



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

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

*The council chambers will have limited seating, with audience chairs being set up at least six feet apart. There will be an overflow area where the meeting can be watched in the Cloverleaf Farms Room, also with chairs set up at least six feet apart.*

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Monday, July 18, 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 Julie Jeppson, Chris Massoglia, Tom Newland, Richard Paul, and Jess Robertson.

**ABSENT:** Councilmember Wes Hovland.

Quorum Present.

**ALSO PRESENT:** City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Police Chief/Safety Services Manager Brian Podany; City Engineer Dan Schluender; City Attorney Chris Nelson; Communications Manager Ben Hayle; Deputy Finance Director Alison Bong; and City Clerk Catherine Sorensen.

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

**Absent:** 1 - Hovland

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

**4.-1 Proclamation in Recognition of Lt. Col. Mary Albright, Civil Air Patrol**

**Attachments:** [Proclamation](#)

Mayor Sanders read a proclamation in full for the record recognizing Lieutenant Colonel Mary Albright for receiving the Presidents Volunteer

Service Award and commended her for developing the Civil Air Patrol Cadet Program in Blaine. He explained the Blaine City Council designates July 18, 2022, as Lieutenant Colonel Mary Albright day in the City of Blaine. A round of applause was offered by all in attendance.

Lieutenant Colonel Mary Albright thanked the Council for this honor and recognition. She stated it has been her true joy and pleasure to work with the youth in Blaine.

**Informational: no action required**

## **5. COMMUNICATIONS**

Mayor Sanders stated this was one of the greatest weeks of the year in Blaine as the City hosts the 3M Open. He said he was excited to have some of the best golfers in the world in the City, stating it was a tremendous opportunity for the community.

## **6. OPEN FORUM**

Mayor Sanders opened the Open Forum at 7:37PM.

Linda Petro, 12050 Radisson Road, stated she has lived in her home for the past 47 years. She discussed how the new development was impacting her yard and the wildlife. She encouraged the Council to put themselves in her shoes and asked that a buffer of trees be planted along the rear property line. She commented further on how the road change was impacting her noting her neighbors noting she no longer had a turnaround.

Mayor Sanders closed the Open Forum at 7:45PM.

## **7. ADOPTION OF AGENDA**

The agenda was adopted as presented.

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

**Moved by Councilmember Robertson, seconded by Councilmember Jeppson, that the following be approved: Motion adopted unanimously.**

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

## **8.-1 Schedule of Bills Paid**

**Attachments:**    [June 24, 2022 Bills Paid](#)  
                              [June 24, 2022 Subset of Bills Paid](#)  
                              [July 1, 2022 Bills Paid](#)  
                              [July 1, 2022 Subset of Bills Paid](#)  
                              [June 2022 P/R Checks and Wire Transfers](#)

Approved

- 8.-2                    **Approve a Temporary On-Sale Intoxicating Liquor License for the St. Tim's Carnival to be Held at the Church of St. Timothy, 707 - 89th Avenue**

Approved

- 8.-3                    **Update and Approve the City's Purchasing Policy**

**Attachments:**    [Purchasing Policy & Manual 2022 Update 07.11.22](#)

Approved

- 8.-4                    **Granting Final Plat Approval to Subdivide Approximately 5.6 Acres into 4 Lots to be Known as Blaine Square Third Addition at 12301 Ulysses Street NE. Blaine Square II LLC) (Case File No. 22-0036/SLK)**

**Attachments:**    [Attachments.pdf](#)

Adopted

- 8.-5                    **Receive Petition and Order Public Hearing for Vacation of Drainage and Utility Easement, Lot 51, Block 6 and Outlot 3 of Donnay's Oak Park 12th Addition and Lot 11, Block 2 of Oak Park Estates, Vacation No. V22-07**

**Attachments:**    [Petition - signed](#)  
                              [Proposed Easement Vacation Sketch](#)

Adopted

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

- 9.-1                    **Granting an Interim Use Permit for a Land Reclamation Permit to Allow Removal of Excess Soil**

**Attachments:**    [Land Rec CUP](#)  
                              [Grading Plan](#)  
                              [Haul Route](#)

City Engineer Schluender stated the City of Blaine received an

application for earth removal and or land reclamation permit on June 1, 2022, from Wyatt Excavating. The contractor is proposing to remove the excess piles of soil that remain from the mining operations on the National Sports Center (NSC) property. Staff commented further on the request, reviewed the proposed grading plans and recommended approval with conditions with the interim use permit expiring on December 31, 2023, and the days of operation as recommended by staff.

Mayor Sanders opened the public hearing at 7:51PM.

Todd Dooley, Wyatt Excavating, introduced himself to the Council and requested he be able to operate on Saturday from 7:00AM to 4:00PM. He discussed concerns he had regarding the access road noting he could provide a better access point so as not to track material onto the street. Mr. Schluender supported this recommendation and requested the Council amend the haul route within the resolution.

