Pursuant to due call and notice thereof, the regular meeting of the Brainerd City Council was called to order at 7:30 P.M. by Council President O'Day.

Upon roll call the following Members were noted as present: Czeczok, Johnson, Stunek, Yeager, Erickson, Bevans, and O'Day. Mayor Badeaux was also noted as present.

Chair O'Day led the Pledge of Allegiance to the flag.

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

MOVED AND SECONDED BY COUNCIL MEMBERS CZECZOK AND BEVANS TO APPROVE THE CONSENT CALENDAR.

Approval of Bills
Approved as on file in the Administrator's Office.
Approval of Minutes
Approved June 1, 2026, Council Minutes.
Approval of Licenses
Approved business licenses as presented.
Department Activity Reports
Approved reports as presented.
Temporary On-Sale Liquor Applications
Approved Temporary On-Sale applications submitted by:
Brainerd Jaycees for an event on 7/24 & 7/25 in Downtown Brainerd
Jack Pine Brewery for an event on 6/12/26 at Lyman P. White Park, 484 E River Rd
Lakes Area Music Festival for an event on 7/31/26 at Gichi Ziibi Center, 602 S 5th St
Lakes Area Music Festival for an event on 8/5/26 at Gichi Ziibi Center, 602 S 5th St
Lakes Area Music Festival for an event on 8/14/26 at Gichi Ziibi Center, 602 S 5th St
Lakes Area Music Festival for an event on 8/19/26 at Gichi Ziibi Center, 602 S 5th St
Lakes Area Music Festival for an event on 8/22/26 at Gichi Ziibi Center, 602 S 5th St
Relationship Safety Alliance for an event on 7/25/26 at C.c.'s Bar Parking Lot, 121 Washington St - Contingent upon approvals
Brainerd American Legion for an event on 7/18/26 at Essentia Health Sports Center, 502 Jackson St – Contingent upon approvals
Resolution MN Lawful Gambling Application – American Legion
Adopted resolution 38:26 approving MN Lawful Off-Site Gambling application submitted by the Brainerd American Legion #255 for an event on July 18th at Essentia Health Sports Center 502 Jackson Street, Brainerd.
Event/ Street Closure – Relationship Safety Alliance
Approved application with conditions.
Event/ Extension of Premise– Shep's on 6th
Approved application with conditions.
Event/ Extension of Premise – Elbow Convention
Approved application with conditions.
Event/ Street Closure – Run for the Son
Approved application with conditions.
Start Date - Deputy Public Works Director/City Engineer Jennifer Schumann
Approved July 20,2026 as the start date for Jennifer Schumann.
Hiring - Summer Temporary Employees
Approved hiring list as presented.
Hiring - Records Management Technician Madison Lloyd

Approved the hiring of Madison Lloyd for the Police Records Management Technician position effective June 16, 2026; further, that she be placed on Step 1 of the Police Records Management Technician wage grid ($26.80 per hour).

City Building Closures - Employee Wellness Event

Approved closure of City offices from 11:30 am to 1:30 pm on October 1st for the Employee Appreciation Event at Streets/Parks Maintenance Building.

Upon roll call, Council Members Czeczok, Johnson, Stunek, Yeager, Erickson, Bevans, and O'Day voted "aye". No member voted "nay". The Chair declared the motion carried.

Public Forum

The Chair opened the public forum at 7:31 p.m.

No one came forward.

The chair closed the public forum at 7:32 p.m.

Presentation

Brainerd Public Library

April Ristau, Brainerd Public Library Director, gave an overview of the Library's funding sources, current services, 2026 initiatives, and improvements that are being supported by the Department of Education Grant.

Member Czeczok asked about accessibility services.

Ms. Ristau stated that any of the staff at the Brainerd Library would be happy to assist anyone from the public in using accessible services.

Member Yeager asked what Ms. Ristau's favorite novel of all time was.

Ms. Ristau stated that she has read Ender's Game too many times to count.

