

**APPROVED MINUTES
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
NOVEMBER 4, 2025
7:00 PM**

CALL TO ORDER:

Mayor Lisa Iverson called the Regular Meeting of the Wyoming City Council for September 16, 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, 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, Kim Lindquist - City Planner, and Steve Reeves - Public Works Superintendent

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Work Session Meeting” of the Wyoming, Minnesota City Council for October 21, 2025

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE THE MINUTES OF THE “WORK SESSION MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL FOR OCTOBER 21, 2025, AS SUBMITTED.

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

2. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota City Council for October 21, 2025

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL FOR OCTOBER 21, 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:

3. To consider **Resolution 25-10-108**, a resolution approving the Assessment Roll for the 2024 Improvement Project

City Engineer Erichson – Gave a presentation on the 2024 Street Improvement Project and the proposed assessment roll.

Mayor Iverson – Asked if the City’s assessment policy was unusual in comparison with other cities.

City Engineer Erichson – Explained that every city handles assessments a bit differently and noted that Wyoming’s assessment policy is the minimum they can assess. He noted that some communities assess 50%, 70% or 100% of the costs, so Wyoming is on the lower end of the assessment spectrum.

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER OHNSTAD, TO OPEN THE PUBLIC HEARING.

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

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER OHNSTAD, TO CLOSE THE PUBLIC HEARING.

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

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE RESOLUTION 25-10-108, A RESOLUTION APPROVING THE ASSESSMENT ROLL FOR THE 2024 IMPROVEMENT PROJECT.

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

4. To consider authorizing the payment of recommended bills, payroll, and journal entries for the period from October 22, 2025, to November 4, 2025
5. To consider advertising for seasonal Ice Rink and Warming House Attendants at a wage of \$16 - \$18/hr.
6. To consider **Resolution 25-11-114**, a resolution approving Pay Voucher #1 to Bituminous Roadways, Inc. for the 2025 Street Improvement Project in the amount of \$446,436.97

A MOTION WAS MADE BY COUNCILMEMBER OHNSTAD, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE #4, #5, AND #6 OF THE WYOMING CITY COUNCIL CONSENT AGENDA

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:

7. Report of the Public Safety Director, Neil Bauer, for October 28, 2025
8. Report of City Building Official, Fred Weck, IV, for October 30, 2025
9. Report of City Attorney Tom Loonan for October 30, 2025
10. Report of City Engineer Mark Erichson, WSB for October 30, 2025
11. Report of Public Works Superintendent, Steve Reeves, for October 28, 2025

COMMUNICATIONS: NONE

OLD BUSINESS: NONE

NEW BUSINESS

12. To consider **Resolution 25-11-104**, a resolution denying a Comprehensive Plan Land Use Map Amendment and Rezoning at 7745 Wyoming Trail, Property ID Number: 21-00358.00

City Planner Lindquist – Gave an overview of the request for a Comprehensive Plan Land Use Map amendment and rezoning for property located at 7745 Wyoming Trail. She reviewed the Planning Commission's discussion and explained that staff and the Planning Commission have recommended denial of the request.

Council Member Ohnstad – Stated that changing this from Rural Residential to Agricultural would be considered spot zoning and asked if that could set a precedent to go the other direction, for example, a situation where someone wanted to change their property to Commercial.

City Attorney Loonan – Explained that before the Council tonight was a rezoning application and reviewed the authority of the Council for this request as a quasi-legislative body. He stated that in relation to spot zoning, each situation should be taken on a case-by-case basis and would not establish a legal precedent, but if there were substantially similar circumstances for a future rezoning application, it may result in a situation where the applicant would have an equal protection claim, but reiterated that there would not be any blanket precedential authority established if this was approved.

Council Member Schilling – Asked if the property needed to be a certain size to be considered Agricultural.

City Planner Lindquist – Noted that it was generally at least 5 acres.

Council Member Nanko Yeager – Stated that something that has been brought up repeatedly was that the property owners were not given sufficient notice that the property was going to be rezoned back to R-1. She asked if there was anything in the Township minutes that specifically stated that the 1996 map would be done with just one vote, similar to what the City had recently attempted to do with the rezoning project.

City Attorney Loonan – Explained that his understanding was that in 1996, it was a full zoning map approval. He stated that the question about notice has been part of the discussion, but it wasn't necessarily relevant to the application in front of the Council. He reminded the Council that what they had in front of them was a property that was legally zoned R-1, and there had been a request to rezone the parcel to Agricultural. He clarified that questions about procedural things

that may have happened in the past may be relevant because of the correspondence received from the applicant's attorney, but that they are not necessarily things that the Council needed to take into consideration for the request before them tonight.

City Administrator Linwood – Noted that there were minutes from the 1996 hearing, but they do not have the actual publication for the public hearing. He stated that there was another public hearings that we have the appropriate notice documentation that were held approximately in 2005, 2009 another in 2022.

Council Member Schilling – Stated that the City had done this process publicly two times since the original rezone in 1996.

