



**City of Blaine**  
**Anoka County, Minnesota**  
**Minutes**  
**City Council**

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

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Monday, October 3, 2022

7:30 PM

Council Chambers

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**1. CALL TO ORDER BY THE MAYOR**

The meeting was called to order at 7:30PM 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 Wes Hovland, Julie Jeppson, Chris Massoglia (attending remotely from 1636 Imlay City Road, Lapeer MI), Tom Newland, Richard Paul, and Jess Robertson (attending remotely from 11672 County Highway 18 SW, Brainerd MN).

**ABSENT:** None.

Quorum Present.

**ALSO PRESENT:** City Manager Michelle Wolfe; Community Development Director Erik Thorvig; Safety Services Manager/Police Chief Brian Podany; Finance Director Joe Huss; City Engineer Dan Schluender; City Attorney Chris Nelson; Communications Manager Ben Hayle; Deputy Finance Director Alison Bong; Deputy Public Works Director Nick Fleischhacker; Asset Management Project Coordinator Shawn Smith; City Planner Sheila Sellman; and City Clerk Catherine Sorensen.

**Present:** 6 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia and Mayor Sanders

**4. AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS**

**4.-1 Recognition of Police Officers Accomplishments**

Safety Services Manager/Police Chief Podany stated Officers Jake Green, Logan Larson, and Trent Bachman are being recognized for their accomplishments in keeping the roadways in our community safer. Officers Green and Larson were selected to the DWI All-Star Team by

the Office of Traffic Safety and Officer Bachman earned the Minnesota Towards Zero Deaths (TZD) Challenge Coin and Certificate. He reviewed statistics for each officer and commended them for their efforts.

Centennial Lakes Police Chief Mork explained Officer Logan Larson was previously with the Centennial Lakes Police Department and thanked him for his great work in both communities.

Bill Hammes, State of Minnesota Office of Traffic Safety, thanked Officers Green, Larson and Bachman for their lifesaving police efforts and stated he was very proud of all their efforts. He presented Officers Green and Larson with the DWI All-Star bat, hat and pin, and Officer Bachman received the TZD challenge coin and certificate.

Mayor Sanders thanked the officers for their great work in the City. A round of applause was offered by all in attendance.

**Informational: no action required**

## **5. COMMUNICATIONS**

Councilmember Hovland spoke about the City's first Oktoberfest and thanked all of the volunteers for putting on this wonderful community event.

## **6. OPEN FORUM**

Mayor Sanders opened the Open Forum at 7:42PM.

Larry Sable, 10806 Buchanan Street, thanked the city for putting on Oktoberfest stating this was a great community event. He stated he was proud to be a citizen of Blaine and the high quality of life in this community and appreciated the low crime rates in the community. He also thanked the garden club for their work and plantings at city hall.

Steve Guider, 13124 Eldorado Street, discussed his work at Veterans Memorial Park and agreed that while Oktoberfest was a great community event expressed concerns with the location of the portable restrooms within Veterans Memorial Park. He believed this was disrespectful to the veterans who were being honored within this park and encouraged the City do better when hosting events at this park. He expressed frustration regarding not being able to remove a tree within the park to allow for placement of a new memorial then requested the informational sign be posted again as in the past. He commented on how he has turned this park into a special place for veterans and requested that staff and Council work with him instead of against him on this project.

Mayor Sanders stated the City greatly appreciates all of Mr. Guider's efforts and explained the placement of the portable restrooms was in no way a slight or sign of disrespect to veterans in our community. He indicated this was City property and that while the park needed to be prepared for the event every member of Council loves that park and respected the community's veterans. He requested to meet with Mr. Guider and his board in order to move his vision for the park forward.

Dennis Angell, VFW, explained he served in the Marine Corps and could not be more proud of the Veterans Memorial Park in Blaine. He indicated this park would not be in place if not for the efforts of Steve Guider and explained Mr. Guider has raised \$400,000 for this park and was working to raise another \$750,000 in order to meet his vision. He encouraged the Council to speak with Mr. Guider and offer him respect and learn more about his vision for the park.

There being no further input, Mayor Sanders closed the Open Forum at 8:04PM.

#### **7. ADOPTION OF AGENDA**

The agenda was adopted as amended moving Items 10.5, 10.6 and 10.7 under Development Business to be addressed after Public Hearing Item 9.1.

