



STREETS COMMITTEE MEETING

Thursday, September 18, 2025 at 5:00 PM

City Hall Conference Room 8319 Co. Rd. 11 Breezy Point, MN
56472

(218) 562-4441 | Office Hours 8:00 a.m. - 4:00 p.m. | cityadmin@cityofbreezypointmn.us

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
 - [A.](#) February 20, 2025 Streets Committee Meeting Minutes
 - [B.](#) April 17, 2025 Streets Committee Meeting Minutes
4. **BUSINESS**
 - [A.](#) 2026 Preliminary Budget for Road Projects
5. **STAFF REPORTS**
6. **COMMITTEE MEMBER REPORTS**
7. **ADJOURN**

City of Breezy Point

February 20, 2025 – 5:00 pm

Streets Committee Minutes

Call to Order

The meeting was called to order at 5:00 pm

Members present included Tom Nelson, Jason Gorr, Jon Monnier, Craig O'Reilly, and Leonard Sodd. Council Liaison Michael Moroni, Public Works Supervisor Joe Zierden, Dave Reese and Nick Peterson of Widseth were also present.

Approval of Minutes

Motion to approve the minutes as presented of the January 16, 2025 Meeting: Jason Gorr Seconded by: Leonard Sodd

The motion carried with all in favor.

Updated Sanitary Sewer Map

Nick Peterson with Widseth provided an update on the sanitary sewer map project. They explained that the updated version included all record drawings and information gathered from the city. It was noted that this was still a draft version. An accompanying inventory listing details from manhole to manhole, including pipe type, slope, and installation date, was also mentioned but not presented due to its large size.

Peterson also introduced a lift station budget plan, which provided estimated costs for future maintenance and replacements. It was emphasized that these were not set dates but rather a planning approach for budgeting purposes.

Joe Zierden added that over the past twelve years, they had been spending around \$100,000 annually on lift station maintenance, covering panels, pumps, guide rails, and base elbows. It was noted that the city has nine lift stations in total, with pump sizes ranging from 5 to 35 horsepower.

The discussion touched on the relevance of this information to the roads committee, with Nick pointing out that lift station and sewer collection line work might be timed to coincide with related street projects.

Lift Station Inventory

This agenda item was covered in the discussion of the Updated Sanitary Sewer Map.

2025 Road Project Selections/Recommendation

Nick Peterson addressed a question from Council Member Jensen regarding the decrease in total construction cost estimates. They explained that the reduction was due to the exclusion

of roads with a rating of 1, which are not anticipated to need capital improvements in the next ten years. The focus was placed on roads with ratings of 2 through 5 for more immediate construction costs.

Zierden presented two potential project lists for consideration, based on different assessment scenarios:

- With 0% assessment (budget around \$300,000):
- Option 1: Piney Way, Edgewater Circle, Camp Laura (approximately \$330,000)
- Option 2: Bluebird Lane, Edgewater Circle, Camp Laura, Sand Beach Drive (approximately \$330,000)
- With 50% assessment (allowing for a \$600,000 project scope):
- Option 1 plus Circle Drive and Cross Street (approximately \$538,000)
- Option 2 plus Circle Drive and Cross Street (approximately \$540,000)

The committee discussed the implications of different assessment rates, including the ongoing legal challenge related to a previous 50% assessment on Ossawinnamakee Road. They also considered the potential risks of changing assessment policies and the need for council input on this matter.

The condition and characteristics of each proposed road were briefly discussed, including issues such as flooding on Bluebird Lane and the need for improvements on the end of Piney Way.

The committee agreed to consider these groupings for the current year while exploring different evaluation methods for future projects, such as conducting road tours.

Staff Reports

Joe Zierden reported on the following items:

- New plow truck: The city acquired a new Freightliner plow truck last year, which has reduced plowing route times from 7.5 hours to 5.5 hours.
- Equipment efficiency: The new truck has improved snow removal efficiency, particularly in certain neighborhoods like White Birch Drive, Dove Street and Percheron/Belgian Drive area.
- Buschman Road project update: Paul Sandy provided an update at the last council meeting. Right-of-way acquisition is still in progress, which may affect the project timeline. The current plan includes widening the road from 20 feet with no shoulders to 24 feet with 4-foot shoulders.

Adjourn

Motion to adjourn: Jason Gorr Seconded by: Craig O'Reilly

All were in favor of adjourning the meeting.

The meeting adjourned at 6:00 pm.

City of Breezy Point
April 17, 2025 – 5:00 pm
Streets Committee Meeting Minutes

Call To Order

The meeting was called to order.