Council Committee Reports

Personnel and Finance Committee

Authorization to Attempt to Acquire an ARFF Apparatus

Committee Member Stunek stated that the committee thoroughly discussed the maintenance on the apparatus.

Member Johnson stated that he is against attempting to acquire the apparatus as the actual financial impact isn't known. He would like to know the actual cost for accepting this piece of equipment, maintenance, lifespan, and replacement cost. He would like to hold off until the next meeting to get more information.

Member Stunek stated that there is a timeframe for getting on the list for the opportunity to obtain the apparatus.

Member Yeager stated that he feels he is missing the correct information to make an educated decision.

Member Czeczok asked if the City could dispose of the apparatus at any time, the value, and current state of the apparatus.

Fire Chief Holmes stated that the City could dispose of the apparatus if they felt it was unnecessary but he would need to look into the process. The apparatus would be a back up to existing airport apparatus and if there were off airport incidences since the airport vehicles cannot leave the airport. The truck is a 2011 apparatus estimated value of $150,000 to $200,000. He has looked at the apparatus several times. Some of the City's Firefighters work full-time at Camp Ripley Fire and have first-hand knowledge of the maintenance schedule.

Member Czeczok stated that if the apparatus becomes too expensive, the City could dispose of it. If the City is able to acquire the apparatus he would like to see the maintenance taken on eventually by the airport.

Chair O'Day asked about the timeline.

Fire Chief Holmes stated that the vehicle isn't currently in the excess program. There is a potential that they could put it in the excess program in the coming weeks.

Member O'Day stated that during his tour at the airport, he learned that the truck the airport has can run out of water in under a minute. He understands the concerns about ongoing maintenance, but it does come down to safety for him.

MOVED AND SECONDED BY COUNCIL MEMBERS STUNEK AND BEVANS TO AUTHORIZE THE FIRE DEPARTMENT TO ATTEMPT TO ACQUIRE AN ARFF (AIRCRAFT RESCUE AND FIRE FIGHTING) APPARATUS THROUGH THE FEDERAL EXCESS PROPERTY PROGRAM.

Upon roll call Members Czeczok, Stunek, Erickson, Bevans, and O'Day voted "aye" Members Johnson and Yeager voted "nay". The Chair declared the motion carried.

Funding Request - YMCA

Committee Chair Johnson stated that the committee had a couple of options, and the committee decided to take no action.

Member Czeczok stated that he would like to see Council act on the item. He stated that the Council had requested language for a referendum and to work with the YMCA at two previous meetings. There was a letter received from the YMCA after the June 1st meeting stating that the referendum doesn't work for their timeline. They had plenty of time up to June 1st to state that a referendum wasn't feasible.

MOVED AND SECONDED BY COUNCIL MEMBERS CZECZOK AND ERICKSON TO HAVE DISCUSSION REGARDING THE REFERENDUM LANGUAGE.

Member Czeczok stated that if the City is going to keep working with the YMCA we need to decide whether or not to vote give the money or go to a special election. The City has not seen a business plan and the City will have no say in the use of the $4 million.

Member Johnson stated that the Council Member Czeczok is having the discussion prior to voting on whether to have discussion or not.

Members Czeczok, Yeager, Erickson, and O'Day voted "aye". Members Johnson, Stunek, and Bevans voted "nay". The Chair declared the motion carried.

Member Johnson stated that discussion in committee was that the YMCA does not want a referendum. The question that remains is whether or not to give the YMCA $4 million. They did not discuss the language that the YMCA doesn't want.

Member Czeczok stated that the YMCA doesn't want the decision of whether the City awards them $4 million to go to the voters. However, if the City just gives the YMCA $4 million it works out perfectly. If the City bonds for the requested funds it wouldn't have any oversight in construction and operation of the facility. He feels if the City moves forward, the people should have a say. If we wait for more information the only thing it prevents is the people from having a say with a special referendum.

Member Erickson stated that he has been opposed to using the City's bonding capacity for a specific non-profit. However, he would support a referendum but it doesn't appear that that's what the YMCA wants.