#### **8. APPROVAL OF CONSENT AGENDA:**

Councilmember Newland stated he would need to abstain from voting on Item 8.1, Schedule of Bills Paid.

Councilmember Hovland stated he would need to abstain from voting on Item 8.2 noting he was not in attendance at the September 12 workshop meeting.

Councilmember Massoglia requested the removal of consent agenda item 8.6.

**Moved by Councilmember Jeppson, seconded by Councilmember Hovland, that the following be approved: A roll call vote was taken. Motion adopted 5-0-2 (Councilmembers Hovland and Newland abstained).**

**Aye:** 5 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia and Mayor Sanders

**Abstain:** 1 - Councilmember Hovland

#### **8.-1**

#### **Schedule of Bills Paid**

**Attachments:**    [September 16, 2022 Bills Paid](#)  
                              [September 16, 2022 Subset of Bills Paid](#)  
                              [September 23, 2022 Bills paid](#)  
                              [September 23, 2022 Subset of Bills Paid](#)

CM Newland abstained

Approved

**8.-2                      Approval of Minutes**

**Attachments:**    [09-12-22 Workshop Minutes](#)  
                              [09-19-22 Workshop Minutes](#)  
                              [09-19-22 City Council Minutes](#)

Approved

**8.-3                      Granting Final Plat Approval to Subdivide Two Lots and One  
Outlot into Two Lots to be Known as Perry Heathfield Preserve at  
11511 7th Street NE. Lake & Land Surveying, Inc. (Case File No.  
22-0063/EES)**

**Attachments:**    [Attachments](#)

Adopted

**8.-4                      Approve a Tobacco and Tobacco Products License for Super  
USA Gas Plus Inc., 12080 Central Avenue NE**

Approved

**8.-5                      Approve a Tobacco and Tobacco Products License for Super  
USA Gas Plus, Inc., 12080 Central Avenue NE**

Approved

**8.-6                      Authorize a Professional Services Contract with WSB to perform  
an Enterprise Asset Management System (EAMS) Needs  
Assessment and Request for Proposals (RFP) Development**

**Attachments:**    [Contract](#)  
                              [Needs Assessment & RFP Development](#)  
                              [Proposal From WSB](#)

Councilmember Massoglia stated he would like to table this item as he believed the Council needed more time to consider action before moving forward with this purchase.

Moved by Councilmember Massoglia, seconded by Councilmember Paul, to table action on this item for further discussion as part of the budget.

A roll call vote was taken. Motion failed 3-4 (Councilmember Hovland, Jeppson, Robertson and Mayor Sanders opposed).

Moved by Councilmember Jeppson, seconded by Councilmember Hovland, that Motion 22-166, "Authorize a Professional Services Contract with WSB to perform an Enterprise Asset Management System (EAMS) Needs Assessment and Request for Proposals (RFP) Development," be approved.

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

**Aye:** 4 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson and Mayor Sanders

**Nay:** 2 - Councilmember Paul and Councilmember Massoglia

## 9. 7:30 P.M. - PUBLIC HEARING AND ITEMS PUBLISHED FOR A CERTAIN TIME

### 9.-1 Granting a Conditional Use Permit to Allow for a Total of 1,187 Square Feet of Accessory Garage Space in the R-1 (Single Family) Zoning District at 9323 Jamestown Street NE. Dallas Sessions (Case File No. 22-0061/SLK)

**Attachments:**     [Attachments](#)  
[Unapproved PC Minutes 091322](#)

City Planner Sellman stated the applicant is requesting to construct a total of 1,187 square feet of accessory building space. The accessory building space would include an existing attached garage and a proposed detached accessory building in the rear yard. Staff recommended approval of the request with conditions.

Mayor Sanders opened the public hearing at 8:10PM.

There being no public input, Mayor Sanders closed the public hearing at 8:11PM.

Moved by Councilmember Newland, seconded by Councilmember Paul, that Resolution No. 22-153, "Granting a Conditional Use Permit to Allow for a Total of 1,187 Square Feet of Accessory Garage Space in the R-1 (Single Family) Zoning District at 9323 Jamestown Street NE," be approved.

A roll call vote was taken. Motion adopted unanimously.

