



City of Blaine

City Council

April 6, 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 Cathy Sorensen.

Mayor Sanders noted Item 10.3 will be moved forward in the agenda after Item 8.3.

4. Awards - Presentations - Organizational Business

- 4.1. 2026-79 Proclamation Recognizing Blaine Resident Jah'Zarah Jackson, Honorable Mention Recipient for the 2025 Mayor for a Day Essay Competition
Sponsors: City Council

Mayor Sanders recognized 4th grade student Jah'Zarah Jackson and commended her for

being an Honorable Mention Recipient for the 2025 Mayor for a Day Essay Competition.

Jah'Zarah Jackson, resident of Blaine, introduced herself to the council and shared that her favorite color was purple. She noted she cared about people and that her favorite food was noodles and how she wanted to help people.

A round of applause was offered by the audience.

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, 4401 99th Avenue NE, shared continued concerns with the location of the electrical box at 99th/Lexington Avenues.

Tim Davis, 4419 119th Avenue NE, expressed concerns with the city's budget regarding the proposed 105th Avenue project and asked why the council was risking the city's financial stability through subsidizing the proposed parking garage.

Kevin Godfrey, 2440 119th Court NE, shared comments regarding the Topsy Steer restaurant and Invictus Brewing. He questioned if the loss of Invictus was associated with the new sports bar across the street. He expressed concerns about how the Topsy Steer hadn't been able to obtain a liquor license and questioned if this had anything to do with the 105th Avenue developer.

Dee McKinley, 3900 125th Avenue NE, addressed the council in support of the proposed Ravenwood development.

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

6. Communications

Councilmember Ford congratulated Blaine's boys and girls basketball teams for making the State tournaments.

Councilmember Fleming shared an online posting from a person in Sarasota, Florida regarding Blaine athletes being present for a soccer tournament and how they were a great representation of the city of Blaine then encouraged residents to participate in the Blaine Johnsville garage sales in May on the Saturday of Mother's Day weekend.

Councilmember Larson discussed the Centennial High School gala for arts recently held then noted the Hope 4 Youth gala would be held on April 11.

City Attorney Larson provided a response regarding Topsy Steer's liquor license application status and the 105th Avenue development. He reported that the city was not aware of any ownership relationship with respect to neighboring businesses and explained the work of the city was focused on the interests of the city when it comes to the 105th redevelopment project. He explained Invictus how had held a liquor license for this property, which was purchased by an LLC owned by two principals of the developers of the 105th redevelopment project in order to expand the development. He stated the purchase agreement and negotiations held between Invictus and the 105th principals that resulted in a lease agreement that was being interpreted by the landlord that an alcohol license was not allowed but that the tenant, Topsy Steer, disagreed. He said this was a landlord/tenant issue and once concluded the city would act on the license application. He indicated the city was not privy as to why Invictus sold the property to the 105th principals.

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 as presented.

Councilmember Newland noted he would be abstaining from Item 7.1 schedule of bills paid for March 6 and March 13, 2026, due to a potential conflict of interest.

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

7.1. 2026-80 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

7.2. 2026-81 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

7.3. 2026-82 Approve 2026-2027 Kennel Licenses
Sponsors: Cathy Sorensen, City Clerk

7.4. 2026-83 Approve 2026-2027 Vending Truck Licenses
Sponsors: Cathy Sorensen, City Clerk

