

**AGENDA
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
FEBRUARY 2, 2026
7:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

"An opportunity for members of the public to address the City Council on items on/or not on the current agenda. Items requiring Council action maybe deferred to staff or Boards and Commissions for research and future Council Agendas if appropriate. You will be limited to three (3) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak".

APPROVAL OF MINUTES:

1. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota City Council for January 20, 2026

SCHEDULED BID LETTINGS:

SCHEDULED PUBLIC HEARINGS:

2. To consider **Resolution 26-02-17** a resolution to vacate an easement between properties located at 7346 255th Street and 7384 255th Street

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. Consider authorizing the payment of recommended bills, payroll and journal entries for the period of January 21, 2026 to February 2, 2026
4. To consider **Resolution 26-02-18** a resolution approving payment for Pay Voucher #1 to Pipe Services for the 2025 Sanitary Sewer and Storm Sewer Clean and Televis in the amount of \$47,964.14
5. To consider **Resolution 26-02-19** a resolution approving the Fire Relief Association's

request to the City of Wyoming raising the relief association's pension level to \$5,750 per year of active service

6. To recommend the appointment of Ken Rutford to the Planning Commission of the City of Wyoming
7. To consider a Letter of Support – Chisago County US Highway 8 Reconstruction Project BUILD Application

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

8. Report of the Public Safety Director, Neil Bauer, for January 28, 2026
9. Report of City Building Official, Fred Weck, IV for January 28, 2026.
10. Report of the City Attorney, Tom Loonan, for January 30th, 2026
11. Report of City Engineer Mark Erichson, WSB for January 28, 2026
12. Report of the Public Works Superintendent, Steve Reeves, for January 28, 2026

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

13. To consider **Resolution 26-02-20** a resolution approving an Interim Conditional Use Permit to operate a cannabis microbusiness at 7745 Wyoming Trail. Applicant Tyler Jereczek. Property ID: 21.00358.00.
14. To consider **Resolution 26-02-21** a resolution contracting with Momentum Advocacy, LLP as a lobbyist for the city of Wyoming in the amount of \$13,200.00
15. To consider a Council Work Session on February 17, 2026

COUNCIL REPORTS:

ADJOURN

**DRAFT MINUTES
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
JANUARY 20, 2026
7:00 PM**

CALL TO ORDER:

Mayor Lisa Iverson called the Regular Meeting of the Wyoming City Council for January 20, 2026, 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: Jacob Sauflay - Eckberg Lammers, Robb Linwood - City Administrator, Grant MacFarlane - Assistant City Administrator, Mark Erichson - WSB, Neil Bauer - Public Safety Director, 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 “Regular Meeting” of the Wyoming, Minnesota City Council for January 6, 2026

A MOTION WAS MADE BY COUNCILMEMBER OHNSTAD, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL FOR JANUARY 6, 2026, AS SUBMITTED.

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

Voting Nay: None

Abstain: None

Absent: None

SCHEDULED BID LETTINGS: NONE

SCHEDULED PUBLIC HEARINGS:

2. To consider Resolution 26-01-11, a resolution ordering the project and authorizing the preparation of plans and specifications for the 2026 Street Improvement Project

City Engineer Erichson – Gave a presentation on the proposed 2026 Street Improvement project, including location, costs, and assessments.

Mayor Iverson – Noted that the City had also done a mill and overlay project last summer that went smoothly and asked if there was a picture of the trail area where it goes into the community.

City Engineer Erichson – Pointed out the areas where the trail would pass through the rear yard areas.

Councilmember Nanko Yeager – Asked what would happen to the trail if it is not improved.

City Engineer Erichson – Explained that the trail would continue to deteriorate and explained some of the challenges in getting equipment to the area for the improvements. He noted that if the Council was inclined to make the improvements, this would be the most cost-effective time to do them.

Councilmember Nanko Yeager –She stated that she would like to see the trail improved in the most cost-effective way possible.

Councilmember Schilling - Asked if the number presented was the total cost for the trail replacement in the area.

City Engineer Erichson – Stated that this cost was for replacement in the area and also included some of the needed sidewalk repairs.

Councilmember Schilling – Stated that he used to live by the trail and that it was very well used and thinks it is definitely something the City should look at.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO OPEN THE PUBLIC HEARING AT 7:24 P.M.

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

Voting Nay: None

Abstain: None

Absent: None

Bruce Spangler, 593 258th Street – Thanked the Council and staff for the surveys that were being conducted on this road project and for getting it moved up on the timeline.

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER OHNSTAD, TO CLOSE THE PUBLIC HEARING AT 7:25 P.M.

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 26-01-11, A RESOLUTION ORDERING THE PROJECT AND AUTHORIZING THE PREPARATION OF PLANS AND SPECIFICATIONS FOR THE 2026 STREET 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.

3. To consider authorizing the payment of recommended bills, payroll, and journal entries for the period from January 7, 2026, to January 20, 2026
4. To consider Resolution 26-01-12, a resolution authorizing payment to WillScot for Public Works Trailer fees and associated work in the amount of \$17,774.08
5. To consider Resolution 26-01-13, a resolution approving Bergan/KDV to conduct the annual audit services for the year ended December 31, 20\25, in the amount of \$44,900.00
6. To consider Resolution 26-01-14, a resolution to approve invoices from Wold Architects for

design development for City facilities in the amount of \$49,944.11

7. To consider approving payment to the League of Minnesota Cities for Workers Compensation Insurance for February 2026 to February 2027 in the amount of \$79,197.00
8. To consider authorizing payment of annual dues to the League of Minnesota Cities in the amount of \$10,217.00 for January 1, 2026, to December 31, 2026, and membership in the Minnesota Mayors Association for the same fiscal year in the amount of \$30.00
9. To consider advertising for two seasonal summer positions with the Public Works Department at a wage of \$16.00 - \$18.00/hour

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE #3,#4, #5, #6, #7, #8, AND #9 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:

10. Report of the Public Safety Director, Neil Bauer, for January 14, 2026
11. Report of City Building Official, Fred Weck, IV, for January 14, 2026
12. Report of City Attorney Tom Loonan for January 14, 2026
13. Report of City Engineer Mark Erichson, WSB for January 14, 2026
14. Report of Public Works Superintendent, Steve Reeves, for January 13, 2026

COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

15. To consider **Resolution 26-01-15**, a resolution approving a Conditional Use Permit (CUP) extension for Sunrise River Bank, Location – East Viking Boulevard, Greenwood Golf Course Site, Applicant – Northern Tier Development, LLC, Richard Morris, Property ID – 21.10320.31

City Administrator Linwood – Gave an overview of the request for a CUP extension for Sunrise River Bank located at the former Greenwood Golf Course. He stated that staff and the Planning Commission recommend approval.

Council Member Nanko Yeager – Referenced the Planning Commission meeting minutes that a resident had concerns that were similar to those of residents adjacent to Summerfields. She asked if City Engineer Erichson could reach out to that resident in order to explain things and answer questions just as he had done with the Summerfields situation.

City Administrator Linwood – Stated that City Engineer Erichson could reach out to that resident to discuss their concerns.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE RESOLUTION 25-01-15 A RESOLUTION APPROVING A CONDITIONAL USE PERMIT EXTENSION FOR SUNRISE RIVER BANK, LOCATION – EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE, APPLICANT –

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

Voting Nay: None

Abstain: None

Absent: None

- 16.** To consider **Resolution 26-01-16**, a resolution approving the Final Plat D-25-010, Sunrise at Carlos Avery, Location – East Viking Boulevard, Greenwood Golf Course site, applicant – LandDevCo of Wyoming, LLC, Richard Morris, Property ID – 21.10320.32

City Administrator Linwood – Reviewed the Final Plat plans and details for Phase 1 of the Sunrise at Carlos Avery project and noted that staff and the Planning Commission recommended approval.

Mayor Iverson – Asked the applicant to explain the range of housing styles and prices that would be in the development.

Richard Morris – Stated that numbers had not been finalized and that the price would vary dependent upon the type of home. Added that row homes may start in the \$300,000's and that buyers could customize the homes which would impact price.

Mayor Iverson – Asked if this development would have a homeowners association (HOA).

Mr. Morris – Confirmed that there would be a separate HOA for the townhomes and an overall HOA for the area that ties into Outlot A.

Mayor Iverson – Asked if there would be a dog park in the area.

Mr. Morris – Stated that he did not believe there would be a dog park, but noted that they were not that far into the planning.

Councilmember Nanko Yeager – Inquired as to if there would be a variety in design for the homes.

Mr. Morris – Stated that they were trying to achieve variety in the development.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER SCHILLING, TO APPROVE RESOLUTION 25-01-16 A RESOLUTION APPROVING THE FINAL PLAT D-25-010, SUNRISE AT CARLOS AVERY, LOCATION – EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE, APPLICANT – LANDDEVCO OF WYOMING, LLC, RICHARD MORRIS, PROPERTY ID – 21.10320.32.

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

Voting Nay: None

Abstain: None

Absent: None

- 17.** To consider the Local Board of Appeal and Equalization (LBAE) Hearing Date and Location for 2026

City Administrator Linwood – Explained that the County Assessor has asked whether the City would like to hold the LBAE in the City or at the Chisago County Government Center. He stated that the County Assessor has recommended scheduling the LBAE on April 15, 2026, from 9:00 a.m. to 7:00 p.m. at the Government Center and asked if the Council had any opinions on the suggestion from the County.

Mayor Iverson – Asked how many people have typically attended the LBAE meetings in the past.

City Administrator Linwood – Estimated that the average number of attendees at the LBAE was between 3 and 10 residents.

The Council discussed the possibility of moving the LBAE meeting to the Government Center and outlined what they felt were advantages, such as the longer available timeframe, and disadvantages, such as having to drive farther to the Government Center. They made consensus that the longer hours for residents to go would be beneficial for community members.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER SCHILLING, TO SCHEDULE THE LOCAL BOARD OF APPEAL AND EQUALIZATION (LBAE) HEARING DATE ON APRIL 15, 2026, FROM 9:00 A.M. TO 7:00 P.M., AT THE CHISAGO COUNTY GOVERNMENT CENTER.

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 – No report.

Council Member Schilling – Attended the recent EDA meeting.

Mayor Iverson – Attended the EDA and Planning Commission meetings.

Public Safety Director Bauer – Noted that Coffee with the Cops will take place on January 21, 2026, from 8:00 a.m. to 10:00 a.m.

City Administrator Linwood – Noted that Nancy Hoffman from the Chisago County HRA-EDA recently won an award for her years of service to the County.

Mayor Iverson – Announced that there is a 100-year-old birthday coming up for a resident at Fairview Lakes Meadows and noted that she believed this would be the 6th resident who is 100 at the Meadows.

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER LUGER, TO ADJOURN THE JANUARY 20, 2026, “REGULAR MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL REGULAR MEETING AT 7:54 P.M.

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:
FEBRUARY 3, 2026
7:00 PM



Request for Council Action

Date: January 28, 2026

Presented to: Mayor Iverson and City Council Members

Presented by: Grant MacFarlane, Assistant City Administrator

Department: Administration

Reference: Public Hearing for Vacation of Easement

Method: Public Hearing

Background Information:

The City has received an application for a vacation of an easement from the Theresa M. Hubert Revocable Trust for the easement located between the properties of 7346 255th Street and 7384 255th Street. The easement runs between the two subject properties, each owned by the applicant, and is comprised of the 5 foot drainage utility easement on both sides of the property line. The vacation of the easement is needed to allow the applicant to construct a dwelling on their preferred location on the properties.

Staff have made a correction to the application, changing the number of feet proceeding north from the original 331.68 feet to the now corrected 311.68 feet. The reduction has been made to accommodate for the standard 10 foot rear yard easement required of all lots within the City.

Staff's review of the application is complete and we are recommending the approval of the vacation of the easement application.

Request: To approve **Resolution 26-02-17** a resolution to vacate the public easement located between the properties of 7346 255th Street and 7384 255th Street.



CITY OF WYOMING

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-0575 Fax: 651-462-0576



City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

PUBLIC RIGHT OF WAY VACATION APPLICATION

Applicant Theresa M. Hubert Revocable Trust

Address 3781 Olympic Street Isle MN 56342
Street City State Zip

Phone Number [REDACTED] Email [REDACTED]

I hereby petition the Wyoming City Council to vacate all of the following that is currently in the public right of way.

☐ Street ☐ Alley ☒ Utility Easement
☐ Drainage Easement ☐ Other: _____

Legal description of the area proposed to be vacated:

Please note all legal descriptions need to have the capability to be transmitted electronically in a word processing document
The easement comprising 5 ft. on both sides of the N-S line separating Lots 3 and 4 of Block 2 in the Preserve at Comfort Lake

Development, beginning at a point 243.53 ft north of 255th St. and then proceeding north for 331.68 ft. to the beginning of the
easement along the north boundary of said lots. May also be described as the easement between lots addressed as 7346 and 7384
255th St, Wyoming MN from the NW corner of the biofiltration basin to the easement along the north property line.

Does the area proposed to be vacated or any part thereof terminate at or abut upon any public water?

☐ Yes ☒ No

Please note if the area requested to be vacated terminates at or abuts upon any public water, no vacation shall be made unless written notice of the petition is served by certified mail upon the Commissioner of Natural Resources by the City of Wyoming thirty days before any Council action.

