# City of Blaine
# City Council

August 17, 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, Leslie Larson, Chris Massoglia, Tom Newland, and Jess Robertson.

**ABSENT**: Councilmember Chris Ford.

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; Housing Program Coordinator Elizabeth Showalter; City Attorney Eric Larson; 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 99th Avenue NE, shared continued concerns regarding the electrical box location at 99th/Lexington Avenue and the council's lack of response to his concerns.

Augustin, 11641 Washington Street NE, expressed concerns regarding automated license plate readers (ALPRs) in the community and expressed anger regarding the installation of Flock cameras in the city. He was of the opinion this was a violation of constitutional rights and is AI mass surveillance.

Jimmy, 1152 7th Street, requested the council remove the Flock cameras in the community and shared concerns about mass surveillance. He explained these systems are not properly governed, impede on individuals' rights, and go beyond the intended scope.

Masih Mohammed, 12081 7th Street, spoke against the Flock cameras in the community and noted he opposed the proposed franchise fees. He stated he lived on a fixed income and could not afford additional taxes from the city.

Deanna Belkadi, 2095 131st Court NE, expressed concerns regarding the proposed tax levy, franchise fees, parking ramp in the 105th District, and the Flock cameras in the community. She was of the opinion there had been a lack of transparency with the public and explained she was looking to move out of Blaine.

Mona Hussein, 12572 Quemoy Street NE, stated she had concerns with the proposed levy and franchise fees.

There being no further input, Mayor Sanders closed the Open Forum at 7:18PM.

## 6. Communications

Chief Podany invited members of the audience to further share their concerns with Sergeant Wes Villegas as he was present at this meeting and discussed the FAQ section regarding Flock cameras that was available on the city's website.

## 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.

Councilmember Newland stated he would be abstaining from Item 7.1 due to a conflict of interest.

Motion adopted unanimously (Councilmember Newland abstained from Item 7.1).

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| **7.1.** | 2026-161 | Schedule of Bills Paid<br>*Sponsors: Jason Zimmerman, Finance Director* |
| **7.2.** | 2026-162 | Approval of Minutes<br>*Sponsors: Cathy Sorensen, City Clerk* |
| **7.3.** | RES 26-149 | Resolution Granting Final Plat Approval to Subdivide Approximately 10.43 Acres into 4 Lots and 2 Outlots to be Known as Blaine Ventures First Addition at 4131 Pheasant Ridge Drive NE. Blaine Ventures LLC (Newton RES LLC) (Case File No. 26-0041/SLK)<br>*Sponsors: Sheila Sellman, Community Development Director* |
| **7.4.** | RES 26-153 | Resolution to Declare Cost to be Assessed, Order Preparation and Call for Public Hearing on Proposed Assessment for 2024 Southwest Area Street Reconstruction Project, Improvement Project No. 24-07 (T2407)<br>*Sponsors: Daniel Schluender, Director of Engineering* |
| **7.4.** | 2026-418RES 26-153 | Resolution to Declare Cost to be Assessed, Order Preparation and Call for Public Hearing on Proposed Assessment for Zest Street Construction Project, Improvement Project No. 25-04 (T2504)<br>*Sponsors:* |
| **7.5.** | RES 26-166 | Resolution to Approve Joint Powers Agreement No. GR_00815 with Anoka County for the Signalization of CSAH 14 (125th Ave NE) at Zest Street NE, Improvement Project No. T2611 and Associated Budget Amendments<br>*Sponsors: Daniel Schluender, Director of Engineering* |
| **7.6.** | RES 26-167 | Resolution to Approve Amended Joint Powers Agreement (JPA) No. CCON26-000486-V1 with Anoka County for Intersection Improvements at CSAH 52 (Radisson Road) and CSAH 12 (109th Avenue) and Signalization at Mankato Street/Tournament Players Pkwy and CSAH 12 (109th Avenue), Improvement Project No. T2518 and Associated Budget Amendment<br>*Sponsors: Daniel Schluender, Director of Engineering* |
| **7.7.** | 2026-163 | Motion to Authorize Night Time Paving Operations for the CSAH 52 (Radisson Road) and CSAH 12 (109th Avenue) Intersection Improvements Project |

*Sponsors: Daniel Schluender, Director of Engineering*

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

**8.1.** RES 26-152 Resolution Granting a Conditional Use Permit to Allow Office, Manufacturing, and Warehouse in the Planned Business District (PBD) Zoning District at 3785 Pheasant Ridge Drive NE. MSMWPR-1 LLC (Karl Dungs Inc.) (Case File No. 26-0042/SLK)
*Sponsors: Sheila Sellman, Community Development Director*

Community Development Director Sellman stated the applicant is requesting a conditional use permit (CUP) to allow manufacturing, office, and warehousing in a Heavy Industrial (I-2) zoning district.

Mayor Sanders opened the public hearing at 7:28PM.

Scott Schindlbeck, President/CEO of Karl Dungs, Inc., explained he was available for questions or comments.

Bruce Manthei asked how building construction was vetted in the wetland area and questioned how the drainage would be managed.

