~~DRAFT~~ APPROVED MINUTES
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
AUGUST 19, 2025
7:00 P.M.

CALL TO ORDER:

Mayor Lisa Iverson called the Regular Meeting of the Wyoming City Council for August 6, 2025, to order at 7:00 P.M.

CALL OF ROLL:

On a Call of the Roll, the following members of the Wyoming City Council were present: Councilmembers Lisa Iverson, Linda Nanko Yeager, Dennis Schilling, Brett Ohnstad, and Claire Luger

ABSENT: None

Also Present: Tom Loonan - Eckberg Lammers, Robb Linwood - City Administrator, Grant MacFarlane - Assistant City Administrator, Mark Erichson - WSB, Neil Bauer - Public Safety Director, Fred Weck - Zoning Administrator/Building Official, and Steve Reeve -, Public Works Superintendent

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

Mike Purdy, 7733 East Viking Boulevard – Read aloud a petition signed by him and his neighbors related to their objection to the proposed rezoning of their properties and presented it to the Council.

Marge Strand, Forest Lake – Stated that she did not agree with the rezoning and that she thought the property owner should choose the future use of their property. Asked the Council to keep the zoning as it was.

Bill Russell, 25869 Emerald – Stated that the Summerfields plan now included connecting the proposed street to the existing 258th street, which is a dirt road. Objected to the connection and asked that the turnaround be constructed instead.

APPROVAL OF MINUTES:

1. **Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota City Council for August 6, 2025**

   A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER SCHILLING, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA CITY COUNCIL FOR AUGUST 6, 2025, AS SUBMITTED.

   Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson
   Voting Nay: None
   Abstain: None
   Absent: None

SCHEDULED BID LETTINGS: NONE

SCHEDULED PUBLIC HEARINGS: NONE

CONSENT AGENDA:

Items under the "Consent Agenda" will be adopted with one motion; however, council members may request individual items to be pulled from the consent agenda for discussion and action if they choose.

2. To consider authorizing the payment of recommended bills, payroll, and journal entries for the period from August 7, 2025, to August 19, 2025

~~**3.** To consider the Retirement of Sergeant Brian Rod from the Wyoming Police Department~~ (pulled for separate discussion)

4. To consider authorizing the internal promotional process for the position of Sergeant within the Wyoming Police Department

5. To consider **Resolution 25-08-75,** a resolution approving the 2024 Crack Fill and Mastic Repair Project from Gopher State Sealcoat, Inc. in the amount of $48,855.00

6. To consider **Resolution 25-08-76,** a resolution approving Final Payment for JL Theis, Inc. for the Railroad Park – Phase 2 Project for $14,168.41

7. To consider **Resolution 25-08-77,** a resolution approving the issuance of a 2025 Massage Therapist License Application for Health Touch

8. To consider **Resolution 25-08-78,** a resolution authorizing payment to Michael Basich, Inc. of St. Croix Recreation for the Installation of Fireside Park Equipment in the amount of $15,000.000

9. To consider **Resolution 25-08-79,** a resolution declaring certain Administration Department items as surplus property and authorizing the Administration Department to dispose of such items through the online auction process or disposal process

10. To consider **Resolution 25-08-80,** a resolution authorizing payment of Pay Voucher #5 to A-1 Excavating for the 2024 Street Improvement Project in the amount of $253,433.17

11. To consider Solicitor's Permit application from LePage and Sons for 2025

12. To consider accepting a grant award from the Minnesota Chiefs of Police Association and to authorize the Finance Department to deposit the funds into the Police Department's Operating Budget

13. To consider the resignation of Brian Och from the City of Wyoming Fire Department

Council Member Ohnstad – Asked to pull item #3 for further discussion.

> **A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY MAYOR IVERSON, TO APPROVE #2, #4, #5, #6, #7, #8, #9, #10, #11, #12, and #13, OF THE WYOMING CITY COUNCIL CONSENT AGENDA**
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> *Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson*
> *Voting Nay: None*
> *Abstain: None*
> *Absent: None*

#3 - To consider the Retirement of Sergeant Brian Rod from the Wyoming Police Department

Council Member Ohnstad – Explained that he wanted to thank Sergeant Brian Rod for his years of service to the community and for helping make the City a safer place to be. He noted that he has been professional over the years and would be missed in the Department.