This application and the following attachments must be submitted to be considered a complete application:

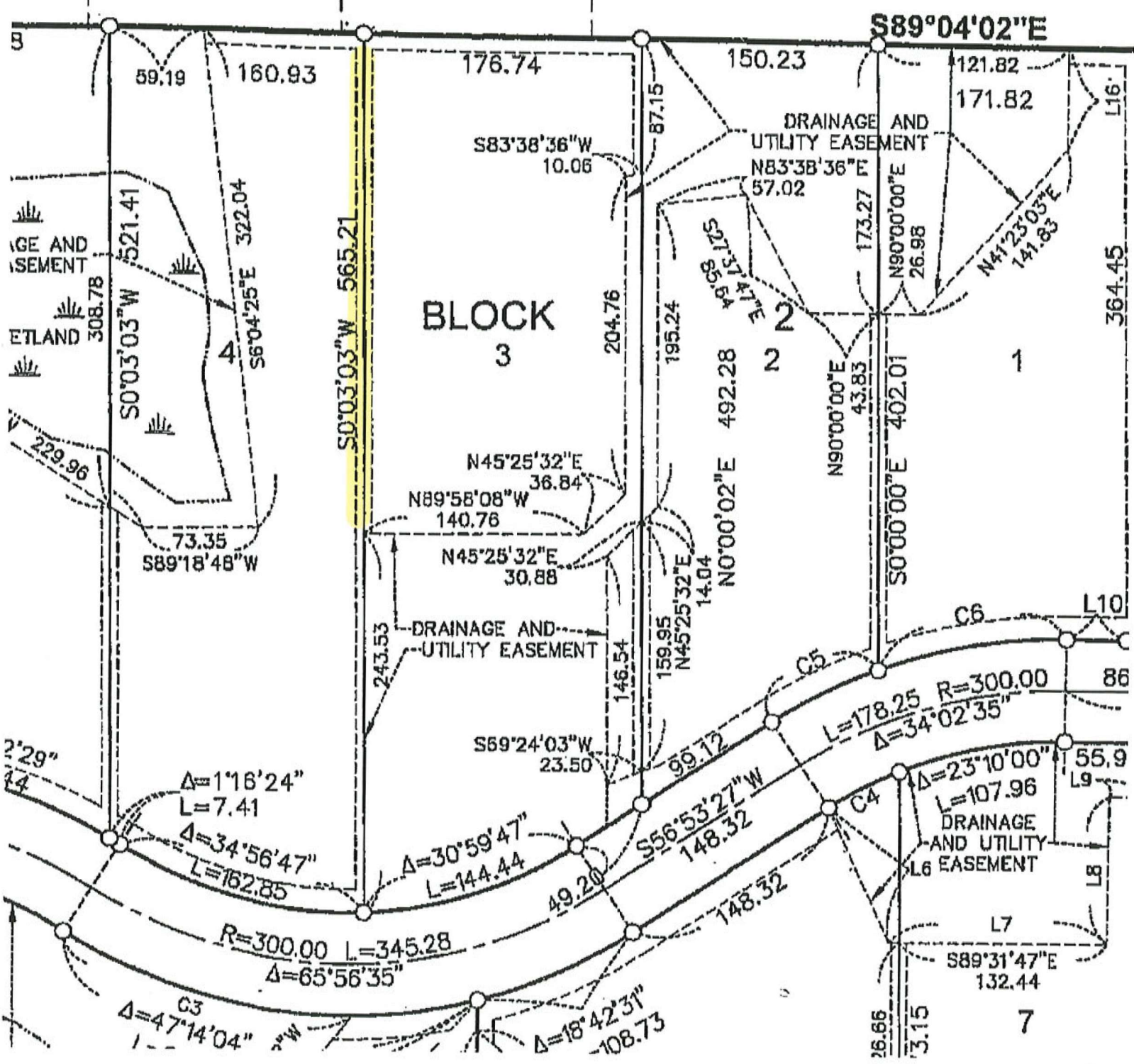
- A copy of a survey showing in full detail, including the legal description of the area proposed to be vacated
- The vacation fee of \$175.00

Signature Theresa M Hubert Date 12/30/2025

OFFICE USE ONLY

Application # _____ Date Application Received ____/____/____
Date Complete Application Received ____/____/____ 120 Days ____/____/____ By: _____
[REDACTED] Date Paid ____/____/____ Check # _____
Received 01/20/26

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T. 33, R. 21,
COUNTY MONUMENT





Easement Vacation

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Date: 1/5/2026
Time: 11:48 AM

These data are provided on as "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

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RESERVED FOR RECORDING DATA

RESOLUTION NO. 26-02-17

A RESOLUTION TO VACATE THE PUBLIC EASEMENT LOCATED BETWEEN PROPERTIES LOCATED AT 7346 255TH STREET (PIN: 211050109) AND 7384 255TH STREET (PIN: 211050108)

WHEREAS, the City Council pursuant to Minnesota Statute § 412.851 desires to consider the vacation of public right of way between properties located at 7346 255th Street and 7384 255th Street; and,

The easement comprising 5 ft. on both sides of the N-S line separating Lots 3 and 4 of Block 2 in the Preserve at Comfort Lake Development, beginning at a point 243.53 ft north of 255th St. and then proceeding north for 311.68 ft. to the beginning of the easement along the north boundary of said lots.

WHEREAS, the Theresa M. Hubert Revocable Trust submitted a vacation application to the City of Wyoming for the vacation of the drainage and utility easement between their properties; and,

WHEREAS, the vacation application has been reviewed by city staff; and,

WHEREAS, the City Council noticed and conducted a public hearing regarding the proposed vacation on February 2, 2026

THEREFORE, BE IT RESOLVED that the City Council of the City of Wyoming hereby authorizes that public right-of-way be vacated

THIS RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING ON THE 2ND DAY OF FEBRUARY, 2026.

Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator/Clerk



Request for Council Action

Date: January 30, 2026

Presented to: Mayor Iverson and City Council Members

Department: Administration

Reference: Authorize City Claims

Method: Consent

Background Information:

Minnesota law provides that the city council has full authority over the city's financial affairs, including the disbursement of public funds. All written instruments must be executed by the mayor and clerk/administrator, pursuant to authority granted by the council.

City Staff has prepared a list of recommended bills, payroll, and journal entries (claims) for Council consideration. Claims may be inspected by the public at the Wyoming City Hall Building (26885 Forest Blvd.) upon request.

Recommended action: Authorize payment of recommended bills, payroll, and journal entries for the period of January 21, 2026 to February 2, 2026.

RESOLUTION NO. 26-02-17

A RESOLUTION APPROVING PAYMENT FOR PAY VOUCHER #1 TO PIPE SERVICES FOR THE 2025 SANITARY SEWER AND STORM SEWER CLEAN AND TELEVISION IN THE AMOUNT OF \$47,964.14

WHEREAS, the City of Wyoming entered into a Contract with Pipe Services to complete the 2025 Sanitary Sewer and Storm Sewer Clean and Televising; and

WHEREAS, the City Engineer, Mark Erichson, has inspected and approved the work on this project.

NOW, THEREFORE BE IT RESOLVED that the City of Wyoming authorizes the "Payment of Pay Voucher #1" in the amount of \$47,964.14 to Pipe Services for the 2025 Sanitary Sewer and Storm Sewer Clean and Televising.

THIS RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING ON THE 3RD DAY OF FEBRUARY, 2026.

CITY OF WYOMING

Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator/Clerk



Request for Council Action

Date: January 28, 2026

Presented to: Mayor Iverson and City Council Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Fire Relief Association Benefit Level Increase

Method: Consent

Background Information:

The City of Wyoming operates a municipal fire department. The members of the department are also members of the Fire Relief association which is a separate non-profit corporation. The Association provides for a retirement benefit based on years of service and the city council ultimately approves and agrees to the benefit level. Annually a calculation is completed under State Statutes (MN Stat. section 69.772) that determines whether a municipal contribution is required based on the projected earnings and costs of the association.

The Wyoming Fire Relief Association (FRA) requests the Council to approve raising the current Relief Association's pension level to \$5,750 per year of active service. Analysis was completed by city staff and the city's finance director Abdo regarding the request to ensure that the requested increase did not have any negative impact on the city or financial liability. Currently the city's annual contribution to the FRA is \$200 per firefighter. The analysis completed by Abdo was from 2026 to 2030 and gave projections with potential pension increases and the most recent request of changing the level from \$5,250 to \$5,750. Scenarios were completed and identified possible city contributions based on the amount change in the annual benefit level.

**Different scenarios conducted are on following pages*

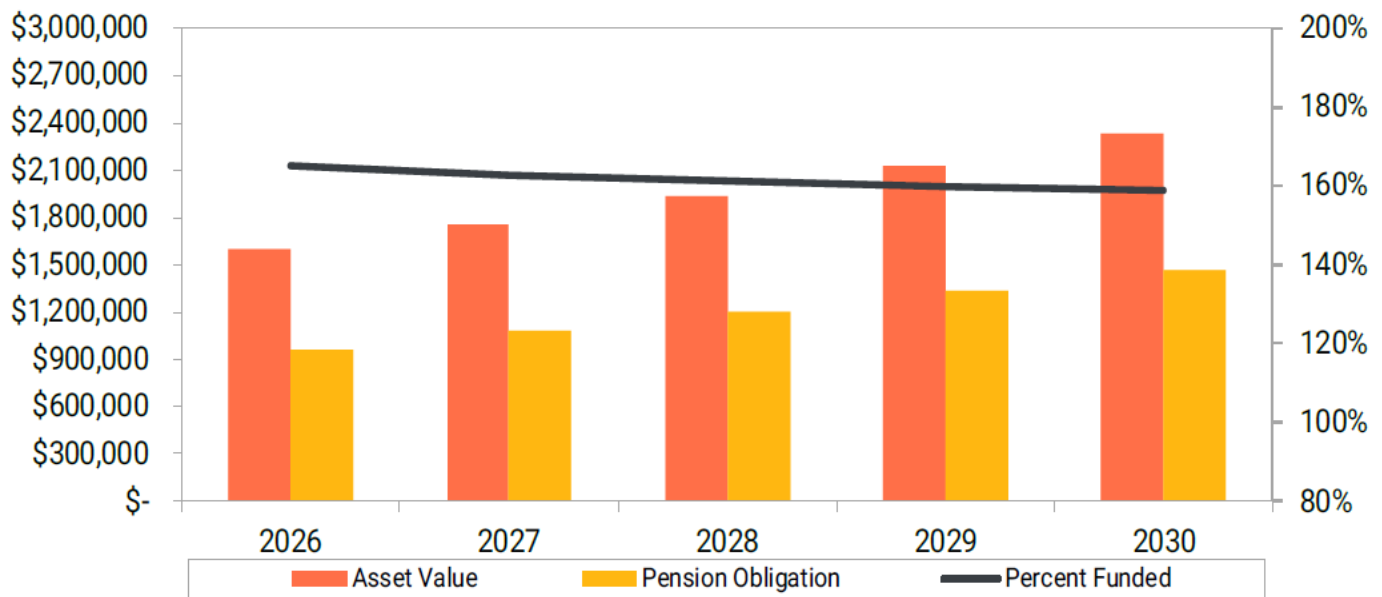
Two different scenarios were run were completed:

Scenario 1 - Benefit level increase to \$5,750 in 2026. Under this scenario, the Relief assumes a rate of return of 5 percent annually. It appears in this scenario the funding percentage remains at or above 160 percent for the years of the projection; there also appears to be no required municipal contributions under this scenario.

Benefit Level Increase to \$5,750 in 2026

YEAR	BENEFIT LEVEL	MUNICIPAL CONTRIBUTION		PROJECTED ACCRUED LIABILITY	PROJECTED ASSETS	SURPLUS/ (DEFICIT)	PERCENTAGE FUNDED
		Voluntary	Required				
2026	\$ 5,750	\$ 5,200	\$ -	\$ 963,755	\$ 1,593,353	\$ 629,598	165%
2027	5,750	5,200	-	1,080,499	1,760,930	680,431	163%
2028	5,750	5,200	-	1,203,339	1,939,793	736,454	161%
2029	5,750	5,200	-	1,332,543	2,130,610	798,067	160%
2030	5,750	5,200	-	1,468,386	2,334,083	865,697	159%
Total		\$ 26,000	\$ -				

Benefit Level Increase to \$5,750 in 2026

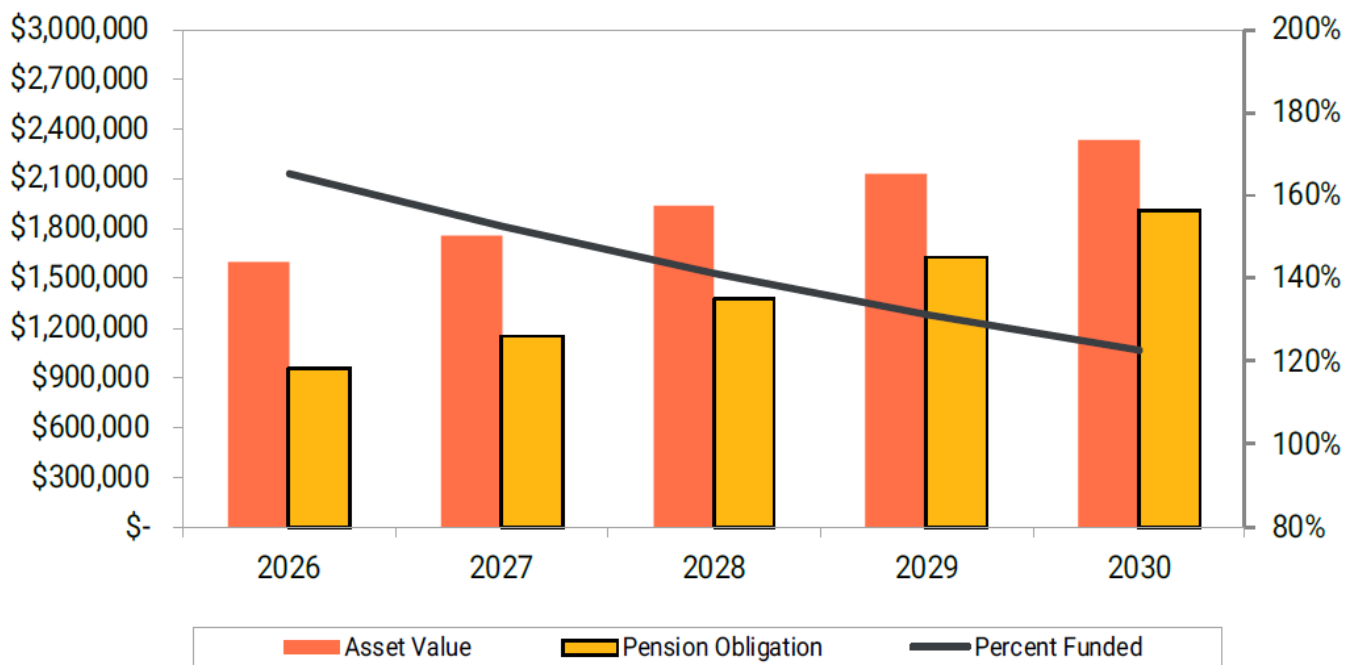


Scenario 2 - Benefit level increase to \$5,750 in 2026 with a benefit level increase of \$500 in 2027 and each year thereafter. Under this scenario, the Relief assumes a rate of return of 5 percent annually. It appears in this scenario the funding percentage begins at 165 percent and falls to 123 percent for the years of the projection; there also appears to be no required municipal contributions under this scenario.

Benefit Level Increase to \$5,750 in 2026, increase of \$500 each year thereafter

YEAR	BENEFIT LEVEL	MUNICIPAL CONTRIBUTION		PROJECTED ACCRUED LIABILITY	PROJECTED ASSETS	SURPLUS/ (DEFICIT)	PERCENTAGE FUNDED
		Voluntary	Required				
2026	\$ 5,750	\$ 5,200	\$ -	\$ 963,755	\$ 1,593,353	\$ 629,598	165%
2027	6,250	5,200	-	1,155,989	1,760,930	604,940	152%
2028	7,250	5,200	-	1,375,684	1,939,793	564,109	141%
2029	7,750	5,200	-	1,624,765	2,130,610	505,845	131%
2030	8,250	5,200	-	1,905,266	2,334,083	428,818	123%
Total		\$ 26,000	\$ -				

Benefit Level Increase to \$5,750 in 2026, with a benefit Increase of \$500 each year thereafter



The request of the increase of \$500 to \$5,750 in 2026 does not have a negative impact on the city's contribution or financial liability for the FRA. The city will need to continue to annually evaluate and analyze future requests and take into consideration the growth of the FRA's portfolio, the current market conditions, accrued liability and the potential increase in state fire aid that could positively impact the FRA. This analysis will determine at if any point it would be necessary for the city to have any contribution to the fund based on the benefit level.