**Aye:** 6 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia and Mayor Sanders

## 10. DEVELOPMENT BUSINESS

### 10.-5

### Second Reading

**Granting a Rezoning from R-1 (Single Family) and R-3B (Medium Density Multifamily) to DF (Development Flex) at 111 99th Avenue NE. Blaine Apartments LLC (Case File No. 22-0048/EES)**

**Attachments:**     [Attachments](#)  
                              [Unapproved PC Minutes 081022](#)  
                              [Presentation](#)

Ms. Sellman stated the applicant is requesting to rezone to DF (Development Flex) to allow for development of an apartment building in conformance with the HDR (High-Density Residential) land use designation of the 2040 Comprehensive Plan. Staff commented on the history of this request and noted the applicant has amended the proposed parking. The tree removal and replacement requirements were reviewed. It was noted this site has been guided for high density residential since 2018. Staff commented on the surrounding uses, which included apartments and townhouses.

City Engineer Schluender reported a traffic study was not completed for this project. He explained this was not necessary because they were only required for projects that generate over 1,000 trips per day. He indicated this project would produce 750 trips per day, which was under the city's threshold. He commented on the original design for 101st and 99th Avenue. He reported this four-lane section was designed in 1989. The average daily trips for 101st in 1989 was 6,894 and was projected to be 14,000 by 2009. After reviewing records, staff found that this roadway had approximately 7,000 trips per day. He reported staff reviewed sight distance and sight lines based on the curvature of the road and its intersection with 99th. It was noted the sight distance was 500 feet, when 350 feet was required, which meant the design from 1989 holds true today. He commented further on what this intersection would look like if turn lanes were added. It was noted 350 feet would be required to taper and allow for the movement and staff did not believe this would be easy to accomplish given the amount of right of way available. Staff suggested a sidewalk be introduced in 2025 when the roadway was reconstructed.

Ms. Sellman further discussed the requests before the Council and it was noted the Planning Commission recommends approval.

Mayor Sanders opened the meeting for public comments.

Kevin Browen, 9712 6th Street, expressed concerns with the current traffic counts on 6th Street and 97th Avenue. He reported he had 129 cars go by his house along 6th Street in one hour. He reported he was concerned about the safety of students walking to school and

recommended a signal be considered at Polk Street. He requested additional lighting be installed to help bring the intersection to drivers' attention. He noted he was concerned with the amount of fill that would be needed for this project given the fluctuating water tables. He was concerned this project would impact water runoff. His last concern was with the type of tenants this project would attract.

Lori Saroya, 782 101st Avenue, requested the Council table action on this item to allow more time for consideration of this project and expressed concerns that only three members of the Planning Commission were present when this item was considered. She said it was her understanding that the vast majority of her neighbors objected to this project and believed all of the residents should be allowed to speak.

Melissa Hurd, 9923 Washington Street NE, stated she was concerned with the communication process that was followed for the Comprehensive Plan. In addition, she questioned why the Council was setting limits on communication for the neighbors when this was one of the goals of the City Council. She indicated she was disappointed in the amount of trees that would be lost and encouraged the Council to reconsider the rezoning of this property. She discussed how the increased traffic would impact the neighbors along with the surrounding wildlife. She encouraged the Council to treat this area of Blaine as valuable as the east side of Blaine. She commented on the traffic numbers for her neighborhood and stated she believed the traffic data was flawed. Lastly, she questioned who would be able to live in the proposed units as they were not truly affordable.

Mayor Sanders reported there has been three opportunities for the public to speak regarding this project.

Alexandra Oswald, 11471 100th Drive NE, stated she has lived in Blaine for the past six years. She discussed an accident she was in at the intersection of Cloverleaf Parkway and 99th Avenue and recommended the Council vote against the proposed high density project due to the fact this would bring too much additional traffic to the area. She stated the curve was blind given the high rate of speed cars were traveling at and was fortunate that she and her passenger were not killed at this intersection.

Kathy Sedeiko, 99th Avenue and 6th Street, explained she was told when she moved into her home that 6th Street would have no more traffic. She anticipated the traffic in her neighborhood has doubled and feared how this would become even worse if this project were approved. She indicated she was also concerned with parking and noted the residents

from Royal Oaks spill into the neighborhood. She did not want this concern to be compounded with another apartment complex and stated she does not want this apartment complex to be approved.

