



# City of Blaine

## City Council

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March 16, 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 Pro Tem Sanders followed by the Pledge of Allegiance and the Roll Call.

#### 2. Pledge of Allegiance

#### 3. Roll Call

**PRESENT:** Mayor Pro Tem Jess Robertson, Councilmembers Terra Fleming, Chris Ford, Leslie Larson, Chris Massoglia and Tom Newland.

**ABSENT:** Mayor Tim Sanders.

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; Public Works Water Supervisor Kristian Gaasland; Communications Manager Ben Hayle, and Deputy City Clerk Lisa Osterhues.

#### 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 Pro Tem Robertson opened the Open Forum at 7:02PM.

Bruce Manthei, 4101 99th Avenue NE, addressed the city council regarding the electrical box that was located at the intersection of Lexington Avenue and 99th Avenue NE. He stated there was poor visibility at this intersection due to the size of the electrical box. He asked that staff meet with him at the intersection in order to address his concerns.

Dana Carlson, 287 117th Avenue NE, explained he had concerns with the fact people were trying to adopt his daughter. He commented on the conversations he had with the school board. He spoke further to the council regarding the loss of his dogs and the abduction of his son.

There being no further input, Mayor Pro Tem Robertson closed the Open Forum at 7:10PM.

## **6. Communications**

None.

## **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 Item 7.7 be pulled from the consent agenda for further discussion.

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

Motion adopted unanimously.

- 7.1.** 2026-72      Schedule of Bills Paid  
*Sponsors: Jason Zimmerman, Finance Director*
  
- 7.2.** 2026-73      Approve Temporary Nursery Sales License for Frattalones Hardware and Garden  
*Sponsors: Cathy Sorensen, City Clerk*
  
- 7.3.** RES 26-49      Resolution Submitting a Recommendation to the Anoka County Board of Commissioners to Reappoint Jim Hafner to the Coon Creek Watershed District Board of Managers  
*Sponsors: Erik Thorvig, City Manager*

- 7.4.** RES 26-47 Resolution to Adopt the 2025 Anoka County Multi-Jurisdiction Hazard Mitigation Plan  
*Sponsors: Brian Podany, Safety Services Manager/Police Chief*
- 7.5.** 2026-74 Motion Authorizing the Temporary Removal of Parking Restrictions for a Track and Field Event at Centennial Elementary School  
*Sponsors: Daniel Schluender, Director of Engineering*
- 7.6.** RES 26-48 Resolution Approving Plans and Specifications and Order Advertisement for Bids for the 2026 Meadowbrook Area Street Reconstructions - Phase 1, Improvement Project No. T2606  
*Sponsors: Daniel Schluender, Director of Engineering*
- 7.7.** 2026-75 Motion to Authorize the Mayor and City Manager to Enter into a Three-Year Contract with NEOGOV for the Core HR Module in the Amount of \$53,444.85.  
*Sponsors: Scott Johnson, Director of Administrative Services*

Councilmember Massoglia stated it appears this item would be funded through the reallocation of funds in the HR budget bad questioned what would be removed from the budget in order to cover this expense. Director of Administrative Services Scott Johnson explained the funds for this expense were originally allocated for implementing the CDL program. He reported the HR manager was able to reduce the expense and that city funds were available to cover the HR module noting the expense would be spread over the next three years.

Moved by Councilmember Massoglia, seconded by Councilmember Newland, to Authorize the Mayor and City Manager to Enter into a Three-Year Contract with NEOGOV for the Core HR Module in the Amount of \$53,444.85.

Motion adopted unanimously.

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

None.

## **9. Development Business**

- 9.1.** RES 26-12 Resolution Granting a Conditional Use Permit Amendment to Expand an Existing Auto Repair Business into an Adjacent Tenant Space in a Light Industrial (I-1) Zoning District at 1550 91st Avenue NE, #306. Minnesota Performance (Case File No. 25-0051/ACK)

Community Development Director Sellman stated this is a Conditional Use Permit (CUP) Amendment to expand an existing auto repair business into an adjacent tenant space in an I-1 zoning district. Staff provided the council with a detailed history of this property noting a CUP for auto repair was approved for Suite 307 in 2019. She commented in October of 2025 the property received a violation notice as it was apparent that the business had moved into the adjacent tenant space (Suite 306). Building inspections noted that a wall was taken out between the two suites without a building permit and a certificate of occupancy was not obtained for use of the other tenant space. It was noted the planning commission held a public hearing regarding this request and six public comments were received in opposition of the request stating there were concerns regarding noise, parking and outdoor storage. Staff reviewed the options for the city council stating the planning commission recommended approval of the request at their December 9, 2025 meeting.

Councilmember Newland stated based on the comments from staff and conversations he has had with the adjacent businesses, he supported denying the CUP amendment and revocation of the 2019 CUP.