7.5. RES 26-66 Resolution Declaring Surplus Property and Authorizing Sale, Donation, or Disposal

Sponsors: Erik Thorvig, City Manager

- 7.6.** RES 26-50 Resolution Granting Final Plat Approval to Create 11 Lots and one outlot to be Known as Northtown Villas at 9011 and 9021 University Avenue NE and 120 90th Lane NE. Ranger Development (Case File No. 26-0009/SAS)
Sponsors: Sheila Sellman, Community Development Director
- 7.7.** 2026-84 Motion to Repeal an Interim Ordinance for a Moratorium on Accessory Dwelling Units, Ordinance 25-2577 (City of Blaine)
Sponsors: Sheila Sellman, Community Development Director
- 7.8.** 2026-85 Motion to Approve Repairs to Well 11 by Bergerson-Caswell
Sponsors: Nick Fleischhacker, Public Works Director, Kristian Gaasland, Public Works Supervisor - Water
- 7.9.** RES 26-56 Resolution to Approve Plans and Specifications and Order Advertisement for Bids for the 2026 Quincy Area Street Reconstruction, Improvement Project No. T2604
Sponsors: Daniel Schluender, Director of Engineering
- 7.10.** RES 26-57 Resolution to Receive petition and Order Public Hearing for the addition of speed humps on Quincy Boulevard between Territorial Road and 109th Avenue as an amendment to the 2026 Quincy Area Street Reconstruction Project, Improvement Project T2604.
Sponsors: Daniel Schluender, Director of Engineering
- 7.11.** RES 26-58 Resolution to Receive Petition and Order Public Hearing for Vacation of Various Right-of-Way Easements, Road/Street Easements, Ingress/Egress and Drainage and Utility Easements, in conjunction with the 105th Redevelopment and Northway Estates according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V26-01
Sponsors: Daniel Schluender, Director of Engineering
- 7.12.** 2026-86 Approve Annual Payment of JLEC Shared Costs for Public Safety Data System (PSDS)
Sponsors: Brian Podany, Safety Services Manager/Police Chief

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

- 8.1. RES 26-53 Resolution Authorizing a Housing Program and Providing for the Issuance and Sale of a Senior Housing Revenue Note and Subordinate Senior Housing Revenue Bonds at the Request of Blaine Senior Living, LLC, and Approving Documents to be Entered Into in Connection Therewith
Sponsors: Jason Zimmerman, Finance Director

Finance Director Zimmerman stated Catholic Eldercare has requested that the City of Blaine serve as the conduit debt issuer for multifamily housing revenue notes in an amount not to exceed \$40,000,000 to facilitate their acquisition of the Crest View Senior Community at Blaine. As a conduit issuance, these revenue notes allow the borrower to access tax-exempt financing while ensuring that the city bears no liability for repayment, as the debt is secured solely by the project's revenues and assets. In conjunction with this ownership transfer, the applicant also seeks council approval for the assignment of the existing Tax Increment Financing (TIF) District No. 1-18 note from Crest View Senior Communities. The assignment of a TIF note is a standard administrative practice when a property located within an active district is sold, ensuring the continuity of the established financial obligations under the new ownership without impacting the city's municipal debt capacity.

Mayor Sanders opened the public hearing at 7:33PM.

There being no public input, Mayor Sanders closed the public hearing at 7:33PM.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to adopt a Resolution Approving the Issuance and Sale of Conduit Multifamily Housing Revenue Notes, Series 2026 and Authorizing the Execution of Documents Relating Thereto (Crestview).

Councilmember Massoglia asked what the amount would be for the TIF note.

Greg Baumberger, Catholic Eldercare, introduced himself to the council and discussed the proposed financing. He indicated the proposed TIF note would be approximately \$2.2 million.

Brit Stocks, Dorsey and Whitney, shared the approximate amount remaining of the TIF note was between \$2.2 and \$2.6 million.

Councilmember Massoglia inquired if the council would be interested in not extending the TIF note.

Councilmember Larson explained she understood the TIF note request was routine. Mr. Zimmerman indicated it was conventional that this TIF note be assigned at the acquisition of the property and was a critical element for the project.

Aaron Youngdahl, Northland Securities, discussed how the TIF was necessary for the plan to provide housing for all individuals with a lower income.

Motion adopted unanimously.

- 8.2.** 2026-87 Motion to Consider Approval of a Wine and 3.2 Percent Malt Liquor On-Sale Licenses for Smoke and Spice located at 301 Northtown Dr NE, Suite 232
Sponsors: Cathy Sorensen, City Clerk

City Clerk Sorensen stated council has been asked to approve on-sale wine and 3.2 percent malt liquor licenses for Smoke and Spice Korean BBQ to allow the ability to serve strong beer and wine. A public hearing is required prior to the approval of on-sale wine and 3.2 percent malt liquor licenses in the city. Xing Zhao, applicant, has submitted applications for both on-sale wine and 3.2 percent malt licenses. The applicant included the required license fees, forms and documents. The application approval is pending successful background by the Blaine Police Department. 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 7:39PM.