Council Member Nanko Yeager – Asked for confirmation that a proper public hearing was held in 1996.

City Administrator Linwood – Stated that, according to the minutes, there was a proper public hearing.

A MOTION WAS MADE BY COUNCILMEMBER OHNSTAD TO APPROVE RESOLUTION 25-11-104, A RESOLUTION DENYING A COMPREHENSIVE PLAN LAND USE MAP AMENDMENT AND REZONING AT 7745 WYOMING TRAIL, PROPERTY ID NUMBER: 21-00358.00.

Motion failed for lack of a second.

Mayor Iverson – Asked what would happen if this motion did not move forward.

City Attorney Loonan – Explained that State Statute requires that the City take action on a land use application within 60 days of submittal and noted that he had confirmed with Zoning Administrator Weck that the City had until December to take action on this item. He noted that if the Council was so inclined, they could also make a motion to approve the rezoning request, but explained that if they fail to take action within 60 days, the application is deemed approved.

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY MAYOR IVERSON, TO TABLE RESOLUTION 25-11-104, A RESOLUTION DENYING A COMPREHENSIVE PLAN LAND USE MAP AMENDMENT AND REZONING AT 7745 WYOMING TRAIL, PROPERTY ID NUMBER: 21-00358.00, UNTIL THE NEXT CITY COUNCIL MEETING.

Voting Aye: Schilling, Luger, Ohnstad, Iverson

Voting Nay: Nanko Yeager

Abstain: None

Absent: None

City Attorney Loonan – Stated that there was a letter submitted by the applicant's attorney that included threats of potential litigation. He suggested that the Council may want to have that Closed Session discussion following tonight's meeting, rather than trying to schedule it before the next City Council meeting.

There was a consensus of the Council to conduct the Closed Session meeting regarding this agenda item following tonight's regular meeting.

City Attorney Loonan – Gave a brief overview of what would be discussed at the Closed Session meeting and explained that no action would be taken by the Council tonight. He stated that this item would be picked back up at the November 18, 2025, City Council meeting.

13. To consider Resolution 25-11-109, a resolution approving a variance for Outlot A of Sunrise Riverbank Second Addition, V-25-005, Sunrise River Bank, Location: East Viking Boulevard,

City Planner Lindquist – Noted that the next few agenda items were all for the Sunrise Riverbank Second Addition project. She gave an overview of the variance requests, shared details from the Preliminary and Final Plats, and explained that staff and the Planning Commission recommend approval of all items.

Council Member Nanko Yeager – Referenced the Planning Commission minutes that indicated that there would be a trail from the residential and/or commercial part of the development through the wetlands and continue to Carlos Avery. She asked if the trail would be accessible to someone not within the development.

Jason Rud, E.G. Rud and Sons – Explained that the applicant intended to utilize the trail for the folks associated with the development. He noted that the approved Preliminary Plat also included a public park space.

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE RESOLUTION 25-11-109 A RESOLUTION APPROVING A VARIANCE FOR OUTLOT A OF SUNRISE RIVERBANK SECOND ADDITION, V-25-005, SUNRISE RIVER BANK, LOCATION: EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE, APPLICANT RICHARD MORRIS OF NTD-COM, LLC, PROPERTY ID: 21-10302.31

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

- 14.** To consider **Resolution 25-11-110**, a resolution approving variances for Outlot B of Sunrise Riverbank Second Addition, V-25-005, Sunrise River Bank, Location: East Viking Boulevard, Greenwood Golf Course Site, Applicant: Richard Morris of NTD-COM, LLC, Property ID: 21-10302.31

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE RESOLUTION 25-11-110 A RESOLUTION APPROVING VARIANCES FOR OUTLOT B OF SUNRISE RIVERBANK SECOND ADDITION, V-25-005, SUNRISE RIVER BANK, LOCATION: EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE, APPLICANT: RICHARD MORRIS OF NTD-COM, LLC, PROPERTY ID: 21-10302.31

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

- 15.** To consider **Resolution 25-11-111**, a resolution approving the Preliminary Plat, D-25-007, Sunrise River Bank, Location: East Viking Boulevard, Greenwood Golf Course Site, Applicant: Richard Morris of NTD-COM, LLC, Property ID: 21-10302.31

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE RESOLUTION 25-11-111 A RESOLUTION APPROVING THE PRELIMINARY PLAT, D-25-007, SUNRISE RIVER BANK, LOCATION: EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE, APPLICANT: RICHARD MORRIS OF NTD-COM, LLC, PROPERTY ID: 21-10302.31

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

16. To consider **Resolution 25-11-112**, a resolution approving the Final Plat D-25-008, Sunrise River Bank, Location: East Viking Boulevard, Greenwood Golf Course Site, Applicant: Richard Morris of NTD-COM, LLC, Property ID: 21-10302.31