> **A MOTION WAS MADE BY COUNCILMEMBER OHNSTAD, SECONDED BY COUNCILMEMBER SCHILLING, TO APPROVE CONSENT AGENDA ITEM #3 TO APPROVE THE RETIREMENT OF SERGEANT BRIAN ROD FROM THE WYOMING POLICE DEPARTMENT.**
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> *Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson*

Voting Nay: None
Abstain: None
Absent: None

ACKNOWLEDGE RECEIPT OF REPORTS OF OFFICERS, BOARDS, COMMISSIONS, AND DEPARTMENT HEADS:

14. Report of the Public Safety Director, Neil Bauer, for August 16, 2025

15. Report of City Attorney Tom Loonan, for August 15, 2025

16. Report of City Engineer Mark Erichson, WSB for August 15, 2025

17. Report of Public Works Superintendent, Steve Reeves, for August 14, 2025

18. Report of Abdo Financial 2nd Quarter Report for 2025

COMMUNICATIONS

19. Monthly Performance Measures – Fire Q2 2025

Public Safety Director Bauer – Explained that in 2025, they were tracking performance measures and gave a brief overview of the data from the second quarter. highlighted details of their responder numbers, incident commander on scene, Mutual Aid calls, Public Education/Community Outreach, recruitment and retention, age of equipment, and community risk reduction.

Mayor Iverson – Referenced the Mutual Aid data and asked who the City was providing mutual aid to.

Public Safety Director Bauer – Explained that it was not just one specific city and was across the board for the surrounding communities.

OLD BUSINESS

NEW BUSINESS

20. To consider **Resolution 25-08-81**, a resolution approving the Preliminary Plat D-25-004, Mayorga Meadows, Location 7580 250th Street, Applicant – Neo Mayorga, Property ID 21.10508.00

City Administrator Linwood – Gave an overview of the application for a Preliminary and Final Plat for Mayorga Meadows. He outlined the project location, existing conditions, current zoning, total acreage for Lot 1, Lot 2, and the wetland areas, shared driveway access due to the wetlands, Planning Commission's recommendation, and conditions.

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE RESOLUTION 25-08-81, A RESOLUTION APPROVING THE PRELIMINARY PLAT D-25-004, MAYORGA MEADOWS, LOCATION 7580 250TH STREET, APPLICANT – NEO MAYORGA, PROPERTY ID 21.10508.00

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson
Voting Nay: None

Abstain: None
Absent: None

21. To consider **Resolution 25-08-82**, a resolution approving the Final Plat D D-25-005, Mayorga Meadows, Location – 7580 250th Street, Applicant – Neo Mayorga, Property ID: 21.10508.00

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE RESOLUTION 25-08-82, A RESOLUTION APPROVING THE FINAL PLAT D D-25-005, MAYORGA MEADOWS, LOCATION – 7580 250TH STREET, APPLICANT – NEO MAYORGA, PROPERTY ID: 21.10508.00

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson
Voting Nay: None
Abstain: None
Absent: None

22. To consider **Resolution 25-08-83**, a resolution amending the Conditional Use Permit for the Planned Unit Development Summer Field 4th Addition, C-25-004, Applicant – Centra North, LLC, Property ID: 21.10582.00

City Administrator Linwood – Gave an overview of the proposed amendment for the CUP for the PUD at Summer Field 4th Addition. He highlighted the project location, background of the application, and review within the City, zoning, history of the phases in this project, request to reduce the minimum lot width, increase in total number of lots, and the proposed through street. He stated that staff and the Planning Commission recommend approval subject to the conditions included in the staff report.

David Pattberg, Centra North – Noted that he had received feedback from neighbors related to stormwater and the through road. Stated that stormwater would be maintained on site and that they had worked closely with the City Engineer on their stormwater plan. Added that most homeowners would utilize the paved road as opposed to the dirt road. Also shared that their lot sizes were smaller as their buyers cared more for the home than the lot.

Mayor Iverson – Asked about emergency vehicle access and if they were sure they, along with City snowplows, would be able to get through the road as it was presented.

City Administrator Linwood – Explained that the road would meet normal design standards and would be reviewed by the City Engineer.

Council Member Luger – Asked if the new proposal created more affordable homes.

