City of Blaine
City Council Workshop

July 21, 2025 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING
In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

The meeting was called to order by Mayor Pro Tem Robertson at 5:30PM.

2. Roll Call

PRESENT: Mayor Tim Sanders (arrived at 5:37PM), Councilmembers Chris Ford, Leslie Larson, Chris Massoglia, Tom Newland, and Jess Robertson.

ABSENT: Councilmember Terra Fleming.

Quorum Present.

ALSO PRESENT: Interim City Manager/Community Development Director Erik Thorvig; Assistant Community Development Director Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Engineering Dan Schluender; Community Standards Manager/Fire Marshal Andy Luedtke; City Attorney Eric Larson; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

3. New Business

3.1. 2025-164 Short-Term Rental Discussion
Sponsors: Andrew Luedtke, Community Standards Manager/Fire Marshal

Community Standards Manager/Fire Marshal Andy Luedtke stated the purpose of this discussion is to provide background information and a comparative overview of how other Minnesota cities are regulating short-term rentals (STRs) and is intended to support the council's discussion on whether to consider local regulations addressing STR activity in our

community. Short-term rentals are typically defined as residential properties rented for periods under 30 days. They have become increasingly popular through online platforms such as Airbnb and VRBO. While these rentals can offer flexibility for property owners and generate tourism revenue, they may also raise concerns related to housing availability, neighborhood character, and enforcement capacity. The council has discussed short-term rentals at past workshops, with the last occurring on August 1, 2022. In general, the council hasn't wanted to implement separate regulations for short-term rentals outside of requiring a rental license and the various requirements that come with a license. If a resident inquires with city staff about using their home for a short-term rental, they are informed they need to obtain a rental license. City staff do not track or process short-term rentals separately from a typical rental property.

City Attorney Larson provided the council with information regarding the litigation that occurred in Bloomington and Apple Valley due to STRs. He explained it would be important for the city to remain consistent when it comes to the oversight, regulations and enforcement of STRs.

Councilmember Robertson spoke to the benefit of having STRs in the community given the number of large scale sporting event that occur in Blaine each year. She questioned how the city could properly target the offenders and work to correct course in a consistent manner. Mr. Luedtke stated this would be a challenge, but could possibly be done through code enforcement efforts.

Safety Services Director/Police Chief Podany discussed the issues the city of Anoka came up against when trying to enforce local ordinances when it came to the city's crime free housing policy. He explained the city could not discriminate against people with mental health/disabilities for having repeat or nuisance calls. He reported the city would have to be very careful with how it manages repeat calls/offenders.

Mr. Larson stated there was an interesting overlap between law enforcement and crime free housing policies. He explained the policy should be viewed as aspirational and sufficient enough to dissuade perpetual offenders.

Councilmember Newland commented it appears that STRs are to be treated like any other rental in the city. Mr. Luedtke reported this was the case.

Councilmember Newland questioned how many rental properties were already in the city. Mr. Luedtke indicated the city had a finite number of rental properties.

Councilmember Newland asked if STRs currently required a license with the city. Mr. Luedtke stated this was the current requirement, noting the license was required annually.

Councilmember Newland inquired if licenses could be suspended or revoked after a number of complaints or instances. Interim City Manager/Community Development Director Thorvig explained licenses can be suspended, denied or not renewed after three instances.

Mayor Sanders stated he believed the problem with VRBOs was that the properties were turning over every one or two nights, which was disrupting for the neighbors. He indicated another concern was with the houses that were rented only for one night for parties. He

explained he supported the city placing a minimum night stay in place for STRs.

Councilmember Robertson asked that the city attorney provide the council with further information after this meeting on what items could and could not be regulated by the city when it comes to STRs. She stated she supported the city of Blaine putting regulations in place, but she wanted this to be done in a thoughtful manner.

Councilmember Larson indicated she did not want to do away with STRs because Blaine was becoming a tourist destination. She explained she did not want to make the limit so short that hockey teams could not rent a house for an extended weekend tournament.

Councilmember Massoglia stated he was in favor of pursuing mechanisms in order to revoke STRs in the community for those property owners that were allowing their guests to hold parties and not respecting the neighborhood. He explained he also supported putting a minimum stay in place for STRs.

Council consensus was to direct staff to research and return to council with some proposed ordinance amendments for separate regulations for short-term rentals outside of requiring a rental license, including the ability to revoke licenses and implement a minimum number of nights to stay.

3.2. 2025-166 Closed Session Pursuant to MN Statute 13D.05 Subd. (3)(d) Security Briefing
Sponsors: Jason Zimmerman, Finance Director

After motion and second the council moved into a closed session pursuant to Minnesota Statute 13D.05 Subd. (3)(d) to receive a security briefing.

4. Other Business

Director of Engineering Schluender provided the council with an update regarding broadband installation that was occurring in the city and commented on ways to best communicate the work being done with residents. He reported staff was overwhelmed by the number of permits at this time but noted the fiber companies have been responsive. He stated the main concern has been with the restoration work.

Further discussion ensued regarding the lack of communication there has been with residents and the council regarding the broadband work.

Mr. Schluender suggested corridor signs be posted in the community for communication purposes.

Councilmember Massoglia supported the city franchising broadband services in Blaine for an alternative revenue source.

Mr. Thorvig provided the council with an update on the 3M Open.

5. Adjournment

The workshop was adjourned at 7:09PM.

Signed by _____
Tim Sanders, Mayor

Signed by _____
Catherine M. Sorensen, City Clerk