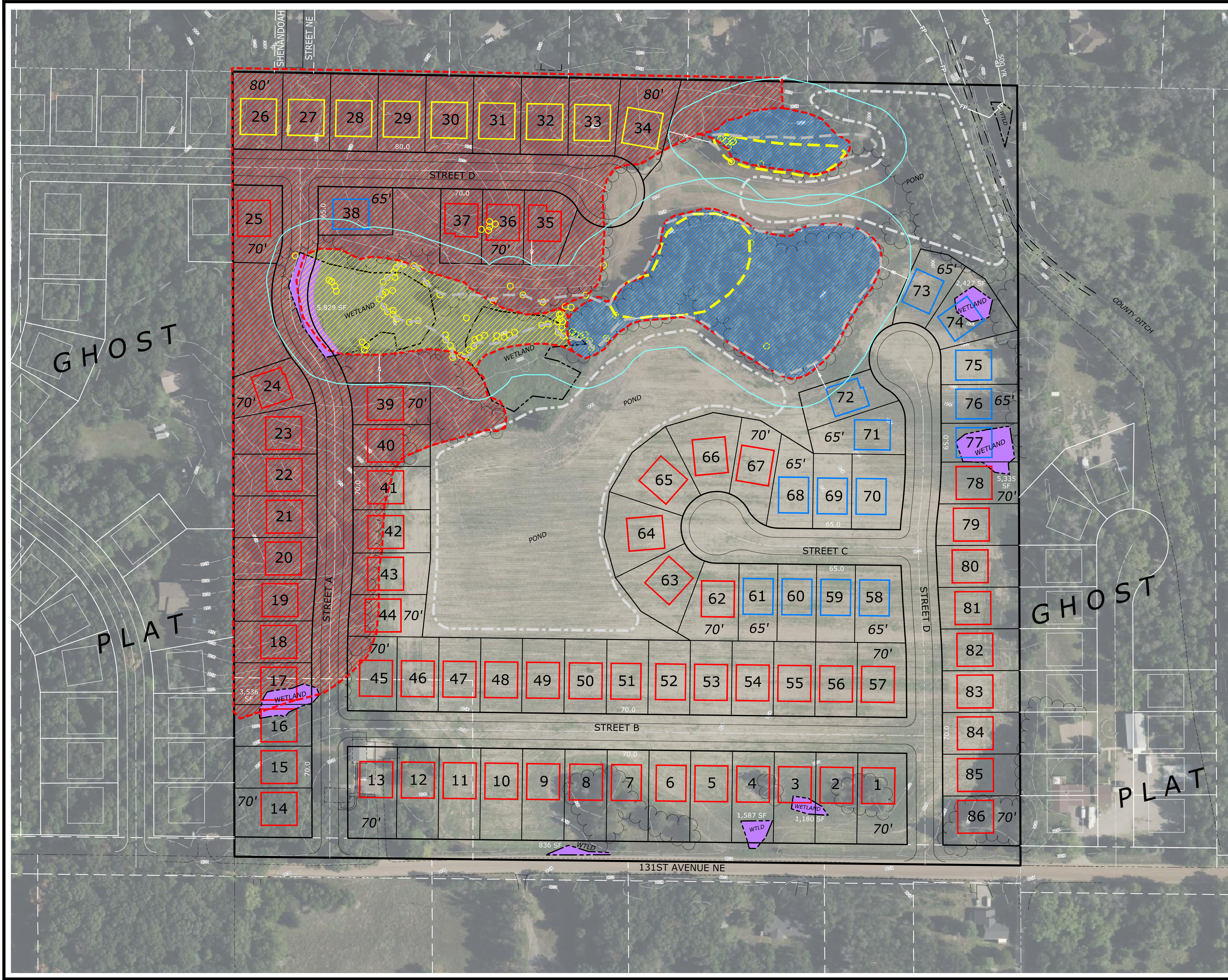
Montean Development Infrastructure Initiatives

Proposal 1: Funding for 131st Ave NE Street Upgrades

Montean Development proposes to fully fund the street upgrades for 131st Ave NE, from the east side of the proposed site extending down to Legacy Creek Parkway. The only exceptions to this commitment include the portion of 131st Ave NE attributed to city-owned property and the segment covered by Cottagwood Cove's escrow amount. The total remaining cost for the improvements, outside these exceptions, will be eligible for recoupment by Montean Development over a period of 20 years or more, through future development activities or property sales along the improved corridor.