There being no additional public input, Mayor Sanders closed the public hearing at 7:54PM.

Councilmember Jeppson asked if 109th Avenue and 105th Avenue would be able to handle the weight of the trucks coming in and out of the site. Mr. Schluender explained both roads were constructed to handle the same weight of vehicles. He stated if the trucks were forced to use 109th Avenue they would have to go through improved driveways, which are not designed to handle the weight.

Councilmember Jeppson indicated she could support the applicant moving material on Saturdays so long as there was not a tournament or large event at the National Sports Center (NSC).

Mayor Sanders questioned if the scheduling for material removal should be done with the NSC. Mr. Schluender agreed it would be appropriate for the applicant and himself to meet with the NSC to identify those tournament weekends that would draw large crowds.

Councilmember Jeppson requested Al Stauffacher of Twin Cities Gateway be included in this meeting to ensure that all tournament weekends were considered.

Mr. Wyatt stated he anticipated only black dirt would be removed on Saturdays, and it would only be a load or two. He explained he would clear with the NSC prior to any dirt being moved on a Saturday.

Community Development Director Thorvig stated staff discussed this internally and noted the benefits of removing the material if a water feature were to be located in this area. He explained if work began on the water feature next year the City would need flexibility in on the south portion of the site.

Councilmember Robertson stated the important component in this project would be communication. He requested the contractor also speak with Invictus to see what special events they may have planned.

Councilmember Newland asked if the applicant would be able to get the excavation work done in 18 months versus the previously requested five years. Mr. Wyatt stated they would not be able to remove all the material in that time frame.

City Attorney Nelson recommended work only be completed on Saturdays upon request with approval from the City after checking with the interested parties.

Mr. Schluender reiterated that the permit should run from July 2022 through December 2023 unless the City chose to terminate. Mr. Nelson stated it would be unusual to have permit language that could be revokable. He indicated the City could consider a license agreement instead of a permit in this case.

Councilmember Jeppson commented the City could approve the permit for one year and could then approve a six-month extension if plans for the water feature were not completed at that time. Mr. Nelson advised the Council could proceed in this manner.

Mr. Wyatt stated he would like to have the permit run through December 2023, noting July was the middle of the hauling season.

Councilmember Jeppson stated the language she proposed may be cleaner for the City. Mr. Thorvig requested the Council move forward with the City Attorney's language.

Mayor Sanders anticipated the City would have a better idea on the project timeline for the water feature next spring. Mr. Thorvig reported this was the case.

**Moved by Councilmember Jeppson, seconded by Councilmember Robertson, that Resolution No. 22-120, "Granting an Interim Use Permit for a Land Reclamation Permit to Allow Removal of Excess Soil with the timeframe being July 2022 through December 2023 with the interim use permit being revoked at the City's sole discretion in 2023 upon 30 days' notice to the applicant and the**

hours of operation being Monday through Friday from 7AM to 9PM and Saturdays from 7AM to 4PM with consent from City staff and surrounding uses," be approved.

**Motion adopted unanimously.**

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

## 9.-2

### **Granting a Conditional Use Permit to Install an 8-Foot-Tall Privacy Fence Along 109th Avenue (North Property Line) and Along the East Property Line in an R-1B (Single Family) Zoning District at 2881 108th Lane NE. Ryan Grefsheim (Case File No. 22-0043/SLK)**

**Attachments:**      [Attachments](#)

City Planner Sellman stated the applicant is requesting to construct an 8-foot-tall privacy fence along 109th Avenue and the east property line of his lot. The fence that the applicant is proposing will be to the length of their north and east property line and 8-feet in height. However, due to site constraints such as wetlands and overhead power lines, the fence location will need to be limited to approximately 87-ft along the north property line, and approximately 70-ft south along the east property line when measured from the northeast property corner. Staff commented further on the request and recommended approval with conditions.

Mayor Sanders opened the public hearing at 8:15PM.

There being no public input, Mayor Sanders closed the public hearing at 8:16PM.

Councilmember Newland commended the applicant for selecting a high-end fence material for this project.

**Moved by Councilmember Jeppson, seconded by Councilmember Robertson, that Resolution No. 22-121, "Granting a Conditional Use Permit to Install an 8-Foot-Tall Privacy Fence Along 109th Avenue (North Property Line) and Along the East Property Line in an R-1B (Single Family) Zoning District at 2881 108th Lane NE," be approved.**

**Motion adopted unanimously.**

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

## 10. DEVELOPMENT BUSINESS

### 10.-1

### **Second Reading**

### **Granting a Rezoning from FR (Farm Residential) to DF (Development Flex) for Approximately 10.9 Acres at 12030**

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**Radisson Road NE. Radisson Hills (Radisson Estates, LLC) (Case  
File No. 22-0023/SLK)**

**Attachments:**     [Attachments](#)  
                                 [Unapproved Minutes 061422](#)

Ms. Sellman stated the applicant is requesting a rezoning from FR (Farm Residential) to DF (Development Flex) for the construction of 30 single-family lots. It was noted the planning commission recommended approval of the rezoning.