Members present included Tom Nelson, Jason Gorr, Jon Monnier, Craig O'Reilly, and Leonard Sodd. Council Members Steve Jensen and Michael Moroni, Public Works Supervisor Joe Zierden, and Nick Peterson of Widseth were also present.

Approval Of Minutes

Jason stated that they needed approval of the minutes from the last meeting. They mentioned that they hadn't gotten a chance to read them all but moved to approve. Tom then asked for a motion to approve the minutes from the last meeting.

John Monnier made a motion to approve the minutes from the last meeting.

Jason Gorr seconded the motion. All were in favor, and the motion passed.

New Business

Joe Zierden reported that there was no major new business. They noted that spring had arrived and they were past pothole season. Speaker 3 mentioned that the main focus for the night would be the Capital Improvement Plan (CIP), which Nick would be presenting.

Old Business

2025 Capital Improvement Plan

Nick presented the 2025 Capital Improvement Plan (CIP). He explained that this was a 99% draft, barring any changes or additions. Nick mentioned that they had walked through much of this before and there wasn't a lot of new information. He stated that he would go through the plan page by page.

Nick began by discussing road ratings, explaining the 1 to 5 rating system. He noted that a rating of 1 indicated future improvement and maintenance for now, while 2 through 5 was an increasing scale of degradation. He mentioned that there were specific criteria for a rating of 5.

Nick provided a summary of the roads in the city, stating that there were 113 roads totaling 42.9 miles. He also mentioned the inventory of cul-de-sacs, road widths, and intersections. Joe clarified that the road measurements were based on linear length rather than lane miles.

Jason inquired about the type of pavement used on the roads. Joe explained that the roads were generally divided into neighborhood roads and collector roads, with collector roads being higher standard. They mentioned Ranchette, Bushman, and Dove Street as examples of collector roads.

Nick emphasized the importance of maintaining roads before they deteriorate further, noting that it's the most cost-effective approach. He stated that the total cost to improve all roads

rated 2 to 5 in 2025 construction dollars would be \$16,500,000. Nick explained that this didn't include roads rated 1, as those were considered future costs.

Nick presented a timeline for road improvements, breaking down the costs over a 10 and 20-year period. He also discussed the basis for cost estimating, explaining that they used cost per square yard due to varying road widths. Nick mentioned that inflation was factored into future costs.

The discussion then moved to gravel roads, with Nick providing an inventory of 12.1 miles of gravel roads. He mentioned potential considerations for paving these roads, including width requirements.

Nick presented information on minimum maintenance roads, streetlights, and street signs. He noted that the city currently maintains 4 streetlights and has identified 5 potential locations for future streetlights. Regarding street signs, Nick reported that the city has 883 city-owned signs, with 256 of them being 15 years of age or older.

The presentation continued with information on the sanitary sewer system, storm sewer system, and sidewalks and trails. Nick provided details on the capacity and condition of these systems.

Nick then presented the CIP summary, which included projected costs for various improvements over the next 10 years. He showed maps illustrating road ratings, proposed improvements, gravel roads, streetlights, trails, and sanitary sewer locations.

The committee discussed the presentation, with Joe mentioning that they had some minor corrections that wouldn't need to come back to the committee. The group agreed that an executive summary would be sufficient for presenting to the council.

Jason Gorr made a motion to present the road CIP plan to the council at the next meeting after corrections.

John Monnier seconded the motion. All were in favor, and the motion passed.

Staff Reports

Joe reported that they were through pothole season. They mentioned that road restrictions were still in place, preventing gravel hauling. Once restrictions are lifted, they will start hauling gravel and preparing for dust coating, which is expected to begin in early June. Joe also mentioned reaching out about refurbishing signs and noted that they would recycle signs instead of bringing them to growing recycling.

Committee Member Reports

There were no committee member reports.

Adjourn

Leonard Sodd made a motion to adjourn the meeting at 6:30 pm.

Tom Nelson seconded the motion. All were in favor and the motion passed.

TO: Streets Committee
FROM: Joe Zierden, Public Works Supervisor
RE: 2026 Road Project Selection
DATE: 9/18/2025



Background:

Preliminary budget for road projects for 2026 is estimated at \$450,000. Previous consensus was Piney Way (\$210,000 full reconstruct) or Blue Bird Lane (\$175,000 full reconstruct) leaving approximately \$65,000 that could be put to projects or carried over to the following project year 2027.

A list of projects that could use the allocated include.

- Wren Drive – Overlay - \$60,000
- Sparrow Drive – Overlay - \$75,000
- Osceola Circle – Overlay - \$60,000

Discussion:

Discuss projects for 2026.

Requested Action:

A motion selecting road projects for 2026 would be appreciated.