

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

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

Open Forum

No members of the public came forward.

Consent Agenda

Mayor Roggenkamp read through all consent agenda items.

- Approve City Council Meeting Minutes from June 1, 2026
- Approve Claims Totaling \$247,517.86; Checks: 141197-141271 and eChecks: 4130-4133
- Approve Offer of Employment for Anthony Moberg for Planning and Zoning Administrator
- Approve Conditional Offer of Employment for Rodney Coons for Police Officer
- Approve Resolution 31-26 Requesting a Variance from Standard for State Aid Operation for Buschmann Road Reconstruction Project
- Approve Resolution 32-26 Establishing Compensation for Members of the Planning Commission
- Approve Resolution 33-26 Accepting Donation from Widseth Engineering for Butterfly Release
- Approve Resolution 34-26 Donation to Police Department
- Approve Resolution 35-26 Park Dedication Fees for Vista Village Development
- Approve Resolution 36-26 Park Dedication Fees for Eagle View Storage Development
- Reject Bids for 2026 Sewer Metering Improvement Project

Motion to approve the consent agenda as read was made by Council Member Mononi and seconded by Council Member Ball. The motion carried 5-0.

Tax Assistance Discussion

City Administrator Polsfuss provided a summary of follow-up items directed by the Council at the June 1, 2026 meeting regarding a tax assistance application from Whitebirch Inc. for a proposed 74-unit apartment complex. Three key areas were addressed: sewer impacts, traffic on County Road 11, and housing need.

On sewer, the Administrator noted the city was projected to reach the threshold requiring a wastewater treatment plant expansion by 2032, but the proposed development would likely accelerate that timeline. The estimated \$5,000,000 expansion would primarily affect the timing rather than the long-term overall impact, and may result in lost investment earnings due to earlier expenditure. On traffic, the Administrator reported that following a meeting with the county, the current development proposal was consistent with the assumptions used in the 2018 traffic study, meaning a new study was not required. The development would trigger an existing developer's agreement for improvements to South Ranchette Drive, but would not on its own trigger a roundabout. On housing, the Administrator referenced a 2020 Crow Wing County housing study and noted that communities who had worked with Alliance Building Corporation provided positive feedback with no concerning information about the developer or its past performance.

Polsfuss also read on to the record a written email from Jerry Schroden, who stated he could only support TIF financing under limited conditions, including short-term workforce housing financing only and a recapture clause to recover interest costs to taxpayers if the sewer plant expansion needed to occur sooner than planned. A petition opposing the project with multiple signatures was also entered into the record.

Mayor Roggenkamp opened the floor for public comment. Brad Cutler of Chickasaw Circle spoke in strong opposition, citing concerns about noise pollution, light pollution, infrastructure burden, traffic safety on County Road 11. He noted that of 38 doors he had knocked on, 36 residents expressed opposition.

Michael Buckner of Chickasaw Circle raised concerns about whether the project met the "but for" test required for tax assistance, questioned whether it was a responsible use of public financing given Whitebirch's apparent financial capacity, and cautioned that staff time and expense involved in the process may not be warranted.

Deb Buckner of Chickasaw Circle asked the Council to consider how the project fit within the city's strategic plan, expressed concern about developer accountability, and asked the Council to reflect on what they truly wanted for Breezy Point's long-term future. Public comment was then closed.

Council discussion followed. Council Member Jensen stated he had received mostly negative feedback from residents and expressed opposition to the housing TIF version due to the rent subsidy element, the projected loss of \$320,000 in sewer fund investment income, and unresolved questions about the percentage and term of TIF being requested. He also disagreed with the county's traffic assessment given changes since the 2017 study. Council Member Ball echoed concerns about sewer costs and the loss of investment income, stating that having to accelerate the sewer expansion while also forgoing TIF revenue was not fiscally sound. Council Member Scott acknowledged those concerns but expressed that he preferred gathering more information before making a final decision, noting that TIF had been used successfully in the community before, that the comprehensive plan clearly indicated a need for more housing options including rentals, and that no formal application with specific dollar amounts had yet been submitted. Council Member Moroni noted that the

process felt flawed given that no specific funding amount or term had been presented, but agreed that the key points raised by others were valid. Mayor Roggenkamp expressed that the city was not ready to take on the accelerated infrastructure burden, that the \$320,000 loss was significant in the context of levy impacts on taxpayers, and that his decisions were guided by what was in the best interest of the majority of city residents.