There being no public input, Mayor Sanders closed the public hearing at 7:39PM.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, to approve a Wine and 3.2 Percent Malt Liquor On-Sale Licenses for Smoke and Spice located at 301 Northtown Drive NE, Suite 232, contingent upon successful background approval.

Councilmember Newland asked when this restaurant would be opening. Community Development Director Sellman stated the the business was hoping to be open in May of 2026.

Motion adopted unanimously.

- 8.3.** RES 26-70 Public Hearing Related to Property Tax Abatements and Resolution Approving Property Tax Abatements Related to West Parking Facility in the 105th Redevelopment District
Sponsors: Erik Thorvig, City Manager

City Manager Thorvig stated in early 2021, the city council identified the 105th Avenue/Radisson Road Industrial area as a priority location for the "Growth Management" portion of the city's strategic plan. Based on council direction, the city embarked on a visioning and design process for the area to assist in marketing and development efforts of the existing site, which consists of older industrial dwellings that are either antiquated due to their age or have excessive outdoor storage, making them inconsistent with the vision for the area. General discussions by the city council identify this as a potential "city core" where the city should encourage walkable, entertainment-type uses that take advantage of the

National Sports Center (NSC) and be an amenity to Blaine residents and visitors. In the fall of 2021, a request for proposals (RFP) was advertised seeking proposals from architects to assist the city in preparation of a master plan for the 105th Avenue Redevelopment Area. The RFP was awarded to Sperides Reiners Architects Inc., who led the city council through several meetings in the winter of 2022 to discuss options within the site and develop a concept consistent with council goals. The master plan was received in the summer of 2022 outlining potential uses including hotels, restaurants, residential, and retail.

Mr. Thorvig explained in order to advance redevelopment of the site, an RFP was advertised in fall 2022 seeking a qualified developer to revitalize the 105th Avenue Redevelopment Area. In the winter of 2022, the city council selected Elevage Development Group, LLC, as the master developer for the site and charged them with undertaking the construction of a mixed-use development consistent with the concepts outlined in the master plan. Discussion began in the spring of 2023 to identify a process in which the developer could acquire rights to a portion of property that was controlled by the Minnesota Amateur Sports Commission (MASC)/NSC. Based on legislation with which the property was originally acquired, MASC was allowed to lease up to 16 acres for private development. A ground-lease, giving the developer rights to the MASC property, was entered into. Once the ground lease was agreed to, significant work to create a master plan based on the land availability was completed. Additionally, in 2023, the city/EDA continued to acquire property for the district.

Mr. Thorvig reported throughout 2024, the city and developer worked diligently to identify funding sources for infrastructure, demolition, and property acquisition. On September 16, 2024, the city council authorized the issuance of tax increment bonds in the amount not to exceed \$28,000,000 to facilitate infrastructure, demolition, property acquisition and other TIF-eligible expenditures. Also on this date, the city council authorized the issuance of tax abatement bonds in the amount not to exceed \$9,000,000 to facilitate infrastructure improvements within the district. Throughout 2025, significant progress was made on the project. All buildings within the district were demolished. Acquisition of all property for the redevelopment was completed earlier in the year. Lastly, significant earth work, grading and utility/road infrastructure was completed. Infrastructure work will continue in 2026. Also, in 2025, progress was made to identify users within the district, which resulted in amendments to the master plan. The most notable user was Scheels, which was announced last summer and received various approvals by the city council. Scheels is anticipated to begin construction this spring, along with the east parking ramp and event stadium. Since last fall, the city and developer have been working on various components of the project to allow for vertical construction of buildings and roundabout construction to occur this year. Various agreements are being considered at the April 6, 2026, meeting related to the event stadium, Scheels, parking facilities and master development agreement.