Mr. Pattberg – Explained that he was hesitant to use the word ‘affordable’ because that implied income restrictions or City contributions. He stated that this would still be a market-rate neighborhood and noted that this plan allows them to sell a house that would be a bit less expensive than what they had previously proposed.

Council Member Nanko Yeager – Asked about the lot sizes for the existing homes on Euclid.

Jesse Moxness – Stated that they were in the range of 70-78 feet.

Council Member Nanko Yeager - Stated that they were now asking for a lot width of 65 feet, so the homes would be closer together.

Mr. Pattberg – Noted that he felt that the only people who would notice a 5-foot difference would be those in the industry and not the general public.

Council Member Schilling – Stated that the City had approved this in 2020, and it was now being proposed to have a slightly smaller lot size. He stated that he did not have any objections to what was proposed.

Council Member Ohnstad – Noted that he drove down this road fairly frequently and believes that he would notice the difference in spacing between the homes, and asked why they wanted to put in more homes.

Mr. Pattberg – Explained that the cost to build the road is the same regardless of the number of homes but that reducing lot width would allow for more units to be built on the property.

Zoning Administrator/Building Official Weck – Noted that the old City lots are only 50 feet wide, for example, across the street in the older part of the city behind city hall.

Mayor Iverson – Invited Mrs. Delwoo to address the Council.

Mrs. Delwoo, 25410 Kettle River Boulevard – Stated their concerns regarding adding traffic, via additional homes, to Kettle River Boulevard. Also shared their concern for added water runoff, noise, and road chemicals near their property.

Mayor Iverson – Asked if staff could address some of the drainage concerns the Delwoo's had shared.

Zoning Administrator/Building Official Weck – Reviewed the contour map and elevation numbers for this property.

City Engineer Erichson – Noted that he had provided an email to the Delwoo's and would be happy to meet with them and answer questions they may have, and hopefully provide some reassurance related to the plans. He noted that tonight's discussion was just related to the proposed lot widths and explained that they would be back with the Preliminary Plat.

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE <u>RESOLUTION 25-08-83</u>, A RESOLUTION AMENDING THE CONDITIONAL USE PERMIT FOR THE PLANNED UNIT DEVELOPMENT SUMMER FIELD 4TH ADDITION, C-25-004, APPLICANT – CENTRA NORTH, LLC, PROPERTY ID: 21.10582.00

Voting Aye: Schilling, Luger, Iverson
Voting Nay: Nanko Yeager and Ohnstad
Abstain: None
Absent: None

23. To consider **<u>Resolution 25-08-84</u>**, a resolution approving a Conditional Use Permit for a 140-foot Monopole Telecommunication Tower, C-25-005, Location – 5920 250th Street, Applicant – Xcel Energy, Property ID: 21-10564.00

City Administrator Linwood – Gave a brief overview of the request from Xcel Energy for a Monopole tower at 5920 250th Street and outlined the variances that would be required for the height and setback. He stated that staff and the Planning Commission are recommending approval subject to the conditions as outlined in the staff report.

Mayor Iverson – She stated that she is not opposed to having this monopole tower, but would like it to be shorter, and wanted to see what other options Xcel could bring to the City.

Council Member Ohnstad – Asked about the other poles and placements in the City.

Zoning Administrator/Building Official Weck – Explained that he had spoken with the applicant, and they did not want to collocate on the existing poles due to homeland security issues and wanted to be able to have everything on this site. He stated that the proposed height was related to the range of signals that they would be sending.

Council Member Ohnstad – Asked how tall the other poles and antennas were, including the water towers.

Zoning Administrator/Building Official Weck – Stated that the new water tower is 145 feet tall and explained that when they repainted the old water tower on 260th, they put up some temporary poles to attach antennas to, which were about 120 feet tall.

Council Member Nanko Yeager – Stated that when the Council was discussing the radio tower at Maranatha, they talked about ways to make the tower unobtrusive and asked if Xcel was also going to be taking some of those measures to blend in more with the surrounding area.

Zoning Administrator/Building Official Weck – Believed that one of the conditions was that it be compatible with what was there.

Council Member Nanko Yeager – Clarified that it did not include any language related to minimizing the visual impact of the pole by doing things like painting the pole. She noted that the conditions of approval are that the pole would not exceed 140 feet, but as Mayor Iverson pointed out, they have a 2-foot antenna, and asked if the conditions needed to be changed or if they needed to change the height of the pole.