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER SCHILLING, TO APPROVE RESOLUTION 25-11-112 A RESOLUTION APPROVING THE FINAL PLAT D-25-008, SUNRISE RIVER BANK, LOCATION: EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE, APPLICANT: RICHARD MORRIS OF NTD-COM, LLC, PROPERTY ID: 21-10302.31

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

17. To consider **Resolution 25-11-113**, a resolution approving an Interim Conditional Use Permit for Cannabis Microbusiness: I-25-004, Location: 7978 269th Street, Applicant: David Klein of Kind Buds Cultivars, Owner: David Rodestvedt, Property ID Number: 21.10353.00

City Planner Lindquist – Reviewed the application for an Interim Conditional Use Permit for a cannabis microbusiness at 7978 269th Street and explained that a microbusiness allows for cultivation, manufacturing, and retailing. She noted that the applicant has obtained a license from the Office of Cannabis Management through the State. She stated that in addition to the existing home, there would also be two greenhouses on the west side of the site, along with a trailer to be used for processing. She noted that they were also planning to put up a fence around the cannabis operations for security and safety reasons. She briefly reviewed the plans to address the usual concerns about odors, lights, and security. She stated that staff and the Planning Commission are recommending approval with an additional condition that retail sales not be allowed on the site, and explained that the applicant does not have any interest in providing retail sales.

Council Member Nanko Yeager – Asked if they would need additional employees during harvest times.

Mr. Klein – Answered that he shouldn't need additional employees for the harvest.

Council Member Nanko Yeager – Asked about the hours for the security lighting.

Mr. Klein – Explained that they will be lit nonstop and stated that the lights they have to have are in front of the trailer and the entrance. He stated that the lights will be dark sky certified, and the cameras will be around the perimeter watching for motion, and those will be infrared.

Council Member Nanko Yeager – Asked if the existing well would be able to accommodate the existing residence as well as this proposed business.

Mr. Klein – Stated that he expected it would be able to accommodate both uses, but if not, they will look to establish another well.

Mayor Iverson – Asked where and how the cannabis would be going after it was harvested.

Mr. Klein – Explained that they were planning to have the product hang dry in the back of the trailer and stated that he was planning for the manufacturing to be pre-rolled joints. He noted that they would be packaging it on site and expects that there would be transport that comes about twice a week to pick up the product.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER SCHILLING, TO APPROVE RESOLUTION 25-11-113, A RESOLUTION APPROVING AN INTERIM CONDITIONAL USE PERMIT FOR CANNABIS MICROBUSINESS: I-25-004, LOCATION: 7978 269TH STREET, APPLICANT: DAVID KLEIN OF KIND BUDS CULTIVARS, OWNER: DAVID RODESTVEDT, PROPERTY ID NUMBER: 21.10353.00

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

18. To consider a City Council Work Session on November 18, 2025

City Administrator Linwood – Briefly outlined the proposed Work Session agenda items for November 18, 2025.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER SCHILLING, TO APPROVE A CITY COUNCIL WORK SESSION ON NOVEMBER 18, 2025, AT 5:00 P.M.

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

COUNCIL REPORTS:

Council Member Ohnstad – Attended the Park Advisory Commission meeting.

Council Member Nanko Yeager – No report.

Council Member Luger – No report.

Council Member Schilling – No report.

Mayor Iverson – Attended the Planning Commission meeting and noted that they would be heading to MnCAR later this week to talk about the City.

Mayor Iverson recessed the meeting at 8:08 p.m. and reconvened at 8:13 p.m.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER OHNSTAD, TO MOVE INTO A CLOSED SESSION FOR DISCUSSION RELATED TO POTENTIAL LITIGATION REGARDING PROPERTY AT 7745 WYOMING TRAIL UNDER MN STATUTE 13D.05(subd. 3)(b)

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson and Schilling

Voting Nay: None

Abstain: None

Absent: None

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER SCHILLING, TO COME OUT OF CLOSED SESSION FOR DISCUSSION RELATED TO POTENTIAL LITIGATION REGARDING PROPERTY AT 7745 WYOMING TRAIL UNDER MN STATUTE 13D.05(subd. 3)(b)

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson and Schilling

Voting Nay: None

Abstain: None

Absent: None

City Attorney Loonan gave a summation of the closed session

The closed meeting was related to potential litigation matters of property located at 7745 Wyoming Trail, Wyoming, MN. The meeting was closed under MN State Statute 13D.05(sub. 3)(b). The closed meeting was attended by Mayor Lisa Iverson and City Council Members Linda Nanko Yeager, Claire Luger, Dennis Schilling, and Brett Ohnstad. Also in attendance was Assistant City Administrator - Grant MacFarlane, City Administrator - Robb Linwood, and City Attorney – Tom Loonan. The city council provided advice and direction to legal and city staff but made no formal votes or motions.

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER LUGER, TO ADJOURN THE NOVEMBER 4, 2025 “REGULAR MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL REGULAR MEETING AT 8:28

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:
NOVEMBER 18, 2025
7:00 PM