Ms. Sellman explained this was an existing building, so there would not be any impacts on the wetlands. She reported that any new buildings constructed in the city would have to go through watershed approval where the wetland impacts and drainage would be evaluated.

There being no additional public input, Mayor Sanders closed the public hearing at 7:31PM.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Granting a Conditional Use Permit to Allow Office, Manufacturing, and Warehouse in the Planned Business District (PBD) Zoning District at 3785 Pheasant Ridge Drive NE.

Motion adopted unanimously.

**8.2.** RES 26-154 Resolution Granting a Conditional Use Permit for a Sign Plan that Includes Four Wall Signs and One LED Display per Section 117-23 of the Zoning Code, in the 105th Avenue Redevelopment District (RD) Zoning District at 2105 105th Avenue NE. Scheels All Sports Inc. (ISG) (Case File No. 26-0044/SAS)
*Sponsors: Sheila Sellman, Community Development Director*

Ms. Sellman stated Scheels is seeking a conditional user permit for signage per Section 117-23 (12) of the zoning code, "any signage not specifically permitted pursuant to section 117-

34", which regulates signage for the district. The proposed signage includes four wall signs and one LED sign. Staff provided detailed information on othe proposed signs and recommended approval of the CUP request.

Mayor Sanders opened the public hearing at 7:34PM.

There being no public input, Mayor Sanders closed the public hearing at 7:34PM.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Granting a Conditional Use Permit for a Sign Plan that Includes Four Wall Signs and One LED Display per Section 117-23 of the Zoning Code, in the 105th Avenue Redevelopment District (RD) Zoning District at 2105 105th Avenue NE.

Councilmember Newland indicated he did not fully support the proposed sign request, noting there was no compromise on Scheels part.

Josh Remer, Scheels representative, discussed the reasons for the signage request noting the proposed signage would assist with attracting new customers and he wanted to ensure these customers were aware of the store location.

Councilmember Newland commented on how the signage needs for the 105th district have evolved over time and noted he believed the sign request from Scheels was too much.

Councilmember Larson discussed the property across the street from Scheels noting Scooters Coffee had made several requests to the city for additional signage and these requests were denied by the council. She explained she would be supporting the request for additional signage and reported if this request were approved, she would expect the sign request for the building across the street to be reconsidered.

Mayor Sanders asked if the city approved additional signage for the building across the street. Ms. Sellman reported an ordinance amendment was approved for the building across the street, in order to allow for more signage.

Councilmember Robertson noted a 250,000 square foot building was never part of the original plan for the 105th redevelopment district. She indicated Scheels was larger than Target or Walmart and encouraged the council to compare apples to apples when considering this request.

Councilmember Fleming thanked staff for the detailed information on this sign request. She explained the request from the building across the street was an ordinance amendment and not a CUP.

Motion adopted 5-1 (Councilmember Newland opposed).

**8.3.** ORD 26-2610 Public Hearing

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 consider 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. Staff provided a detailed report on the proposed franchise fees and requested the council reconvene the public hearing, take public testimony and noted no action on this item would occur until September.

Mayor Sanders reconvened the public hearing at 7:59PM.

There being no public input, Mayor Sanders closed the public hearing at 8:00PM.

No action was taken by the council; action will occur on this item no earlier than September 9.

**8.4.** ORD 26-2611 Public Hearing

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 consider 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. Staff provided a detailed report on the proposed franchise fees and requested the council reconvene the public hearing, take public testimony and noted no action on this item would occur until September.

Mayor Sanders reconvened the public hearing at 8:00PM.

There being no public input, Mayor Sanders closed the public hearing at 8:00PM.

No action was taken by the council; action will occur on this item no earlier than September 9.

**8.5.** ORD 26-2612 Public Hearing

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 consider 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. Staff provided a detailed report on the proposed franchise fees and requested the council reconvene the public hearing, take public testimony and noted no action on this item would occur until September.

Mayor Sanders reconvened the public hearing at 8:00PM.

Deanna Belkadi, 2095 131st Court NE, explained that the addition of a franchise fee should be considerate of the economy and noted her electric bill has doubled in the last year with no additional usage. She encouraged the council to consider how tough the economy was at this time.

City Manager Thorvig commented on how the city was proposing to use franchise fees in order to eliminate the need to bond for the city's street improvement projects.

Dusty Peterson, resident of Blaine, discussed how a street was reconstructed near his house last year. He was of the opinion the reconstruction was not necessary. He then commented on the numerous ways residents of Blaine were being taxed and urged the city to bring forward a balanced budget that did away with niceties.

There being no additional public input, Mayor Sanders closed the public hearing at 8:03PM.

No action was taken by the council; action will occur on this item no earlier than September 9.

**8.6.** ORD 26-2613 Public Hearing

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 consider 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.Staff provided a detailed report on the proposed franchise fees and requested the council reconvene the public hearing, take public testimony and noted no action on this item would occur until September.

Mayor Sanders reconvened the public hearing at 8:06PM.

There being no public input, Mayor Sanders closed the public hearing at 8:06PM.