Chair O'Day stated that he agrees with Member Erickson. After looking into everything. Bonding for an extra $4 million dollars isn't the answer. He wants the project to succeed, but he doesn't see the City as a main contributor.

Member Czeczok stated that he would have thought that after the last meeting that the City would be interested in putting this matter on the ballot. He would think the business community would be jumping up and down to support the amount after hearing about the $52 million economic impact.

Member Johnson stated he would recommend to the Council that if there is a decision going to be made about the YMCA, the City should communicate with the YMCA that it would be on the Council meeting and a deadline.

Chair O'Day stated that his understanding was that the previous motion was to discuss the draft language. The deadline to put a question on the ballot is August 11th.

MOVED BY COUNCIL MEMBER CZECZOK TO DIRECT COUNCIL TO PROVIDE RECOMMENDATIONS ON THE REFERENDUM LANGUAGE AT THE JULY 6TH MEETING.

The Chair declared the motion failed for lack of a second.

Donation Request - 4th of July Fireworks

Committee Chair Johnson gave an overview of the history of the request.

MOVED AND SECONDED BY COUNCIL MEMBERS JOHNSON AND BEVANS, DULY CARRIED, TO APPROVE THE REQUEST FROM BRAINERD COMMUNITY ACTION FOR A DONATION FOR 4TH OF JULY FIREWORKS IN THE AMOUNT OF $8,000 TO BE PAID FROM SPECIAL PROJECTS BUDGETED LINE ITEM.

Safety and Public Works Committee

Procurement Policy - Transit

Committee Chair Erickson stated that the procurement policy needs to be reviewed and up to date per the Federal Transit Administration. A lot of the changes were administrative.

MOVED AND SECONDED BY COUNCIL MEMBERS ERICKSON AND CZECZOK, DULY CARRIED, TO APPROVE THE AMENDED TRANSIT PROCUREMENT POLICY.

Amendment No. 2 – BWSR Clean Water Fund: Brainerd Gully Stormwater Project & Potential Soil Stabilization at Outlet

Committee Chair Erickson stated that this is for a different portion of the Buffalo Hills gully. The amendment will update the completion date and authorize SWCD to solicit a proposal for survey and design services. Remediation could be completed with grant dollars available through SWCD.

Chair O'Day stated that he has a hard time with this item as the project was just completed.

Member Johnson stated that he didn't support the original project as he didn't think the City should take ownership of "God's Gully". Now, the City is responsible for it until the end of time.

Committee Chair Erickson asked Public Works Director Sandy to give additional details on the project.

Public Works Director Sandy stated that this area is downstream from the original project. The remaining funds will be used to do some design down to the flat area before the water spreads out in Little Buffalo Creek. Staff is looking into doing the work in-house, but we want to ensure that the design is sufficient.

Mayor Badeaux stated that he has spoken very strongly against this project from the beginning. There are a lot of two-year cycles within perpetuity to maintain the area.

MOVED AND SECONDED BY COUNCIL MEMBERS ERICKSON AND CZECZOK, DULY CARRIED, TO APPROVE AMENDMENT NO. 2 TO THE CITY-SWCD AGREEMENT, EXTENDING THE PROJECT COMPLETION DATE TO DECEMBER 31, 2026, AUTHORIZE STAFF TO SOLICIT A PROPOSAL FROM HR GREEN FOR TOPOGRAPHIC SURVEY, DESIGN, AND COST ESTIMATING SERVICES RELATED TO THE STABILIZATION WORK DOWNSTREAM OF THE PLUNGE POOL, AND AUTHORIZE STAFF TO COORDINATE WITH THE SWCD REGARDING THE POTENTIAL USE OF SUPPLEMENTAL ENGINEERING FUNDS TO OFFSET A PORTION OF THE ANTICIPATED DESIGN COSTS.

Change Order 5 - S 10th Street Reconstruction - Lane Closure on Industrial Park Road (CR 117)

Committee Chair Erickson stated that there was additional lane closures needed on Industrial Park Road for the S 10th Street reconstruction. The cost is for the mobilization and cost of cones. There is additional volume on the road due to the Highway 210 project.