Recommendation: To approve Resolution 26-02-19 a resolution approving the Wyoming Fire Relief Associations request of the increase of their pension to \$5,750 annually.

BENEFIT PROJECTIONS

WYOMING FIRE RELIEF ASSOCIATION
WYOMING, MINNESOTA

FOR THE YEARS ENDED
DECEMBER 31, 2026 THROUGH 2030

Wyoming Fire Relief Association
Wyoming, Minnesota
Benefit Projections
December 31, 2026 through December 31, 2030
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III. Summary of Alternatives	5

Wyoming Fire Relief Association
Wyoming, Minnesota
Benefit Projections
December 31, 2026 through December 31, 2030

I. Introduction

We have performed procedures which were agreed to by the Wyoming Fire Relief Association (the Association), solely to assist in evaluating the projected benefit levels of the Wyoming Fire Relief Association and any subsequent municipal contribution for the City of Wyoming Lake for the years ended December 31, 2026 through 2030. The Association's management is responsible for the projection format and the assumptions made.

The City of Wyoming, Minnesota (the City) operates a municipal fire department. The members of the department are also members of the Fire Relief Association which is a separate non-profit corporation. The Association provides for a retirement benefit based on years of service and the City Council ultimately approves and agrees to the benefit level. Annually a calculation is completed under State Statutes (MN Stat. section 69.772) that determines whether a municipal contribution is required based on the projected earnings and costs of the Association. This projection follows the format outlined in section 69.772 and uses the assumptions described below.

The financial projection is based on revenue and expense as summarized in the assumptions listed below and presents, to the best of management's knowledge and belief, the Association's expected results of cash flows for the projection period if such revenue, earnings, retirements and expenses of cash occur. Accordingly, the projection reflects the Associations' judgment as of NEED DATE the date of this projection, of the expected conditions and its expected course of action if such results were attained. The presentation is designed to provide information to the City Council concerning the required municipal contribution and should not be considered to be a presentation of expected future results. Accordingly, this projection may not be useful for other purposes. The assumptions disclosed herein are those that management believes are significant to the projection. Furthermore, there will usually be differences between projected and actual results, because events and circumstances frequently do not occur as expected and those differences may be material.

II. Summary of Assumptions

The significant assumptions used are listed below:

Revenue

State Aid - Subsequent years assume a 3.5 percent increase over prior years.

Interest and Investment Returns - Assumed a positive 5 percent with each projection

Municipal Contribution – A voluntary contribution is assumed each year in addition to the required to maintain consistent municipal contribution

Expenditures

Pensions Paid -

Deferred - Assumed member were assumed unpaid if they were on the deferred or paid if known date.

Active - Assumed that members would remain active at 50 years or paid / deferred is known date.

Active – Assumed no new members in the years 2027 – 2030.

Administrative Expense - Assumed minimal expenses as reported on the SC-25 form.

Calculated Municipal Benefit - The calculation of a required municipal contribution was completed using the state statue formula outlined in Minnesota Statute Section 69.772.

Wyoming Fire Relief Association
Wyoming, Minnesota
Benefit Projections
December 31, 2026 through December 31, 2030

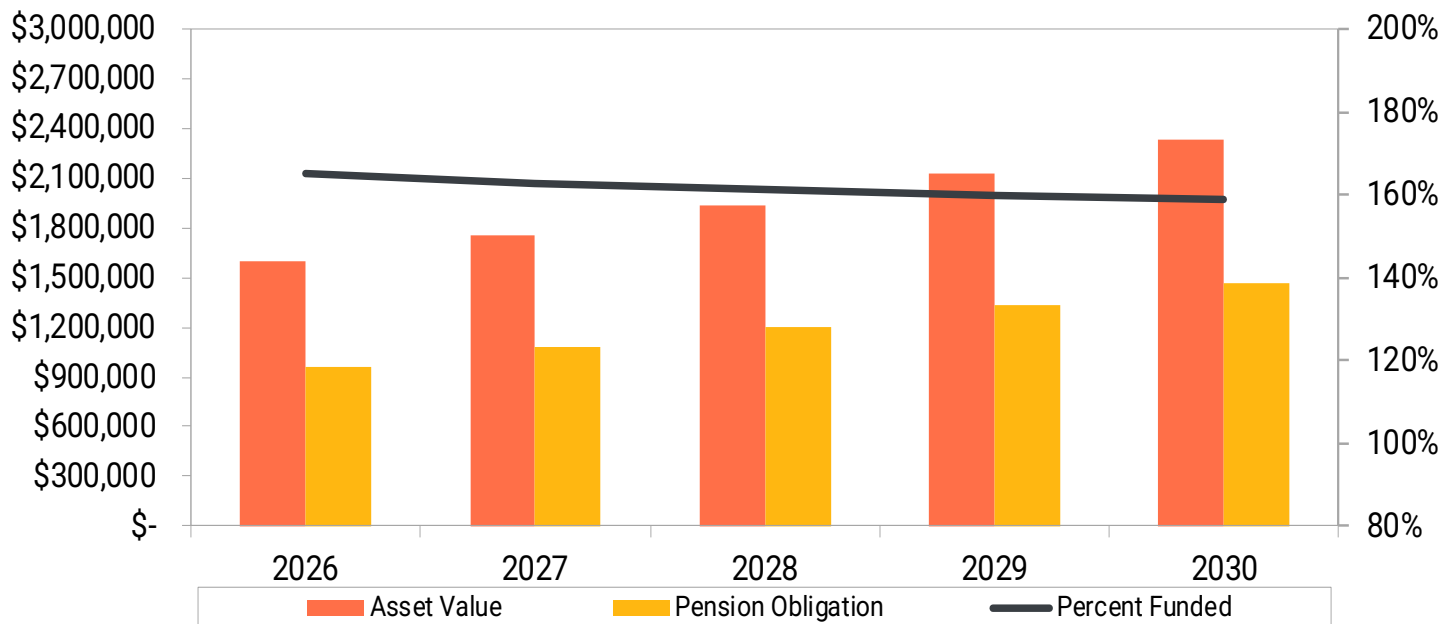
III. Summary of Alternatives

Scenario 1 - Benefit level increase to \$5,750 in 2026. Under this scenario, the Relief assumes a rate of return of 5 percent annually. It appears in this scenario the funding percentage remains at or above 160 percent for the years of the projection; there also appears to be no required municipal contributions under this scenario.

Benefit Level Increase to \$5,750 in 2026

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Total		<u>\$ 26,000</u>	<u>\$ -</u>				

Benefit Level Increase to \$5,750 in 2026



Wyoming Fire Relief Association
Wyoming, Minnesota
Benefit Projections
December 31, 2026 through December 31, 2030

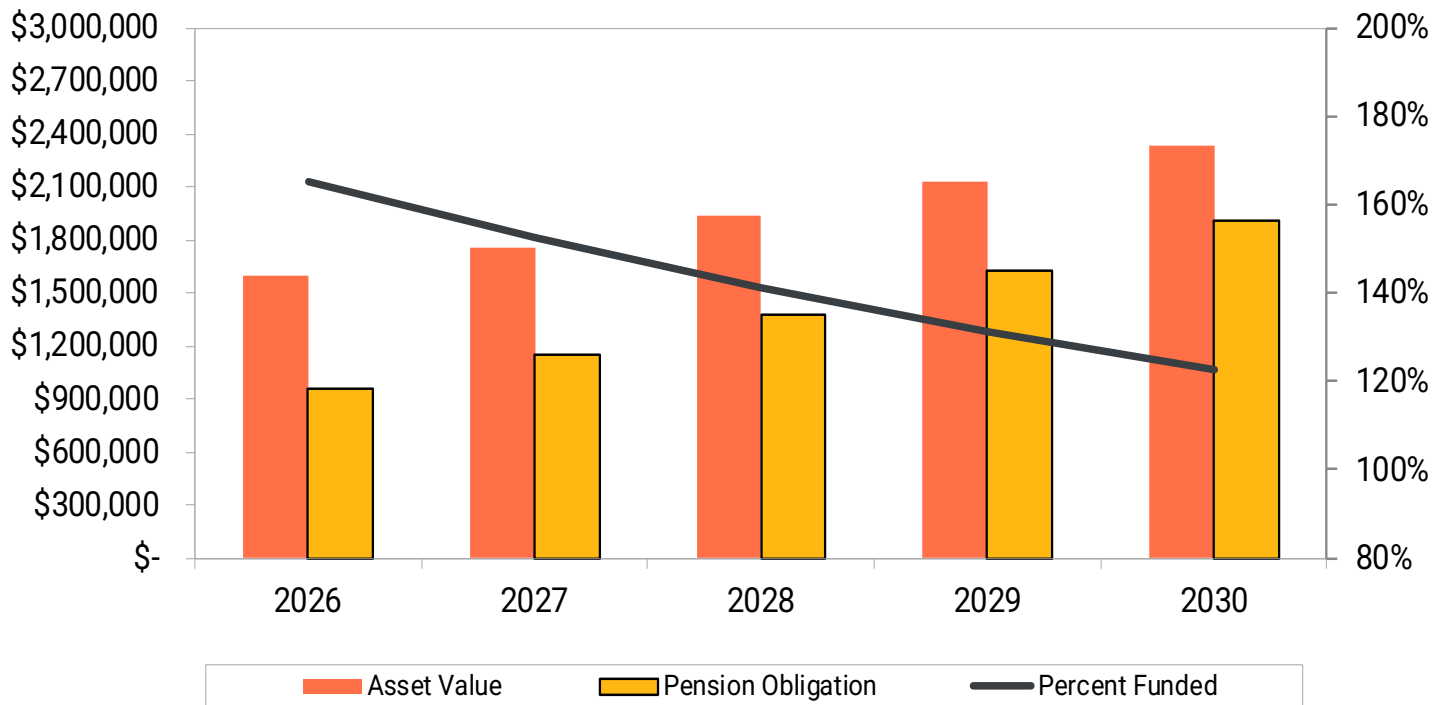
III. Summary of Alternatives (Continued)

Scenario 2 - Benefit level increase to \$5,750 in 2026 with a benefit level increase of \$500 in 2027 and each year thereafter. Under this scenario, the Relief assumes a rate of return of 5 percent annually. It appears in this scenario the funding percentage begins at 165 percent and falls to 123 percent for the years of the projection; there also appears to be no required municipal contributions under this scenario.

Benefit Level Increase to \$5,750 in 2026, increase of \$500 each year thereafter

YEAR	BENEFIT LEVEL	MUNICIPAL CONTRIBUTION		PROJECTED ACCRUED LIABILITY	PROJECTED ASSETS	SURPLUS/ (DEFICIT)	PERCENTAGE FUNDED
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Total		\$ 26,000	\$ -				

Benefit Level Increase to \$5,750 in 2026, with a benefit Increase of \$500 each year thereafter



RESOLUTION NO. 26-02-19

**A RESOLUTION APPROVING THE WYOMING FIRE RELIEF ASSOCIATION'S
REQUEST TO THE CITY OF WYOMING RAISING THE RELIEF ASSOCIATION'S
PENSION LEVEL TO \$5,750 PER YEAR OF ACTIVE SERVICE**

WHEREAS, The City of Wyoming operates a municipal fire department and the members of the department are also members of the Fire Relief association which is a separate non-profit corporation; and

WHEREAS, The Association provides for a retirement benefit based on years of service and the City Council ultimately approves and agrees to the benefit level. Annually a calculation is completed under State Statutes (MN Stat. section 69.772) that determines whether a municipal contribution is required based on the projected earnings and costs of the association; and

WHEREAS, The Wyoming Fire Relief Association (FRA) requests the Council to approve raising the current Relief Association's pension level to \$5,750 per year of active service; and

WHEREAS, An analysis was completed by city staff and the city's finance director Abdo regarding the request to ensure that the requested increase did not have any negative impact on the city or financial liability.

NOW THEREFORE BE IT RESOLVED that the City of Wyoming does hereby approve The Wyoming Fire Relief Associations request to the City of Wyoming raising the Relief Association's pension level to \$5,750 per year of active service.

THIS RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING ON THE 2ND OF FEBRUARY, 2026.

Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator/Clerk

From: [REDACTED]
To: [REDACTED]
Subject: Planning commission open seat
Date: Wednesday, January 21, 2026 2:37:18 PM

Good afternoon/ Morning, to The City council and Planning commission, The City of Wyoming MN planning Commission and The City Council Board. My name is MR. Kenneth Rutford I live at 4700 east Viking Boulevard Wyoming MN. My Phone is [REDACTED]. I am writing this letter to you regarding the open seat on the Wyoming planning commission board. I am very interested in the open seat. I Have served in the past on different non-profit boards and held elective chairs. Anything from a president in the high school FFA, To board and treasure at a local Tractor club. I have served on other boards around the area and committees in the past. I have always been part of the stagecoach days, bringing my classic tractors and my classic trucks to the city to displace. I have brought equipment to touch a truck to support the city and the company I work for. As for my own entertainment, watching kids have a great time climbing up on the equipment. Watching parents and others enjoy our wonderful community.

One of them was with the City of Hugo and the Lions club planning the good neighbor days back When I lived on my family farm. As I talk to my fellow neighbors and others in the community, and bounce off ideas and there concerns, I listen to them, I have like some of their ideas and not like them, It is ok to disagree with others, But on that hand as a public servant be ready for the back lash and or a good serenade to help/ fit the problem. AS the city grows, I like to grow with it. I feel I bring to the table different strategies and ways we can save money and build the community as well. I have worked in the past in all different cultures. I invited that in your community. I feel my words and thoughts across the room will benefit the city of Wyoming and for the future as it grows. We have a strong and understanding bord now and listen to the following people and their concerns and likes / wants. As that is one of my biggest reasons, I am applying for the open seat to be a big part of the team.

I would like to thank you for your time and your consideration. As it is always a pleasure working with everyone there and with the community. I am very happy to call the City of Wyoming my home. We are a great community and a team player for all. I look forward to any questions or concerns you all have to offer or would like to know. I look forward to working with everyone as a team player. Thank you.