Proposal 2: Lift Station & Forcemain Improvements

Montean Development further proposes paying up front for all necessary lift station and forcemain improvements that serve the development and surrounding benefitting parcels. The developer would be reimbursed for these infrastructure costs by all benefitting parcels as they develop or connect to the system, with reimbursement occurring over a 20+ year period. Montean Development requests guidance from the City of Blaine on the most equitable method to calculate reimbursement amounts for each benefitting parcel, ensuring fair distribution of costs among future users.



SITE DATA

TOTAL SITE AREA ±39.7 AC.

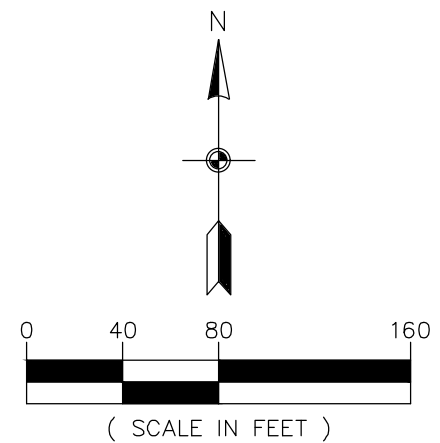
TOTAL NUMBER OF LOTS 86
80' SINGLE FAMILY LOTS 9
70' SINGLE FAMILY LOTS 62
65' SINGLE FAMILY LOTS 15

MINIMUM RESIDENTIAL 80' SETBACK DATA:
FRONT 25 FT.
SIDE (GARAGE) 10 FT.
SIDE (HOUSE) 10 FT.
SIDE CORNER 20 FT.
REAR SETBACK 30 FT.

MINIMUM RESIDENTIAL 65-70' SETBACK DATA:
FRONT 25 FT.
SIDE (GARAGE) 7.5 FT.
SIDE (HOUSE) 7.5 FT.
SIDE CORNER 20 FT.
REAR SETBACK 30 FT.

EXISTING ZONING FR
ROAD LINEAR LENGTH 4,155 L.F.

WETLAND IMPACTS ±21,395 SF L.F.



CONCEPT PLAN

MONTEAN MEADOWS
Blaine, Minnesota

MONTEAN PROPERTIES, LLC
1230 Sycamore Lane N
Plymouth, MN 55441

REVISIONS

1. Revise 70' layout.	08/05/2025
2. Revise 65' layout.	08/11/2025
3. Add Rare Plants.	08/22/2025
4. Revised layout.	11/05/2025
5. Revised layout.	01/09/2026
6.	
DRAWN BY:	C.F.
ISSUE DATE:	05/30/2025
FILE NO:	XXX

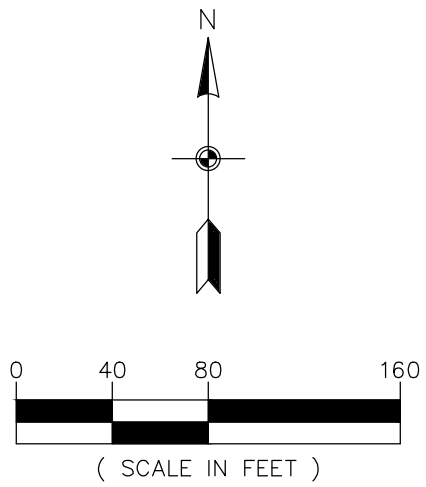
REVIEW COPY



Concept Presented August 2025

SITE DATA

TOTAL SITE AREA _____ ±39.7 AC.
TOTAL NUMBER OF LOTS _____ 109
80' SINGLE FAMILY LOTS _____ 15
65' SINGLE FAMILY LOTS _____ 94
MINIMUM RESIDENTIAL 80' SETBACK DATA:
FRONT _____ 25 FT.
SIDE (GARAGE) _____ 10 FT.
SIDE (HOUSE) _____ 10 FT.
SIDE CORNER _____ 20 FT.
REAR SETBACK _____ 30 FT.
MINIMUM RESIDENTIAL 65' SETBACK DATA:
FRONT _____ 25 FT.
SIDE (GARAGE) _____ 7.5 FT.
SIDE (HOUSE) _____ 7.5 FT.
SIDE CORNER _____ 20 FT.
REAR SETBACK _____ 30 FT.
EXISTING ZONING _____ FR
ROAD LINEAR LENGTH _____ 4,360 L.F.