Mr. Thorvig stated at the February 2 and February 9, 2026, workshops, the city council received project updates and discussed financing options for a structured parking facility serving the west portion of the district. The need for a structured parking facility serving the west portion of the district has been contemplated since the 2023 master planning process and is considered critical to district functionality. However, its location and financial structure were not formally discussed until recent workshops. The developer has identified a 600-stall, podium-style parking facility within the west portion of the district. The parking facility will be incorporated within and adjacent to private development. The facility would be city-owned and provide public parking for the event stadium and other uses within the west district. It could also provide parking for events at the National Sports

Center. The facility is critical in providing sufficient parking for the event stadium when events are occurring. Without the facility, parking would be very challenging within the district when events are occurring at the stadium. If approved, construction of the facility would begin in 2026. 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.

Mr. Thorvig indicated all revenue sources from the development have been exhausted for existing and proposed debt obligations. The estimated annual debt service for the west parking facility is approximately \$1,200,000. If the bonds are sold in 2026 through permanent financing, debt service payments would begin in 2028. The initial estimated debt obligation in 2028 would be \$432,809 and increase to \$1,251,708 in 2029 and continue with payments around the \$1.2MM amount through retirement of the bonds in 2047. The annual repayment source for the debt obligation would be determined annually by the city council through the budget process. Though revenue from the district has been committed to other debt obligations within the district, it's possible that if revenue from the district exceeds conservative projections, that additional revenue from the district could be used towards the debt service of the west parking facility. Staff provided a list of potential uses to pay for the debt service. Again, the decision of what source(s) to use will be an annual decision by the city council through the budget process and could change from year to year. It was noted establishing a tax abatement district provides the authority to sell bonds for the project and obligates the city's general fund levy as the ultimate repayment source of the debt, however has noted above, does not need to be used.

Mayor Sanders opened the public hearing at 7:58PM.

There being no public input, Mayor Sanders closed the public hearing at 7:58PM.

Moved by Councilmember Massoglia, seconded by Councilmember Fleming, to adopt a Resolution Approving Property Tax Abatements Related to West Parking Facility in the 105th Redevelopment District.

Councilmember Newland shared the requested amount for the west parking structure was beyond his comfort level and that while he supported the overall proposed development, he noted he would be voting against this resolution.

Councilmember Ford agreed with Councilmember Newland and shared how the debt could go back to the taxpayers if alternative funding wasn't solidified. He reported he would be voting against the resolution.

Councilmember Larson shared how the amount originally requested for the west parking structure was \$7 million and was now proposed at \$15 million. She indicated this request came forward rather quickly and expressed concern with the fact the alternative revenue sources being considered were intended to be used to decrease the levy. She believed the alternative revenue sources should be used to decrease the levy and not be used for the west parking structure.

Councilmember Robertson agreed this cost shouldn't go on the general levy. She commented on how the city council has held over 100 public meetings on this project and noted this parking structure has changed over time to include retail. She reported the council's goal for this project was to keep this debt off the general levy. She asked if the council was being asked to attach the bond repayment to a specific funding source. Mr.

Thorvig reported staff was not asking the council to specify a funding source at this time, but rather noted the council will make this determination in 2028 and each year thereafter.

Councilmember Robertson asked what the first revenue source would be for the west parking structure bond repayment. Mr. Thorvig stated excess revenues from the district would be the first source. He commented the next source of alternative revenue source would be utility franchise fees.

Councilmember Robertson explained by using these excess revenues, the bond repayment would remain off the general tax levy. Mr. Thorvig reported this was the case.

Councilmember Robertson commented further on the new amenities that would be brought to the city through this development and reiterated that the west parking structure would be public parking and the public would not be charged for parking outside of special events. She discussed how a tremendous amount of construction would occur this summer in order to bring this redevelopment project online. She urged the council to work to find ways to cut spending going forward for the benefit of Blaine residents.

Councilmember Massoglia voiced frustration with the past tax levy increases as part of annual budget approval and questioned why the council was now concerned about this one portion of the project. He reminded the council that they had voted to increase taxes 10% per year since he began on the council. He noted the levy had gone from \$37 million to over \$50+ million, which was why property taxes have increased. He commented further on how the council had worked diligently to keep this project off of the general tax levy. He stated he was excited for the redevelopment district and wanted to see it move forward with great success. He reported almost 1,000 jobs will be created in this new district and all businesses and families in Blaine will benefit from this district. He indicated this district needed the parking structure in order to work and noted he would be offering his support to this resolution.

