



City of Blaine

City Council

February 18, 2026 | 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, Chris Ford, Leslie Larson, Chris Massoglia, Tom Newland, and Jess Robertson.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Erik Thorvig; 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; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

4. Awards - Presentations - Organizational Business

- 4.1. 2026-52 Police Department Citizen Award Recognitions
Sponsors: Brian Podany, Safety Services Manager/Police Chief

Police Chief Podany stated the police department would like to formally recognize and honor several distinguished community members for their extraordinary actions and life-saving efforts. These individuals are being awarded the Life Saving Award for demonstrating exceptional courage and composure during critical emergencies, where their immediate intervention directly resulted in the preservation of human life. This recognition serves to highlight the invaluable partnership between the Blaine Police Department and the

residents they serve, celebrating those who exemplify the highest standards of civic duty and heroism within the Blaine community. He presented awards to Jesse Fraser for assisting in saving a child from a pond and Eric Knight for performing life-saving measures on a fellow citizen.

Mayor Sanders thanked Jesse Fraser and Eric Knight for helping their neighbors and for being a tremendous member of the community. A round of applause was offered by all in attendance.

5. 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 7:20PM.

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

6. Communications

Councilmember Larson encouraged the community to attend the Guns N' Hoses hockey game between Blaine police and fire personnel at the National Sports Center on February 20.

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

Councilmember Massoglia requested the removal of consent agenda Item 7.7 for further discussion.

Councilmember Newland explained he would be abstaining from voting on Item 7.1 due to a potential conflict of interest.

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

- 7.1.** 2026-53 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

- 7.2.** 2026-54 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk
- 7.3.** RES 26-36 Resolution Approving an Amendment to the 2026 Engineering Budget to Provide for Hiring a Part-Time Engineering Intern
Sponsors: Daniel Schluender, Director of Engineering
- 7.4.** RES 26-37 Resolution to Commit to the Trunk Highway 65 Segment #2 Draft Initial Financial Plan
Sponsors: Daniel Schluender, Director of Engineering
- 7.5.** RES 26-27 Resolution Approving 2025 Fund Balance Designation and 2025-2026 Budget Amendments
Sponsors: Jason Zimmerman, Finance Director
- 7.6.** 2026-55 Motion to Approve Payment to Core & Main for Sensus Analytics and RNI SAAS Annual License Renewal
Sponsors: Jason Zimmerman, Finance Director
- 7.7.** RES 26-28 Resolution Authorizing Interfund Transfers and Associated Budget Amendments related to the Purchase of a New Printer to be Located Within the Sign Shop at Public Works
Sponsors: Jason Zimmerman, Finance Director

Councilmember Massoglia asked questions regarding the need for an additional printer when the public works building already had two printers and why this was being brought forward for council approval as the purchase amount was quite low. City Manager Thorvig reported he would speak with the Public Works Director and report back to the council with further information regarding the printer purchase. Finance Director Zimmerman explained the council is required to approve transactions between funds, which was the reason this request came before the city council on the consent agenda.

Councilmember Newland suggested action on this item be tabled to March 2 to allow staff to report back to council with additional information regarding this purchase.

Moved by Councilmember Massoglia, seconded by Councilmember Newland, to table action on Item 7.7 to the March 2, 2026, meeting.

Motion adopted 6-1 (Councilmember Ford opposed).

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

- 8.1.** RES 26-26 Resolution Granting an Interim Use Permit to Operate a Contractors' Yard for Concrete Crushing in the I-2 (Heavy Industrial) Zoning District at 10101 Naples Street NE. Park Construction Company (Carlson Group LLC) (Case File No. 26-0002/EES)

Sponsors: Sheila Sellman, Community Development Director

Community Development Director Sellman stated the applicant received an Interim Use Permit (IUP) in 2023 for concrete crushing for a three year period. The applicant is requesting renewal of that IUP to allow for continued operations. No changes to the site or operation are proposed.

Mayor Sanders opened the public hearing at 7:30PM.

There being no public input, Mayor Sanders closed the public hearing at 7:30PM.

Moved by Councilmember Larson, seconded by Councilmember Newland, to adopt a Resolution granting an Interim Use Permit to Operate a Contractors' Yard for Concrete Crushing in the I-2 (Heavy Industrial) Zoning District at 10101 Naples Street NE.

Motion adopted unanimously.