George Wojcicki, Xcel Energy – Clarified that the proposed lightning rod had been removed from their plans and would not be added to the tower, so they could meet the existing condition. He stated that the proposed tower resembles the existing infrastructure that was within the substation and would be a silver galvanized steel. He noted that the transmission poles that bring power into the substation along Highway 61 were 100 feet tall.

Mayor Iverson – Asked if the plans had changed because they determined that they did not need a lightning rod.

Joe Zanotti, Xcel Project Manager – Stated that the lightning rod was a part of their initial design, but that they had brought the design back for review after hearing initial concerns from the City. It was determined that the pole itself would act as a lightning rod, so no additional rod was needed.

Mayor Iverson – Asked if Xcel would be willing to lower the height of the pole anymore.

Mr. Wojcicki – Explained that the 140-foot height was so Xcel could achieve the 135-foot center line for the antennas so they would reach all of their fixed assets.

Mayor Iverson – Noted that Xcel had poles at different heights.

Mr. Wojcicki – Explained that they did not have poles at different heights for this specific program.

Council Member Luger – Stated that the substation was not something that she would categorize as having Smithsonian quality beauty. She asked about coverage plans and where the next closest tower would be located.

Mr. Wojcicki – Stated that they were locating other monopoles in Maple Grove, Coon Rapids, Chaska, Rosemount, Monticello, St. Paul, and Minneapolis.

Council Member Nanko Yeager – Asked if Xcel reduced the height of the pole to 135 feet, how much coverage they would lose.

Mr. Wojcicki – Explained that they would start to see significant loss on the outer ridges.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE RESOLUTION 25-08-84, A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A 140-FOOT MONOPOLE TELECOMMUNICATION TOWER, C-25-005, LOCATION – 5920 250TH STREET, APPLICANT – XCEL ENERGY, PROPERTY ID: 21-10564.00

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad
Voting Nay: Iverson
Abstain: None
Absent: None

24. To consider **Resolution 25-08-85**, a resolution approving a variance from City Code Section 40-778 (2) to allow a 140-foot Monopole Telecommunication Tower, V-25-004, Location – 5920 250th Street, Applicant – Xcel Energy, Property ID: 21.10564.00

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE RESOLUTION 25-08-85, A RESOLUTION APPROVING A VARIANCE FROM CITY CODE SECTION 40-778 (2) TO ALLOW A 140-FOOT MONOPOLE TELECOMMUNICATION TOWER, V-25-004, LOCATION – 5920 250TH STREET, APPLICANT – XCEL ENERGY, PROPERTY ID: 21.10564.00

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad
Voting Nay: Iverson
Abstain: None
Absent: None

25. To consider **Resolution 25-08-86**, a resolution denying an Interim Conditional Use Permit to allow outdoor cannabis cultivation at 7745 Wyoming Trail, Applicant – Tyler Jereczek, Property ID: 21.00358.00

City Administrator Linwood – Gave an overview of the ICUP application for outdoor cannabis cultivation at 7745 Wyoming Trail and the reasons that staff and the Planning Commission were recommending denial of the request.

Council Member Luger – Stated that she did not understand why this would be outside of the conditions to allow this use for the property and how it would be different than growing a crop such as corn.

Stated that when this property was basically legal nonconforming when the property was zoned from Agricultural back to Residential. He stated that they were operating a hobby farm and growing crops, which they were allowed to do under the City's legal nonconforming statute. He explained that the issue with this application is the question about the concept of what is or is not a crop. He stated that at the time that this property was a legal conforming use, when it was Agricultural, cannabis was illegal and could not be grown. He noted that cannabis can now be grown in Minnesota, but the statute gives City governments authority to regulate it through zoning. He explained that the City had adopted zoning maps that establish where cannabis cultivation can be permitted, which was not in a Residential district. He noted that at the time this property transitioned from an Agricultural property to a Residential property, the owners could continue to do everything that they could at the time of the zoning change, which did not include growing cannabis. He stated that there was a bit of a gray area, was that cannabis, under Minnesota statutes, technically would not be defined as a 'crop' because it was regulated under its own chapter and was a different regulated commodity. He reviewed the legal analysis conducted and explained the determination that the statute, as drafted and interpreted with the City's zoning code, did not require the City to say this would be a continuation of a legal nonconforming use.

