

**Breezy Point City Council**  
**June 17, 2024 – 6:00 pm**  
**City Council Workshop Minutes**

A workshop of the Breezy Point City Council began at 6:00 PM. Councilmembers present were Rebecca Ball, Steve Jensen, Michael Moroni, Brad Scott, and Mayor Angel Zierden. Staff present included City Administrator David Chanski, Assistant City Administrator Daniel Eick, Public Works Supervisor Joe Zierden, Planning & Zoning Administrator Peter Gansen, and Finance Specialist Janette Rust. Nick Peterson and Dave Reese representing Widseth were also present, and Mikaela Huot representing BakerTilly participated virtually.

City Hall Financing

Mikaela Huot with BakerTilly walked the City Council through the bonding process and a potential timeline for issuing bonds on the City Hall project and for reimbursing the City for the purchase of the ladder truck on behalf of the Pequot Lakes Fire District. She then presented 10-year and 15-year preliminary bond runs for both projects.

Councilmember Scott clarified that the City would be incurring costs prior to bonds being issued and stated that his is not a fan of starting a project without financing in place. He also requested clarification about the 30-day reverse referendum period. Ms. Huot stated that a petition signed by at least 5% of the votes cast at the last general election would be required to trigger a ballot referendum.

Councilmember Jensen stated that he agrees with Councilmember Scot to not start a project without financing in place. Mayor Zierden shared her concern about delaying the project incurring cost increases. Councilmember Scott disagreed, stating that starting with financing in place is irresponsible and delaying is not a bad idea. Mayor Zierden stated that she wants to ask Hy-Tec what waiting might do costs.

Councilmembers Moroni and Ball both stated that they would like to see Hy-Tec's bid prior to making a decision. Councilmember Jensen agreed.

Streets Committee

City Administrator Chanski gave a brief background on the discussion of creating a streets committee as part of the streets capital improvement plan development process.

Mayor Zierden state she is in favor of the committee but spoke to a resident who was on a previous committee who felt like they wasted their time as the committee had little direction. Therefore, it is important to not waste committee members' time and give them clear direction.

All other councilmembers expressed support for creating a streets committee. Councilmember Ball stated she likes Administrator Chanski's recommendation of

starting the committee as an Ad Hoc committee, and Councilmember Moroni clarified that the committee would be advisory and all final decisions would still rest with the City Council.

The Council requested that staff bring the presented draft resolution to the July 1 City Council Meeting for formal approval.

#### Brush Pile

City Administrator Chanski recapped the discussion that was held during the June 3 City Council Meeting.

Councilmember Scott reshared his concerns. He is concerned about violating Title VI and operating the brush pile adjacent to a residential neighborhood. He suggested looking at alternative locations for the brush pile, and Councilmember Ball agreed. Scott asked if partnerships were researched when the brush pile was moved to its current location. Public Works Supervisor Zierden stated that the current location was primarily determined by cost factors.

Mayor Zierden reshared her concerns and stated the City should look at access control and further discuss commercial versus non-commercial usage.

Councilmember Jensen agreed that the City should look at alternative sites but shared that he believes commercial companies hired by residents should be allowed to use the brush pile. He stated that he would like to hear directly from residents.

City Administrator Chanski stated that staff will look into potential alternative locations for the brush pile and see if there are partnership opportunities. He stated that, since the City is primarily residential with limited commercial properties and no true industrial properties, it may be difficult to find a location that is not near any residential properties.

#### Community Center Due Diligence

City Administrator Chanski shared the background on the community center due diligence discussion. He stated that, to conduct due diligence, defining "community center" is essential.

Mayor Zierden spoke to the importance of defining community center and referred to her provided proposals and the letters of support she has received.

Councilmember Scott clarified at the Landis Gyr property is in Pequot Lakes and questioned who is benefitting from the due diligence. He wonders what amenities are already available that people are not aware of.

Councilmember Ball stated that she would like to get more information about operating costs for different community center options. Councilmember Scott spoke to staff's previous cost estimates, but Ball said she wants more exact numbers.

Councilmember Moroni questioned whether the City can even participate in a building that is outside of city limits, and the City should get that answer. He likes the idea of putting together a list of available amenities. Additionally, due diligence could result in a change to the Comprehensive Plan, which will be reviewed as part of the zoning code update process.

Councilmember Jensen stated he does not support due diligence. The City should focus on streets and sewer. Mayor Zierden stated that there is no harm in doing due diligence and doesn't want to miss opportunities.

A majority of the Council requested that staff develop a work plan for due diligence to be formally considered at the July 1 City Council Meeting and requested that the investigation into available amenities be included but be separate of the work plan.

The workshop was adjourned at 8:01pm.

---

David Chanski, City Administrator/Clerk