- 8.2.** RES 26-25 Resolution Granting a Conditional Use Permit to Allow a Fitness Center in a Heavy Industrial (I-2) Zoning District at 1630 101st Avenue NE #100. Elevate Strength & Nutrition (Case File No. 26-0005/ACK)

Sponsors: Sheila Sellman, Community Development Director

Ms. Sellman stated the applicant is requesting a Conditional Use Permit (CUP) to operate a fitness center in a Heavy Industrial (I-2) zoning district.

Mayor Sanders opened the public hearing at 7:32PM.

There being no public input, Mayor Sanders closed the public hearing at 7:32PM.

Moved by Councilmember Newland, seconded by Councilmember Larson, to adopt a Resolution granting a Conditional Use Permit to Allow a Fitness Center in a Heavy Industrial (I-2) Zoning District at 1630 101st Avenue NE #100.

Councilmember Larson stated she appreciated how this gym would work to empower women navigating menopause and help clients build strength and vitality.

Motion adopted unanimously.

9. Development Business

9.1. ORD 26-2598 Second Reading

Ordinance Approving a Rezoning from Single Family Residential (R-1) to Development Flex (DF) on the NE Corner of Lexington Avenue and Flowerfield Road NE. Fenway Land Company (Flowerfield) (Case File No. 25-0052/SLK)

Sponsors: Sheila Sellman, Community Development Director

Ms. Sellman stated the applicant is requesting a rezoning from Single Family (R-1) to Development Flex (DF) to construct 32 single family homes. Staff commented further on the request and reported the planning commission recommended approval of the request. It was noted the city received a petition from the residents that currently live along Flowerfield Road.

Director of Engineering Schluender commented on the petition that was received from the residents that currently live along Flowerfield Road. He explained Flowerfield Road has capacity for the existing traffic as well as the new traffic that would be generated by the proposed plat. He reported Flowerfield Road was improved in 2015 when the plat to the south was constructed. He indicated this was a rural section of road. He stated staff met with several boardmembers from the homeowners association, along with Councilmember Newland and Councilmember Ford. He explained staff did compiled concept drawings for Flowerfield Road that addressed traffic volume, speed and included pedestrian access. He noted these plans were presented to the homeowners, which led to a petition being presented to the city. He indicated the recommendation from staff was to further discuss this petition on April 14.

Moved by Councilmember Newland, seconded by Councilmember Ford, to adopt Second Reading of Ordinance No. 26-2598, an Ordinance Approving a Rezoning from Single Family Residential (R-1) to Development Flex (DF) on the NE Corner of Lexington Avenue and Flowerfield Road NE.

Motion adopted unanimously.

9.2. RES 26-15 Resolution Granting Preliminary Plat Approval to Subdivide 31.92 Acres into 32 Single Family Lots and 4 Outlots to be Known as Flowerfield on the NE Corner of Lexington Avenue and Flowerfield Road NE. Fenway Land Company (Case File No. 25-0052/SLK)

Sponsors: Sheila Sellman, Community Development Director

Ms. Sellman stated the applicant is requesting a preliminary plat to develop the site into 32 single family lots and four outlots for future development, wetlands and ponding.

Moved by Councilmember Newland, seconded by Councilmember Ford, to adopt a Resolution granting Preliminary Plat Approval to Subdivide 31.92 Acres into 32 Single Family Lots and 4 Outlots to be Known as Flowerfield on the NE Corner of Lexington Avenue and Flowerfield Road NE.

Motion adopted unanimously.

- 9.3.** RES 26-16 Resolution Granting a Conditional Use Permit to Allow the Construction of 32 Single-Family Homes in a Development Flex (DF) Zoning District on the NE Corner of Lexington Avenue and Flowerfield Road NE. Fenway Land Company (Flowerfield) (Case File No. 25-0052/SLK)
Sponsors: Sheila Sellman, Community Development Director

Ms. Sellman stated the applicant is requesting a conditional use permit to allow the development of 32 single-family homes.

Moved by Councilmember Newland, seconded by Councilmember Ford, to adopt a Resolution granting a Conditional Use Permit to Allow the Construction of 32 Single-Family Homes in a Development Flex (DF) Zoning District on the NE Corner of Lexington Avenue and Flowerfield Road NE.

Councilmember Newland explained he and Councilmember Ford met with the homeowners' association board, along with staff last summer. He noted the board approved of the proposed development. However, he indicated the board did have concerns regarding Flowerfield Road. He reported the board agreed with staff the proposed development and the road were two separate matters. He stated the next step for the road was to address the petition that was brought forward at the April 14 city council workshop meeting.