Councilmember Massoglia asked for further information regarding the dead-end. Ms. Sellman noted the dead-end cul-de-sac would not be changing through this project.

Mayor Sanders requested staff speak with the developer regarding adding additional trees as a buffer between this development and the adjacent property. Ms. Sellman stated she would contact the developer. Mr. Thorvig commented on the tree preservation plan and noted most of the trees in this area would be saved.

Councilmember Massoglia questioned what the setback was from Ms. Petro's house. Ms. Sellman stated the rear yard setback was 30 feet, which was standard for the R-1 single-family residential zoning district.

Councilmember Robertson requested staff confirm with the developer that the trees will remain in place along the property line.

**Moved by Councilmember Massoglia, seconded by Councilmember Newland, that Ordinance No. 22-2505, "Granting a Rezoning from FR (Farm Residential) to DF (Development Flex) for Approximately 10.9 Acres at 12030 Radisson Road NE," be approved.**

**Motion adopted unanimously.**

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

**10.-2**

**Granting Preliminary Plat Approval to Subdivide 10.9 Acres into 30 Single Family Lots and Three Outlots to be Known as Radisson Hills at 12030 Radisson Road NE. Radisson Estates LLC (Case File No. 22-0023/SLK)**

**Attachments:**     [Attachments](#)  
                                 [Unapproved Minutes 061422](#)

Ms. Sellman stated Radisson Hills is a 30-lot single-family subdivision. The applicant is proposing to develop approximately 10.9 acres into 30 single-family lots and three outlots. The 30 single-family lots are

approximately 65-68 feet in width. The outlots will be used for ponding and future development. Outlots B and C are too small to plat as lots and therefore are proposed to be combined with the property to the west when it develops. The square footage of the proposed lots range from 8,114 square feet to 17,731 square feet.

**Moved by Councilmember Jeppson, seconded by Councilmember Newland, that Resolution No. 22-122, "Granting Preliminary Plat Approval to Subdivide 10.9 Acres into 30 Single Family Lots and Three Outlots to be Known as Radisson Hills at 12030 Radisson Road NE," be approved.**

**Motion adopted unanimously.**

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

### 10.-3

**Granting a Conditional Use Permit to Allow for the Construction of 30 Single-Family Lots in a DF (Development Flex) Zoning District at 12030 Radisson Road NE. Radisson Hills (Radisson Estates LLC) (Case File No. 22-0023/SLK)**

**Attachments:**     [Attachments](#)  
[Unapproved Minutes 061422](#)

Ms. Sellman stated Radisson Hills is a 30-lot single-family subdivision. The development requires a rezoning, conditional use permit and preliminary plat, and is generally consistent with the adjacent developments. Staff commented further on the request and reported the planning commission recommended approval of the request with conditions.

Councilmember Robertson requested that staff speak with the developer to ensure the tree buffer would remain in place along the property line.

**Moved by Councilmember Robertson, seconded by Councilmember Massoglia, that Resolution No. 22-123, "Granting a Conditional Use Permit to Allow for the Construction of 30 Single-Family Lots in a DF (Development Flex) Zoning District at 12030 Radisson Road NE," be approved.**

**Substitute motion by Councilmember Robertson, seconded by Councilmember Massoglia, to include an additional condition that any trees removed in the tree saved area identified on the Tree Preservation Plan must be replanted on site.**

**Substitute motion adopted unanimously.**

**Amended motion adopted unanimously.**

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

### 10.-4

### Second Reading



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**Amending Chapter 28 Zoning Districts - Provisions, Chapter 30 - Commercial Districts of the Zoning Code Creating a Redevelopment District (RD) (Case File No. 22-0030/SAS) and Amending Chapter 6 - Alcoholic Beverages of the Code of Ordinances of the City of Blaine**

**Attachments:**     [Attachments](#)  
[Redevelopment District Proposed Ordinance](#)  
[Unapproved Minutes 061422](#)

Ms. Sellman stated the proposed amendment creates the zoning requirements for the 105th Redevelopment District and amends Chapter 6 Alcoholic Beverages. As part of this redevelopment process, it has been determined that a new ordinance is necessary to obtain the goals and objectives of the master plan. This ordinance only applies to this area and is written specifically for this area and master plan. The ordinance is written to provide flexibility and to maximize development. All new buildings and building additions will need to go through site plan review through the planning commission and the City Council. Staff commented further on the proposed code change and reported the Planning Commission recommends approval.