Ken Rutford Jr



January 29, 2026

Sean Duffy
U.S. Secretary of Transportation
United States Department of Transportation
1200 New Jersey Avenue, SE
Washington, DC 20590

RE: Letter of Support – Chisago County US Highway 8 Reconstruction Project BUILD Application

Dear Secretary Duffy,

The City of Wyoming and the Wyoming City Council write in support of Chisago County's application for funding through the Better Utilizing Investments to Leverage Development Grant Program. If awarded, the funding would be used to complete the US Highway 8 Reconstruction Project. This critical project would reconstruct and expand eight miles of US Highway 8 between Interstate 35 and Karmel Avenue within the cities of Wyoming, Chisago City, and Forest Lake, Minnesota, and would also construct 7.4 miles of the Swedish Immigrant Regional Trail.

The corridor is part of the National Highway System and is vital to the local and regional economy. It connects the region to the Twin Cities metropolitan area, as well as to Wisconsin. The Project will enhance system performance, improve corridor safety for motorists, bicyclists and pedestrians, and support local/regional economic and community development efforts. BUILD funds will address critical capacity, access, and safety issues along the eight-mile segment of US 8 which have been identified by reports such as the Highway 8 Corridor Study. Currently more than 22,000 vehicles per day utilize the two-lane highway which causes safety and congestion issues and restricts the movement of freight vehicles within the corridor. Additionally, the corridor lacks any sort of bicycle and pedestrian facilities, making it extremely difficult and unsafe for families to transverse outside of a motor vehicle.

This project will greatly benefit the regional transportation system while meeting the priority objectives of USDOT's BUILD program by emphasizing highway safety and improving local and regional economic competitiveness in a rural area.

For the City of Wyoming, this project is critically important to public safety, mobility, and long term community planning. US Highway 8 serves as the City's primary regional connection for residents, businesses, emergency services, and freight movement. Current congestion, limited access management, and the absence of safe pedestrian and bicycle facilities create daily safety concerns and constrain economic development opportunities along the corridor. Reconstruction of US 8 will significantly improve traffic flow, reduce crash risk, and provide safe multimodal connections that align with the City's comprehensive plan and ongoing investments in parks, trails, and community facilities. The inclusion of the Swedish Immigrant Regional Trail will further enhance regional connectivity, support

tourism and recreation, and improve quality of life for Wyoming residents by offering safe non-motorized transportation options between neighborhoods, schools, and commercial areas.

For the reasons above, I urge your full consideration of Chisago County's application for the US Highway 8 Reconstruction Project. If you have any questions or need additional information please don't hesitate to contact me.

Sincerely,

Robb Linwood
City Administrator
City of Wyoming
651-462-0575
Rlinwood@wyomingmn.org



wyoming@wyomingmn.org • Phone: 651-462-0575 • Fax: 651-462-0576
PO Box 188 • 26885 Forest Boulevard • Wyoming, MN 55092



January 28, 2026

Re: Public Safety Activity Report – February 1, 2026, City Council Meeting

Police Update

Hiring Update

I am pleased to report that the Police Department has extended a conditional offer of employment to a candidate for the currently vacant police officer position. The candidate is now progressing through the standard post-offer requirements, including background verification, medical and psychological evaluations, and any remaining administrative steps.

If this process continues as anticipated, staff intend to bring the appointment forward to the City Council for consideration and approval in March 2026. Upon successful completion and approval, this hire would bring the Police Department to full authorized staffing.

Staff will continue to keep the Council informed as the process moves forward.

Training Update

The Police Department recently began utilizing the new City Hall/Police Department building for officer use-of-force training. This space allowed us to properly deploy training mats and conduct hands-on instruction in an environment that is safer and more suitable than our current garage space.

Officers Derek Heath and Nicole Fraser planned and delivered two six-hour use-of-force training sessions for department personnel. The training included a comprehensive review of techniques and concepts learned in Fall 2025 through STORM Training Group, followed by realistic, scenario-based exercises that allowed officers to apply those skills in a controlled environment.

It was a proud moment to see our own officers plan and execute training that is on par with what is provided by much larger departments. They did an outstanding job, and this is a clear example of our continued investment in high-quality instructor development coming to fruition.

Fire Update

Performance Measures

Anticipate the Q4 2025 performance measures and year end summary for the fire department at the second council meeting in February (updated due to vacation).

Upcoming Community Outreach Events

August 4, 2026 – Night to Unite



wyoming@wyomingmn.org • Phone: 651-462-0575 • Fax: 651-462-0576

PO Box 188 • 26885 Forest Boulevard • Wyoming, MN 55092

A handwritten signature in black ink, appearing to read 'N. D. Bauer'.

Neil D. Bauer, Ed.D.
Public Safety Director/Police Chief



January 28, 2026
Honorable Mayor and City Council
City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

RE: JANUARY 20, 2026 CITY COUNCIL MEETING

Dear Mayor and Council Members:

This letter is intended to summarize on-going commercial building projects and zoning issues within the City. Some of these items may be separate agenda matters, while others are for informational purposes only.

Fairview Hospital #3

Framing, rough-ins, and sheetrock inspections have been approved. The permit has been issued to remodel one operating room, and to convert two operating rooms into a storage area.

Sunrise Flour Mill

The general contractor contacted the city and will be submitting applications to complete Phase 2. Phase 1, the warehouse area, has been completed and is being utilized. The flour mill portion of the building is tentatively scheduled to resume at the beginning of 2026. The building permit has been issued to remodel the existing 24,000 square foot building located at 26327 Fallbrook Avenue into a flour mill for Sunrise Four Mill. Sunrise Flour Mill is relocating from North Branch.

Wyoming Elementary School

The plan review comments have been addressed. Permits will be issued after supporting documentation has been submitted and contractors have been selected. The plans have been reviewed; we are waiting for a response to the plan review letter. Applications have been submitted to remodel areas of the school that were not remodeled in 2018. Work areas include the gymnasium, restrooms, class rooms, and mechanical systems.

Planning Commission

The Planning Commission held a public meeting to consider an Interim Conditional Use Permit at 7745 Wyoming Trail for a cannabis microbusiness. This is a separate agenda item.

The Planning Commission is recommending that the City Council appoint Ken Rutford to Planning Commission Seat B, vacated by Chris Ortwerth. The next reappointment year for Seat B is 2029. This is a separate agenda item.

Sincerely,

Frederick E. Weck, IV
Zoning Administrator
Building Official #1825
Advanced Septic Inspector, MPCA #C5199
City of Wyoming



**ECKBERG
LAMMERS**
ATTORNEYS AT LAW

www.eckbergammers.com

Email Writer's
Direct Dial:
(715) 808-8842

Writer's Email:
tloonan@eckbergammers.com

January 30, 2026

Robb Linwood
City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

Delivered via Email

Re: City of Wyoming
Status Update for the Period of – January 15th – January 30th

Dear Robb:

Our office continues our role as general counsel, answering questions, addressing legal concerns, and reviewing items for the City as requested. We are currently preparing development agreements relating to the next phase of the summer field development and advising related to land use matters and assisting in the review of the City's potential participation in the Clean Water Partnership Loan program.

Please contact me directly if you have any questions regarding this correspondence. Thank you for allowing us to serve the City of Wyoming.

Very Truly Yours,

s/ Thomas R. Loonan

Thomas R. Loonan
City Attorney

Stillwater Office
1809 Northwestern Avenue
Stillwater, MN 55082
Phone: 651-439-2878
Fax: 651-439-2923

Hudson Office
430 Second Street
Hudson, WI 54016
Phone: 715-386-3733
Fax: 715-386-6456



Engineer's Report

January 29, 2026

Honorable Mayor and City Council
City of Wyoming, MN
26885 Forest Boulevard
Wyoming, MN 55092

Re: February 3, 2026, City Council Meeting
WSB Project No. 027762-000

Dear Mayor and Council Members:

This engineer's report is intended to update you on engineering activities within the city since the last council meeting. Some of the items below may be on the agenda with more detailed information provided, while the other items below are for informational purposes only.

2026 Street Improvement Project

A tentative schedule is shown below:

The tentative schedule below is still tracking on schedule. The public hearing and authorization to prepare plans and specifications was on the 1/20/26 City Council agenda. Council elected to order the improvements and authorize the preparation of plans and specifications. Project information is updated on the project page on the City website.

Wyoming - 2026 Street Improvement Project	
Task	Action Dates
Feasibility Study Ordered	October 7, 2025
1st Public Informational Meeting	December 10, 2025
Receive Feasibility Study / Set Hearing	December 16, 2025
2nd Public Informational Meeting	January 7, 2026
Public Hearing -Order Plans and Specifications	January 20, 2026
Approve Plans and Specifications and Order Ad for Bid	March 3, 2026
Receive Bids	April 1, 2026
Award Contract	April 7, 2026
Begin Construction	Summer 2026
Final Completion	Fall 2026
Public Hearing - Assessment Hearing	Fall 2026

Fiber Optic Installation Project

The City of Wyoming is in receipt of a Right of Way permit application for installation of high-speed fiber optic lines. Staff will be meeting with the applicant to discuss the scope of the project, their communication plan with residents, and outline requirements associated with their construction and timely restoration. Once we have additional information staff will update City Council.

2025 Street Improvement Project

The project is substantially complete. A second and final pay voucher with corresponding contract closeout documents will be brought to the City when punch list items are complete. Project closeout is expected to take place in the spring when we can confirm restoration efforts were successful.

Summer Fields Development

Grading has resumed now that temperatures have frozen the underlying soil to limit tracking onto Kettle River Boulevard. As a precaution, the contractor has a sweeper on site for the duration of the grading operation.

Lift Station and generator plans prepared by WSB have been provided to the developer for bidding with their contractor. Staff have provided the developer with a draft development agreement, and we will work to finalize once we receive final construction bids to review.

Katies Glen

No new update.

Staff have reviewed the work completed to date and authorized the reduction in the letter of credit to 125% of the remaining value of work to be completed. The final lift of pavement has been completed. Once punch list items are all complete, we will ask the City Council to accept the improvements and release escrows and the letter of credit.

Diamond Ridge Development

No new update.

Remaining punch list work has been completed, and we are waiting for the as-builts to be submitted. We expect final acceptance of the improvements will take place this fall. Jesse Moxness will be submitting building permits for these three lots soon.

Sunrise Riverbank Development (residential and commercial)

Staff are in the midst of working with appropriate agencies and applicants on finalization of the wetland bank creation.

Staff have reached out to an adjacent homeowner concerned with drainage and I will be meeting with him and his neighbors in the near future to review development drainage and related items.

Staff continue to work with the development team on the commercial portion of their property providing guidance and answering questions. The project may expand slightly, and we are currently evaluating whether that will require an update to the EAW.

Thank you for the opportunity to update the Council on current matters in the city.

Sincerely,

WSB and Associates, Inc.

Mark Erichson, P.E., City Engineer



January 28, 2026

Honorable Mayor Iverson and City Council Members Nanko Yeager, Luger, Ohnstad and Schilling,

RE: February 3, 2026 City Council Meeting

Public Works Department Activity

- Responded to 8 snow & ice control events since January 1st
- Maintaining plowing equipment after snow & ice control events
- Ice Rinks at Swenson Park are open, weather dependent
- Coordinating with engineering and contractor ahead of 2026 Street Improvement Project for televising of storm sewer facilities
- Preparations for moving out of single wide operations trailer & storage of supplies and office furniture while the double wide is placed and set
- Maintaining winter trails by trimming trees, grinding stumps and grooming
- Partnering with the library on a painting project in the meeting room
- Coordinate with survey crew for new city hall facility and existing city hall
- Demo front end loader from Ziegler Caterpillar in advance of replacement in 2027
- Continuing to locate city infrastructure, water, sanitary sewer and storm sewer as a large fiber project is being conducted by ROC on behalf of Frontier Communications. This is a significant project that requires us to locate our utilities to mitigate risks to our underground facilities. The Public Works Maintenance Staff have done an excellent job under short timelines to get our utilities marked
- Responded to resident contacts
- Ongoing work order completion
- Routine safety checks were conducted throughout the department including eye wash stations, fire extinguishers and climbing equipment

Streets:

- Snow plowing & ice control operations are well underway. Sanding of gravel roads during rain/ice events

Utilities:

The crew completed utility locates in the city. Meter installs as they come through. Fall has arrived and we are beginning to see a slowdown for locate requests, meter drop offs and inspections.

PUBLIC WORKS

Phone: 651-462-0580 • Fax: 651-462-0581

PO Box 188 • 26490 Faxton Avenue • Wyoming, MN 55092

- **Sanitary Sewer**
Staff continue to check lift stations & generators during daily rounds. Lift station equipment inspections and maintenance are ongoing. Kodiak Power Systems performed maintenance on LS 2, 6 & portable generator trailer.
- **Water:**
Continued water testing and monitoring the city's water distribution system. Continued exercising of Well 3. MN Dept of Health and Dept of Natural Resources reporting are in progress. Fluoride report was completed and submitted. Bacterial testing has been completed.

Surface/Storm Water:

Fall Street Sweeping is complete. Finalized agreement with Comfort Lake Forest Lake Watershed District on an Enhanced Street Sweeping program for 2026. Street sweeper has been stored and is awaiting annual maintenance.

Parks:

Trash pick-up as needed. Dog park is operational and going smoothly. Outdoor rink is open weather permitting. Part-time staff are flooding Swenson Park rinks as conditions allow.

Fleet:

Regular maintenance of vehicles is ongoing. All vehicles & equipment are receiving regularly scheduled maintenance at manufacturers' recommended intervals. Snowplow equipment has had annual maintenance and commercial vehicle inspection completed. 2019 Western Star tandem axel plow truck underwent repair to the wing mount. Fully operational after work was completed by Towmaster.

Respectfully submitted,
Steve Reeves
Public Works Superintendent

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	City Council
MEETING DATE:	February 2, 2026
FROM:	Kim Lindquist, City Planner
	Fred Weck, Zoning Administrator
RE:	Cannabis Microbusiness
APPLICANT:	Tyler Jereczek for Tyler Retail LLC
PROPERTY OWNER:	David and Kelly Wosika
PROPERTY:	7745 Wyoming Trail
FILE NO.:	I-26-001

OVERVIEW

The applicant, Tyler Jereczek, with support from the property owners, David and Kelly Wosika, has applied for an interim conditional use permit for a Cannabis Microbusiness located at 7745 Wyoming Trail. The property was rezoned to Agriculture (A) from R-1 in November 2025 and the entire site is approximately 5.07 acres. The applicant indicates that the proposed use is an agricultural cannabis microbusiness with cultivation and that will provide the cultivation of legal cannabis products to adults ages 21 and over. The application indicates there will be up to 6 employees, with two living on the premises. The applicant did not provide information about the hours of operation and the amount of activity that will occur on the site. The application appears to only address cultivation while Cannabis Microbusiness include:

Cannabis Microbusiness: A cannabis business that grows cannabis plants from seed or immature plant to mature plant, harvests the cannabis flower from a mature plant, makes cannabis and/or hemp concentrate, manufactures artificially derived cannabinoids, adult-use cannabis products, lower-potency hemp edibles, and/or hemp-derived consumer products, and sells immature cannabis plants and seedlings, adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, hemp-derived consumer products, and other products authorized by law to other cannabis businesses and to consumers, including on-site consumption, pursuant to Minnesota Statute Section 342.28.

