



City of Blaine

City Council

August 3, 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; City Attorney Jacob Sauflay; 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.

Claire Walter-Marchetti, 11761 Able Street NE, invited the council to attend a gala event being hosted by the Friends of the Anoka County Libraries on October 15.

Bruce Manthei, 4101 99th Avenue NE, shared continued concerns regarding the electrical box location at Lexington and 99th Avenues and asked for responses from council and staff.

Scott Coggins, Anoka County Elections Integrity Team, shared comments regarding the validity of the federal certification process of voting tabulator machines used in Anoka County and questioned how the voting tabulator machines were now being certified.

Mark Ouellette, 1336 95th Avenue, expressed concerns about the proposed Viridian Sentinel apartment project being constructed in his neighborhood and the potential trash concerns that will result. He asked that the city have plans in place to address trash concerns for construction projects. He commented he was also concerned with how increased traffic levels will impact his neighborhood. He stated it appeared the city did not care about how new projects will impact the current residents of Blaine.

Dana Carlson, 287 117th Avenue NE, shared various concerns regarding family and other issues.

There being no further input, Mayor Sanders closed the Open Forum at 7:24PM.

6. Communications

Councilmember Larson encouraged the residents of Blaine to participate in Night to Unite, which would be held on Tuesday, August 4.

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 7.4.

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

Motion adopted unanimously.

7.1. 2026-154 Schedule of Bills Paid
 Sponsors: Jason Zimmerman, Finance Director

7.2. 2026-155 Approval of Minutes
 Sponsors: Cathy Sorensen, City Clerk

- 7.3.** RES 26-155 Resolution Approving a Premise Permit for Lawful Gambling Activity for Blaine Youth Football at Bravos Tequila Bar, 11712 Ulysses Lane NE, Suite 200
Sponsors: Cathy Sorensen, City Clerk
- 7.4.** RES 26-148 Resolution Granting Final Plat Approval to Subdivide 11.45 acres into 30 Single Family Lots to be Known As Quail Creek 14th Addition Located at 132nd Avenue NE/Bataan Court NE. QC Properties, LLC (Case File No. 26-0038/SLK)
Sponsors: Sheila Sellman, Community Development Director

Councilmember Massoglia asked questions regarding when road connections would be completed for this development. Director of Engineering Schluender explained the developer has been in front of the watershed district and staff anticipated construction would begin yet this fall or early next spring. He noted the rocks and boulders would be removed when the street was ready to drive on.

Moved by Councilmember Massoglia, seconded by Councilmember Fleming, to adopt a Resolution Granting Final Plat Approval to Subdivide 11.45 acres into 30 Single Family Lots to be Known As Quail Creek 14th Addition Located at 132nd Avenue NE/Bataan Court NE.

Motion adopted unanimously.

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

8.1. ORD 26-2610 Public Hearing and First Reading

An Ordinance Implementing an Electric Service Franchise Fee on Connexus Energy, A Minnesota Cooperative, its Successors and Assigns, for Providing Electric Service Within the City Of Blaine

Sponsors: Jason Zimmerman, Finance Director

Finance Director Zimmerman requested the council introduce an ordinance implementing an electric service franchise fee on Connexus Energy, a Minnesota Cooperative, its successors and assigns, for providing electric service within the city of Blaine. Additional information was provided on the proposed franchise fee structure as well as market analysis information for comparable cities. Staff reviewed the proposed model that would be implemented in Blaine, described how the dollars would be utilized and commented on how the proposed rates would impact the median value homeowner.

Mayor Sanders opened the public hearing at 7:45PM.

There being no public input, Mayor Sanders continued the public hearing to the August 17, 2026, city council meeting.

Declared by Mayor Sanders that Ordinance No. 26-2610, "An Ordinance Implementing an Electric Service Franchise Fee on Connexus Energy, A Minnesota Cooperative, its Successors and Assigns, for Providing Electric Service Within the City Of Blaine," be introduced and placed on file for second reading at the August 17, 2026, council meeting.