Councilmember Newland asked how close the proposed development was to Circle Pines. Mr. Schluender reported the east border of this development bordered Circle Pines.

Councilmember Newland explained he brought up this point because many of the comments made at the planning commission meeting were from residents who do not live in Blaine. He indicated he believed this was a solid development and supported this development moving forward.

Councilmember Ford thanked the residents along Flowerfield Road for being engaged citizens.

Motion adopted unanimously.

10. Administration

- 10.1.** RES 26-30 Resolution Accepting a Bid from SealPros in the Amount of \$236,957.50 for the 2026 Crack Sealing Project, Improvement Project No. T2602 (26-02)
Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender requested the council accept a bid for the 2026 Crack Sealing Project on

various streets, Improvement Project No. T2602 (26-02) and award a contract in the amount of \$236,957.50 to SealPros.

Moved by Councilmember Massoglia, seconded by Councilmember Ford, to adopt a Resolution accepting a Bid from SealPros in the Amount of \$236,957.50 for the 2026 Crack Sealing Project, Improvement Project No. T2602 (26-02).

Motion adopted unanimously.

- 10.2.** RES 26-38 Resolution Authorizing Permanent and Temporary Easement Acquisitions on 105th Avenue, City of Blaine, Minnesota
Sponsors: Erik Thorvig, City Manager

City Attorney Eric Larson stated the city is advancing infrastructure improvements along 105th Avenue as part of broader efforts to support redevelopment, improve traffic flow, and enhance safety. A key component of this work is the construction of a roundabout at a strategic location on 105th Avenue to better manage traffic volumes, reduce congestion, and accommodate anticipated growth from the ongoing 105th Avenue Redevelopment Project. To construct the roundabout and associated right-of-way improvements, the city requires acquisition of certain permanent and temporary easements from certain parcels. He reported these acquisitions are necessary for the installation, operation, and long-term maintenance of the roundabout and related public infrastructure. The project involves construction of a roundabout on 105th Avenue, associated grading, drainage, utility adjustments, and pavement work within the expanded right-of-way, and temporary construction easements to allow access for equipment, staging, and restoration during the build phase. Mr. Larson explained the city council has previously identified the need for transportation and redevelopment improvements in this area. Acquisition of the identified easements (detailed in Exhibit A) is reasonably necessary, proper, and in the interest of the general welfare. The city has retained independent real estate appraisers to determine fair market value and damages associated with the permanent and temporary easements. Offers of compensation will be based on these appraisals and consistent with Minnesota eminent domain requirements (Minn. Stat. Chapter 117). Staff will first pursue voluntary negotiation with the property owners. As of February 12, 2025, discussions are occurring between the developer, city and MASC to identify modifications to the roundabout that would provide a south access to the NSC campus. If voluntary agreements cannot be reached in a timely manner, the city can proceed with eminent domain. The resolution authorizes city officers, the city attorney, and agents to take all necessary steps. The city attorney is authorized to take all steps necessary on behalf of the city to acquire the easements through eminent domain if they are not timely acquired by voluntary negotiation, including filing an action in eminent domain and using the quick take procedure under Minn. Stat. §117.042.

Mr. Thorvig commented on the meeting held last week between staff, City Attorney Larson, representatives from the Minnesota Amateur Sports Commission, MAC, the development team and Anoka County. He explained the group discussed the roundabout design as well as proposed changes to Radisson Road.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Authorizing Permanent and Temporary Easement Acquisitions on 105th Avenue, City of Blaine, Minnesota.

Councilmember Newland asked questions regarding where the permanent and temporary easements were located on the map.

Councilmember Ford questioned how the city would acquire the proposed easement property. Mr. Larson explained the city would prefer to negotiate with the various property owners, but at the end of the day, the city needed title to these properties. He anticipated it would take three months to get these titles in hand before work could begin on the roundabout.

Councilmember Ford inquired if the city would be incurring legal fees in order to acquire these easements. Mr. Larson stated the legal fees would fall under the master development agreement and would be covered by the master development agreement. He did not anticipate there would be any legal disputes with respect to public purpose.

Motion adopted unanimously.

11. Other Business

None.

12. Adjournment

Moved by Councilmember Massoglia, seconded by Councilmember Robertson, to adjourn the meeting at 7:58PM.

Motion adopted unanimously.



Signed by

Tim Sanders, Mayor

Signed by

Catherine M. Sorensen, City Clerk