

Breezy Point City Council December 1, 2025 – 6:30 pm Regular Meeting Minutes

Mayor Roggenkamp called the Regular City Council meeting to order at 6:30 PM on Monday, December 1, 2025.

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, Planner Jerry Bohnsack, Police Chief Brian Sandell, Deputy City Clerk Deb Runksmeier, Finance Specialist Janette Rust, and Public Works Supervisor Joe Zierden.

Open Forum

Kerry Werlinger 30595 Airport Road expressed concerns about the new short-term rental inspection requirements and fees.

Dolores Lafollette 30378 N Birchwood Drive addressed the council about the feral cat issue in the city.

Mara Lundquist 30505 Airport Road spoke about the short-term rental fees and inspection requirements.

Brian Lee owner of 9168 Indian Hill talked about the new short-term rental regulations.

John Stanchfield from Surfside Condominiums spoke in support of VRBO owners.

Carvin Buzzell, who owns property at 30539 N Lakeview Drive, suggested the council reconsider the fee for 2026 short term rental license.

Bill Toft 31877 Green Scend Drive shared information on the general obligation bond.

Consent Agenda

Mayor Roggenkamp read the items on the consent agenda.

- Minutes from November 3, 2025 Regular City Council Meeting
- Claims totaling \$185,435.23 (Checks 140716-140760 and eChecks 4039-4057)
- Approve 2026 Meeting Calendar
- Approve 2026 Minnesota Paid Leave Policy
- Resolution 34-2025 Supporting Pursuit and Submission of 2025 Local Road Improvement.
- Resolution 34-2025 Approve Joint Powers Agreement and Court Services Agreement

Council Member Jensen requested that item 5G (Ordinance No. 01-2025 approving 2026 Fee Schedule) be removed from the consent agenda and placed under Business Items as 7C.

Council member Ball moved to approve the consent agenda as amended, seconded by Council member Jensen. The motion carried unanimously 5-0.

Public Hearing 2026 Truth in Taxation

Mayor Roggenkamp Opened Public Hearing at 7:02 pm

Administrator Polsfuss presented an overview of the proposed 2026 budget and tax levy. The final 2026 proposed levy was 9.15%, slightly lower than the preliminarily approved levy. The administrator presented a breakdown of the city services and how the levy increase would be spent in each department. The tax rate would be 36.21%.

Duane Wallen 11446 County Road 11 expressed concern about his property tax increase.

Public Comment was Closed at 7:17 pm

Council discussed.

Motion by Council Member Moroni, seconded by Council Member Jensen, to adopt Resolution No. 36-2025 adopting the final budget and levy for 2026 at \$3,694,760. Motion carried 4-1, Scott with the opposing vote.

Public Hearing on Proposed Park Dedication Fee

Mayor Roggenkamp Opened the Public Hearing at 7:24 pm.

Administrator Polsfuss explained that the council had directed staff in June to revise the park dedication fee to include a per dwelling unit alternative fee. These fees are required from developers when new subdivisions or developments add households, increasing demand on public parks and recreation areas. The proposed ordinance amendment included a per dwelling unit fee of \$500.

No public comments were received during this hearing.

The Hearing was Closed at 7:26 pm

Planning and Zoning Administrator Jerry Bohnsack explained that the fee was developed to address density considerations in subdivisions. He noted that current zoning required new subdivisions to have 2.5-acre lots, which limited density, so the per-dwelling fee approach was meant to create fairness between different types of developments. The \$500 amount was based on similar fees in neighboring communities.

Motion by Council Member Jensen, seconded by Council Member Ball, to approve Ordinance 02-2025 amending the Park Dedication fee as presented. Motion carried 4-1, Scott Opposed.

Public Hearing on Proposed Assessments for Edgewater Circle Project

Public Hearing was Opened at 7:31 pm

Administrator Polsfuss reported that on July 7, 2025, the City Council had held a public hearing on the street reconstruction of Edgewater Circle. The council had determined that this project would be assessed once the new special assessment policy was approved. With that policy now in place, the assessment for this project was calculated at \$10,000 to the benefiting property owner.

No public comments were received during this hearing.

The Hearing was Closed at 7:33 pm

Motion by Council Member Jensen, seconded by Council Member Moroney, to approve Resolution 37-2025 adopting \$10,000 assessment for the 2025 Edgewater Circle Street Reconstruction Improvement Project. Motion carried 5-0.

Resolution 38-2025 Approve Appointments and Designations

Administrator Polsfuss explained that each year, the council makes appointments and designations for commission members, committee members, council liaisons, board members, and other designations as required.

Mayor Roggenkamp thanked those who had applied to serve on committees and encouraged other citizens interested in serving to contact city staff for more information. He also thanked council members for stepping forward to serve as liaisons on various committees.

Motion by Council Member Moroni, seconded by Council Member Ball, to approve Resolution 38-2025 approving appointments and designations. Motion carried 5-0.

Resolution 39-2025 Receiving Feasibility Report and Calling Hearing on Improvement for 2026 Street Improvement

Nick Peterson from the Widseth engineering firm presented the feasibility report authorized by the council on October 6, 2025. The report evaluated the feasibility of improving Bluebird Lane, Piney Way, and Wren Drive based on the 2026 street budget and capital improvement plan.

Peterson outlined the existing conditions of the roads, noting that Bluebird Lane and Piney Way were last improved in 1978, while Wren Drive was last recorded as improved in 2004. He recommended televising the sanitary sewers on all three roads to address any potential issues under the pavement. The proposed improvements included drainage enhancements for Bluebird Lane and Piney Way, with no extensions to the roadway widths. Peterson noted a potential issue regarding drainage easements on Bluebird Lane that might affect the city's share of costs but would likely not change the estimated assessment costs.

Motion by Council Member Jensen, seconded by Council Member Ball, to approve Resolution 39-2025 receiving feasibility report and calling hearing on improvement for 2026 street improvement. Motion carried 5-0.

Ordinance 01-2025 to Approve 2026 Fee Schedule

Council discussion focused on the short-term rental fees and inspection requirements that had been raised during the open forum.

Mayor Roggenkamp recommended maintaining the previous year's fee for short-term rentals rather than implementing the increase, and suspending the inspection requirements to allow staff to revisit these issues and gather more input from rental property owners.

Motion by Council Member Moroni, seconded by Council Member Ball, to approve Ordinance No. 01-2025 approving the 2026 fee schedule as amended to maintain the previous year's fee for short-term rental license at \$300. Motion carried 5-0.

Information Meeting Street Improvement Project

Administrator Polsfuss announced that city staff would hold an informational meeting at city hall on December 15 at 5:00 pm regarding the proposed 2026 street improvement project. The goal of meeting with property owners, gathering feedback, and making any necessary changes to the feasibility report. Virtual attendance would be available, and mailers would be sent to property owners.

Move to Closed Session

Pursuant to Minnesota State Statute 13D.05, subdivision 3(a); City Administrator 6-month performance review.

The council moved to closed session at 7:36 pm for the City Administrator's six-month performance review, pursuant to Minnesota State Statute 13D.05, subdivision 3(a).

Adjourn

The meeting was adjourned at 7:41 pm