Council Member Luger – Asked if the applicant could grow cannabis if their property was zoned Agricultural.

Zoning Administrator/Building Official Weck – Stated that if they were zoned Agricultural, they could grow cannabis with an ICUP, because that would be allowed through the City's zoning ordinance.

City Attorney Loonan – Stated that the City had adopted an updated zoning code in conjunction with the power that was granted under Chapter 342 and had established and adopted zoning districts where cannabis cultivation would be permitted and reiterated that it was allowed in an Agricultural district, but this property was located in a Residential district.

Council Member Nanko Yeager - Noted that even if somebody decided that cannabis was a 'crop', the microbusiness would still not be allowed because this was a Residential district.

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Council Member Schilling – Asked if this was to be grown indoors or outdoors.

David Wosika – Answered that it would be grown outdoors.

Council Member Schilling – Asked if there were any provisions from the State that it had to be secured because it was classified as a drug.

David Wosika – Confirmed that it would have to be secured and explained that they would have 6 6-foot chain link with slat panels and closed-circuit cameras located every 30 yards.

Mayor Iverson – Asked what this may open the City up to, if the Council approved this, even though their legal counsel had the opinion that this was not legal in the City, based on the ordinance.

City Attorney Loonan – Clarified that cultivation of cannabis was legal in the City in the appropriately zoned district. He noted that there was a legal nonconforming operation in place on this property, and the City had permitted cultivation of cannabis on Agricultural property, which is what this property was previously zoned as, and was currently operating in as a legal conforming operation. He stated that the applicant was essentially asking the City to retroactively allow what was currently allowed in Agricultural.

Zoning Administrator/Building Official Weck – Explained that the City had adopted a new zoning ordinance and map in 1996, which is when this property became Residential.

City Attorney Loonan – Stated that if the Council were to decide that this is a legal nonconforming use and that the property's previous zoning could retroactively be applied, the City would be establishing a new precedent. This precedent would allow other properties to request CUPs or variances based on what they used to be zoned, with their new operations considered legal nonconforming. Added that this was concerning.

Council Member Ohnstad – Stated that his understanding was that, because this property was grandfathered in for its current use once the property was rezoned, it would have been grandfathered in as a farm, which at that time did not include the opportunity to grow cannabis.

He noted that because it was grandfathered in, this had to be done with what was approved at the time, and the City cannot amend what would be allowed by grandfathering, because it would set a precedent.

City Attorney Loonan – Agreed that this was the potential implication.

Mr. Wosika – Asked when it was rezoned and explained that they had never been notified that it had been changed. He referenced minutes from 1992 that said Agricultural.

Zoning Administrator/Building Official Weck – Stated that he could not speak to what may have happened between 1992 and 1996 and noted that at that time it was also not legal to grow cannabis.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE RESOLUTION 25-08-86, A RESOLUTION DENYING AN INTERIM CONDITIONAL USE PERMIT TO ALLOW OUTDOOR CANNABIS CULTIVATION AT 7745 WYOMING TRAIL, APPLICANT – TYLER JERECZEK, PROPERTY ID: 21.00358.00

Voting Aye: Nanko Yeager, Ohnstad, Iverson
Voting Nay: Schilling and Luger
Abstain: None
Absent: None

Council Member Luger – Asked if the applicant could apply for a variance.

Zoning Administrator/Building Official Weck – Explained that you cannot grant a variance for a use.

Mayor Iverson – Suggested that Mr. Wosika could come back later to have conversations with City Attorney Loonan, City Administrator Linwood, and Zoning Administrator/Building Official Weck.

26. To consider an Automatic License Plate Reader (ALPR) Policy for the City of Wyoming

Public Safety Director Bauer – Explained the reason that the Council was being asked to consider a City policy for an Automatic License Plate Reader (ALPR) system and outlined the information that can be captured and how it can support law enforcement.

Council Member Schilling – Asked if the cameras would be attached to the cars or in a fixed location.

Public Safety Director Bauer – Stated that they would be fixed.

Council Member Nanko Yeager – Asked if cameras had already been installed.

