



# City of Blaine

## City Council

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March 2, 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 7:06PM 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; Public Works Director Nick Fleishhacker; City Attorney Eric Larson; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

#### 4. Awards - Presentations - Organizational Business

None.

#### 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 responses or discussion during the meeting, city staff will contact the speaker(s) after the meeting if follow-up is needed. Each speaker is limited to three minutes, with a maximum of 15 minutes set aside for Open Forum.

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

Bruce Manthei, 4101 89th Avenue NE, shared continued concerns regarding the electrical box that was located at the intersection of Lexington Avenue and 99th Avenue NE.

There being no further input, Mayor Sanders closed the Open Forum at 7:11PM.

## **6. Communications**

Councilmember Newland reported filings for city council seats will open in May and shared that he will not be running for office.

## **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.

Councilmember Massoglia requested the removal of consent agenda Item 7.7.

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

Councilmember Newland explained he would be abstaining from voting on consent agenda Item 7.1 due to a potential conflict of interest regarding the schedule of bills paid.

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

**7.1.** 2026-59      Schedule of Bills Paid  
*Sponsors: Jason Zimmerman, Finance Director*

**7.2.** 2026-60      Approval of Minutes  
*Sponsors: Cathy Sorensen, City Clerk*

**7.3.** 2026-61      Adopt the Administrative Penalty Schedule  
*Sponsors: Cathy Sorensen, City Clerk*

**7.4.** 2026-62      Approve Temporary Nursery Sales License for Cub Foods Greenhouse located at 12595 Central Avenue NE  
*Sponsors: Cathy Sorensen, City Clerk*

- 7.5.** RES 26-29 Resolution Granting Final Plat Approval to Subdivide 8.36 Acres into 1 Lot and 2 Outlots to be Known as North Meadows Third Addition at the Corner of Lexington Avenue and 109th Avenue NE. Wellington Management Inc. (Case File No. 26-0008/SLK)  
*Sponsors: Sheila Sellman, Community Development Director*
- 7.6.** RES 26-40 Resolution to Approve Joint Powers Agreement No. C0011856 with Anoka County for the Gate Valve and Hydrant Improvements along CSAH 32 (85th Avenue) from CSAH 17 (Lexington Avenue) to Rendova Street NW, Improvement Project T2609 (26-09) and Associated Transfers and Budget Amendments  
*Sponsors: Daniel Schluender, Director of Engineering*
- 7.7.** 2026-63 Motion Authorizing North Metro TV as Broadband Franchise Operator  
*Sponsors: Erik Thorvig, City Manager*

Councilmember Massoglia discussed the proposed broadband franchise that would be pursued in partnership with North Metro TV.

Moved by Councilmember Massoglia, seconded by Councilmember Newland, to authorize North Metro TV as Broadband Franchise Operator.

Motion adopted unanimously.

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

- 8.1.** ORD 26-2603 First Reading  
Ordinance Approving the Sale of a Portion of Outlot A Club West 9th Addition to MNDOT for the Highway 65 Project  
*Sponsors: Sheila Sellman, Community Development Director*

Community Development Director Sellman requested the council hold the first reading of ordinance approving the sale of a portion of city-owned land for Trunk Highway 65 right-of-way. As part of the upcoming improvements to Trunk Highway 65, MNDOT is assembling property or portions of property for right-of-way. MNDOT has identified a portion of Outlot H, Club West and Outlot A Club West 9th Addition is needed for additional right-of-way. MNDOT has provided an appraisal and is offering \$289,550 for compensation. This amount includes \$276,622 for the real estate being acquired and \$12,928 for damages or loss in value to the remaining property. Section 12.05 of the Blaine City Charter requires the enactment of an ordinance prior to the conveyance of the City's interest.

Mayor Sanders opened the public hearing at 7:17PM.

There being no public input, Mayor Sanders closed the public hearing at 7:17PM.

Declared by Mayor Sanders that Ordinance No. 26-2603, "Approving the Sale of a Portion of Outlot A Club West 9th Addition to MNDOT for the Highway 65 Project," be introduced and placed on file for second reading at the March 16, 2026, Council meeting.

## 9. Development Business

- 9.1.** RES 26-31 Resolution Granting a Conditional Use Permit to Construct a Bank with a Zero Lot Line (North Property Line) in a Development Flex (DF) Zoning District at 10903 Austin Street NE. Magnifi Financial (Case File No. 26-0001/ACK)  
*Sponsors: Sheila Sellman, Community Development Director*

Ms. Sellman requested the council consider a conditional use permit (CUP) for a bank with a zero lot line on the north property line, zoned development flex (DF). Staff commented on the request further and reported the planning commission recommended approval with conditions.

Moved by Councilmember Massoglia, seconded by Councilmember Fleming, to adopt a Resolution Granting a Conditional Use Permit to Construct a Bank with a Zero Lot Line (North Property Line) in a Development Flex (DF) Zoning District at 10903 Austin Street NE.