No action was taken by the council; action will occur on this item no earlier than September 9.

**8.7.** ORD 26-2614 Public Hearing

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 consider 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. Staff provided a detailed report on the proposed franchise fees and requested the council reconvene the public hearing, take public testimony and noted no action on this item would occur until September.

Mayor Sanders reconvened the public hearing at 8:08PM.

There being no public input, Mayor Sanders closed the public hearing at 8:08PM.

No action was taken by the council; action will occur on this item no earlier than September 9.

## 9. Development Business

None.

## 10. Administration

**10.1.** RES 26-162 Revised 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 a revised resolution authorizing the submittal of the LCCMR - ENRTF Grant application for the Blaine Wetland Sanctuary (BWS) Trail Development, Improvement Project No. P2405 (25-08). The Legislative-Citizen Commission on Minnesota Resources (LCCMR) is recommending $2,167,000 in funding from lottery proceeds for the construction of the southern Blaine Wetland Sanctuary boardwalk and trail. As part of this grant process the LCCMR has requested additional documentation to be completed at this time. Part of the documentation requested is a revised resolution with the following language added to the operative clause of the resolution:

> "That the city of Blaine has the financial capability to ensure adequate operation and maintenance of the project once completed."

Mr. Schluender reported council passed the original resolution 26-41 on March 2, 2026 authorizing the submittal of the LCCMR grant application for this project. The grant application was submitted requesting $2,350,000 in funding ($2,167,000 is recommended for award), for construction costs only, for the first two phases of the trail (southern trail segments). The total estimated construction costs for the first two phases is approximately $5,871,000. The grant funds will help close the gap between the funding allocated in the capital improvement plan and expected construction costs for the two proposed phases of the trail. The proposal was one of the highest ranked among the 434 proposals submitted and was a joint effort of the engineering and planning departments and was awarded nearly the full amount requested. The final awards must be approved by the legislature and governor during the 2027 session, which will happen sometime between January and May 2027, at which point the city will publicize the award. Construction could begin as early as fall 2027. The current capital parks budget identifies this project for 2031 and discussions with council and modifications to the capital plan would need to occur if construction were to occur sooner.

Mr. Thorvig stated this was an exciting project that the council has struggled with due to funding and if the city were able to secure a grant, this project may become a reality. He indicated the grant still has to be approved by the legislature, which would occur in May of 2027.

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

Councilmember Massoglia thanked Director of Engineering Schluender for his efforts to pursue this grant funding. He asked what the city would be committing to through the grant application. Mr. Schluender explained the council would be committing to the fact the city of Blaine has the financial capability to ensure adequate operation and maintenance of the project once completed.

Councilmember Massoglia indicated he could support this grant application moving forward but noted he did not support the parks capital improvement plan.

Motion adopted unanimously.

**10.2.** RES 26-164 Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2027 Laddie Lake Area Street Reconstruction, Improvement Project No. 27-04 (T2704)

*Sponsors: Daniel Schluender, Director of Engineering*

Mr. Schluender stated council is being asked to initiate a 2027 Pavement Management Program project for the 2027 Laddie Lake Area Street Reconstructions, Improvement Project No. 27-04. If approved, this Resolution initiates the proposed 2027 Laddie Lake Area Street Reconstruction project and orders the preparation of a feasibility report.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, to adopt a Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2027 Laddie Lake Area Street Reconstruction, Improvement Project No. 27-04 (T2704).

Motion adopted unanimously.

**10.3.** 2026-164 Motion to Authorize Mayor and City Manager to Enter into a Contract with Bolton & Menk, Inc. for Professional Engineering Services for the 2027 Laddie Lake Area Street Reconstruction Project, Improvement Project No. 27-04 (T2704).

*Sponsors: Daniel Schluender, Director of Engineering*

Mr. Schluender stated council is requested to approve a contract from Bolton & Menk for professional services for preliminary design and preparation of a feasibility report for the 2027 Laddie Lake Area Street Reconstruction Project, Improvement Project No. 27-04 in the amount of $103,042. Bolton & Menk has provided the requested letter of proposal for the 2027 Laddie Lake Area Street Reconstruction Project, Improvement Project No. 27-04. The proposal, in the amount of $103,042, is for preliminary design and preparation of a feasibility report for the project. Staff reviewed the proposal, compared it with previous proposals for similar projects, and determined that the fees are justified and reasonable. After completion of the feasibility report and upon ordering the improvements, a contract for final design and construction services would be negotiated with Bolton & Menk. This project will be funded through proposed project assessments, Pavement Management Program funds, and Public Utility funds.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to Authorize Mayor and City Manager to Enter into a Contract with Bolton & Menk, Inc. for Professional Engineering Services for the 2027 Laddie Lake Area Street Reconstruction Project, Improvement Project No. 27-04 (T2704).

Motion adopted unanimously.

## 11. Other Business

None.

## 12. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adjourn the meeting at 8:18PM.

Motion adopted unanimously.

**Signed by** ______________________________
Tim Sanders, Mayor

**Signed by** ______________________________
Catherine M. Sorensen, City Clerk