8.2. ORD 26-2611 Public Hearing and First Reading

An Ordinance Implementing a Gas Service Franchise Fee on Circle Pines Public Utilities, D/B/A Centennial Utilities, a Minnesota Municipal Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine

Sponsors: Jason Zimmerman, Finance Director

Mr. Zimmerman requested the council introduce an ordinance implementing a gas service franchise fee on Circle Pines Public Utilities, D/B/A Centennial Utilities, a Minnesota Municipal Corporation, its successors and assigns, for providing gas energy service within the city of Blaine.

Mayor Sanders opened the public hearing at 7:46PM.

There being no public input, Mayor Sanders continued the public hearing to the August 17, 2026, city council meeting.

Declared by Mayor Sanders that Ordinance No. 26-2611, "An Ordinance Implementing a Gas Service Franchise Fee on Circle Pines Public Utilities, D/B/A Centennial Utilities, a Minnesota Municipal Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine," be introduced and placed on file for second reading at the August 17, 2026, council meeting.

8.3. ORD 26-2612 Public Hearing and First Reading

An Ordinance Implementing a Gas Service Franchise Fee on Centerpoint Energy Resources Corp., D/B/A Minnegasco, a Delaware Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine

Sponsors: Jason Zimmerman, Finance Director

Mr. Zimmerman requested the council introduce an ordinance implementing a gas service franchise fee on Centerpoint Energy Resources Corp., D/B/A Minnegasco, a Delaware Corporation, its successors and assigns, for providing gas energy service within the city of Blaine.

Mayor Sanders opened the public hearing at 7:47PM.

There being no public input, Mayor Sanders continued the public hearing to the August 17, 2026, city council meeting.

Declared by Mayor Sanders that Ordinance No. 26-2612, "An Ordinance Implementing a Gas Service Franchise Fee on Centerpoint Energy Resources Corp., D/B/A Minnegasco, a Delaware Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine," be introduced and placed on file for second reading at the August 17, 2026, council meeting.

8.4. ORD 26-2613 Public Hearing and First Reading

An Ordinance Implementing an Electric Service Franchise Fee on Northern States Power Company, D/B/A Xcel Energy, a Minnesota Corporation, its Successors and Assigns, for Providing Electric Service Within the City of Blaine

Sponsors: Jason Zimmerman, Finance Director

Mr. Zimmerman requested the council introduce an ordinance implementing an electric service franchise fee on Northern States Power Company, D/B/A Xcel Energy, a Minnesota Corporation, its successors and assigns, for providing electric service within the city of Blaine.

Mayor Sanders opened the public hearing at 7:48PM.

There being no public input, Mayor Sanders continued the public hearing to the August 17, 2026, city council meeting.

Declared by Mayor Sanders that Ordinance No. 26-2613, "An Ordinance Implementing an Electric Service Franchise Fee on Northern States Power Company, D/B/A Xcel Energy, a Minnesota Corporation, its Successors and Assigns, for Providing Electric Service Within the City of Blaine," be introduced and placed on file for second reading at the August 17, 2026, council meeting.

8.5. ORD 26-2614 Public Hearing and First Reading

An Ordinance Implementing a Gas Service Franchise Fee on Northern States Power Company, D/B/A Xcel Energy, a Minnesota Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine

Sponsors: Jason Zimmerman, Finance Director

Mr. Zimmerman requested the council introduce an ordinance implementing a gas service franchise fee on Northern States Power Company, D/B/A Xcel Energy, a Minnesota Corporation, its successors and assigns, for providing gas energy service within the city of Blaine.

Mayor Sanders opened the public hearing at 7:49PM.

There being no public input, Mayor Sanders continued the public hearing to the August 17, 2026, city council meeting.

Declared by Mayor Sanders that Ordinance No. 26-2614, "An Ordinance Implementing a Gas Service Franchise Fee on Northern States Power Company, D/B/A Xcel Energy, a Minnesota Corporation, its Successors and Assigns, for Providing Gas Energy Service Within the City of Blaine," be introduced and placed on file for second reading at the August 17, 2026, council meeting.