Councilmember Fleming stated while the parking structure was a challenging matter, this has been an exciting project for the city to move forward. She spoke about the resulting tourism that will occur in Blaine, noting this will ensure the bond payments do not reach the tax levy.

Councilmember Larson expressed concern with the fact this entire project appeared to be contingent on this parking structure.

Councilmember Ford reiterated that the council stated this project would not fall onto taxpayers.

Councilmember Fleming commented the council always knew there would be a west parking structure between the two soccer fields. She explained she would be offering her support to staff's recommendation because they have been working diligently to find a solution for this project. She believed that the very last option would be to put the bond payment on the tax levy and that staff would find other revenue sources to cover this expense going forward.

Councilmember Newland called the question.

Councilmember Larson asked for a roll call vote.

A roll call vote was taken. Motion adopted 4-3 (Councilmembers Ford, Larson, and Newland opposed).

Item 10.3 was heard at this point in the agenda.

9. Development Business

- 9.1.** RES 26-69 Resolution Granting Preliminary Plat Approval to Subdivide a 3.61 Acre Parcel into Seven Single Family Lots to be Known as Elizabeth Marie Estates at 2791 93rd Avenue NE. Dan Hennum (Case File No. 26-0004/EES)
Sponsors: Sheila Sellman, Community Development Director

Community Development Director Sellman stated the applicant is proposing a 7-lot subdivision that maintains the current Single Family Residential (R-1) zoning. The subdivision was previously approved in 2019, but the approvals expired necessitating new applications to proceed with the project. Staff commented further on the request and reported the planning commission recommends approval with conditions.

Moved by Councilmember Newland, seconded by Councilmember Larson, to adopt a Resolution Granting Preliminary Plat Approval to Subdivide a 3.61 Acre Parcel into Seven Single Family Lots to be Known as Elizabeth Marie Estates at 2791 93rd Avenue NE.

Councilmember Newland confirmed there were no significant changes from the 2019 approved plat. Ms. Sellman reported this was the case.

Motion adopted unanimously.

- 9.2.** RES 26-45 Resolution Granting a Conditional Use Permit for a Billboard up to 65 Feet in Height in a Heavy Industrial (I-2A) Zoning District at 8500 Naples Street NE. Kenjoh Outdoor Advertising (Case File No. 26-0006/ACK)
Sponsors: Sheila Sellman, Community Development Director

Ms. Sellman stated the applicant is requesting a Conditional Use Permit (CUP) for a billboard up to 65 feet in height in a Heavy Industrial (I-2A) zoning district. Staff provided further information regarding the request noting the planning commission recommended approval with conditions.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, to adopt a Resolution Granting a Conditional Use Permit for a Billboard up to 65 Feet in Height in a Heavy Industrial (I-2A) Zoning District at 8500 Naples Street NE.

Motion adopted unanimously.

- 9.3.** RES 26-46 Resolution Granting a Conditional Use Permit to Operate a Cannabis/Hemp Manufacturing Facility in a Heavy Industrial (I-2) Zoning District at 2161 107th Lane NE. Superior Molecular Inc. (Case File No. 26-0007/SLK)
Sponsors: Sheila Sellman, Community Development Director

Ms. Sellman stated the applicant is proposing to operate a cannabis manufacturing facility. The business will occupy an existing building on 107th Lane NE. Staff commented further on the request and recommended approval with conditions.

Moved by Councilmember Newland, seconded by Councilmember Ford, to adopt a Resolution Granting a Conditional Use Permit to Operate a Cannabis/Hemp Manufacturing Facility in a Heavy Industrial (I-2) Zoning District at 2161 107th Lane NE.

Councilmember Newland asked about potential odor mitigation and questioned how complaints will be processed. Ms. Sellman reported she had not seen the mechanical plans for this building, but noted the applicant was willing to install an odor mitigation system if complaints were brought to the city.