Bob Sedeiko, 99th Avenue and 6th Street, suggested the City consider how to mitigate the traffic that has become through traffic in the neighborhood.

A resident spoke about how the area used to be swamp land and a marsh and noted there was a lack of access to Highway 65.

A resident shared concerns regarding traffic and the loss of the wooded areas and encouraged the Council to vote no on this project.

Michael Kuntz, design team architect, responded to the concerns raised by the public. He described the type of spread footings that would be pursued for this project given the size of the building. He described the stormwater management that would be put in place for this site, noting a stormwater tank would be buried on the south side of the site to collect stormwater.

Mayor Sanders requested staff speak to the concerns one resident raised regarding Councilmember Jeppson's comments at the last Council meeting with respect to the Minnesota State Supreme Court.

City Attorney Nelson stated with regard to the comments made regarding the Comprehensive Plan, the area has been designated high density residential and was reviewed and approved in 2018. He explained the Comprehensive Plan is reviewed and approved every 10 years and stated this document creates land use designations for the City. He indicated the law requires cities to amend zoning ordinances in order to comply with the Comprehensive Plan. He explained this area is designated high density residential, but it is zoned R-1 (low density residential). He advised when staff indicates that the proposal for rezoning was consistent with the Comprehensive Plan it meant high density residential designation leads to a change in the designation which will lead to a high density residential development.

Councilmember Newland spoke to the three requests for this project. He explained he did not like the plan or the site. He indicated he did not have a problem with the use because he understood the City needed more housing options but was concerned with vehicle and pedestrian traffic given how busy this area was. He did not support adding more traffic to this area. He discussed how the proposed building would dominate this area and intrude onto the privacy of the Alexandra House. He stated he



appreciated what the developer has done but suggested another site be considered. He indicated the neighbors oppose this project and therefore he would be opposing this project.

Councilmember Hovland believed the Planning Commission meeting should not have been held on Night to Unite and that he would like to see an open house held in order to better communicate with the neighbors. He discussed how the City completed its traffic study and noted the City does not take into account the driving habits of individuals as it was very difficult to account for this. He understood that the driving behaviors of traffic in this area was a concern then discussed how this project would properly transition the area from single family homes to townhomes to multi-family apartment complex. He agreed it was difficult to put an apartment complex in the middle of a single-family neighborhood and believed pedestrian safety and screening had to be further considered with this project in order to further buffer the project from the neighbors. He discussed the rights the property owner has to sell and develop their land but felt this project was not the right fit for this site given the traffic concerns and parking issues. He stated at this time he would not be able to support this project.

Councilmember Robertson indicated she has not supported this project from the beginning and discussed how the Council has to work to balance relationship building with developers with the residents they represented. She explained she was not of the mind there was an old Blaine and new Blaine, but rather there was one Blaine and believed all residents had the same value. She commented she spent a lot of time engaging with the residents in this neighborhood because their concerns were valuable and stated she did not believe new development should negatively impact existing development. She commented she was struggling with the traffic data for this project, given the fact there was a lot of moving parts in this area. She thanked staff for presenting the information to the Council but stated she was considering the unintended consequences for this project and that this was not the right place for this project and would not be offering her support.

Councilmember Paul thanked the residents and developer for working on this project to address the concerns of the neighbors. He explained if this project had townhouses, he could support it, but noted he would not be supporting the project with an apartment complex. He stated he would have liked to have seen the public more involved in the beginning of this project, given their high level of opposition. He commented on how the City was looking to balance this project along with the needs for the community and encouraged the developer to reconsider this project with townhouses in order to gain support from the neighbors and the city

council. He stated he would not be voting to support this project at this time.

Councilmember Jeppson thanked the residents for being present at this meeting and indicated she was not fully aware of the dangers and traffic concerns in this area. She explained the concerns raised were important to her, but she supported this project moving forward due to the oath she took as a councilmember. Based on the advice of the city attorney, she believed she was upholding the law of the state of Minnesota. She encouraged the public to respect her position, even if they do not agree with it.