**Moved by Councilmember Robertson, seconded by Councilmember Newland, that Ordinance No. 22-2506, "Amending Chapter 28 Zoning Districts - Provisions, Chapter 30 - Commercial Districts of the Zoning Code Creating a Redevelopment District (RD) (Case File No. 22-0030/SAS) and Amending Chapter 6 - Alcoholic Beverages of the Code of Ordinances of the City of Blaine," be approved.**

**Motion adopted unanimously.**

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

**10.-5**

**Summary Publication - Ordinance 22-2506, Amending Chapter 28 Zoning Districts - Provisions, Chapter 30 - Commercial Districts of the Zoning Code Creating a Redevelopment District (RD) (Case File No. 22-0030/SAS) and Amending Chapter 6 - Alcoholic Beverages of the Code of Ordinances of the City of Blaine**

City Clerk Sorensen requested the Council adopt the proposed resolution allowing for publication of title and summary of Ordinance 22-2506.

**Moved by Councilmember Massoglia, seconded by Councilmember Jeppson, that Resolution No. 22-124, "Summary Publication - Ordinance 22-2506, Amending Chapter 28 Zoning Districts - Provisions, Chapter 30 - Commercial Districts of the Zoning Code Creating a Redevelopment District (RD) (Case File No. 22-0030/SAS) and Amending Chapter 6 - Alcoholic Beverages of the Code of Ordinances of the City of Blaine," be approved.**

**Motion adopted unanimously.**

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

**10.-6**

**Second Reading**

**Granting a Rezoning for Certain Parcels from I-2 (Heavy Industrial), PBD-A (Planned Business District-Airport) and RR (Regional Recreation) to RD (105th Avenue Redevelopment District) and certain properties from I-2 (Heavy Industrial) to Planned Business District (PBD). City of Blaine (Case File No. 22-0030/SAS)**

**Attachments:** [Attachments](#)

[Unapproved Minutes 061422](#)

Ms. Sellman stated the proposed request is for the 105th Redevelopment District. It will rezone the properties to RD, Redevelopment District. Staff commented further on the request and reported the planning commission recommends approval.

**Moved by Councilmember Jeppson, seconded by Councilmember Massoglia, that Ordinance No. 22-2507, "Granting a Rezoning for Certain Parcels from I-2 (Heavy Industrial), PBD-A (Planned Business District-Airport) and RR (Regional Recreation) to RD (105th Avenue Redevelopment District) and certain properties from I-2 (Heavy Industrial) to Planned Business District (PBD)," be approved.**

**Motion adopted unanimously.**

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

**10.-7**

**Granting a Comprehensive Plan Amendment for Land Use Designations on Certain Parcels from Planned Industrial/Planned Commercial (PI/PC) and Major Recreation to Planned Commercial (PC), and Certain Properties from PI/PC to High Density Residential 2/Planned Commercial (HDR2/PC). Granting a text amendment to create HDR2/PC City of Blaine (Case File No. 22-0030/SAS)**

**Attachments:** [Attachments](#)

[Unapproved Minutes 061422](#)

Ms. Sellman stated as part of the 105th Redevelopment Area plan, properties in the district need the land use designation changed to match the zoning. Staff reviewed the request in further detail and reported the planning commission recommends approval.

Councilmember Newland commended staff for their efforts to create the new zoning district for the 105th Avenue redevelopment area.

Mayor Sanders agreed staff's efforts have been tremendous on this project.

**Moved by Councilmember Newland, seconded by Councilmember Robertson, that Resolution No. 22-125, "Granting a Comprehensive Plan Amendment for Land Use Designations on Certain Parcels from Planned Industrial/Planned Commercial (PI/PC) and Major Recreation to Planned Commercial (PC), and Certain Properties from PI/PC to High Density Residential 2/Planned Commercial (HDR2/PC). Granting a text amendment to create HDR2/PC," be approved.**

**Motion adopted unanimously.**

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

## **11. ADMINISTRATION**

### **d11. Approve 5-Year Software Subscription Agreement with Questica -1**

**Attachments:**     [5-Year Questica Ltd Software Subscription Agreement](#)

Deputy Finance Director Bong stated finance is seeking Council approval to enter into a 5-year contract with Questica for budgeting, budget management, and transparency software, which is part of the Minnesota Cooperative Purchasing Venture (CPV). Staff commented further on the request and recommended approval.

**Moved by Councilmember Jeppson, seconded by Councilmember Paul, that Motion 22-131, "Approve 5-Year Software Subscription Agreement with Questica," be approved.**

**Motion adopted unanimously.**

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

## **12. OTHER BUSINESS**

None.

## **13. ADJOURNMENT**

**Moved by Councilmember Jeppson, seconded by Councilmember Robertson, to adjourn the meeting at 8:36PM.**

**Motion adopted unanimously.**