Motion adopted unanimously.

- 9.4.** RES 26-42 Resolution Granting a Comprehensive Plan Amendment from Planned Industrial/Planned Commercial (PI/PC) and Low Density Residential (LDR) to Low-Medium Density Residential (L-MDR) 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 comprehensive land use plan change from Planned Industrial/Planned Commercial (PI/PC) and Low Density Residential (LDR) to Low-Medium Density Residential (L-MDR) for approximately 83 acres at 3700 and 3900 125th Avenue. Staff provided further information regarding the request and recommended approval.

Mayor Sanders explained a super majority vote was required to approve a comprehensive plan amendment.

Moved by Councilmember Newland, seconded by Councilmember Ford, to adopt a Resolution Granting a Comprehensive Plan Amendment from Planned Industrial/Planned Commercial (PI/PC) and Low Density Residential (LDR) to Low-Medium Density Residential (L-MDR) at 3700 and 3900 125th Avenue NE.

Councilmember Massoglia indicated he did not support the proposed comp plan change. He said he supported this property remaining low density residential and explained he wanted

to see larger lots in this area of Blaine.

Councilmember Newland stated he supported the proposed development and appreciated changes the developer had made to the plans. He discussed how there was a demand for townhomes in the community and noted he would be supporting this project moving forward.

Councilmember Fleming agreed this was a sound development but explained this project did not align with the city's vision for this area of Blaine.

Councilmember Larson indicated she would like to see something unique as well throughout for this property, similar to The Lakes. She noted she watched the planning commission meeting and had read all the comments sent to the city council. She commented on the housing projects the council had recently approved in the city, noting many of the units were townhomes and apartments. She said while she understood property owners had the right to develop their property, she did not believe this was the right project for this site.

Councilmember Ford stated he understood the council's vision for this area was to have larger lots and homes. He was of the opinion the city needs density and tax base in order to decrease property taxes for all. He feared if this project were denied, it would take some time to find another developer that would be interested in developing this site.

Councilmember Larson requested a roll call vote.

A roll call vote was taken. Motion failed 2-5 (Mayor Sanders, Councilmembers Fleming, Larson, Massoglia, and Robertson opposed).

9.5. ORD 26-2602 Second 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 explained because the comprehensive plan amendment failed, staff would recommend the council deny the second reading of this ordinance.

Moved by Mayor Sanders, seconded by Councilmember Massoglia, to deny the Second Reading of Ordinance No. 26-2602, Approving a Rezoning from Farm Residential (FR) to Development Flex (DF) at 3700 and 3900 125th Avenue NE.

Motion to deny adopted unanimously.

9.6. RES 26-43 Resolution Granting Preliminary Plat Approval to Subdivide Approximately 83 Acres into 79 Single Family Lots, 56 Twinhome Lots, One Common Lot and

11 Outlots to be Known as Ravenwood at 3700 and 3900 125th Avenue NE.
Pulte Group (Case File No. 25-0056/SLK)

Sponsors: Sheila Sellman, Community Development Director

Ms. Sellman explained because the comprehensive plan amendment failed, staff would recommend the council deny the preliminary plat.

Moved by Mayor Sanders, seconded by Councilmember Massoglia, to deny a Resolution Granting Preliminary Plat Approval to Subdivide Approximately 83 Acres into 79 Single Family Lots, 56 Twinhome Lots, One Common Lot and 11 Outlots to be Known as Ravenwood at 3700 and 3900 125th Avenue NE.

Motion to deny adopted unanimously.

- 9.7.** RES 26-44 Resolution Granting a Conditional Use Permit to Allow Construction of 79 Single Family Homes and 56 Twin Homes in a Development Flex (DF) Zoning District at 3700 and 3900 125th Avenue NE. Pulte Group (Ravenwood) (Case File No. 25-0056/SLK)
Sponsors: Sheila Sellman, Community Development Director

Ms. Sellman explained because the comprehensive plan amendment failed, staff would recommend the council deny the conditional use permit.

