

Breezy Point City Council Meeting Minutes June 1, 2026, 6:30 PM

Mayor Roggenkamp called the City Council meeting to order at 6:30 PM on Monday, June 1, 2026.

The Pledge of Allegiance was recited by all present.

Administrator Polsfuss conducted the roll call. Council members Rebecca Ball, Steve Jensen, Todd Roggenkamp, Michael Moroni, and Brad Scott were present. Staff present included Administrator Allie Polsfuss, Finance Director Janette Rust, Police Chief Brian Sandell, City Clerk Deb Runksmeier, Public Works Director Joe Zierden, and Nick Peterson with Widseth Engineering.

Life Saving Award

Chief Sandell spoke of Officer Dan Sathre for his actions on April 12th during a cardiac arrest call. Officer Sathre performed CPR and assisted with patient stabilization, helping to revive the patient after three AED shocks. Mayor Roggenkamp presented the award on behalf of the city, recognizing Officer Sathre's instrumental role in saving the patient's life.

2025 Audit Presentation

Mary Reedy from CliftonLarsonAllen presented the 2025 audit results. The city received an unmodified opinion with three common material weaknesses for a city of this size. The audit showed property taxes comprised 68% of government-wide revenues, with the general fund maintaining about 6 months of expenditures in reserve. The revolving capital fund decreased by approximately \$2.6 million due to city hall construction, leaving about \$990,000 for future projects. The sewer fund showed an operating loss but maintained good cash flow position.

Master Parks Plan Presentation

Jillian Reiner from Widseth Engineering presented the master parks plan, which included a phased approach to park improvements. Phase 1 improvements featured a new 43-space parking area on Spruce Drive, a large natural playground, walking trails, and six pickleball courts. Phase 2 would include a pavilion and restroom facility. The plan also identified potential future acquisitions and trail connections. Mayor Roggenkamp commended the parks committee for their work and noted the next steps would involve prioritizing improvements and seeking funding opportunities.

Open Forum

Bill Toft from the Breezy Point Alliance addressed several topics. He recommended council members receive pay raises comparable to Crosslake. He provided current municipal bond interest rates and expressed opposition to low-income housing developments.

Consent Agenda

Council member Scott requested to remove item 6k (Resolution No. 29-2026 regarding park dedication fees) to move it to business items as 7e.

Mayor Roggenkamp read through all consent agenda items.

- Approve City Council Special Meeting Minutes From April 30, 2026
- Approve List of Claims Totaling \$221,109.18; Checks 141122-141196 and eChecks 4113-4129
- Approve Computer Purchase for Police Department
- Accept Resignation of Police Officer Jay Lorch effective June 5, 2026
- Approve Domestic Abuse Response and Arrest Policy
- Accept Wastewater Rate Study
- Approve Tractor Trade and Purchase
- Accept Bid for Park Paving and Anderson Brothers Construction
- Accept 2025 Financial Audit
- Appointing Election Judges for 2026
- Resolution No. 30-2026 Amending 2026 Budget to Establish Fund 406
- Approve Final Pay App for 2025 CR-11 Sanitary Sewer Extension

Motion: Council member Scott moved to approve the consent agenda with the removal of item 6k. Park Dedication Fee. Council member Moroni seconded. Motion carried 5-0

Sale of General Obligation Street Reconstruction Bonds and Approving Presale Report Resolution 31-2026

Todd Hagen from Ehlers & Associates presented the presale report for approximately \$1.69 million in street reconstruction bonds. The 10-year bonds would fund the Bushman Road project after accounting for LRIP grant funding and township contributions. Hagen explained the bond would have a double-A rating and estimated interest rates around 3.67%. He requested flexibility on the sale date due to project bidding delays, moving from July to potentially September.

Motion: Council member Jensen moved to approve the resolution with flexibility for the sale date to be determined by city staff. Council member Ball seconded. Motion carried 4-1. Scott Opposed.

Tax Assistance Pre Application Review Whitebirch Inc.

Administrator Polsfuss presented a pre-application for tax assistance for a proposed 74-unit apartment complex. Three assistance options were outlined: housing TIF district, workforce housing TIF, and local tax abatement. Staff expressed concerns about wastewater infrastructure capacity, noting the development could accelerate the need for treatment plant expansion from 2030 to earlier.

Corey Gerads from Alliance Building Corporation explained this would be market-rate housing, not Section 8, built in two phases. Council members raised questions about market studies, income restrictions, traffic impacts, and infrastructure costs. Several council

members expressed support for the housing need but wanted more information about sewer infrastructure costs and traffic impacts before making a decision.

Staff will come back to next meeting with more information about sewer expansion and housing needs.

Motion: Council member Moroni moved to table the item until the next meeting to gather additional information on sewer costs and other impacts. Council member Jensen seconded. Motion carried 5-0.

Council and Commissioner Pay

Administrator Polsfuss presented a comparison of council and planning commission pay with surrounding communities. Council discussed that planning commission pay had not been adjusted in 15 years. Several members supported increases to align with comparable communities.

Motion: Council member Ball moved to increase mayor pay to \$400, council pay to \$350 per month, and planning commission pay to \$80 per meeting. Council member Jensen seconded. Motion carried 5-0.

Sewer Metering Project and Authorize Solicitation of Quotes

Nick Peterson of Widseth Engineering presented plans for installing two magnetic flow meters on treatment facility influence lines. The project was recommended in the wastewater facility study to gather better data on current capacity usage. The project cost estimate was below the \$175,000 threshold requiring public bidding.

Motion: Council member Jensen moved to approve the submitted plans and authorize solicitation of quotes. Council member Moroni seconded. Motion carried 5-0.

Resolution 29-2026 Park Dedication Fees for Lovejoy Subdivision

Council member Scott questioned whether the \$1,000 fee for splitting a 10-acre parcel into two 5-acre parcels should be based on total units created (2) or net new units added (1). Council discussed the complexity of determining existing versus new units and decided to maintain consistency with the total units approach.

Motion: Council member Ball moved to Approve Resolution 29-2026 as written for Lovejoy Park Dedication Fee. Council member Jensen seconded. Motion carried 5-0.

Streets Committee Update

Public Works Director Zierden reported the streets committee completed road assessments with Spruce Drive receiving the highest priority score of 1.5, followed by Circle Drive, Camp Lora, and Sand Beach Drive. The committee would recess for summer to allow budgeting processes to proceed and reconvene in fall for next year's planning.

City Updates

Administrator Polsfuss provided updates on planning and zoning administrator interviews scheduled for Wednesday and mentioned the joint planning commission meeting on June 9th and state of the city address on June 18th. Council member Moroni noted Officer Lorch's resignation to move to the school district position.

Cash and Investments Report included in packet was provided for informational purposes, showing the city's financial position.

Adjourn

Motion: Council member Moroni moved to adjourn. Council member Scott seconded.

Motion carried 5-0.

The meeting adjourned at 8:18 PM.

DRAFT