Per the city's zoning ordinance Article 6 Division 2 Sec. 40-173 a cannabis microbusiness is allowed as an interim conditional use in the Agriculture (A) district.

SITE CHARACTERISTICS

The property is approximately 5.07 acres and is comprised of one tax parcel. The property is located along Wyoming Trail, which is higher traffic road, should customers ultimately come to

the premises. The property currently has one single family home with numerous outbuildings on the site. The applicant had previously indicated they both grow crops and have animals on the site and have events where the public and school age children can view the farm and its operations. It is unclear if that will continue with the added business on the site.

The applicant proposes two 95' x 95' (9025 sq ft) greenhouses and a storage semi-trailer for plants, harvested cannabis and cannabis products. The applicant has provided information about lighting, odor and water, along with a site plan which depicts the green houses located in the southern portion of the site. The plan does not show the location of the semi-trailer structure. Staff does not support use of a semi-trailer for storage, and the applicant is required to revise their plans. Similar to the prior approval, a modular building would be acceptable, pending compliance with zoning and building code requirements. The plan also indicates parking spaces and a loading area. The stalls look to be within the existing paved driveway area; the loading area does not. The applicants narrative indices that they will implement security measures consistent with Office of Cannabis Management (OCM) requirements including restricted access areas, secure storage practices and policies designed to protect cannabis inventory and ensure public safety. A drawing depicts use of security door gate and window bars, alarm system, motion detection lighting fixtures and security cameras. They do not indicate fencing around the cannabis cultivation area, but staff is recommending fencing. It is incumbent upon the owner and operator that the premises are secure at all times through their operational standards.

STAFF RECOMMENDATION

Under the requirements of Ordinance NO. 2024-01 and the findings of fact based upon 40-112, Staff is recommending approval of an Interim Conditional Use Permit for the proposed cannabis microbusiness which will provide cultivation, manufacture and sales of legal cannabis products to adults ages 21 and over based upon the findings of fact and subject to the following conditions:

1. The applicant shall adhere to all setback requirements for the Agriculture (A) district.
2. Development of the site shall comply with all representations of the applicant and the application materials, specifically relating to lighting, odor, water use and employee count (up to six) and provide proper maintenance of the systems to ensure compliance.
3. The property shall comply with all applicable local, state and federal regulations necessary for operation of a cannabis microbusiness including meeting all zoning ordinance requirements.
4. The IUP will terminate upon sale of the property, a change in business ownership or if the applicant does not maintain his license through the Office of Cannabis Management. The Permit will expire on January 1, 2036.
5. The applicant shall install a fence around the cannabis operations on the site.
6. The storage and operations building shall comply with appropriate building code requirements. Use of a semi-trailer for storage etc., is prohibited.
7. The applicant shall work with the City Engineer to finalize grading, and stormwater plans for the greenhouse improvements.

8. A final site plan shall be submitted which locates the operations/storage building and the fence.

STAFF REVIEW

General Comprehensive Plan and Zoning Review

The Agriculture (A) district is designed and intended to provide areas to be utilized for agriculture and rural residential uses. The subject property is zoned Agriculture and is guided for agricultural use.

The zoning and surrounding guided uses are as follows:

North – A – Agriculture
South – R1 – Rural Residential 1
West – R1 – Rural Residential 1
East – R2 – Rural Residential 2

Application Review

The site plan indicates that there will be two 9025 square feet greenhouses installed on the southern portion of the site, both are double walled greenhouses of 95x95'. The storage semi-trailer location is not provided nor the size of the structure. Staff is interested in what the building will look like; if it is truly a semi-trailer that is placed on the site that is not acceptable for a long-term storage strategy for the business. A structure that is more consistent with a business, or agricultural use is required along with the structure meeting building code, ADA, and zoning ordinance standards. As this is an agricultural use, the metal building is acceptable but does need to meet building code requirements. As noted, that applicant does not show any fencing around that cannabis cultivation area, but staff is recommending installation of security fencing.

The applicant has provided information about operational issues such as lighting, odor and water use. A site plan and pictures of the greenhouses have also been provided for the Commission and Council's use.

Lighting

The applicant's exterior lighting will be comprised of energy efficient LED lights that are dark skies certified (low light pollution standard) and will be placed around the greenhouse structures. The applicants drawing indicates six motion detection light fixtures in close proximity to the security cameras. Exterior light will be fully shielded and downward directed.

The applicant indicates that the greenhouses will be fully enclosed and construction with light-diffusing opaque or semi-opaque materials engineered to reduce light transmission. The narrative also indicates that the greenhouse has a retractable blackout curtain that will be used during all periods of darkness in the greenhouse or when artificial lighting is active during nighttime hours.

Dissimilar to the prior microbusiness application, there are neighbors in closer proximity to the premises, and the operation is some distance, but still closer to the public right of way than the prior. Lighting and its potential impacts are one of the issues that need to be addressed and regularly monitored. There should be no light spillage unto adjoining properties and the greenhouse, which are large structures should not “glow”. Staff recommends using an opaque, rather than semi-opaque material for the greenhouse structures.

Odor Mitigation Plan

The greenhouse will use a fogging system that turns on in conjunction with the exhaust fan in warmer months. These systems inject odor neutralizing solutions into water feed systems before being pressurized and released as a fine mist. Carbon filters will also be used to scrub air and clean out cannabis odor at a rate of over 1200 cubic feet per minute. The applicant indicates that these systems must be maintained with the carbon filters changed periodically. Similar to other projects, it is incumbent upon the operator to ensure proper maintenance is conducted to comply with city expectations and the applicant’s representation of the business operation. Again, because there are other residential uses in closer proximity, the applicant must ensure the odor mitigation system is continuously operational and does not impact nearby residents.

Water Usage Plan

The applicant will use a private well for water needs. Water will be brought into the facilities via a trenched line from the residence on the property. Average daily use of around 700 gallons with peak use of 1200 daily.

Cannabis watering is carefully controlled and used in conjunction with soil sensors. Overwatering is extremely detrimental to living soil grows so the applicant will constantly monitor data from sensors and keep detailed records about how much water is used and when.

Stormwater Plan

The plans show that drainage will come from the greenhouse structures into swales and then diverted to the south end of the greenhouses. There is no additional information about where the runoff will be directed, and the applicant should work with the City Engineer to ensure that existing drainage patterns are not altered, and the consolidation of runoff does not create any erosion.

Conditional Use Permit Standards

Chapter 40, Article V, Division 6, Conditional Use Permits, Section 40 – 112, sets forth the general standards that shall be met in order to grant a CUP. Granting a Conditional Use Permit is required for commercial business use in the C-Commercial zoning district. The standards are as follows:

1. The use is in conformity with the Comprehensive Plan and development policies of the City.

Response: *The proposed use is consistent with the agriculture zoning designation and is allowed as an Interim use in the agriculture district.*

2. The use will not create an excessive demand for existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.

Response: *The use will not create an excessive demand for existing parks, schools, streets and other public facilities and utilities.*

3. The use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.

Response: *The use will be separated by distance and screening from adjacent developed properties.*

4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.

Response: *The site will have an appearance similar to other agricultural land uses.*

5. The use will be consistent with the purpose of this and other City Ordinances.

Response: *The ordinance currently allows this use if it can comply with ordinance IUP standards.*

6. The use will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located.

Response: *The proposed microbusiness is consistent and compatible with the character of the agricultural zoning.*

7. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.

Response: *The anticipated use will generate little to reasonable traffic for an agricultural use.*

8. Existing businesses nearby will not be adversely affected because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness.

Response: *The proposal does not impact existing nearby businesses.*

9. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.

Response: *The operation of the commercial business should not be detrimental to the public health, safety, or general welfare of the community.*

10. The use will not be hazardous, detrimental, or disturbing to present and potential surrounding land use due to water pollution, odor, fumes, general unsightliness, or other nuisances.

Response: *The use will not negatively affect the property or the surrounding land uses relating to water pollution, odor, or fumes. The applicant has proposed mitigative measures for these concerns.*

11. The use will preserve and incorporate the site's important natural and scenic features into the development design.

Response: *The site is an agricultural parcel and will be used similarly.*

12. The use will cause minimal adverse environmental effects.

Response: *The proposal should not cause any adverse environmental effects to the site.*

Interim Use Permit Standards

Chapter 40, Article V, Division 6, Interim Use Permit, Section 40 – 112, sets forth the general standards that shall be met in order to grant an IUP. Granting of an Interim Use Permit is required for Cannabis Microbusiness use in the A – Agriculture zoning district. The standards are as follows:

1. Whether the use conforms to the zoning regulation.

Response: *The use conforms to the current zoning regulation and is listed as an interim use in the A-Agriculture zoning district.*

2. Whether a date or event for the termination of the use can be identified with certainty.

Response: *The application requested that the IUP be approved for 20 years. Staff is recommending 10 years as cannabis uses are new to the community and future improvements to operations and equipment may occur over time. If there is no change in circumstances after 10 years, the applicant can reapply for another permit. Staff is also recommending that the IUP be terminated with a change of owner, sale of the property, or loss of the State license.*

3. Whether the permission of the use will impose additional costs on the public if it is necessary for the public to take the property in the future.

Response: *The permission will not impose additional costs to the public.*

4. Whether the landowner will agree to the conditions that the City Council deems appropriate for permission of the use

Response: *Proposed conditions are a requirement of approval.*

Staff find that the application meets all the IUP standards for approval.

Planning Commission Recommendation

On January 27, 2026 the Planning Commission publicly heard the petitioner's request for an Interim Conditional Use Permit to operate a cannabis microbusiness. After hearing testimony and discussion, the Planning Commission voted unanimously to recommend approval of the request based on the findings that the standards for the Interim Conditional Use Permit have been met and with the following conditions:

1. The applicant shall adhere to all setback requirements for the Agriculture (A) district.

2. Development of the site shall comply with all representations of the applicant and the application materials, specifically relating to lighting, odor, water use and employee count (up to six) and provide proper maintenance of the systems to ensure compliance.
3. The property shall comply with all applicable local, state and federal regulations necessary for operation of a cannabis microbusiness including meeting all zoning ordinance requirements.
4. The IUP will terminate upon sale of the property, a change in business ownership or if the applicant does not maintain his license through the Office of Cannabis Management. The Permit will expire on January 1, 2036.
5. The applicant shall install a fence around the cannabis operations on the site.
6. The storage and operations building shall comply with appropriate building code requirements. Use of a semi-trailer for storage etc., is prohibited.
7. The applicant shall work with the City Engineer to finalize grading, and stormwater plans for the greenhouse improvements.
8. A final site plan shall be submitted which locates the operations/storage building and the fence.



City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

LAND USE APPLICATION: CONDITIONAL & INTERIM USE PERMIT

A conditional use permit application requests a use permitted in a particular zoning district, but regulated and controlled through conditions placed upon it by the City Council after review by the Planning Commission.

Property Address: 7745 Wyoming trail Chisago city MN 55013

Applicant(s): Name(s) Tyler Jereczek

Address 13725 Wentworth Ave #24

City Burnsville State MN Zip 55337

Phone Number [REDACTED] Email [REDACTED]

Owner(s) - If other than Applicant(s):

Name(s) David & Kelly Wosika

Address 7745 Wyoming trail

City Chisago city State MN Zip 55013

Phone Number [REDACTED] Email [REDACTED]

Owner(s) Signature(s) [Signature] Date 01/04/2026

Legal description of property: Section 22 township 003 range 021 PT 01/4 of NW 1/4

Property Identification Number: R.21. 21. 10358.00 Present Zoning: Agriculture

Present use of property: Hay field

Proposed use of property: Cannabis Cultivation

Is this an application for an Interim Use permit? ☒ Yes ☐ No If yes, on what date, or upon what event, would the applicant

desire the interim use to expire? Date: 01 / 05 / 2045 OR Event: Sale of property or business

This application and the following attachments must be submitted to be considered a complete application:

A detailed site plan showing the following information from Sec. 40 - 111, A-K also including:

- The grading and drainage plan must be designed in accordance with Article VII, Division 21 of the Zoning Ordinance and the City Of Wyoming Surface Water Resource Guidance Document
 - Elevation drawings of all sides of the proposed building to show compliance with the architectural standards of the zoning district the use will be located in
 - Landscaping and Screening in accordance with Article VII, Divisions 14 & 26
 - Lighting Plan in accordance with Article VII, Division 15
- A letter explaining the proposed use and how it will be operated
 - A completed Conditional & Interim Use Permit Worksheet
 - Applications for uses described in Article VI, Divisions 7, 18 & 19 and Article VII, Divisions 2, 8, 10, 17-20 & 25 of the Zoning Ordinance. It must include the information necessary to show compliance with the applicable section of the ordinance.
 - Applications for uses that are within the Highway 8 Overlay District or that utilize Highway 8 for access must include the information necessary to show compliance with Article VI, Division 14 of the Zoning Ordinance
 - The application fee and escrow must be paid at the time of application - The fee is not refundable and the unused portion of the escrow will be returned to the applicant.
 - Any other information deemed necessary by the Zoning Administrator or Planning Commission

Applicant(s) Signature(s) [Signature] Date 01/04/26

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. All of Article V, Division 6, Conditional Use Permits, and Article VII, Division 13, Home Occupations are attached to this application and by signing this application, the Applicant acknowledges that they have been read and understood.

A public hearing can be scheduled only after a complete application has been received.

OFFICE USE ONLY

Date Complete Application Received 1 / 5 / 26

Fee: \$220.00 + Escrow

Escrow - Commercial is \$1,000.00 & Residential is \$750.00

Application # I-25-005

60 Days 3 / 6 / 26

Date Paid 1 / 5 / 26

Escrow

Date Application Received 12/19/25

By: [Signature]

Check # waived Appl. Fee

Revised 01/24/23

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: Tyler Terence
 Address: 13725 Wentworth Ave #29 Burnsville, MN 55337
 Type of Business: Cannabis micro business for cultivation
 Business name: Tyler retail LLC.

Answer the following questions based on the standards contained in Sec. 40 – 112 of the City of Wyoming Zoning Ordinance for Conditional and Interim Use Permits. If needed, use a separate page. All questions must be answered.

- Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?
☒ Yes ☐ No Explain: Correctly Zoned & have proper mitigation plans
- Will your proposed use create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area?
☐ Yes ☒ No Explain: Self sustaining only after employees
- Will your proposed use be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and so there will be no deterrence to development of vacant land?
☒ Yes ☐ No Explain: 1 acre map use and no obstruction of view
- Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
☐ Yes ☒ No Explain: will be fenced in & well kept.
- Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
☒ Yes ☐ No Explain: Following all guidelines of State and County
- Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
☒ Yes ☐ No Explain: Following all guidelines of State and County
- Will the proposed use be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located?
☒ Yes ☐ No Explain: Well maintained and following all guidelines
- Will the proposed use generate only minimal vehicular traffic on local streets?
☒ Yes ☐ No Explain: Minimal traffic & only 6 employees. Two live on site
- Will the proposed use create traffic hazards or unsafe access or parking needs?
☐ Yes ☒ No Explain: Minimal traffic flow added.
- Will existing businesses nearby be adversely affected by your proposed use because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness?
☐ Yes ☒ No Explain: Greenhouses will be fenced in and covered by greenhouses
- Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
☐ Yes ☒ No Explain: Will not add to those factors
- Will the proposed use be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to water pollution, odor, fumes, and general unsightliness or other nuisances?
☐ Yes ☒ No Explain: Will not contribute to any of these.
- How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?
☒ Yes ☐ No Explain: Will be fenced in and no rubbish.
- Will the proposed use cause adverse environmental effects?
☐ Yes ☒ No Explain: Will be kept clean & utilize best practices.

Application # _____

Revised 01/24/23

To Whom It May Concern,

This letter is provided to describe the cultivation operations of a licensed cannabis microbusiness in the State of Minnesota and to affirm compliance with all applicable requirements established by the Minnesota Office of Cannabis Management (OCM), as well as all relevant state and local laws.

The business will operate under a cannabis microbusiness license utilizing the cultivation privileges authorized by Minnesota statute and OCM regulations. Cultivation activities will be conducted solely within the licensed premises and will be limited to the plant counts, canopy size, and operational scope permitted for a microbusiness license.

All cultivation activities will take place in a designated, enclosed, and access-controlled area of the facility. The cultivation space will be restricted to authorized personnel only and will be operated in accordance with OCM standards related to sanitation, environmental controls, inventory management, and regulatory compliance. The business will maintain accurate records and tracking of all cannabis plants and harvested material as required by state regulations.

Cannabis plants, harvested cannabis, and cannabis products will be stored exclusively in a storage semi trailer located within the licensed premises. This storage trailer will be maintained to prevent unauthorized access, theft, or diversion. It will be secured with commercial-grade locking mechanisms and will remain locked at all times when not actively in use. Access to the storage room will be limited to authorized employees, with internal procedures in place to control and document access. We will be utilizing house facilities for bathroom use.

The microbusiness will implement security measures consistent with OCM requirements, including restricted access areas, secure storage practices, and policies designed to protect cannabis inventory and ensure public safety. All security measures will be maintained and updated as necessary to remain in full compliance with OCM rules and any additional conditions imposed by state or local authorities.

The business is committed to conducting all cannabis cultivation activities in a lawful, responsible, and transparent manner and will fully cooperate with inspections, reporting requirements, and ongoing regulatory oversight by the Minnesota Office of Cannabis Management.

Please do not hesitate to contact us if further information or clarification is required.

Sincerely,

Tyler Jereczek
Tyler Retail LLC
Owner
Burnsville, Minnesota

Light pollution mitigation plan

Tyler Retail LLC

Light Pollution Mitigation Plan

Tyler Retail LLC proposes to operate two enclosed cannabis cultivation greenhouses utilizing approximately 200 high-efficiency LED grow lights. These lights will operate on controlled photoperiod schedules ranging from 12 to 18 hours per day, depending on plant growth stage. The following mitigation measures are designed to fully prevent light pollution and light trespass beyond the property boundary, in compliance with local ordinances and accepted industry best practices.

Greenhouse Design and Light Containment

Both greenhouses will be fully enclosed structures designed specifically for controlled-environment agriculture. The greenhouse walls and roofs will be constructed using light-diffusing, opaque, or semi-opaque materials engineered to significantly reduce light transmission. All seams, joints, and structural connections will be sealed to prevent light leakage.

Blackout Curtain Systems

Each greenhouse will be equipped with commercial-grade automated blackout curtain systems. These curtains will be fully retractable and installed on all interior surfaces where light escape could occur, including walls, ceilings, and ventilation openings. The blackout curtains are designed to block 100% of light transmission when deployed and will be automatically engaged during all hours of darkness or when artificial lighting is active during nighttime periods.

Controlled Lighting Orientation and Shielding

All LED grow lights will be downward-facing and positioned to direct light exclusively toward the plant canopy. Fixtures will be mounted at appropriate heights and angles to eliminate upward or horizontal light spill. No exterior lighting will be connected to the grow lighting system, and no direct line-of-sight exposure of grow lights will be visible from outside the greenhouse.

Ventilation and Light-Sealed Openings

All ventilation intakes, exhaust ports, and access points will be fitted with light-trap baffles or labyrinth-style shielding to prevent light escape while maintaining adequate airflow. Doors will be equipped with sealed frames and self-closing mechanisms to ensure that interior lighting is not visible when access points are in use.

Lighting Controls and Scheduling

Lighting schedules will be managed using automated control systems to ensure lights operate only as required for plant growth. Where feasible, lighting cycles will be scheduled to minimize nighttime illumination. The system will include fail-safe controls to prevent accidental light exposure outside designated operational hours.

Light pollution mitigation plan

Exterior Site Lighting

Any exterior site lighting will be limited to safety and security purposes only. Exterior lights will be fully shielded, downward-directed, motion-activated where appropriate, and compliant with local dark-sky and lighting ordinances. Exterior lighting will not interfere with greenhouse operations or contribute to off-site light pollution.

Monitoring, Maintenance, and Compliance

Tyler Retail LLC will conduct regular inspections during nighttime hours to verify that no light is visible beyond the property line. Any identified light leakage will be promptly addressed through repairs or adjustments. Lighting systems, blackout curtains, and seals will be maintained according to manufacturer recommendations to ensure continued effectiveness.

Community Impact Commitment

These combined measures ensure that greenhouse lighting will not create glare, sky glow, or light trespass affecting neighboring properties or the surrounding community. Tyler Retail LLC is committed to operating in a manner that respects community standards and minimizes environmental and visual impacts.



Interior of auto blackout greenhouse



Dark sky compliant led lights



Odor mitigation plan

Tyler Retail LLC is a cannabis cultivation and manufacturing microbusiness proposing to operate in Wyoming, Minnesota. The facility includes two greenhouses as well as one semi trailer to be brought in for processing and storage. Comprehensive odor mitigation measures will be implemented to ensure that cannabis-related odors are effectively controlled and do not extend beyond the property boundaries, in accordance with local ordinances and community standards.

During warmer months, greenhouse temperatures will be regulated through controlled ventilation using four-foot exhaust fans located at the rear of each greenhouse. These fans will operate in conjunction with high-pressure odor neutralization fogging systems. The fogging systems introduce an odor-neutralizing solution into a water feed, which is then dispersed as a fine mist. This process neutralizes odor-causing compounds at the molecular level rather than masking odors.

All odor-neutralizing products used by Tyler Retail LLC are biodegradable, non-toxic, and non-hazardous. Safety Data Sheets confirm that these materials are not classified as hazardous under Occupational Safety and Health Administration (OSHA) guidelines or other applicable regulatory standards. The solutions are composed of naturally derived oils, including pine, aniseed, clove, and lime, along with surfactants and purified water.

In addition to fogging systems, activated carbon filtration will be utilized to further control airborne odors. These systems are capable of filtering airflows exceeding 1,200 cubic feet per minute and consist of double-walled carbon-filled cylinders connected to inline ventilation fans. Carbon filters will be installed both inside the greenhouses and within the double-wall greenhouse structures to maximize effectiveness.

All odor mitigation equipment will be maintained in accordance with manufacturer specifications. Carbon filters will be replaced when they reach a 30 percent increase in weight, indicating saturation. Tyler Retail LLC will also conduct regular odor monitoring and internal audits to verify the effectiveness of the odor control systems and to ensure that no detectable odors leave the property.

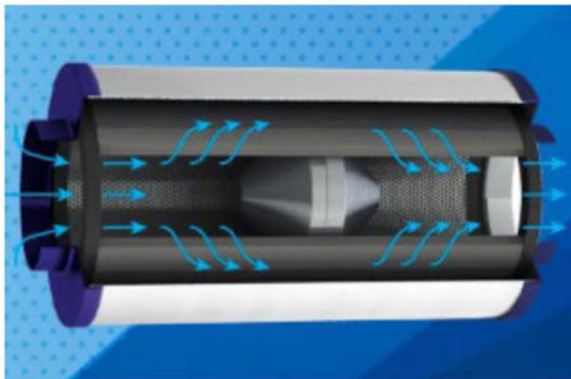
These measures are intended to minimize impacts to neighboring properties and the surrounding community, demonstrating Tyler Retail LLC's commitment to responsible operations and regulatory compliance.

Odor mitigation plan

External greenhouse



Storage and compliance areas



Water usage plan

Mitigation measures

Tyler Retail LLC will implement water conservation and mitigation measures to ensure responsible outdoor cannabis cultivation and compliance with all applicable local and state regulations.

Irrigation will utilize high-efficiency drip and/or micro-emitter systems that deliver water directly to plant root zones, minimizing evaporation, overspray, and runoff. Irrigation schedules will be based on plant needs, soil moisture conditions, and weather patterns, and will be adjusted during rainfall or drought conditions.

All water will be sourced from a current on site well. No surface water diversion will occur without proper authorization. Tyler Retail LLC will comply with all water appropriation, well permitting, and reporting requirements.

Cultivation areas will be designed to prevent runoff, erosion, and off-site impacts through appropriate grading, mulching, and vegetative buffers. Irrigation equipment will be routinely inspected and maintained to prevent leaks and inefficiencies.

Water usage will be monitored and documented, and Tyler Retail LLC will comply with any applicable water conservation requirements or restrictions. These measures ensure protection of local water resources and minimize impacts to neighboring properties.

Water supply and consumption

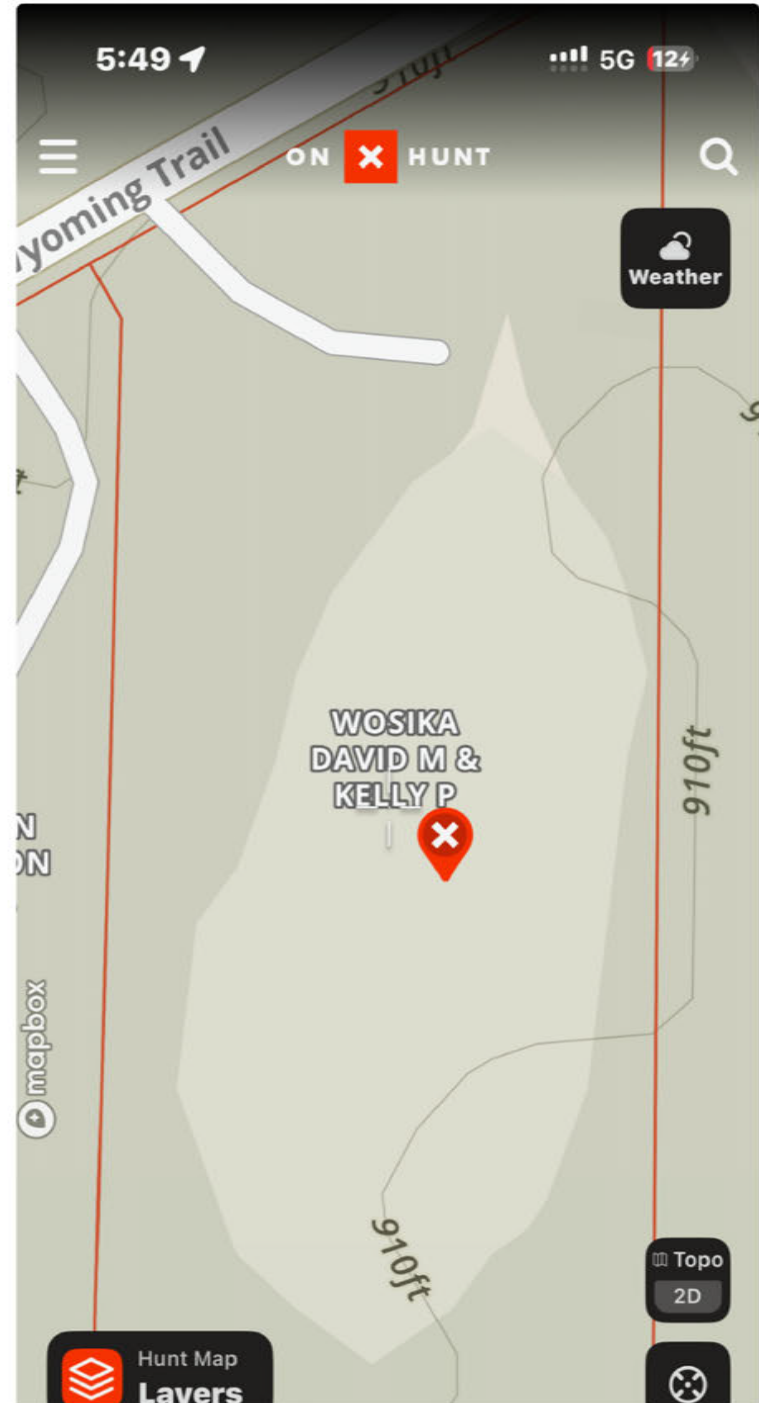
Tyler Retail LLC's cannabis cultivation operations will utilize an average of 700 gallons of water per day. Irrigation will occur only as needed, typically every few days, based on plant demand, soil moisture conditions, and weather patterns.

