

**APPROVED MINUTES
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
SEPTEMBER 2, 2025
7:00 PM**

CALL TO ORDER:

Mayor Lisa Iverson called the Regular Meeting of the Wyoming City Council for September 2, 2025, to order at 7:00 PM

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, and Claire Luger

ABSENT: Councilmember Brett Ohnstad

Also Present: Tom Loonan - Eckberg Lammers, Robb Linwood - City Administrator, Grant MacFarlane - Assistant City Administrator, Mark Erichson - WSB, Neil Bauer - Public Safety Director, Steve Reeves - Public Works Superintendent, and Kim Lindquist - City Planner

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

Mayor Iverson asked for a show of hands for those present for the Open Forum related to rezoning.

Mayor Iverson - Explained that she wanted to talk with the Council about the City's process for rezoning and the angst that had arisen. She noted that the Planning Commission has done a commendable job and has worked diligently. She stated that the Planning Commission had essentially put a pause on rezoning and referenced the report compiled by Zoning Administrator Weck, which described the pause as an opportunity to reflect on community feedback and ensure that any future considerations of zoning updates are deliberate and responsive to residents' concerns. She noted that she serves as the liaison to the Planning Commission, and numerous discussions and concerns have been raised by residents. She explained that this Council has done a good job of listening to the concerns of residents and believes that a question for the Council to consider is whether they want to go further with the proposed rezoning. She stated that, based on the comments the City had received, her input is that this is not the right time to rezone, but acknowledged that she didn't know when the right time would be. She stated that if the rest of the Council felt the same way, she would like to have them officially state that the City would not move forward with the rezoning.

Councilmember Schilling - Stated that he shared Mayor Iverson's thoughts on this issue and shared his reason that there is no reason for the City to do a sweeping change of zoning when there is no request for it, because if someone does want to do something with their private property, they can do that because of the Comprehensive Plan guidance.

Councilmember Luger - Explained that she was also in favor of putting the brakes on the proposed rezoning.

Councilmember Nanko Yeager - Stated that she also supported this suggestion.

City Administrator Linwood - Explained that staff would communicate this directive to the Planning Commission.

Mayor Iverson - Stated that she also wanted to address the communication piece because there had been a lot of conversation that the City was not communicating with the residents. She noted that the proposed rezoning was featured on the front page of the April newsletter, and every name property owner received a newsletter.

Loren Osterbauer, Forest Boulevard - Thanked the Council for not moving forward with the rezoning and noted that this decision had made a lot of residents happy.

APPROVAL OF MINUTES:

1. **Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota City Council for August 19, 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 19, 2025, AS SUBMITTED.

Voting Aye: Schilling, Nanko Yeager, Luger, Iverson

Voting Nay: None

Abstain: None

Absent: Ohnstad

2. **Consider approving the minutes of the “Work Session Meeting” of the Wyoming, Minnesota City Council for August 19, 2025**

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER SCHILLING, TO APPROVE THE MINUTES OF THE “WORK SESSION MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL FOR AUGUST 19, 2025, AS SUBMITTED.

Voting Aye: Schilling, Nanko Yeager, Luger, Iverson

Voting Nay: None

Abstain: None

Absent: Ohnstad

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.

3. To consider entering into an agreement with Abdo Financial Solutions for financial services for 2026-2028
4. To consider **Resolution 25-09-87**, a resolution authorizing a transfer from the TIF Fund to the General Fund in the amount of \$14,973.73

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE #3 AND #4 OF THE WYOMING CITY COUNCIL CONSENT AGENDA

Voting Aye: Schilling, Nanko Yeager, Luger, Iverson

Voting Nay: None

Abstain: None

Absent: Ohnstad

ACKNOWLEDGE RECEIPT OF REPORTS OF OFFICERS, BOARDS, COMMISSIONS,

AND DEPARTMENT HEADS:

5. Report of the Public Safety Director, Neil Bauer, for August 28, 2025
6. Report of City Building Official, Fred Weck, IV, for August 29, 2025
7. Report of City Attorney Tom Loonan for August 27, 2025
8. Report of City Engineer Mark Erichson, WSB for August 28, 2025
9. Report of Public Works Superintendent, Steve Reeves, for August 20, 2025

COMMUNICATIONS

10. City of Wyoming Mayor for a Day Contest 2025

Assistant City Administrator MacFarlane - Gave an overview of the upcoming Mayor for the Day Contest in 2025 among students in 4th, 5th, and 6th grade. He noted that entries to the contest will open on September 29, 2025, with the deadline being December 10, 2025.

There was a consensus of the Council to hold a Mayor for the Day Contest in 2025.

11. City of Wyoming Name the Plow Contest 2025

Public Works Superintendent Reeves - Explained that the City had taken delivery of a brand-new Western Star snowplow truck last year, and now staff were looking to engage with the public by holding a Name the Plow Contest. He provided an overview of the timeline, rules, decal placement, and the process for selecting a winner.

Mayor Iverson - Asked if contest entries would be for all ages, or just for kids.

Public Works Superintendent Reeves - Explained that they are planning to work with elementary schools that serve Wyoming residents, but the contest will be open to all ages.