Public Works Director Sandy stated that this was a formal traffic control setup that has many requirements through the State of Minnesota. The liability on the City setting up the traffic control would be too great to do this on its own.

MOVED AND SECONDED BY COUNCIL MEMBERS ERICKSON AND CZECZOK, DULY CARRIED, TO APPROVE CHANGE ORDER NO. 5 TO THE S 10TH STREET WATERMAIN PROJECT CONTRACT WITH LANDWEHR CONSTRUCTION IN THE AMOUNT OF $2,826.78 FOR ADDITIONAL TRAFFIC CONTROL SERVICES AT THE INTERSECTION OF S 10TH STREET AND INDUSTRIAL PARK ROAD.

Final Pay Voucher No. 9 - Police Department Exterior Improvements Project

Committee Chair Erickson stated that this is the final pay. The contractor needs to submit the IC-134 which confirms that they have paid all their subcontractors.

Member Johnson stated that the project was $90,352 under budget. He thanked Police Chief Runde.

MOVED AND SECONDED BY COUNCIL MEMBERS ERICKSON AND CZECZOK, DULY CARRIED, TO APPROVE THE FINAL PAY VOUCHER OF $23,025 TO HY-TEC CONSTRUCTION OF BRAINERD, INC. FOR THE POLICE DEPARTMENT EXTERIOR IMPROVEMENTS PROJECT, WITH PAYMENT RELEASED UPON RECEIPT OF IC-134 DOCUMENTATION.

Unfinished Business

Call for Applicants – Informational:
Mayor Recommended: (terms to expire on 12/31 of said year)
Charter Commission – 2 terms (Expire 2029) 2 terms (Expire 2026)
Economic Development Authority-- 1 term (Expire 2028) 1 term (Expire 2031)
Library Board-- 1 term (Expire 2027)
Public Utilities Commission – 1 term (Expire 2026)
Transportation Advisory Committee- 1 term (Expire 2026) 2 terms (Expire 2027)
Council President Recommended: (terms expire on 12/31 of said year)
Airport Commission -- 1 term (Expire 2028)
Planning Commission-- 1 term (Expire 2028)
Water Tower Committee—2 terms

Preliminary Draft - Orderly Annexation - Riverside Drive

Community Development Director Kramvik gave an overview of the amended orderly annexation agreement. Staff recommend that the City address the connection charges and update Mississippi Headwaters regulations prior to presenting the annexation agreement to the Crow Wing County Board of Commissioners. The Planning Commission has the headwater regulations on its itinerary for Fall 2026.

Member Johnson stated that he supports the annexation amendment. Item number two fixes the concerns he had regarding connecting to City water and sewer outside of the city limits.

Member Erickson stated that he does not see the value in the annexation agreement. He doesn't have a problem with a two-step process for owner led annexations.

MOVED AND SECONDED BY COUNCIL MEMBERS CZECZOK AND JOHNSON TO DIRECT STAFF TO BRING BACK THE ORDERLY ANNEXATION AGREEMENT FOR CITY COUNCIL CONSIDERATION AFTER REVIEW OF THE DEFERRED CONNECTION CHARGES AND APPROVAL OF UPDATED MISSISSIPPI HEADWATERS REGULATIONS.

Members Czeczok, Johnson, Stunek, Bevans, and O'Day voted "aye". Members Erickson and Yeager voted "nay". The Chair declared the motion carried.

Resolution - Deny CMHP Wright Street Development

MOVED AND SECONDED BY COUNCIL MEMBERS BEVANS AND STUNEK TO ADOPT RESOLUTION DENYING THE CENTRAL MINNESOTA HOUSING PARTNERSHIP REZONING, FUTURE LAND USE MAP AMENDMENT, CONDITIONAL USE PERMITS, AND VARIANCE REQUEST.