Moved by Councilmember Newland, seconded by Councilmember Ford, to adopt a Resolution Denying a Conditional Use Permit Amendment to Expand an Existing Auto Repair Business into an Adjacent Tenant Space in a Light Industrial (I-1) Zoning District at 1550 91st Avenue NE, #306 and directing staff to begin the process to revoke the 2019 CUP.

Councilmember Massoglia stated he would defer to the Ward 1 councilmembers on this matter but was curious as to what burden was on the public given this was an industrial area that did not have residential neighbors. Ms. Sellman noted the packet included the six comments staff received from the adjoining tenants regarding concerns regarding noise, hours of operation and outdoor storage. She commented further on how the applicant expanded into another suite, did not apply for a building permit and did not request a CUP amendment.

Councilmember Newland said some of the comments he received from the neighboring businesses were specific to violations of the building association, which was separate from the city's ordinances. He indicated the problems were being exacerbated by the fact the applicant was storing vehicles in an adjoining businesses parking spaces which was creating parking issues. He explained he did not wish to delay the process and instead wanted to see the city take action to address the violations.

Councilmember Ford indicated he drove by the property today and noted it was difficult to tell who the cars belonged to. He questioned how staff determined that all the cars on the lot belonged to the applicant. Ms. Sellman reported some of the vehicles included their business logo then discussed how code enforcement investigated the remaining cars to see which business they belonged to. She indicated staff associated the inoperable vehicles with the applicant's business.

Councilmember Ford asked how many cars were currently being parked on the site by the applicant and how many were allowed. Ms. Sellman stated the applicant was not allowed to

have any vehicles parked outside or overnight.

Councilmember Larson commented if Option 3 were to move forward, could the applicant reapply for a CUP with the proper conditions. Ms. Sellman reported the applicant could reapply for a CUP. She noted after speaking with the applicant, staff had suggested the applicant withdraw this request and reapply for a CUP, but the applicant chose to move forward with this CUP amendment.

Councilmember Fleming stated Option 3 would close a small business in the community, which was hard for her to support. She indicated she would like to hear from the business owner regarding the issues that have been raised by staff.

Mayor Pro Tem Robertson asked that the applicant come forward at this time.

Mr. Husain, 1550 91st Avenue NE - #306, explained he operated a performance shop and not a body shop. He indicated his property was zoned industrial and discussed how there was no specific parking for businesses and their employees. He understood something had to be done about the parking in order to assign parking spaces for the other businesses within the building. He reported it was very rare for cars to be stored outdoors overnight, because the vehicles were stored inside. He commented during working hours vehicles are stored outdoors. He stated it was never his intention to ignore the city's regulations, but rather noted this was a misunderstanding on his part. He reported once he was made aware of the city's concerns he complied with the city's regulations.

Councilmember Ford thanked the applicant for coming forward. He commented after hearing the comments of the council and the applicant he would not be able to support denial of the CUP amendment. He suggested the council move forward with option 2, which would deny the request and recommend the applicant resubmit the conditional use permit.

Councilmember Newland reported the motion on the table was to move forward with option 3. He indicated he chose this motion to expedite the solution.

Councilmember Larson stated if option 3 were to move forward the applicant could reapply for a conditional use permit with the proper items that were needed for the site.

Councilmember Fleming indicated option 2 would also allow for the applicant to reapply for the conditional use permit. Ms. Sellman reported this was the case and noted staff would suggest moving forward with option 2 if the council supported the applicant reapplying for the CUP because the applicant would then not have to vacate their space.

Councilmember Larson inquired if the city would incur any fines or costs if this item were to proceed to court. Ms. Sellman reported the city has contracts in place with the city attorney to address this matter if it were to go to court. Safety Services Director/Police Chief Podany reported the city has a flat fee prosecution contract in place to assist with these type of matters.

Councilmember Newland called the question.

Motion failed 3-3 (Councilmember Fleming, Councilmember Ford and Mayor Pro Tem

Robertson opposed).

Mayor Pro Tem Robertson recommended Option 2 move forward at this time. She explained she valued businesses in the community. She encouraged the applicant to be a good neighbor and stated she wanted the applicant to be aware of the disruptions they were causing to the adjacent businesses. She asked how the CUP could be amended to ensure this business could thrive going forward while not adversely impacting the surrounding businesses. Ms. Sellman stated if the council were to move forward with Option 2, the council would have to have findings, which would include the violations to the CUP, the storage of vehicles outdoor, the zoning code violations, and the building code violations. She suggested the council make a motion for denial and to direct staff to continue the code enforcement initiatives on the site and once the applicant applies for the proper conditional use permit the city would halt the code enforcement actions because the applicant was trying to remedy the violations through the CUP.