Public Safety Director Bauer – Noted that 2 of the approved 4 cameras had been installed and stated that the cameras would be turned on once the policy is approved and the appropriate training for the officers has taken place.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE AN AUTOMATIC LICENSE PLATE READER (ALPR) POLICY FOR THE CITY OF WYOMING.

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson
Voting Nay: None

Abstain: *None*
Absent: *None*

27. To consider a Donation to the Historical Society

Assistant City Administrator MacFarlane – Reviewed the request from the Chisago County Historical Society for a donation and outlined the requirement for donations of this sort to meet a public purpose.

Council Member Nanko Yeager – Explained that she was open to making this donation, but would like to see it come from someplace other than the General Fund.

City Administrator Linwood - Explained that they did not have anything budgeted in 2025, but there may be a few other funds where they could pull the funds from, depending on the direction from the Council.

Council Member Nanko Yeager – Asked where the money would come from if the City decided this would be a continuing donation.

City Administrator Linwood – Stated that this is a unique situation and noted that most of this kind of donation would not be allowed under Minnesota statute.

Council Member Luger – Stated that she supported this request and would support donating the higher dollar amount from whatever fund staff felt would be the most appropriate. She noted that she believed the City had a great partnership with the Chisago County Historical Society.

Council Member Ohnstad – Noted that he would echo the sentiments shared by Council Member Luger.

Mayor Iverson – Suggested that the Council table this item, because it was already almost September, to give them time to take a look at where the funds could come from and bring it back early in 2026.

Council Member Nanko Yeager – Stated that she liked that idea.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER OHNSTAD, TO TABLE CONSIDERATION OF A DONATION TO THE HISTORICAL SOCIETY UNTIL EARLY 2026.

Voting Aye: *Nanko Yeager, Ohnstad, Iverson*
Voting Nay: *Schilling and Luger*
Abstain: *None*
Absent: *None*

28. To consider entering into a Purchase Agreement for the property located at 26263 Forest Blvd, Wyoming, MN 55092

City Administrator Linwood – Shared some background information about the City's efforts to address some of its facility needs. He briefly reviewed the departmental needs for the Police Department, Fire Department, Public Works, and City Hall/Administration. He outlined some of the funding efforts that took place and reviewed the possible new opportunity with this property to purchase it and renovate it for the City's various needs.

Council Member Nanko Yeager – Asked if the City would lose money if they ended up backing out of this purchase, following the due diligence period.

City Attorney Loonan – Stated that the purchase agreement provided for a 60-day due diligence period and noted that during this period, the City was provided the opportunity to terminate the agreement at its sole discretion for any reason it may find the property unsuitable. He noted that after those 60 days, generally the earnest money would 'go hard', and would then be due to the seller.

Council Member Nanko Yeager – Asked what would happen to the current building tenants.

City Attorney Loonan – Explained that as part of the due diligence period, the City would be provided with all the property documents, which include the leases for the tenants. He noted that he had been told that the one major lease belonging to the call center had already notified that they were cancelling and would terminate in October or November, and the eye clinic lease would expire in 2 years, but there may be the potential to talk to them about early cancellation.

Council Member Nanko Yeager – Asked about the approximate cost for the entire project being considered.

City Administrator Linwood – Stated that the estimates from Wold Architects were around $9 million.

Council Member Nanko Yeager – Asked how that estimate would compare if the new building had been built with State money.

City Administrator Linwood – Noted that they had asked for half of the costs from the State, but just because they asked for that did not mean that is what they would have received. The public safety building costs have gone up with inflation and was nearing $20 Million.

Council Member Nanko Yeager – Stated that it looked like this proposed project was coming in about the same price as it would have if the City had received the State money and built a new building.

City Administrator Linwood – Agreed it would be close if we received half, and noted that this new proposal also accomplished taking care of 3 buildings and not just 2.

Council Member Nanko Yeager – Asked if the City would be able to set a 'not to exceed' cost.

City Administrator Linwood – Stated that they would need more specific information from Wold to be able to have firm numbers and explained that it would be challenging to do now without more detailed schematic design information.

Council Member Nanko Yeager – Stated that the staff report indicated that Public Works would be addressed in the future and asked how far in the future staff was thinking.

City Administrator Linwood – Stated that they had submitted a bonding request for this project and explained that it would depend on what the solution for Public Works was, its cost, how it fit into the City's CIP, and when it would be reasonable for the City to take on that project.

