

**Breezy Point City Council**  
**February 20, 2024 – 4:00 pm**  
**Special Meeting Minutes**

A special meeting of the Breezy Point City Council was called to order by Mayor Angel Zierden at 4:00 p.m. Roll Call was taken by City Administrator Chanski. Councilmembers present were Rebecca Ball, Steve Jensen, and Michael Moroni. Councilmember Scott was absent. Staff present included City Administrator/Clerk David Chanski, Assistant City Administrator Daniel Eick, and Public Works Supervisor Joe Zierden. All present stood for the pledge of allegiance.

Potential Alternative for City Hall

Mayor Zierden introduced Ms. Sandy Logelin as a catalyst for considering the Landis + Gyr building in Pequot Lakes as an alternative for city hall. Ms. Logelin shared that she came across the building while looking at real estate listings and contacted Mayor Zierden with the idea. Mayor Zierden later informed her that she had reached out to representatives from Landis and scheduled a walkthrough for Friday, February 9, and invited Ms. Logelin to attend the walkthrough. Ms. Logelin further stated she thinks it is a one-of-a-kind building that could serve the community as a city hall, community center, and other uses. Furthermore, she noted her belief the building could provide year-round amenities and encouraged the City Council to consider it as an alternative to building a new city hall or remodeling the existing city hall.

After thanking Ms. Logelin for her presentation, Mayor Zierden noted her desire for the meeting to be more informational and did not expect to have such significant public turnout. She stated she had moved so quickly because of the pending decision on City Hall. She thinks the building is an outside of the box idea and could help lift the burden off taxpayers.

Furthermore, Mayor Zierden explained she had spoken to executive at Landis + Gyr about having the building donated to the City. The executives in question claimed, while they can't do a full donation, other purchase options could be on the table. Mayor Zierden stated her belief the building, which is listed for roughly \$4 million, would cost around \$20 million to build today. She believes the possibilities of what can be done with the 57,000 square foot building are endless, but options she considered include a shelter, walking path, and senior center.

Lastly, Mayor Zierden explained she had reached out to the City of Crosslake to collect information regarding their community center's operational costs and had also spoken to the mayor of Pequot Lakes regarding the annexation of the building into Breezy

Point. For such an annexation to occur, both City's would be required to approve the change.

Councilmember Ball stated she had also participated in the walkthrough and believes the building is another option to consider. She clarified while she isn't saying the City should buy the building, she doesn't want to be rushed into making a decision and would be willing to call a special meeting to keep the process moving. Furthermore, she claimed while costs are increasing, as was stated during the city hall design team meeting earlier that day, she doesn't believe delaying the decision to further investigate this option would result in a substantial increase.

Councilmember Jensen stated he is not in favor of the idea explaining he doubts the City of Pequot Lakes would allow the building to be annexed. Additionally, he spoke to the mayor of Pequot Lakes, who claimed he cannot speak on behalf of the entire city council of Pequot Lakes. Councilmember Jensen discussed some of the history of the building and is concerned that the building is not sprinkled. He believes the building would be a burden on taxpayers and would rob from surplus funds, which would negatively affect future projects currently in planning.

Councilmember Moroni stated while he appreciates the out of the box thought process he is concerned about the size of the building, has a lot of reservations, and is not in favor of going down this path. He noted his concerns regarding costs on city hall increasing further if the project is delayed. Finally, he explained his belief if a deal is too good to be true, it often is, and a lot of work would need to be done to even consider this option.

Mayor Zierden reiterated her belief the Council should consider the option further noting the City could sell the building later should they choose not to use it. Finally, she clarified her belief this project isn't about today but 20 years from now, and claimed she believes Pequot Lakes had sufficient incentive to participate.

Members of the public who spoke during the meeting were:

- Diane Williams, 32744 Northwoods Lane
- John Stanchfield, 9125 Breezy Point Drive
- Tom Lillehei, 7460 Fairway Lane
- Jeff Helland, 30784 Airport Road
- Scott Grupa, 30001 Channel Heights
- Bill Illetschko, 8890 Breezy Point Drive
- Renee Walters, 30615 N. Lakeview Drive

Adjourn

MOTION BALL/JENSEN TO ADJOURN CARRIED 4-0

Meeting ended at 4:57 p.m.

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David C. Chanski, City Administrator/Clerk

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