Mayor Sanders commented these issues are never simple. He explained it was an honor to represent the City and each councilmember took this responsibility seriously. He discussed the rights of the property owner and the trees that were located on this property. He reported the Council can't dictate what options come before the City but rather respond to requests. He explained the developer was proposing to build a high-end apartment complex that would bring great new people to the City and if the Council voted against it another project would come forward. He commented townhomes were not popular at this time and may not come forward. He discussed how the Council had to take into consideration the Comprehensive Plan and what was best for the entire community while not hurting a neighborhood. He indicated this developer has worked diligently with the City to address the concerns voiced by the neighbors and had added more parking. He encouraged the neighbors to see the efforts of the developer and the fact that he was trying to meet the neighbors halfway. He understood the concerns of the neighbors were valid regarding traffic. He reminded the public that if this project were not approved, something else would come forward in the near future. He stated it was clear at this time the Council did not support moving this project forward.

Mark Theroff, attorney for the applicant, explained he had heard the concerns of the Council and encouraged the council to proceed with their vote.

A resident stated there was a concern with the number of motorcycles riding through the neighborhood due to Harley-Davidson.

Marna McComb, resident, suggested the City purchase the property for a neighborhood park.

Community Development Director Thorvig requested the city attorney speak to how a no vote would proceed. Mr. Nelson reported the Council

can proceed with a no vote but explained a written statement will come back to the Council at their next meeting along with a resolution with findings of fact.

Councilmember Hovland asked if the Council still had to take action to bring the zoning in alignment with the Comprehensive Plan for this property. Mr. Nelson stated in all situations, the zoning has to be brought in line.

**Moved by Councilmember Jeppson, seconded by Councilmember Paul, that Ordinance No. 22-2511, "Granting a Rezoning from R-1 (Single Family) and R-3B (Medium Density Multifamily) to DF (Development Flex) at 111 99th Avenue NE," be approved.**

**A roll call vote was taken. Motion failed unanimously.**

**Nay:** 6 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Mayor Sanders and Hovland

**10.-6**

**Granting a Preliminary Plat to Create One Lot and Two Outlots to be Known as Green Acres 2nd Addition at 111 99th Avenue NE. Blaine Apartments LLC (Case File No. 22-0048/EES)**

**Attachments:**     [Attachments Plat](#)  
[Unapproved PC Minutes 081022](#)

**Moved by Councilmember Hovland, seconded by Councilmember Paul, that Resolution No. 22-148, "Granting a Preliminary Plat to Create One Lot and Two Outlots to be Known as Green Acres 2nd Addition at 111 99th Avenue NE," be approved.**

**A roll call vote was taken. Motion failed unanimously.**

**Nay:** 6 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia and Mayor Sanders

**10.-7**

**Granting a Conditional Use Permit to Construct a 111-Unit Apartment Building in a DF (Development Flex) Zoning District at 111 99th Avenue NE. Blaine Apartments LLC (Case File No. 22-0048/EES)**

**Attachments:**     [Attachments CC 100322](#)  
[Unapproved PC Minutes 081022](#)

**Moved by Councilmember Jeppson, seconded by Councilmember Hovland, that Resolution No. 22-147, "Granting a Conditional Use Permit to Construct a 111-Unit Apartment Building in a DF (Development Flex) Zoning District at 111 99th Avenue NE," be approved.**

**A roll call vote was taken. Motion failed unanimously.**

**Nay:** 6 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia and Mayor Sanders

Mayor Sanders recessed the city council meeting at 9:39PM.

Councilmember Robertson left the meeting.

Mayor Sanders reconvened the city council meeting at 9:45PM.

**10.-1**

**Granting a Preliminary Plat to Clean Up Property Lines and Replat Existing Lots into Five Lots and One Outlot to be Known as Prime North at 150 Northtown Drive NE. WPG Northtown Venture LLC. (Case File No. 22-0058/SAS)**

**Attachments:**     [Attachments](#)  
[Unapproved PC Minutes 091322](#)

Ms. Sellman stated the applicant is working on cleaning up property lines in the Northtown Mall area in preparation of some land swaps. This plat replats existing lots into five lots and one outlot. Staff recommends approval with conditions.

