

Pursuant to due call and notice thereof, the special meeting of the Brainerd City Council was called to order at 6:00 P.M. by Council President Bevans.

Upon roll call, the following members were noted as present: Stenglein, Johnson, Czczok, O'Day, Stunek, Terry, and Bevans. Mayor Badeaux was also noted as present.

Staff present were Administrator Broyles, HR Director Schubert, HRA Director Charpentier, Community Development Director Kramvik, Interim Public Utilities Director Wussow, Finance Director Hillman, and Rehab Coordinator Schommer.

Council President Bevans opened the meeting with the Pledge of Allegiance to the flag.

MOVED AND SECONDED BY COUNCIL MEMBERS CZECZOK AND STUNEK, DULY CARRIED, TO APPROVE THE AGENDA.

New Business

Consider Wage Adjustment for the Public Utilities Director Position

Mr. Wheldon, GMP Consulting, gave an overview of the work done by GMP thusfar for the Public Utilities Director Position. One challenge for the position is the ability to compete in the market for salary. The other challenge is that current contract for IBEW is unresolved, which is something that the new occupant of the position will need to address. He is asking that the Council consider the previously proposed salary for the position.

Member Czczok asked about the "committee" that made the decision to set the current salary range that has been advertised.

HR Director Schubert stated that the Public Utilities Director Workgroup originally proposed the amount Mr. Wheldon is proposing. At the Personnel and Finance Committee level, the current salary was proposed.

MOVED AND SECONDED BY COUNCIL MEMBERS TERRY AND CZECZOK, DULY CARRIED, TO ADJUST THE 2024 WAGE GRID FOR THE PUBLIC UTILITIES DIRECTOR POSITION AS RECOMMENDED BY MR. WHELDON.

Consider Creation of a Strike Contingency Plan Work Group

Administrator Broyles stated that the Public Utility Union have been in mediation for 45 days, if it so chose, the union could strike. He stated that the work group is consistent with the League of Minnesota Cities guidance. The primary role would be to coordinate the strike plans, provide strategic planning, serve as a resource, and provide a central communications post.

Member Czczok asked who would would take the lead in the group.

Administrator Broyles stated that would be decided later, though he does not see a formal leader being needed.

Member O'Day stated that he would like to ensure that the rest of the Council is being communicated with effectively.

MOVED AND SECONDED BY COUNCIL MEMBERS CZECZOK AND STENGLEIN, DULY CARRIED, TO ESTABLISH A STRIKE CONTINGENCY PLAN WORK GROUP CONSISTING OF THE CITY ADMINISTRATOR, HR DIRECTOR, APPLICABLE DEPARTMENT HEADS, TWO CITY COUNCIL MEMBERS, AND TWO CITY OF BRAINERD PUBLIC UTILITIES COMMISSIONERS THAT WILL BE APPOINTED BY COMMISSION PRESIDENT MATTEN.

Members Terry, Stenglein, and Czczok volunteered to be on the committee.

Member Czczok stated that himself and Member Stenglein are on the same committee which may be an issue for open meeting law as SPW is a standing committee. The information from the League of Minnesota Cities also suggests that the Liaison to the Council should also sit on the strike committee.

MOVED AND SECONDED BY COUNCIL MEMBERS TERRY AND O'DAY, DULY CARRIED, TO HAVE COUNCIL MEMBERS CZECZOK AND TERRY BE THE CITY COUNCIL REPRESENTATIVES.

Consider Conditional Use Permit and Variance Request for a Mixed-Use Building at 805 Laurel Street

Community Development Director Kramvik gave an overview of the project. There were concerns from a business at the Planning Commission meeting about parking. The applicant is proposing 65 underground spaces with 25 surface spaces which is over the minimum required.

Member Czczok asked whether the ground around the shrubs going to have area for animals to relieve themselves. The BN Credit union have put a lot of effort into their boulevard and he is concerned that animal owners would let their pets utilize this boulevard. He wondered if the developer considered no pets or limiting the size of pets.

Andrew Duchesneau, DW Jones Management, 7539 Front St, Walker, as the developer they have thought about the pet issue. They are considering a space to put the pet area.

MOVED BY COUNCIL MEMBER CZECZOK TO AMEND THE CUP TO INCLUDE APPROXIMATELY A 2 PARKING LOT SPACE FOR ANIMAL RELIEF AND ANIMAL SIZE LIMIT OF 25 POUNDS WITH ATTORNEY APPROVAL.