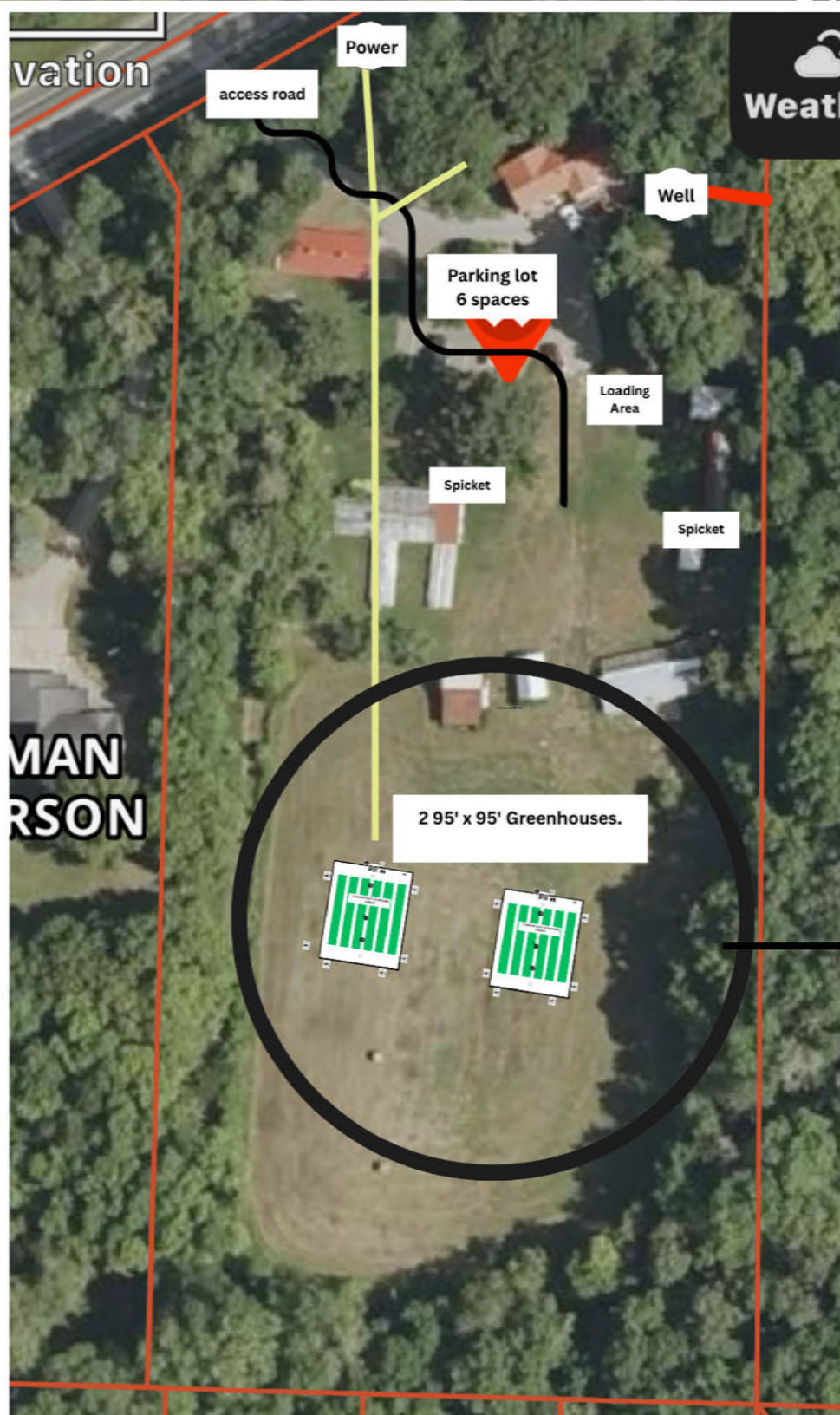
Water will be sourced from on site well. No surface water diversion will occur. High-efficiency irrigation methods, including drip or micro-emitter systems, will be used to deliver water directly to plant root zones, minimizing waste, evaporation, and runoff.

For comparison, an average U.S. household uses approximately 100,000–110,000 gallons of water per year, or roughly 275–300 gallons per day. Tyler Retail LLC's water use will be managed, monitored, and documented to ensure efficient consumption and continued compliance with all applicable local and state regulations.

**Located near the Wyoming
police department**

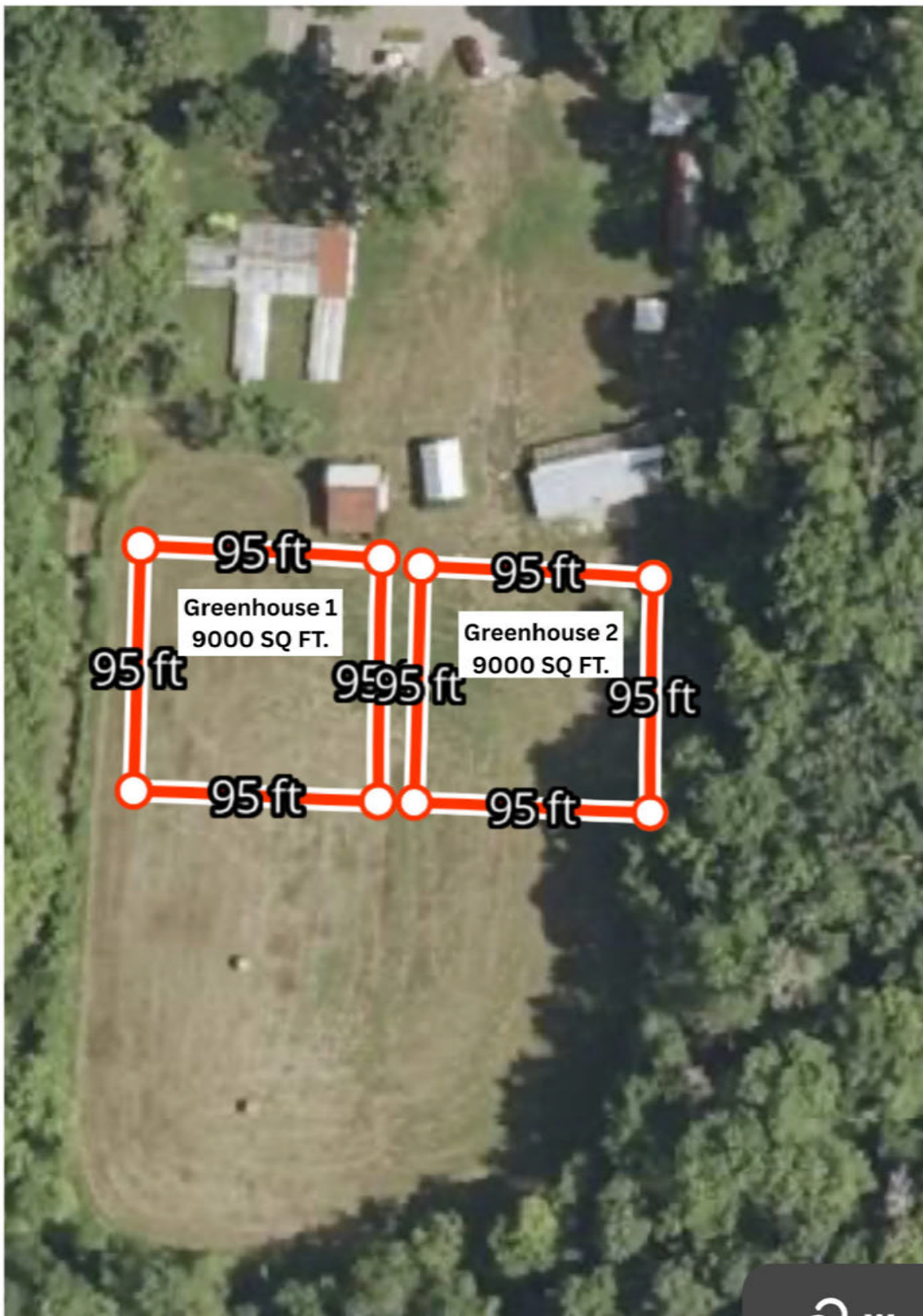






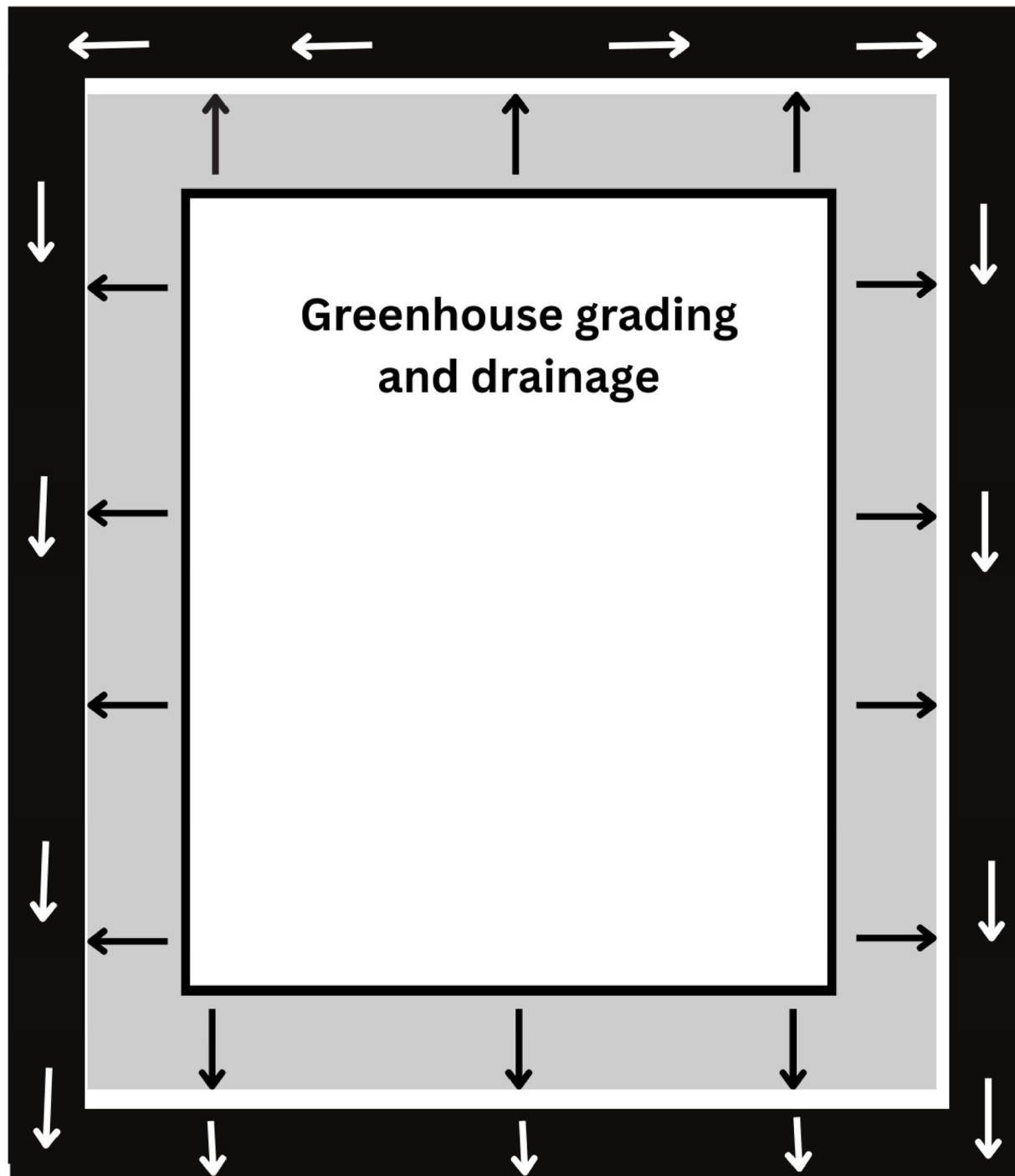
Cannabis cultivation site for up to 6 employees

Proposed buildings and work site for cultivation. (not to scale)

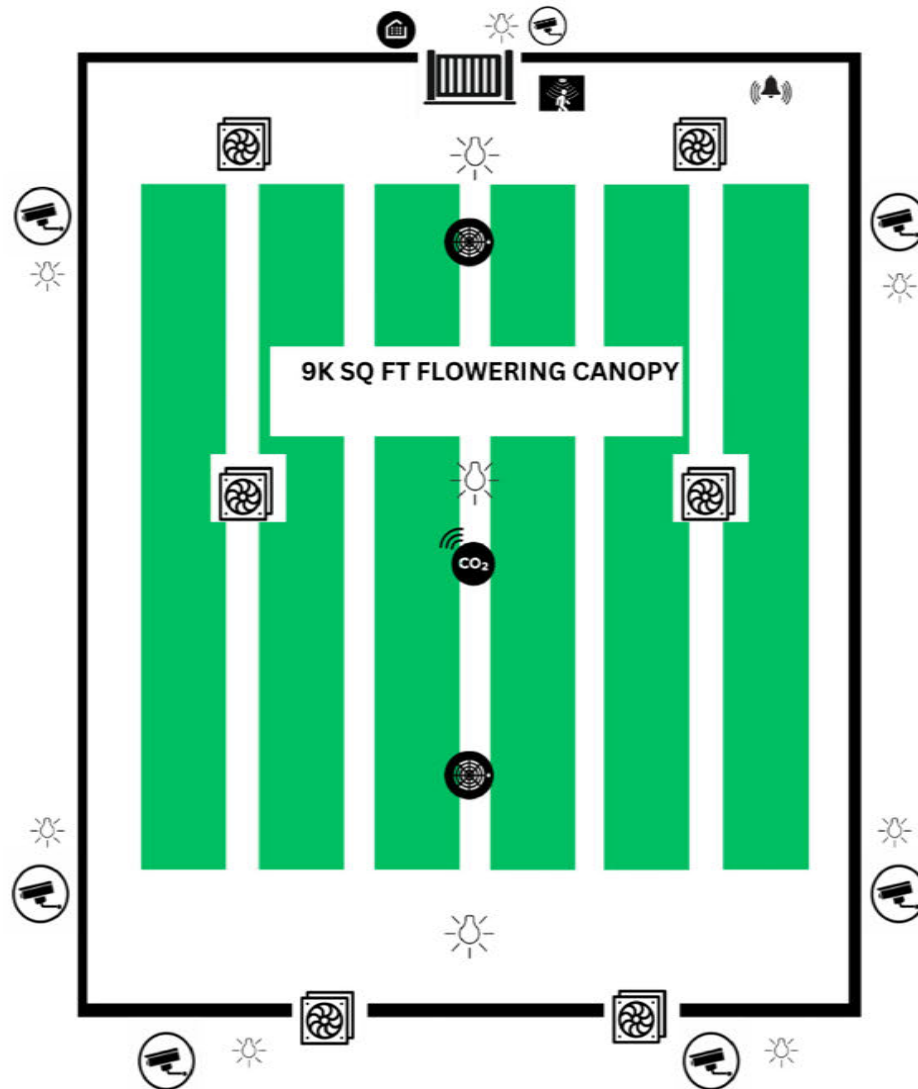


**Greenhouses for
cannabis cultivation.**

**We will be bringing in a
semi for drying, storage,
and packaging**



Swales surrounding the building will divert water to south ends of structures.



2x GREENHOUSE
TOTAL
9000 SQ FT EACH
8k SQ FT FLOWERING
CANOPY

-  Security Camera
-  ID lock and keypad
-  Security door gate
-  Security window bars
-  Smoke alarm
-  Carbon Monoxide detector
-  Motion detection Lighting fixture
-  Alarm system control pad
-  Alarm system noise sensor
-  Scent covering outtake fans

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JANUARY 27, 2026
7:00 PM**

CALL TO ORDER:

Planning Commission Vice-Chairman West called the Regular Meeting of the Wyoming Planning Commission for January 27, 2026, to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll, the following members of the Wyoming Planning Commission were present: Katie West, Dan Iverson, and Mark Holl

ABSENT: Commissioner Lobermeier

Also Present: Fred Weck, Zoning Administrator, and Mayor Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for January 13, 2026

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER HOLL, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JANUARY 13, 2026, AS SUBMITTED.