CONCEPT PLAN A

MONTEAN MEADOWS
Blaine, Minnesota

MONTEAN PROPERTIES, LLC
1230 Sycamore Lane N
Plymouth, MN 55441

REVISIONS

1. 07/26/2022 Revise layout.
2. 10/10/2022 Revise wetlands.
3. 02/18/2025 Revise layout.
4.
5.
6.
DRAWN BY: _____ C#
ISSUE DATE: 06/27/2022
FILE NO: XXX

REVIEW COPY



- GENERAL NOTES:
1. 3,986 LINEAR FEET OF TOTAL FRONTAGE



ENGINEERING
SURVEYING
PLANNING

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SUITE 100
BLAINE, MN 55449
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FAX 763.489.7959
CARLSON-ENGINEERING.COM

Revisions:

MONTEAN PROPERTIES, LLC
1230 Sycamore Lane N
Plymouth, MN 55441

MONTEAN MEADOWS
Blaine, Minnesota

**131ST AVENUE NE
(COST SHARE EXHIBIT)**

1
of
1

131st Improvements:

The developer would like to propose that the cost of the improvements for 131st Avenue NE be paid for up front by the Montean Development. The developer would be reimbursed by each parcel fronting on 131st Avenue as they develop or sell. This reimbursement amount would be based on each parcels proportional share (based on frontage), and would be collected by the city and reimbursed to the developer.

COST ESTIMATE SUMMARY

PROPERTY	FRONTAGE	SHARE OF COST (%)	COST*
DEVELOPMENT			
3621 - 131ST AVENUE	1318'	33.0%	\$511,500.00
PID 02-31-23-21-001			
CITY PARK			
PID 02-31-23-23-005	330'	8.3%	\$128,650.00
COTTAGEWOOD COVE	N/A**		
PRESERVE AT LEGACY CREEK	N/A		
FUTURE DEVELOPMENT			
3465 - 131ST AVENUE	2338'	58.7%	\$909,850.00
3491 - 131ST AVENUE			
3531 - 131ST AVENUE			
3610 - 131ST AVENUE			
3650 - 131ST AVENUE			
3690 - 131ST AVENUE			
3698 - 131ST AVENUE			
3710 - 131ST AVENUE			
TOTAL	3986'	100%	\$1,550,000.00

* Based on Engineers Estimate 2/18/25 (subject to change w/final bid numbers)

** Existing Escrow w/City of Blaine (Amount to be verified by City)

Total cost of 131st Avenue Improvements = \$1,550,000 (excluding lift station and forcemain)

Lift Station

The developer also proposes that the lift station & forcemain improvements be paid for up front by the Montean Development. Again the developer would be reimbursed by all the benefitting parcels as they develop/connect. The developer will look to the city for the best method to calculate reimbursment amounts for each benefitting parcel. The estimated cost for the lift station is \$550,000



City of Blaine Staff Report

File Number: 2026-46

Agenda Date

February 9, 2026

Status

In Control

City Council

File Type

Workshop Item

New Business - Brian Podany, Safety Services Manager/Police Chief

Agenda Item # 3.3

Anoka Regional Crime, Technology, and Information Center (ARCTIC) Overview

Background

Staff will provide an overview of the Anoka Regional Crime, Technology, and Information Center (ARCTIC).

Currently, there are various sources of information and platforms that the Police Department utilizes to assist in call response, investigation, and planning. The city utilizes unmanned aerial systems currently for a variety of purposes, in addition to different camera platforms in the community as well. Most of these systems operate independently of each other.

The ARCTIC is currently being researched and developed on a Countywide basis through the Anoka County Sheriff's Office. An overview of the ARCTIC will be presented to council, including the various technologies and tools that will combine to greatly increase public safety in Blaine, as well as the entire County. Additional information will be presented on the long term costs and funding plan for this project.