Moved by Mayor Sanders, seconded by Councilmember Massoglia, to deny a Resolution Granting a Conditional Use Permit to Allow Construction of 79 Single Family Homes and 56 Twin Homes in a Development Flex (DF) Zoning District at 3700 and 3900 125th Avenue NE.

Motion to deny adopted unanimously.

10. Administration

- 10.1.** RES 26-51 Resolution Authorizing the Mayor and City Manager to Enter into a Cooperative Construction Agreement with the State of Minnesota Department of Transportation (MnDOT)
Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender requested the council enter into MnDOT Agreement 1061429 with the state of Minnesota, Department of Transportation to provide for payment by the city to the state of the city's share of the costs of traffic signals construction, city-owned sanitary sewer and watermain and other associated construction to be performed upon, along, and adjacent to Trunk Highway No. 65 from 300 feet north of 93rd Lane to 80 feet south of 121st Avenue/Paul Parkway, 99th Avenue from 125 feet west of West Frontage

Road to 265 feet east of Trunk Highway No. 65, County State Aid Highway (CSAH) No. 12 (109th Avenue from 475 feet west of Ulysses Street to 915 feet east of Baltimore Street, and on 117th Avenue from 600 feet west of Trunk Highway No. 65 to 430 feet east of Trunk Highway No. 65 according to state-prepared plans, specifications, and special provisions designated by the State Project 0208-169 (TH 65=005).

Mr. Schluender reported the state of Minnesota is preparing to reconstruct Trunk Highway 65 (TH65) from approximately 93rd Avenue to 121st Avenue/Paul Parkway. In addition, a new west side frontage road (Ulysses Street) will be constructed from 99th Avenue to 109th Avenue. The plans have been approved by MnDOT, Anoka County, and the city of Blaine and are being advertised to solicit bids for construction. As outlined in the agreement, the city of Blaine is responsible for a portion of the traffic signal systems and city-owned utilities that will be installed as a part of the project. The existing city-owned sanitary sewer and water main that runs along the west side of TH 65 will be removed and new sanitary sewer and water main will be installed within the new Ulysses Street alignment. In addition, there are various sanitary sewer and water main crossings on TH 65 that will be relocated. It is estimated that the city of Blaine's share is \$97,989.15 for the traffic signal systems and \$945,112.08 for the sanitary sewer and water main work.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to adopt a Resolution Authorizing the Mayor and City Manager to Enter into a Cooperative Construction Agreement with the State of Minnesota Department of Transportation (MnDOT).

Motion adopted unanimously.

- 10.2.** 2026-89 Ratification of Local 165 (Police Officers) Labor Agreement for 2026-2028
Sponsors: Scott Johnson, Director of Administrative Services

Director of Administrative Services Johnson stated council was asked to ratify and approve the LELS Local #165 (Police Officers) labor agreement. Staff reviewed the proposed changes within the contract and recommended approval.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to approve the Ratification of Local 165 (Police Officers) Labor Agreement for 2026-2028.

Councilmember Newland said he appreciated the fact that officers were moving laterally to the Blaine Police Department and stated he believed this spoke highly of the culture that had been created by the police chief and city council within the department.

Motion adopted unanimously.

- 10.3.** RES 26-68 Resolution Authorizing the Sale of Taxable General Obligation Abatement Bonds, Series 2026D (West Parking Facility) Subject to Certain Parameters
Sponsors: Erik Thorvig, City Manager

Mr. Thorvig stated as outlined in state law, by establishing existing values, the city is authorized to issue tax abatement bonds. Generally, tax abatement is an authority to issue bonds and the mechanism to repay the debt can be any number of revenue streams. The bonds are a general obligation of the city, secured by its full faith and credit and taxing power. Municipal bonds are either categorized as taxable or tax-exempt. This has been identified as taxable. While this generally results in a higher interest rate due to investors paying taxes on income, the City's AAA rating and General Obligation backing makes this financing more attractive than a traditional bank loan. Additionally, taxable bonds are not subject to the same arbitrage yield restrictions that tax-exempt bonds are subject to, effectively allowing interest to be earned in excess of interest paid. The bonds are structured as permanent financial instruments. The city has retained Baker Tilly as its independent municipal advisor for the sale of the bonds and is requesting authorization for them to solicit proposals in accordance with Minnesota Statutes. In conjunction with the sale, Baker Tilly is to prepare the Official Statement for the bonds, with the cooperation of city staff, and to execute and deliver it on behalf of the city upon its completion. For awarding a bond sale, Blaine customarily coordinates the sale process to coincide with regularly scheduled city council meetings. Typically, the city receives competitive bids the morning of a council meeting and then the Council acts on the award resolution that same evening. In the overwhelming number of cases, this works very well for the city.