The Chair declared the amendment dies for lack of a second.

Member Czczok stated that this is the City Council's last shot to make requests. It is frustrating to see a motion made and no one wants to talk about it. You do not have to vote for something if you second the motion.

MOVED AND SECONDED BY COUNCIL MEMBERS STENGLEIN AND JOHNSON TO APPROVE THE CUP REQUESTS FOR THE CONSTRUCTION OF A MIXED-USE BUILDING WITH 5+ RESIDENTIAL UNITS, TO EXCEED THE HEIGHT IN THE TOWN CENTER (TC) DISTRICT, AND TO ALLOW FOR RESIDENTIAL USE ON THE GROUND FLOOR WITH THE CONDITION THAT AN ADDITIONAL SIX SHRUBS BE PLACED ON THE EAST SIDE PARKING LOT PLANTING BED FOR ADDITIONAL SCREENING.

Council Members Stenglein, Johnson, O'Day, Stunek, Terry, and Bevans voted "aye". Member Czczok voted "nay". The Chair declared the motion carried.

MOVED AND SECONDED BY COUNCIL MEMBERS STENGLEIN AND TERRY TO APPROVE THE VARIANCE REQUEST FROM THE LANDSCAPE REQUIREMENTS FOR TREES AND SHRUBS.

Council Members Stenglein, Johnson, O'Day, Stunek, Terry, and Bevans voted "aye". Member Czczok voted "nay". The Chair declared the motion carried.

Consider Resolution Authorizing the City of Brainerd to Act as Legal Sponsor for the Eight05 Laurel MN Workforce Housing Development Grant

Community Development Director Kramvik gave an overview of the grant program.

Member Czczok asked whether the City Council must unanimously approve the application to the program as the resolution suggests.

Andrew Duchesneau, DW Jones Management, stated that it does not have to be unanimous. This language is a part of the template.

Member Czczok asked about a number of errors in the application. He requested that DW Jones make necessary changes to the application before asking City staff to submit this application on their behalf. He asked about the contribution ratio.

Mr. Duchesneau stated that the ratio is a municipal contribution of 1:2 from the State. The Redevelopment TIF, the Crow Wing County Trust, DEED Mainstreet Grant, waiver of SAC/WAC, and energy rebates will attribute to the municipal contribution.

MOVED AND SECONDED BY COUNCIL MEMBERS JOHNSON AND TERRY TO ADOPT RESOLUTION AUTHORIZING THE CITY OF BRAINERD TO ACT AS LEGAL SPONSOR FOR THE EIGHT05 LAUREL WORKFORCE HOUSING PROJECT WITH THE SUGGESTED CORRECTIONS.

RESOLUTION 22:24

Upon roll call, Council Members Stenglein, Johnson, O'Day, Stunek, Terry, and Bevans voted "aye". Member Czczok voted "nay". The Chair declared the motion carried.

Consider Authorizing the City of Brainerd to Act as the Applicant for Brainerd Oaks Outlot F for the MN Workforce Housing Development Grant

Community Development Director Kramvik gave an overview of the project.

HRA Director Charpentier gave an overview of the history of the parcel. Originally the greenspace was proposed as a park. The HRA Board believes duplex units are the best utilization of the lot.

Member Czczok asked about the effectiveness of Level Contracting since taking over the properties from the HRA.

HRA Director Charpentier stated that Level Contracting is advancing quicker than the agreements proposed.

Member Johnson stated he will vote yes, as the Liaison to the HRA Board, the HRA has been trying to divest themselves of this lot for an in fill development project to have Level

Contracting take on the project is exciting. The work Level has done over the last few years has been transformational.

MOVED AND SECONDED BY COUNCIL MEMBERS CZECZOK AND O'DAY, DULY CARRIED, TO AUTHORIZE THE CITY OF BRAINERD TO ACT AS THE APPLICANT FOR BRAINERD OAKS OUTLOT F FOR THE MN WORKFORCE HOUSING DEVELOPMENT GRANT.

Adjourn

MOVED AND SECONDED BY COUNCIL MEMBERS STUNEK AND O'DAY, DULY CARRIED, TO ADJOURN THE MEETING.

The Chair adjourned the meeting at 6:48 p.m.



Nicholas W. Broyles
City Administrator