RESOLUTION 39:26

Upon roll call, Council Members Czeczok, Johnson, Stunek, Yeager, Erickson, Bevans, and O'Day voted "aye". No member voted "nay". The Chair declared the motion carried.

Final Reading - Ordinance 1603 - Shoreland Overlay District

MOVED AND SECONDED BY COUNCIL MEMBERS ERICKSON AND BEVANS TO CONDUCT THE FINAL READING OF PROPOSED ORDINANCE 1603 AND DISPENSE WITH THE ACTUAL READING.

MOVED AND SECONDED BY COUNCIL MEMBERS BEVANS AND CZECZOK TO ADOPT ORDINANCE 1603.

ORDINANCE 1603

Upon roll call, Council Members Czeczok, Johnson, Stunek, Yeager, Erickson, Bevans, and O'Day voted "aye". No member voted "nay". The Chair declared the motion carried.

MOVED AND SECONDED BY COUNCIL MEMBERS BEVANS AND STUNEK TO ADOPT RESOLUTION PROVIDING FOR SUMMARY PUBLICATION OF ORDINANCE 1603.

RESOLUTION 40:26

Upon roll call, Council Members Czeczok, Johnson, Stunek, Yeager, Erickson, Bevans, and O'Day voted "aye". No member voted "nay". The Chair declared the motion carried.

First Reading - Ordinance 1604 - Special Events

Community Development Director Kramvik gave an overview of the ordinance.

MOVED AND SECONDED BY COUNCIL MEMBERS BEVANS AND JOHNSON TO CONDUCT THE FIRST READING OF ORDINANCE 1604 AND DISPENSE WITH THE ACTUAL READING.

Mayor Badeaux requested that the Park Board review policy at its next meeting so that when the ordinance is codified there is a policy to follow.

MOVED AND SECONDED BY COUNCIL MEMBERS JOHNSON AND BEVANS, DULY CARRIED, TO HAVE THE PARK BOARD REVIEW

New Business

Letter of Intent - Apartment Development City Hall Parking Lot

Community Development Director Kramvik stated that the EDA recommends moving forward with the letter of intent. The letter of intent allows the developer 90 days to develop a purchase and development agreement. The developer is proposing purchasing the property for a dollar and intends to request tax abatement. The development will require a rezone, CUP, and variance requests may be required.

Member Bevans asked about the logistics of the letter of intent.

Community Development Director Kramvik stated that during the 90-days the property will not be marketed to other developers. The City is not agreeing to the purchase terms that the developer stated in the letter by approving it.

MOVED AND SECONDED BY COUNCIL MEMBERS YEAGER AND JOHNSON TO APPROVE THE LETTER OF INTENT SUBMITTED BY LUMBER ONE DEVELOPMENT COMPANY FOR THE CITY HALL PARKING LOT.

Members Czeczok, Johnson, Yeager, Erickson, Bevans, and O'Day voted "aye". Member Stunek voted "nay". The Chair declared the motion carried.

First Reading - Ordinance 1605 - Airport Agreement

Administrator Broyles gave an overview of the ordinance. He noted that the structure of the funding and the make-up of the Airport Commission are noteworthy changes.

Member Johnson thanked the County and staff for meeting and putting the ordinance together. This structure seems more equitable for the Citizens of Brainerd.

Member Czeczok asked about the compensation of the Airport Commissioners. He asked to clarify that this is an independent decision from the ordinance. He also asked about capital improvements being agreed upon by both entities.

Administrator Broyles stated that, yes, the compensation is an independent decision.

Member Johnson stated that both bodies will approve the budget, and the capital budget is a part of the budget.

Member Czeczok stated that he does not see an argument happening again about twice tax with the amended agreement. This is a fantastic agreement.

Member Yeager thanked all those who have been working on this agreement. He believes that Commissioner Barrows will have a larger lift to get support from the County Board. He stated that this agreement is not a divestment by the City from the Airport, it is a document that allows the City and County to move forward with co-ownership in a healthy manner.