Moved by Councilmember Massoglia, seconded by Councilmember Fleming, to adopt a Resolution Authorizing the Sale of Taxable General Obligation Abatement Bonds, Series 2026D (West Parking Facility) Subject to Certain Parameters.

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

- 10.4.** RES 26-67 Resolution Authorizing the Execution of Parking Abatement Assistance Agreements and Related Documents in Connection with the 105th Redevelopment District
Sponsors: Erik Thorvig, City Manager

Mr. Thorvig stated throughout 2025, significant progress was made on the project. All buildings within the district were demolished. Acquisition of all property for the redevelopment was completed earlier in the year. Lastly, significant earth work, grading and utility/road infrastructure was completed. Infrastructure work will continue in 2026. Also, in 2025, progress was made to identify users within the district, which resulted in amendments to the master plan. The most notable user was Scheels, which was announced last summer and received various approvals by the city council. Scheels is anticipated to begin construction this spring, along with the east parking ramp and event stadium. Since last fall, the city and developer have been working on various components of the project to allow for vertical construction of buildings and roundabout construction to occur this year. The attached resolution approves various agreements related to the event stadium, Scheels, parking facilities and master development agreement. Those agreements are:

- 1.) East Parking Abatement Agreement

- 2.) West Parking Abatement Agreement
- 3.) Stadium Abatement Agreement
- 4.) Retail Abatement Agreement
- 5.) Amendment to the Master Development Agreement

Mr. Thorvig provided the council with further information on these agreements and requested the council authorize the execution of the parking abatement assistance agreements and related documents in connection with the 105th Redevelopment District.

Moved by Councilmember Massoglia, seconded by Councilmember Robertson, to adopt a Resolution Authorizing the Execution of Parking Abatement Assistance Agreements and Related Documents in Connection with the 105th Redevelopment District.

Councilmember Ford expressed concern with the document for the west parking structure, noting he did not support this portion of the development. He questioned if this item should be voted on separately. Mr. Larson reported the legal binding documents that were brought forward were all encompassing for the overall 105th redevelopment project. He respectfully requested the council consider the related documents as one vote and not a west parking facility vote.

Councilmember Newland thanked the city attorney for his response, stating while he may not like every component of this development he would be offering his support for this item.

Motion adopted unanimously.

10.5. ORD 26-2605 First Reading

Ordinance Amending Chapter 50 - Offenses; Chapter 54 - Parks and Recreation; and Chapter 82 - Traffic and Vehicles

Sponsors: Brian Podany, Safety Services Manager/Police Chief

Safety Services Director/Police Chief Podany stated the council is asked to hold first reading of ordinance amendments pertaining to parks, open spaces, and trails. At the March 9, 2026, workshop, staff reviewed proposed amendments to several sections of city code to match statute regarding e-bikes, e-scooters, and other mobility devices as well as clarify conduct in public spaces, including parks. The proposed amendments are a result of council direction at the workshop and is being presented at this time for first reading. The second reading is scheduled for April 20, and if adopted would become effective 30 days after publication.

Declared by Mayor Sanders that Ordinance No. 26-2605, "Ordinance Amending Chapter 50 - Offenses; Chapter 54 - Parks and Recreation; and Chapter 82 - Traffic and Vehicles," be introduced and placed on file for second reading at the April 20, 2026 council meeting.

11. Other Business

None.

12. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Fleming, to adjourn the meeting at 9:15PM.

Motion adopted unanimously.



Signed by

Tim Sanders, Mayor

Signed by

Catherine M. Sorensen, City Clerk