Motion not to proceed with the tax assistance process at this time was made by Council Member Ball and seconded by Council Member Jensen. The motion carried 4-1, with Council Member Scott opposed.

Cannabis Retail Registration Application

Administrator Polsfuss presented a cannabis retail registration application for a business located at 30375 Alpine Drive. The conditional use permit application had been reviewed and approved by the Planning Commission at its June meeting following a public hearing, with findings and conditions noted in the packet. All required materials had been submitted per city ordinance, and the applicant was found to be in compliance with all zoning regulations. Polsfuss noted that per state statute and the city's ordinance adopted in December 2024, the city must allow at least one cannabis retail license if the applicant is in compliance with applicable law, and cannot prohibit the establishment if otherwise allowed by state law.

Council Member Jensen questioned why a vote was necessary if the city was required to allow it, to which the Administrator clarified it was a required step in the formal process. Jensen stated for the public record that he did not personally support having a dispensary in the community but acknowledged the city had no choice in the matter. He also requested that the approval include compliance with ordinance restrictions on operating hours between 8:00–10:00 AM and 9:00 PM–2:00 AM. Polsfuss confirmed the applicant had already been found in compliance with those hours. Council Member Scott asked whether there had been opposition at the Planning Commission, and was told there were fewer than a handful of comments, primarily around parking, security, and land use. Jensen noted the negative feedback he had received came largely from parents with school-age children near Eagle View. Mayor Roggenkamp acknowledged the situation was one where the city's hands were tied by state law.

Motion to approve the cannabis retail registration application was made by Council Member Moroni and seconded by Council Member Ball. The motion carried 5-0.

Developer's Agreement for Eagle View Sewer Extension

Administrator Polsfuss presented a draft developer's agreement related to the Eagle View storage subdivision. The agreement provided the city an opportunity to participate by funding the cost of upsizing the sewer main from the developer's proposed size to a 10-inch public sewer main. The city would reimburse the developer for the additional costs associated with the upsizing. The Administrator noted that the agreement would expand public infrastructure at a reduced public cost, provide capacity for future development, and avoid higher future construction costs. Legal counsel and staff had reviewed the agreement and recommended approval.

Motion to approve the developer's agreement for Eagle View sewer extension was made by Council Member Ball and seconded by Council Member Jensen. The motion carried 5-0.

City Updates

Administrator Polsfuss advised that candidate filing for municipal offices opens July 14 and closes July 28 at 5:00 PM. One two-year Mayor seat and two four-year Council Member seats were noted as open. Candidates may file at Breezy Point city offices during regular business hours. Mayor Roggenkamp announced for the public record that he would be filing for reelection and encouraged any interested community members to come in and file.

Cash and Investments-Informational were presented in the packet.

Polsfuss noted a park patrol report from the Police Department covering incidents in June 2026, which included two warnings issued for after-hours ordinance violations at the disc golf course and one warning for alcohol on the public beach, for a total of three incidents. The Mayor thanked the department for the report.

Council Reports

Mayor Roggenkamp noted an upcoming Fire District board meeting the following Monday, where formula changes, rebranding, and other items would be discussed, with the intent of making membership more beneficial for Breezy Point. Council Member Ball mentioned a tentative new firefighter had been brought on pending district board approval. Council Member Jensen reported nothing new from the streets committee and noted the cemetery commission meeting had focused on the upcoming butterfly release event on July 18th. Council Member Moroni noted the Planning and Zoning Commission had reviewed two conditional use permits, including the cannabis operation and an accessory structure, both of which were approved. Council Member Scott noted the finance committee had an upcoming meeting.

Adjourn

Motion to adjourn was made by Council Member Scott and seconded by Council Member Ball. The motion carried 5-0.

The meeting was adjourned at 7:23 PM.

Submitted by: Deb Runksmeier
City Clerk