Motion adopted unanimously.

- 9.2.** ORD 26-2602 First Reading  
Ordinance Approving a Rezoning from Farm Residential (FR) to Development Flex (DF) at 3700 and 3900 125th Avenue NE. Pulte Group (Ravenwood) (Case File No. 25-0056/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 79 single-family homes and 56 twinhomes.

Councilmember Massoglia shared his opposition to this item, noting this project would require a comprehensive plan amendment. He explained he didn't believe this project aligned with the council's vision for this area of Blaine and recommended this parcel remain R-1 or DF zoning with larger lots.

Declared by Mayor Sanders that Ordinance No. 26-2602, "Ordinance Approving a Rezoning from Farm Residential (FR) to Development Flex (DF) at 3700 and 3900 125th Avenue NE," be introduced and placed on file for second reading at the March 16, 2026 Council meeting.

- 9.3.** ORD 26-2601 First Reading  
Ordinance Approving Amendments to Residential Sections and

Performance Standards of the City of Blaine Zoning Ordinance Regulating Accessory Dwelling Units. City of Blaine (Case File No. 26-0003/SAS)

*Sponsors: Sheila Sellman, Community Development Director*

Ms. Sellman requested the council introduce an ordinance amendment to remove detached accessory dwelling units from the city code.

Declared by Mayor Sanders that Ordinance No. 26-2601, "Ordinance Approving Amendments to Residential Sections and Performance Standards of the City of Blaine Zoning Ordinance Regulating Accessory Dwelling Units," be introduced and placed on file for second reading at the March 16, 2026 Council meeting.

## **10. Administration**

### **10.1. ORD 26-2600 First Reading**

Amending Chapter 90 - Vegetation Article III.- Shade Tree Management, Sec. 90-57. - Declaration of Nuisance and Sec. 90-62. Abatement Methods; Protection of Healthy Trees During Abatement

*Sponsors: Kristofer Paulseth, City Forester*

Public Works Director Fleishhacker stated council was asked to hold first reading of an ordinance amending the vegetation section of the city code to change how enforcement occurs for hazardous trees on private property.

Declared by Mayor Sanders that Ordinance No. 26-2600, "Amending Chapter 90 - Vegetation Article III.- Shade Tree Management, Sec. 90-57. - Declaration of Nuisance and Sec. 90-62. Abatement Methods; Protection of Healthy Trees During Abatement," be introduced and placed on file for second reading at the March 16, 2026 Council meeting.

### **10.2. RES 26-41 Resolution Authorizing Submittal of LCCMR Grant Application for the Blaine Wetland Sanctuary (BWS) Trail, Improvement Project No. P2405 (25-08)**

*Sponsors: Daniel Schluender, Director of Engineering*

Director of Engineering Schluender stated council is requested to approve the opportunity to apply for the LCCMR - ENRTF Grant for the Blaine Wetland Sanctuary (BWS) Trail Development, Improvement Project No. P2405 (25-08). The grant submission deadline is March 18, 2026. The LCCMR is made up of 17 members: 5 Senators, 5 Representatives, 5 citizens appointed by the governor, 1 citizen appointed by the Senate, and 1 citizen appointed by the House. The function of the LCCMR is to make funding recommendations to the legislature for special environment and natural resource projects, primarily from the Environment and Natural Resources Trust Fund (ENRTF), which is funded by Minnesota Lottery proceeds. These projects help maintain and enhance Minnesota's environment and natural resources. The LCCMR developed from a program initiated in 1963. Since 1963, approximately \$1.5 billion has been appropriated to more than 2,600 projects

recommended to the legislature by the Commission to protect and enhance Minnesota's environment and natural resources. Approximately \$121 million is anticipated to be available from the Trust Fund through this RFP for projects beginning July 1, 2027. The grant RFP will be submitted to receive partial funding for the BWS Trail Project. Per the grant rules the City must match a minimum of 25% of the project cost for a capital improvement project as we are proposing. The LCCMR grant application will be for the construction costs only and staff is recommending this application apply for funding for the first 2 phases of the trail (southern trail segments). The total estimated construction costs for the first 2 trail phases are approximately \$5,871,000, therefore a maximum application of \$4,403,00 for the LCCMR Grant can be submitted.

Moved by Councilmember Robertson, seconded by Councilmember Larson, to adopt a Resolution Authorizing Submittal of LCCMR Grant Application for the Blaine Wetland Sanctuary (BWS) Trail, Improvement Project No. P2405 (25-08).

Councilmember Robertson thanked staff and encouraged further exploration of additional grants in order to assist with moving this project forward.

Motion adopted unanimously.