**Moved by Councilmember Newland, seconded by Councilmember Hovland, that Resolution No. 22-154, "Granting a Preliminary Plat to Clean Up Property Lines and Replat Existing Lots into Five Lots and One Outlot to be Known as Prime North at 150 Northtown Drive NE," be approved.**

**A roll call vote was taken. Motion adopted unanimously.**

**Aye:** 5 - Councilmember Hovland, Councilmember Jeppson, Councilmember Paul, Councilmember Massoglia and Mayor Sanders

**Abstain:** 1 - Councilmember Robertson

**10.-2**

**Granting a 9-Foot Variance to the 22.5-Foot Rear Yard Setback for a Deck/Landing and a 12.5-Foot Variance to the 30-Foot Rear Yard Setback for a 4-Season Porch Addition at 802 131st Avenue NE. Joseph Stontz (Case File No. 22-0057/SLK)**

**Attachments:**     [Attachments](#)  
[Unapproved PC Minutes 091322](#)

Ms. Sellman stated the applicant is requesting a variance to the rear yard setback of 30 feet for a four-season porch and a landing for stairs that will be adjacent to the proposed porch. The request is to reduce the setback to 17.5 feet for the porch and 13.5 feet for the landing for the stairs. Staff commented further on the request and noted the Planning Commission recommends approval.

**Moved by Councilmember Hovland, seconded by Councilmember Massoglia, that Resolution No. 22-155, "Granting a 9-Foot Variance to the 22.5-Foot Rear**

**Yard Setback for a Deck/Landing and a 12.5-Foot Variance to the 30-Foot Rear Yard Setback for a 4-Season Porch Addition at 802 131st Avenue NE," be approved.**

**A roll call vote was taken. Motion adopted unanimously.**

**Aye:** 5 - Councilmember Hovland, Councilmember Jeppson, Councilmember Paul, Councilmember Massoglia and Mayor Sanders

**Abstain:** 1 - Councilmember Robertson

**10.-3**

**Denying a 150 Square Foot Variance from the 1,200 Square Foot Maximum Garage and Accessory Building Space Allowed with a Conditional Use Permit at 12352 Radisson Road NE. Lon Fiedler (Case File No. 22-0060/EES)**

**Attachments:**

Attachments

Unapproved PC Minutes 091322

Ms. Sellman stated the applicant is requesting a variance to retain an existing shed that was to be removed with the building permit for the home. The applicant did not identify a practical difficulty caused by the ordinance (as defined in the zoning code). Staff reported the property has no practical difficulties and noted the Planning Commission recommended denial of the variance request.

Lon Fiedler, 12352 Radisson Road, reported he met with the City before moving forward with his plans and was told the shed could remain on the property when the home was built as long as it matched the homes exterior building materials. He stated he resided, reroofed, and painted the shed to match his home.

Councilmember Massoglia stated he supported the shed remaining as is given the fact the city received no complaints from the neighbors.

**Moved by Councilmember Jeppson, seconded by Mayor Sanders, that Resolution No. 22-156, "Denying a 150 Square Foot Variance from the 1,200 Square Foot Maximum Garage and Accessory Building Space Allowed with a Conditional Use Permit at 12352 Radisson Road NE," be approved.**

**A roll call vote was taken. Motion failed 1-5 (Councilmembers Jeppson, Massoglia, Paul, Newland, and Mayor Sanders opposed).**

**Aye:** 1 - Councilmember Hovland

**Nay:** 4 - Councilmember Jeppson, Councilmember Paul, Councilmember Massoglia and Mayor Sanders

**Abstain:** 1 - Councilmember Robertson

City Attorney Nelson reported staff would bring forward a resolution recommending approval of the variance at an upcoming meeting along with a conditional use permit resolution.

**10.-4                      Granting a Conditional Use Permit to Retain 1200 Square Feet of  
Garage and Accessory Building Space in an R-1 (Single Family)  
Zoning District at 12352 Radisson Road NE. Lon Fiedler (Case File  
No. 22-0052)**

**Attachments:**      [Attachments](#)  
[Unapproved PC Minutes 081022](#)

This item will be considered at an upcoming meeting.

**Postponed**

**11.     ADMINISTRATION**

**11.-1                      Minnesota Department of Public Safety Grant Award for DWI  
Officer**

**Attachments:**      [JPA - DWI Grant Agreement](#)

Police Chief Podany stated Council is asked to adopt a resolution entering into a grant agreement with the Minnesota Department of Public Safety for the DWI Officer grant during the period from October 1, 2022 through September 30, 2023. The Blaine Police Department was awarded the DWI enforcement grant for fiscal year 2023. While the primary focus of this project remains the detection and apprehension of impaired drivers, changes to the funding sources for this project allows for officers to begin as early as 2PM to focus on the dangerous driving behaviors of speeding, distracted driving and seat belt use.