Moved by Mayor Pro Tem Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Denying a Conditional Use Permit Amendment to Expand an Existing Auto Repair Business into an Adjacent Tenant Space in a Light Industrial (I-1) Zoning District at 1550 91st Avenue NE, #306 based on the violations that have occurred with Conditions 2, 3 and 5.

Motion adopted unanimously.

- 9.2.** ORD 26-2601 Second 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 adopt an ordinance amendment to remove detached accessory dwelling units from city code.

Moved by Councilmember Massoglia, seconded by Councilmember Newland, to adopt the Second Reading of Ordinance No. 26-2601, Approving Amendments to Residential Sections and Performance Standards of the City of Blaine Zoning Ordinance Regulating Accessory Dwelling Units.

Councilmember Ford thanked staff for their efforts on this zoning ordinance amendment, noting while the amendment came back per the direction of the majority of council, he would not be offering his support.

Motion adopted 5-1 (Councilmember Ford opposed).

## **10. Administration**

- 10.1.** ORD 26-2600 Second Reading  
Ordinance 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*

City Forester Paulseth stated council is asked to hold second reading and adopt an ordinance amending the vegetation section of city code to change how enforcement occurs for hazardous trees on private property. It was noted at the January 26, 2026, retreat, council provided direction to amend the ordinance to no longer require enforcement of hazardous trees on private property unless the tree poses a risk to public property. This proposed amendment would not change how the city enforces disease-related trees on both private and public properties. Ash trees would not fall under the disease tree code, as Emerald Ash Borer infestation is considered widespread. First reading for this ordinance was held on March 2 with no comments from council received.

Moved by Councilmember Newland, seconded by Councilmember Larson, to adopt the Second Reading of 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.

Councilmember Massoglia asked what trees would be impacted by this ordinance. Ms. Paulseth explained any tree that has a fall zone that could impact a city sidewalk or city street. He indicated front yard trees would be eligible for enforcement as a hazard. He stated the city easement is 15 feet from the back of the curb and trees within the right of way were the city's responsibility. He commented behind this, 15 feet was private property and the city will enforce if these trees were tall and could impact a city street or city sidewalk.

Motion adopted unanimously.

**10.2.** ORD 26-2603 Second 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*

Ms. Sellman requested the council adopt an ordinance approving the sale of a portion of city owned land for Trunk Highway 65 right-of-way.

Moved by Councilmember Newland, seconded by Councilmember Ford, to adopt the Second Reading of Ordinance No. 26-2603, Approving the Sale of a Portion of Outlot A Club West 9th Addition to MnDOT for the Highway 65 Project.

Councilmember Newland questioned where the proceeds from this land sale would be placed. Finance Director Zimmerman explained the funds would be directed into a fund at the discretion of the city council. He reported staff would suggest the funds be placed in the strategic priorities fund. City Manager Thorvig stated the council would be discussing this matter in further detail at a future workshop meeting.

Motion adopted unanimously.

- 10.3.** RES 26-39 Resolution Accepting a Bid from Sir Lines-A-Lot, LLC in the Amount of \$115,409.12 for the 2026 Pavement Markings Project, Improvement Project No. 26-03  
*Sponsors: Daniel Schluender, Director of Engineering*

Director of Engineering Schluender requested the council accept a Bid for the 2026 Pavement Markings Project on various streets, Improvement Project No. 26-03 and award a contract in the amount of \$115,409.12 to Sir Lines-A-Lot, LLC. This is an annual project that the city contracts to keep the pavement markings in a highly visible condition to meet the current reflectivity standards. Bids were received electronically at 2:00PM, March 5, 2026, for Project No. 26-03. One received in the amount of \$115,409.12. Bids have been checked and tabulated, and it has been determined that Sir Lines-A-Lot, LLC of Edina, Minnesota is the lowest bidder. The Engineering Department has worked with Sir Lines-A-Lot, LLC on previous contracts. Staff recommends that the low bid be accepted, and a contract be entered into with Sir Lines-A-Lot, LLC. City Council is also asked to approve a 5% contingency to bring the total project budget to \$121,179.58. The funding source for this project is listed in the street maintenance portion of the General Fund and there is \$135,000 identified in the 2026 budget.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, to adopt a Resolution Accepting a Bid from Sir Lines-A-Lot, LLC in the Amount of \$115,409.12 for the 2026 Pavement Markings Project, Improvement Project No. 26-03.

Councilmember Newland inquired why the city only received one bid for this project. Mr. Schluender stated the city advertised this project in the same manner as was done last year and that currently only one contractor was providing striping services in the metro area.

Motion adopted unanimously.

## **11. Other Business**

None.

## **12. Adjournment**

Moved by Councilmember Massoglia, seconded by Councilmember Newland, to adjourn the meeting at 7:54PM.

Motion adopted unanimously.



*Jess Robertson*

Signed by

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Jess Robertson, Mayor Pro Tem

*Catherine M. Sorensen*

Signed by

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Catherine M. Sorensen, City Clerk