- 10.3.** 2026-64            Motion to Approve a Term Sheet for West Parking Structure as Part of the 105th Redevelopment Project  
*Sponsors: Erik Thorvig, City Manager*

City Manager Thorvig stated at two workshop meetings in February, the topic of a structured parking facility to serve the west portion of the 105th Redevelopment district was discussed. The facility would provide additional public parking for the stadium, field house and general parking for the district/area. A parking structure for the west portion of the district has been contemplated since early master plan designs were created in 2023. However, the location and financial responsibility of the structure hadn't been discussed by the city and development team until recently. The budget for the structure is \$15M. Other public infrastructure components of the project, including roads, building demolition and utilities, have been financed by the city through typical public financing mechanisms, including tax abatement and tax increment financing. The financing has been structured where new property taxes generated from the development would pay for any debt service related to public infrastructure. The city council discussed financing options for the parking facility at the February 2 and February 9 workshops. Attached is a term sheet which identifies general terms of the financing and that additional discussion would need to occur prior to formal actions at the April 6, 2026, regular meeting to determine responsibility of debt service for the parking structure. The parking facility is critical to the functionality of the event stadium. The developer has started design for the stadium and anticipates construction to begin in early 2026. Given the cost to prepare plans, the developer desires some level of commitment from the city that a parking facility will be constructed. As such, the term sheet provides the developer with guidance that the city council will consider formal actions related to the facility at the April 6, 2026, meeting. It was noted the term sheet is non-binding.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to Approve a Term Sheet for the West Parking Structure as Part of the 105th Redevelopment Project.

Councilmember Newland shared concerns regarding the additional amount being requested for this project and suggested an alternative be considered that would have the city offering \$7 million of the request in funding through alternative revenue streams.

Councilmember Robertson explained she understood the public need for a parking infrastructure within this development and commented on how this parking will be for public use, including the National Sports Center. She reiterated there was a need to result in a net-zero levy increase as this project moves forward.

Councilmember Ford stated he understood this would be a wonderful project for the community. However, he noted he was concerned about the additional funding request and the fact the developer has yet to begin vertical construction. He commented further on how the city council had committed to not levy property taxes for this project.

Councilmember Massoglia reported when Scheel's was announced, the city council knew additional parking was going to be needed and reported this parking structure was always part of that discussion. He commented on how the proposed location of this parking structure would open up additional space for retail opportunities, which he supported. He indicated the city's goal was to have this entire project not impact the levy, and he understood the concerns that were being voiced and recommended the parking structure have a net-zero impact to the taxpayer by taking this portion of the project off the general levy. He stated this was a generational and transformational project that would benefit the entire community. He commented further on all the partnerships and funding that has been provided for this project that was not at the taxpayer's expense.

Mayor Sanders reported vertical construction would begin this spring, which will be exciting for the community to see. He added that the taxpayers will be the last resort for the parking structure, noting the city was still working to identify alternative funding sources for this portion of the project.

Motion adopted 4-3 (Councilmembers Ford, Larson and Newland opposed).

**10.4.** 2026-65            2026 Board and Commission Mayoral Appointments  
*Sponsors: Cathy Sorensen, City Clerk*

Ms. Sorensen stated council is asked to appoint the 2026 board and commission members. Council was asked to review and rank applications received for appointment and incumbents' interest in reappointment to various boards and commissions. As current terms are expiring very soon, staff is suggesting that council consider making the following appointments:

Planning Commission - 3  
Fire Board - 2

Senior Advisory Board — unlimited  
Charter Commission - 3 (*recommendations to the 10th Judicial District Judge*)

Ms. Sorensen explained the mayor should announce any proposed reappointments and appointments, after which the full council should confirm by motion, second, and vote.

Mayor Sanders thanked all of the residents that applied for the vacant seats for the city's boards and commissions.

Moved by Mayor Sanders, seconded by Councilmember Fleming, to approve the following 2026 Board and Commission Mayoral Appointments:

Planning Commission Appointments

Ward 1 – Jacob Geiselhart *reappoint*

Ward 2 – Mark Freeman *new appointment*

If Fire Board bylaws are not amended to allow Terry Wold to continue to serve then appoint Brad Delfs

Ward 3 – Maisa Olson *reappointment*

Charter Commission Recommendations to 10<sup>th</sup> District Judge

Ward 2 - Amir Malik *new appointment*

Ward 2 – Jason Hartmann *reappointment*

Ward 3 – Al Goracke *reappointment*

Fire Board Appointments

Ward 2 - Terry Wold *reappointment contingent upon successful bylaw amendments*

If Fire Board bylaws are not amended to allow Terry Wold to continue to serve then appoint Brad Delfs

Ward 2 - Becky Booker *reappointment*

Senior Advisory Board

Ward 1 - Leon Wanna

Motion adopted unanimously.

**11. Other Business**


None.


**12. Adjournment**

Moved by Councilmember Robertson, seconded by Councilmember Larson, to adjourn the meeting at 7:53PM.

Motion adopted unanimously.



Signed by   
Tim Sanders, President

Signed by   
Catherine M. Sorensen, City Clerk