Council Member Schilling – Asked if the City could still lobby the State on behalf of a Public Works facility.

City Administrator Linwood – Stated that they could still lobby the State for a Public Works facility.

Council Member Schilling – Noted that the City has been trying to address this since 2012, and the overall costs have gone up by about a million dollars every year. He stated that this project would take care of 3 of the City's projects for a $9 million price tag and would also like to see the City go down the avenue of pursuing funding for a Public Works facility from the State.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER

OHNSTAD, TO APPROVE ENTERING INTO A PURCHASE AGREEMENT FOR THE PROPERTY LOCATED AT 26263 FOREST BLVD, WYOMING, MN 55092

Voting Aye: Schilling, Luger, Ohnstad, Iverson
Voting Nay: None
Abstain: Nanko Yeager
Absent: None

29. To consider entering into an agreement with Wold Architects for architectural services related to 26263 Forest Blvd. Property and Wyoming City Hall/Fire Department

City Administrator Linwood – Explained that for the City to ensure it would make an informed decision on the purchase of this property, it was essential that they conduct some detailed planning during the due diligence period and reviewed the proposal from Wold Architects.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER SCHILLING, TO APPROVE ENTERING INTO AN AGREEMENT WITH WOLD ARCHITECTS FOR ARCHITECTURAL SERVICES RELATED TO 26263 FOREST BLVD. PROPERTY AND WYOMING CITY HALL/FIRE DEPARTMENT.

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson
Voting Nay: None
Abstain: None
Absent: None

30. To consider communications and community engagement services with Goff Public

City Administrator Linwood – Noted that the possible purchase of property as discussed in the last 2 agenda items was being looked at as a public investment with the desire to ensure there was the appropriate, clear, and consistent communication to the community. He reviewed some of the background and experience of Goff Public and outlined their proposal for service to the City.

Sara Swenson, Goff Public – Shared more detailed background on the services Goff Public can provide. She explained that much of their work had been centered around municipal communications and shared some examples of work they had done.

Council Member Nanko Yeager – Noted that the staff report indicated that the City had been doing public communication on this project since 2020. She stated that, in her opinion, if the plan is a good one, it would end up selling itself to the community.

Mayor Iverson – Stated that this would be the first time the City would have a professional come in to assist the City with communications.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE COMMUNICATIONS AND COMMUNITY ENGAGEMENT SERVICES WITH GOFF PUBLIC.

Voting Aye: Schilling, Luger, Ohnstad, Iverson
Voting Nay: Nanko Yeager
Abstain: None
Absent: None

Mayor Iverson – Explained that she needed to add one more item to tonight's agenda for approval of a Work Session.

31. Consider Approval of a City Council Work Session – September 2, 2025, 5:30 P.M.

Mayor Iverson – Explained that the purpose of the Work Session would be to continue work on the budget and the due diligence for the potential purchase of property at 26263 Forest Blvd.

Council Member Ohnstad – Noted that he may not be able to attend this meeting.

> **A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE SCHEDULING A CITY COUNCIL WORK SESSION ON SEPTEMBER 2, 2025, AT 5:30 P.M.**
>
> *Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson*
> *Voting Nay: None*
> *Abstain: None*
> *Absent: None*

COUNCIL REPORTS:

Council Member Ohnstad – No report.

Council Member Nanko Yeager – No report.

Council Member Luger – Thanked City staff for helping make the Stomp Out Suicide event such a success.

Council Member Schilling – No report.

Mayor Iverson – Commended Council Member Luger for her work running the Stomp Out Suicide event and reminded residents that Stagecoach Days was coming up.

> **A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO ADJOURN THE AUGUST 19, 2025 "REGULAR MEETING" OF THE WYOMING, MINNESOTA CITY COUNCIL REGULAR MEETING AT 9:30 PM**
>
> *Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson*
> *Voting Nay: None*
> *Abstain: None*
> *Absent: None*

A portion of this public meeting may be closed to discuss "Labor Negotiation Strategies"; "Misconduct allegations or charges"; "Attorney-client privilege"; or "Performance evaluations" as per MN State Statute 13D.01-.05.

NEXT REGULAR MEETING:
SEPTEMBER 2, 2025
7:00 PM