Staff Recommendation

Questions for Council

Attachment List

None



City of Blaine Staff Report

File Number: 2026-47

Agenda Date	Status
February 9, 2026	
In Control	File Type
City Council	Workshop Item

New Business - Sheila Sellman, Community Development Director

Agenda Item # 3.4

Municipal Cannabis Partnership Update

Background

Council has previously met on multiple occasions regarding selection of an operating partner for the City's municipal cannabis retailer license. Following prior deliberations, council directed staff to continue working with Voyageurs Cannabis.

Since that direction, Voyageur Cannabis has submitted a business plan and pro forma for the proposed operation. These materials are currently under evaluation by the Central Minnesota Development Company (CMDC) as part of the City's due diligence process. These materials will be sent to council in advance of the meeting.

Subsequent to council's earlier direction, Twisted Hat Cannabis submitted additional correspondence outlining four alternative partnership structures for council consideration. Staff has completed an initial review of these options. One proposed option would require an ordinance amendment to allow additional private cannabis retail licenses within the City. Another proposed option would result in the City holding a minority equity interest in the operating entity, which may not be permissible under current Office of Cannabis Management (OCM) guidance. A formal determination from OCM would be required in order to further evaluate this option.

Given the continued interest from multiple parties and the need for clarity on next steps, this item is before council again to determine how the City wishes to proceed.

Staff Recommendation

Questions for Council

1. Does Council have any questions or concerns regarding the business plan for Voyageur?
2. Does Council wish to continue evaluating and negotiation with Voyageur Cannabis as the City's preferred operating partner?
3. Does Council wish to further consider any of the partnership options proposed by Twisted Hat Cannabis, recognizing staff's preliminary review and regulatory considerations?

Attachment List

None



City of Blaine Staff Report

File Number: 2026-48

Agenda Date	Status
February 9, 2026	
In Control	File Type
City Council	Workshop Item

New Business - Erik Thorvig, City Manager

Agenda Item # 3.5

Council Meeting Open Forum Procedures

Background

Open Forum is an item placed on every regular meeting agenda. Language is read by the mayor, who states that *"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 the meeting to arrange for follow-up. Each speaker will be limited to 3 minutes with a maximum of 15 minutes set aside for open forum."*

Open forum held by public bodies is not required by statute, charter or ordinance. Each city, county or school board has the discretion on how to structure their open forum. Procedures around open forum, including time allowed, etc. have been amended over the years. Blaine's regular city council meetings have had an agenda item for open forum dating back to the 1970s. The 15-minute maximum has been in place since at least the 1980s. Language has changed within the last ten years, noting that open forum was intended for citizen input to now stating that open forum is for the public to make comments.

Language in the preamble noting that *"open forum is not intended to provide for response or discussion opportunities"* was added within the last year. This had generally been past practice, however was added to clarify to speakers that the purpose of open forum is not intended to debate an issue with council.

Concerns and questions that are brought up at open forum can be policy related or address an item to be voted on which is under the purview of the city council. Residents who speak about a specific item to be voted on use open forum as a method to make statements which is an effective way to convey information to the city council prior to a vote. The public has also requested policy or ordinance changes. Methods of communicating with elected officials have changed over the years. While decades ago the most effective way to communicate with the city council was to show up to a regular council meeting, other methods now exist, including email, phone, text and social media communications.

Additionally, residents or the public will express questions or concerns about a city-related matter that is best answered by staff. Whenever possible, the appropriate department head will connect with the speaker in the atrium outside the council chambers to follow-up with the resident. This process is generally effective. Residents should be aware that they always have the ability to reach out to city staff, outside of open forum, to discuss a specific city-related issue.

Overall, the processes outlined above are generally effective, however can be confusing for the speaker and/or the public observing the meeting and give the perception that the council or staff are not addressing concerns raised. Staff would like to discuss potential changes to the process and/or language provided to speakers.

Staff Recommendation

Questions for Council

Attachment List

None



City of Blaine Staff Report

File Number: 2026-49

Agenda Date

February 9, 2026

Status

In Control

City Council

File Type

Workshop Item

New Business - Erik Thorvig, City Manager

Agenda Item # 3.6

105th Redevelopment Discussion

Background

Council will continue the discussion that occurred on February 2 at a workshop regarding funding for a parking facility on the west portion of the redevelopment district.

Staff Recommendation

Questions for Council

Attachment List

None