9. Development Business

- 9.1.** RES 26-144 Resolution Granting a Comprehensive Plan Amendment from High Density Residential/Planned Industrial/Planned Commercial and Planned Industrial/Planned Commercial to High Density Residential 2/Planned Commercial at 9436 and 9422 Ulysses Street NE. Viridian Sentinel (Sentinel Management Company) (Case File No. 26-0032/EES)
Sponsors: Sheila Sellman, Community Development Director

Community Development Director Sellman stated the applicant is proposing to subdivide two existing lots into three lots to allow for construction of a new apartment building immediately south of the existing Viridian Apartments and west of the Teamsters headquarters. The project requires a comprehensive plan amendment, a conditional use permit (apartment use and shared access/zero lot line) and a plat.

Moved by Councilmember Newland, seconded by Councilmember Ford, to adopt a Resolution Granting a Comprehensive Plan Amendment from High Density Residential/Planned Industrial/Planned Commercial and Planned Industrial/Planned Commercial to High Density Residential 2/Planned Commercial at 9436 and 9422 Ulysses Street NE.

Councilmember Massoglia indicated he did not always support apartment buildings but believed this was the proper location for an apartment complex and would be offering his support for this project.

Motion adopted unanimously.

- 9.2.** RES 26-145 Resolution Granting Preliminary Plat Approval to Reconfigure Two Existing Lots Totaling Approximately 12 Acres into Three Lots to be Known as Cloverleaf Commons Third Addition at 9436 and 9422 Ulysses Street NE. Viridian Sentinel (Sentinel Management Company) (Case File No. 26-0032/EES)
Sponsors: Sheila Sellman, Community Development Director

Ms. Sellman stated the applicant is proposing to subdivide two existing lots into three lots to allow for construction of a new apartment building immediately south of the existing Viridian Apartments and west of the Teamsters headquarters. The project requires a comprehensive plan amendment, a conditional use permit (apartment use and shared access/zero lot line) and a plat.

Moved by Councilmember Newland, seconded by Councilmember Ford, to adopt a Resolution Granting Preliminary Plat Approval to Reconfigure Two Existing Lots Totaling Approximately 12 Acres into Three Lots to be Known as Cloverleaf Commons Third Addition at 9436 and 9422 Ulysses Street NE.

Motion adopted unanimously.

- 9.3.** RES 26-146 Resolution Granting a Conditional Use Permit to Allow an 84-Unit Apartment Building in a Planned Business District (PBD) Zoning District with Shared Parking and Shared Access at 9436 and 9422 Ulysses Street NE. Viridian Sentinel (Sentinel Management Company) (Case File No. 26-0032/EES)

Sponsors: Sheila Sellman, Community Development Director

Ms. Sellman stated the applicant is proposing to subdivide two existing lots into three lots to allow for construction of a new apartment building immediately south of the existing Viridian Apartments and west of the Teamsters headquarters. The project requires a comprehensive plan amendment, a conditional use permit (apartment use and shared access/zero lot line) and a plat.

Moved by Councilmember Newland, seconded by Councilmember Ford, to adopt a Resolution Granting a Conditional Use Permit to Allow an 84-Unit Apartment Building in a Planned Business District (PBD) Zoning District with Shared Parking and Shared Access at 9436 and 9422 Ulysses Street NE.

Councilmember Newland asked questions regarding traffic management and trash or debris control during construction. He requested staff speak with the developer to ensure debris would be controlled during construction. Ms. Sellman reported staff held a meeting with the architect about the site and discussed how the project would be staged, noting there would be no parking on the street. She explained the development agreement would address trash and debris collection for the site.

Councilmember Newland suggested a condition be added to the development agreement to ensure trash was cleaned on the site on a daily basis. Ms. Sellman indicated the current language would have inspections conducted on a weekly basis or by complaint.

Councilmember Robertson said she understood Mr. Ouellette's concerns about previous construction projects and encouraged the developer to have an open line of communication between Mr. Ouellette in order to ensure all trash and debris concerns are addressed in a timely manner.

Motion adopted unanimously.

10. Administration

None.

11. Other Business

None.

12. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adjourn the meeting at 8:03PM.

Motion adopted unanimously.



Signed by

Tim Sanders, Mayor

Signed by

Catherine M. Sorensen, City Clerk