**Moved by Councilmember Newland, seconded by Councilmember Jeppson, that Resolution No. 22-148, "Minnesota Department of Public Safety Grant Award for DWI Officer," be approved.**

**A roll call vote was taken. Motion adopted unanimously.**

**Aye:**    5 -    Councilmember Hovland, Councilmember Jeppson, Councilmember Paul, Councilmember Massoglia and Mayor Sanders

**Abstain:**    1 -    Councilmember Robertson

**11.-2                      Resolution Providing for the Competitive Negotiated Sale of  
\$14,100,000 General Obligation Improvement and Utility Revenue  
Bonds, Series 2022A**

**Attachments:**      [Resolution with Terms of Proposal Exhibit A](#)  
[Pre-Sale Summary 2022A](#)

Deputy Finance Director Bong stated staff is seeking approval for the sale of improvement bonds on November 7 to finance 2022 pavement management projects and a sewer lift station. The proposed resolution

calls for the sale of \$14,100,000 in General Obligation Bonds and sets the sale date of these bonds for November 7, 2022. The bonds would be issued per MN Statutes, Chapters 429, 444, and 475. Proceeds from the bonds will be used to fund 2022 pavement management program (PMP) project costs related to public improvements that are funded in part by assessments against property owners as well as a utility lift station project. Staff commented further on the proposed projects that would be completed and recommended approval of the bond sale.

**Moved by Councilmember Hovland, seconded by Councilmember Jeppson, that Resolution No. 22-159, "Resolution Providing for the Competitive Negotiated Sale of \$14,100,000 General Obligation Improvement and Utility Revenue Bonds, Series 2022A," be approved.**

**A roll call vote was taken. Motion adopted unanimously.**

**Aye:** 5 - Councilmember Hovland, Councilmember Jeppson, Councilmember Paul, Councilmember Massoglia and Mayor Sanders

**Abstain:** 1 - Councilmember Robertson

### 11.-3

#### **Approve Use of Strategic Priorities Funds To Purchase 10550 Nassau Street**

**Attachments:**     [Use of Strategic Priorities Fund Policy](#)

Finance Director Huss stated on September 19, the Blaine EDA adopted a resolution approving the purchase of property located at 10550 Nassau Street for \$2,600,000. The property is key to the redevelopment of the 105th Avenue corridor. Redevelopment of the 105th Avenue area has been identified as a strategic initiative in the Blaine Strategic Plan as well as a priority in the 2040 Comprehensive Plan.

Mr. Huss reported with the recent adoption of the Use of Strategic Priorities Fund Policy, staff considers this as the best option to fund the purchase of 10550 Nassau. At the September 19 EDA meeting, consensus among the commissioners was supportive of the use of strategic priorities funds. As discussed at the EDA meeting, the purchase meets the policy requirements as the purchase is of high priority for accomplishing established strategic initiatives; has sufficient community-wide benefit consistent with established strategic initiatives, city goals, or programs; and the project will advance or achieve one or more of the strategic initiatives identified in the City's adopted Strategic Plan. Additionally, the EDA considered the likelihood that the property will be resold once redevelopment of the 105th Avenue corridor is underway and funds from resale of the property can be restored.

**Moved by Councilmember Jeppson, seconded by Councilmember Newland, that Resolution No. 22-160, "Approve Use of Strategic Priorities Funds To Purchase 10550 Nassau Street," be approved.**

**A roll call vote was taken. Motion adopted unanimously.**

**Aye:** 5 - Councilmember Hovland, Councilmember Jeppson, Councilmember Paul, Councilmember Massoglia and Mayor Sanders

**Abstain:** 1 - Councilmember Robertson

**12. OTHER BUSINESS**

None.

**13. ADJOURNMENT**

At 10:12PM

**Moved by Councilmember Jeppson, seconded by Councilmember Newland, to adjourn the meeting at 10:12PM.**

**A roll call vote was taken. Motion adopted unanimously.**

**Aye:** 5 - Councilmember Hovland, Councilmember Jeppson, Councilmember Paul, Councilmember Massoglia and Mayor Sanders

**Abstain:** 1 - Councilmember Robertson