Member Czeczok asked about the presentation of the budget by the Airport Commission. He stated he would like to see a requirement for the Airport to not have a committee of the commission to discuss the budget. It should be required to have the whole commission discuss the budget.

Member Yeager asked for a bit of grace on the date of the presentation.

MOVED AND SECONDED BY COUNCIL MEMBERS CZECZOK AND JOHNSON, DULY CARRIED, TO CONDUCT THE FIRST READING OF ORDINANCE 1605 AND DISPENSE WITH THE ACTUAL READING.

Member Johnson stated that generally he is in favor of hearing from the public regarding ordinances.

MOVED AND SECONDED BY COUNCIL MEMBERS STUNEK AND BEVANS, DULY CARRIED, TO SCHEDULE A PUBLIC HEARING FOR ORDINANCE 1605 ON JULY 6TH, 2026 AT 7:30 P.M. IN THE CITY COUNCIL CHAMBERS.

Letter of Support - Baxter Tax-Forfeit Lots

Member Czeczok stated that this is a letter of support to the Crow Wing County HRA asking that they use a competitive process for the purchase of tax forfeit lots. There are 29 lots in Baxter that the County HRA moved forward to bring a draft purchase and development agreement for without a competitive process.

Member Yeager stated that his position is that the County HRA has moved forward with this purchase in a legal manner. He is concerned about derailing this project as there is already money being spent. If a project is in motion, it should continue. A greater conversation could be had in the future, in a different manner.

Member Bevans asked about supporting the current letter.

Member Yeager stated that the County HRA could deny the letter.

Member Johnson stated that he supports open public processes. He complains a lot about only meeting the bare legal minimum. The City has no authority to change the process, just stating that they support an open process. He attested to Level Contracting's performance in the City of Brainerd.

Member Czeczok stated that there may be opportunity for more income generation if the properties were sold in a competitive process.

MOVED AND SECONDED BY COUNCIL MEMBERS CZECZOK AND JOHNSON TO AUTHORIZE SIGNATURE ON LETTER OF SUPPORT TO CROW WING COUNTY HRA REGARDING BAXTER TAX-FORFEIT LOTS AND SEND TO THE CROW WING COUNTY HRA BOARD AND CROW WING COUNTY BOARD OF COMMISSIONERS.

Members Czeczok, Johnson, Stunek, Erickson, Bevans, and O'Day voted "aye". Member Yeager voted "nay". The Chair declared the motion carried.

Staff Reports

Community Development Director Kramvik thanked Ms. Roach and staff for the tour at the Airport.

Public Works Director Sandy stated that the Council received notice that staff at BPU have received an excellence in service award from the Coalition of Greater Minnesota Cities for the work that Finance Manager Loch and himself did testifying in front of multiple legislature committees regarding the Lead Service Line funding. It wasn't a successful year for funding, but there is momentum going into future years to continue replacing galvanized sewer lines. They will be heading down to receive the award in July. He gave an update on the construction projects. Staff has been working to build rate structures in the new software.

Mayor's Report

Mayor Badeaux stated that there are no lead service lines in the City of Brainerd. The Independence Day holiday is coming up, it is the 250th year of independence for America. He stated that the most important thing you can do over the holiday is to spend time with your family. The fireworks are going be the biggest yet. Finally, there will be a treasure hunt starting June 19th.

Council Member Reports

Member Bevans thanked the Airport for a fantastic tour.

Member Yeager stated that the Airport Commission will be beginning the effort to create a long-term strategy for the Airport. Input from a variety of stakeholders will be accepted. The enplanements are up 35% from 2025, he attributes that to the morning flights. He also welcomed his first grandchildren.

Member Erickson stated that he is looking forward to the Planning Commission meeting on the 17th of June.

Adjourn

MOVED AND SECONDED BY COUNCIL MEMBERS STUNEK AND BEVANS, DULY CARRIED, TO ADJOURN THE MEETING.

The Chair adjourned the meeting at 9:03 p.m.

Nicholas W. Broyles
City Administrator

June 15, 2026