OLD BUSINESS

NEW BUSINESS

12. To consider **Resolution 25-09-88**, a resolution approving an amendment to the Comprehensive Plan Land Use Map for certain properties in Section 8

City Administrator Linwood - Clarified that this item had nothing to do with the zoning map. He explained that they had realized there was a conflict between the text and the Land-Use map. He noted that the Planning Commission has recommended that this amendment move forward to have the text and the map match each other.

Mayor Iverson - Noted that she believed it was important that the Council have a full body present to make this decision and suggested that they table this item.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER SCHILLING, TO TABLE CONSIDERATION OF RESOLUTION 25-09-88 A RESOLUTION APPROVING AN AMENDMENT TO THE COMPREHENSIVE PLAN LAND USE MAP FOR CERTAIN PROPERTIES IN SECTION 8, TO THE SEPTEMBER 16, 2025 MEETING.

Voting Aye: Schilling, Nanko Yeager, Luger, Iverson

Voting Nay: None

Abstain: None

13. To consider **Resolution 25-09-89**, a resolution approving a Conditional Use Permit for Pinehaven Farms/Haunted Hayride located at 28186 Kettle River Blvd.

City Planner Lindquist - Reviewed the request and provided background from prior Planning Commission discussions. She noted that current operations are out of compliance with the 2004 CUP, particularly related to operating hours and traffic impacts. She summarized the application materials, resident complaints, and staff's determination that conditions were needed to address dust, safety, and access. Staff recommended approval with conditions including: conducting a traffic study, improving site access and parking, implementing stricter traffic management plans, limiting attendance to 2024 levels until data is collected, and requiring the applicant to fund paving of Kettle River Blvd. She explained that the Planning Commission supported approval with conditions, though the applicant objected to the attendance cap and paving requirement.

Applicant Jeremy Hastings - Stated that an attendance cap would limit their ability to generate revenue needed for improvements and that asking them to pay the entire cost of paving was unreasonable. He emphasized that Pinehaven is a regional draw, employs 500 seasonal workers, and provides economic benefit to many local businesses. He expressed willingness to work with the City and Public Works on mitigation measures, but asked that the paving condition be paused while he seeks state funding. He also noted that requiring both a cap and full road costs put the business in a difficult position.

Public Works Superintendent Reeves - Explained the gravel road was designed for fewer than 400 trips daily but experiences thousands during the event, requiring disproportionate maintenance and staff time.

City Engineer Erichson - Stated paving would be to rural standards and designed to handle Pinehaven's traffic. He noted that the need for paving is directly tied to the event and therefore should be the responsibility of the applicant.

Councilmember Nanko Yeager - Asked what the assessment would be for property owners that live on the road if an estimated \$1,000,000 paving project were split amongst them. City Administrator Linwood responded that the approximate amount would be \$77,000 per parcel but emphasized that assessments were not the staff recommendation. Councilmember Nanko Yeager also questioned the fairness of requiring a major road project while limiting attendance and asked whether dust control or other mitigation could be considered.

Councilmember Luger - Emphasized the disproportionate use of City resources, citing \$19,000 annually in maintenance costs and impacts to surrounding businesses.

Councilmember Schilling - Stated that in other development scenarios, paving would be a requirement. He did not support limiting business growth through strict caps but supported maintaining conditions while allowing for amendment requests later.

Mayor Iverson - Questioned Pinehaven's compliance with the 2004 CUP, citing hours of operation and resident concerns about dust and traffic. She supported an attendance cap as a temporary measure to allow data collection and stressed that it would be unfair to shift paving costs to taxpayers.

City Attorney Loonan - Stated the City is entitled to impose reasonable conditions tied to adverse impacts of the use, and staff determined paving is the only true mitigation. He clarified that the applicant retains the right to return with amendment requests to adjust conditions in the future.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE RESOLUTION 25-09-89 A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR PINEHAVEN FARMS/HAUNTED HAYRIDE LOCATED

AT 28186 KETTLE RIVER BLVD, SUBJECT TO THE CONDITIONS AS OUTLINED IN TONIGHT'S INFORMATION.

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

14. To consider a City Council Work Session for September 16, 2025

City Administrator Linwood – Reviewed the recommendation from staff to hold a Work Session on September 16, 2025, 5:30 p.m. to discuss continued due diligence on property discussions.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER SCHILLING, TO APPROVE SCHEDULING A CITY COUNCIL WORK SESSION FOR SEPTEMBER 16, 2025, AT 5:30 P.M.

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

COUNCIL REPORTS:

Council Member Nanko Yeager – Attended the Work Session before the regular meeting.

Council Member Luger – Attended the Work Session before the regular meeting.

Council Member Schilling – Attended the Work Session before the regular meeting.

Public Safety Director Bauer - Gave an overview of the upcoming Stagecoach Days events on September 13, 2025. He noted that Coffee with the Cops is coming up on October 2, 2025.

City Engineer Erichson - Noted that the 2024 Street Improvement project is nearing completion and just has a few punch list items to finish up. He stated that for the 2025 Street Improvement project, the damaged curb and trail have been removed and should be completed near the end of September.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER SCHILLING, TO ADJOURN THE SEPTEMBER 2, 2025 “REGULAR MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL REGULAR MEETING AT 8:48 PM

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

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 16, 2025
7:00 PM