<i>Voting Aye:</i>	<i>West, Holl, and Iverson</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>Lobermeier</i>

SCHEDULED PUBLIC HEARINGS: NONE

2. Interim Conditional Use Permit (ICUP) for a Cannabis Microbusiness: I-25-005
Location: 7745 Wyoming Trail
Applicant: Tyler Jereczek
Owner: David and Kelly Wosika
Property ID Number: 21.10358.00

Zoning Administrator Weck reviewed the ICUP for a Cannabis Microbusiness at 7745 Wyoming Trail. He explained that they were proposing to build 2 greenhouses and had proposed a semi-trailer be used for processing, but staff were not in support of the use of the semi-trailer for processing. He stated that staff was recommending approval of the ICUP subject to the

conditions listed in the staff report.

Dave and Kelly Wosika of 7745 Wyoming Trail, and Brian Jones introduced themselves. Mr. Jones explained that he was a plant scientist/chief horticulturist and was on the Cannabis Advisory Council and would be overseeing the cultivation if this is approved.

Vice-Chair West asked the applicant to share some background information about the proposed microbusiness.

Mr. Jones stated that they were planning on 5,000 sq. ft. for flowering and the rest would be used for vegetative space. He assured the Commission that they would adhere to all local recommendations on water and power usage. He noted that they plan to operate in off-peak hours so they won't overload the grid and will use all CGMP methodologies and try to use as much organic material as possible. He stated that security would be limited to fencing and video. He noted that staff numbers should be pretty light because they don't plan on running a large cultivation operation, meaning no more than 5-6 employees.

Commissioner Iverson asked if Mr. Jones had established a greenhouse operation before.

Mr. Jones stated that he had established a greenhouse operation before and explained that he had 15 years in the industry, and shared examples of his background and experience.

Commissioner Iverson asked if water usage was seasonal.

Mr. Jones stated that in the wintertime, the plants tend to keep the space hydrated, and they may have to dehumidify the space. He stated that for usage, these plants are not as water heavy as many think, and explained that they will water them every other day with a drip irrigation system. He noted that the overall objective is to have no runoff.

Zoning Administrator Weck asked how many gallons of water they expected to use, per day.

Mr. Jones stated that it would depend on the plant count, but would estimate that about 100-150 gallons of reverse osmosis water, purified with ultraviolet light, would be used every other day.

Commissioner Iverson stated that the greenhouse fans are sizable and asked about possible noise to the neighbors.

Mr. Jones stated that they would be normal agricultural fans and did not anticipate that the noise would be outside the normal register for what would be acceptable for a greenhouse.

Commissioner Iverson asked if the fans would be operating at all hours of the day.

Mr. Jones answered that they would run the fans as needed and would be activated when a certain level of humidity was reached.

Commissioner Holl asked if the goal was to be around 38% humidity level in the greenhouse.

Mr. Jones stated that they try to keep it around 45% in the flowering phase, so it would be a little damper than a house would be. He explained that if there is too much humidity, they have to fight things that would be bacterial or fungal in nature.

Vice-Chair West asked about lighting and explained that she wanted to make sure this wouldn't affect the neighbors.

Mr. Jones stated that they need to control the photo period, so the greenhouses will be blacked out, but in the summertime, during a free photo period, they tend to use a mixed light situation to help mitigate costs and be more efficient. He explained that the objective would be to have no light leaks because the plants are very photosensitive and shared examples of what can happen in that situation.

Commissioner Iverson asked about the fencing planned.

Mr. Jones stated that they are planning a 6 to 8-foot-tall chain link privacy fence and noted that it will also help mitigate the direct sight lines on top of the greenhouse being blacked out. He noted that 6 feet is the regulation and doesn't think they need to be overzealous by installing an 8-foot high fence, because those can be an eyesore.

Vice-Chair West asked about the height of the greenhouses.

Mr. Jones stated that they will be around 17 feet high and noted that they will be traditional greenhouses.

Vice-Chair West stated that she had seen some information on the planned odor mitigation and asked if they were anticipating any kind of smell outside.

Mr. Jones stated that, outside of when someone opens and closes the door, he did not believe there would be a smell. He explained that they would be using activated carbon and water filters, so the odor shouldn't be any more than it would be for a tulip or chrysanthemum greenhouse.

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER HOLL, TO OPEN THE PUBLIC HEARING AT 7:15 P.M.

<i>Voting Aye:</i>	<i>West, Holl, and Iverson</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>Lobermeier</i>

Ken Rutford, 4700 East Viking Boulevard, asked about trucks and noted that the City roads were only good for certain weight limits. He stated that there will also be people biking and walking in the area, and would like more information on the trucks, their size, as well as what time of day they are expected to be in the area. He stated that the greenhouses will be dealing with humidity and electricity, and asked what the Fire Department can do in that situation, if there is a fire. He asked if the City would receive any tax benefits from the growth and sales of this product. He asked if there would be product sales out of this property.

Zoning Administrator Weck stated that there is an option for retail with a microbusiness, but the applicant has not requested retail. He stated that he didn't think they would be harvesting that much, so he didn't think trucks would be an issue like they can be with a corn crop, for example. He stated that for the fire concerns, there will be lots of electrical permits and inspections, so they will have to comply with those as well as the building code. He stated that the City will get a small kickback from allowing sales of this product in the City.

MOTION BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING AT 7:20 P.M.

<i>Voting Aye:</i>	<i>West, Holl, and Iverson</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>Lobermeier</i>

Commissioner Holl noted that he had been around larger pot operations in Colorado and explained that they are essentially a glorified garage. He stated that what they are proposing here is better than the garages, and Mr. Jones seems well-versed in this product.

MOTION BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF THE INTERIM CONDITIONAL USE PERMIT (ICUP) FOR A CANNABIS MICROBUSINESS: I-25-005 LOCATED AT 7745 WYOMING TRAIL FOR APPLICANT: TYLER JERECZEK, OWNER: DAVID AND KELLY WOSIKA, PROPERTY ID NUMBER: 21.10358.00, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT.

Voting Aye: West, Holl, and Iverson
Voting Nay: None
Abstain: None
Absent: Lobermeier

NEW BUSINESS: NONE

OLD BUSINESS:

COMMUNICATIONS:

- 3. Planning Commission Member Recommendation:** Ken Rutford, Jr. – 4700 East Viking Boulevard

Zoning Administrator Weck introduced Ken Rutford, Jr., who had applied to become a Commissioner, and stated that the Commission should interview him and pass along a recommendation to the Council.

Mr. Rutford shared some details about his background, experience, and interest in serving on the Commission.

The Commission asked Mr. Rutford questions about the City, his background, and experience.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND KEN RUTFORD, JR. TO SERVE AS A PLANNING COMMISSIONER.

Voting Aye: West, Holl, and Iverson
Voting Nay: None
Abstain: None
Absent: Lobermeier

UPDATES:

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE JANUARY 27, 2026 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:28 PM.

Voting Aye: West, Holl, and Iverson
Voting Nay: None
Abstain: None
Absent: Lobermeier

RESOLUTION NO. 26-02-20

**RESOLUTION APPROVING AN INTERIM CONDITIONAL USE PERMIT TO
OPERATE A CANNABIS MICROBUSINESS
AT
7745 WYOMING TRAIL**

PROPERTY ID NUMBER 21.10358.00

WHEREAS, the City of Wyoming is a political subdivision, organized and existing under the laws of the State of Minnesota; and,

WHEREAS, the City Council of the City of Wyoming has adopted zoning and subdivision regulations, per Ordinances 2009-4 and 2010-08, including subsequent amendments, to promote the orderly, economic and safe development and utilization of land within the City; and,

WHEREAS, Tyler Jereczek, on the behalf of, property owners David & Kelly Wosika, has applied for an Interim Conditional Use Permit to operate a cannabis microbusiness.

The property is legally described as:

That part of the Southeast Quarter of the Northwest Quarter of Section 22, Township 33 North, Range 21 West, Chisago County Minnesota, lying southerly of the southerly line of Wyoming Trail (also known as Trunk Highway 98), and lying easterly of the following described line:

Commencing at the southeast corner of said Southeast Quarter of the Northwest Quarter, thence 268 degrees, 21 minutes, 14 seconds, assumed azimuth from north along the south line of said Southeast Quarter of the Northwest Quarter a distance of 309 feet to the point of beginning; thence 359 degrees, 58 minutes, 26 seconds, 300.06 feet; thence 357 degrees, 10 minutes, 44 seconds 294.65 feet; thence 327 degrees, 22 minutes, 39 seconds, 42.56 feet to said southerly line of Wyoming Trail and there terminating.

Together with a permanent easement over that part of the said Southeast Quarter of the Northwest Quarter, Section 22, Township 33 North, Range 21 West, lying southeasterly

of State Highway 98 and westerly of Township road, as now in place running Southeasterly across described tract, said easement for the purpose of providing access to the Sunrise River.

Subject to and together with any other valid easements, restrictions, and reservations.

WHEREAS, on October 28, 2025, the Planning Commission held a public hearing in accordance with the Ordinance and laws of the State of Minnesota; and,

WHEREAS, the City Council and Planning Commission have reviewed the application, as submitted, and have made the following findings of fact:

1. The use is in conformity with the Comprehensive Plan and development policies of the City.
2. The use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
3. The use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.
4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.
5. The use in the opinion of the City is reasonably related to the overall needs of the City and to the existing land use.
6. The use will be consistent with the purpose of this and other City Ordinances.
7. The use will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located.
8. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.
9. Existing businesses nearby will not be adversely affected because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness.
10. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.
11. The use will not be hazardous, detrimental, or disturbing to present and potential surrounding land use due to water pollution, odor, fumes, general unsightliness or other nuisances.
12. The use will preserve and incorporate the site's important natural and scenic features into the development design.
13. The use will cause minimal adverse environmental effects.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Wyoming hereby **APPROVES** the Interim Conditional Use Permit, as requested by the applicant with the following conditions:

1. The applicant shall adhere to all setback requirements for the Agriculture (A) district.
2. Development of the site shall comply with all representations of the applicant and the application materials, specifically relating to lighting, odor, water use and employee count (up to six) and provide proper maintenance of the systems to ensure compliance.
3. The property shall comply with all applicable local, state and federal regulations necessary for operation of a cannabis microbusiness including meeting all zoning ordinance requirements.
4. The IUP will terminate upon sale of the property, a change in business ownership or if the applicant does not maintain his license through the Office of Cannabis Management. The Permit will expire on January 1, 2036.
5. The applicant shall install a fence around the cannabis operations on the site.
6. The storage and operations building shall comply with appropriate building code requirements. Use of a semi-trailer for storage etc., is prohibited.
7. The applicant shall work with the City Engineer to finalize grading, and stormwater plans for the greenhouse improvements.
8. A final site plan shall be submitted which locates the operations/storage building and the fence.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 2nd DAY OF FEBRUARY, 2026.

Lisa Iverson, Mayor

ATTEST:

This Document Drafted by:
The City of Wyoming
26885 Forest Boulevard
Wyoming, Minnesota 55092

Robb Linwood, City Administrator



Request for Council Action

Date: January 29, 2026

Presented to: Mayor Iverson and City Council Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Momentum Advocacy Lobbyist group contract

Method: New Business

Background Information:

The City of Wyoming has made continued progress toward securing state funding for public safety facilities that support essential police and fire services. As the project has advanced, the city has purchased a dedicated building for a new city hall and the Police Department and is moving forward with a separate dedicated Fire Department facility. While the original concept has evolved, this reflects normal project development and remains consistent with state capital investment priorities for public safety infrastructure.

To support these efforts, the city has retained Momentum Advocacy, LLP to provide legislative lobbying and strategic guidance related to capital investment funding during the 2026 legislative session. Momentum Advocacy has represented the City in prior bonding cycles and has established relationships with legislators, committee members, and staff involved in capital investment decisions.

Momentum Advocacy has assisted the City by introducing Wyoming's public safety needs to key legislators, facilitating meetings with House and Senate Capital Investment Committee members, coordinating Capital Investment Committee tours in 2023 and 2024, advising staff on bonding eligibility and documentation requirements, and helping position the City as a prepared and credible bonding request sponsor. As discussed with the City's lobbyists and members of the Capital Investment Committees, it is common for bonding projects to evolve as communities acquire property, refine scope, or phase facilities, and these changes do not negatively impact eligibility when clearly communicated.

The proposed contract will provide continued legislative representation, strategic advice, meeting coordination, advocacy during session, and regular legislative updates from February through June 2026. These services will help ensure legislators understand how the Police Department building acquisition and the dedicated Fire Department facility fit within the City's overall public safety investment strategy.

Momentum Advocacy will provide these services for a retainer fee of \$3,300 per month from February through May 2026, for a total contract cost of \$13,200,00. Additional expenses will be capped at \$250 annually, with prior approval required.

Recommendation: To approve Resolution 26-02-21 a resolution contracting with Momentum Advocacy, LLP with the City of Wyoming in the amount for \$13,200.00

Robb Linwood
City Administrator, City of Wyoming
26885 Forest Blvd.
Wyoming, MN 55092

January 29, 2026

This letter serves as an agreement for lobbying consulting services on behalf of The City of Wyoming ("the City") to be performed by Momentum Advocacy, LLP ("Momentum") from February 1, 2026 through May 31, 2026.

SERVICES TO BE PROVIDED

Alysen Nesse, Brian McDaniel, and Will Waggoner will undertake primary responsibility for the City's representation. As such, they will be your day-to-day contact persons. However, in the event additional team members become necessary, Momentum will draw upon its many collaborative legislative and community relationships to assure that there are no gaps in coverage so as to maximize the City's prospects for success.

Strategic Information, Advice, & Counsel

Momentum will provide counsel concerning the Minnesota political environment and its impact on the City's 2026 Legislative Priority.

- Momentum will meet with City officials, as requested, to review relevant policy and political developments within Minnesota. Momentum will then assist the City in determining how these developments may affect the organization and what advocacy should be engaged, if any.
- Momentum will be available to provide political and policy advice and counsel to all City personnel, as directed by the client.

Lobbying Minnesota Legislature

Momentum will assist the City in developing and strengthening its relationships with the membership and staff of the Minnesota Legislature.

- Momentum will assist the City in facilitating ongoing contact with both the general membership of the legislature as well as specific members of the Capitol Investment Committees in the House and Senate.
- Momentum will recommend and organize meetings between legislators and staff with the City as determined by the client.

Lobbying Legislative Leadership

Momentum will assist the City in communicating with key legislative leaders responsible for legislative decisions in Minnesota.

- Momentum will assist the City in maintaining a working relationship with the co-chairs and minority leadership of the Capitol Investment committees in the Senate and House.
- Momentum will assist in maintaining and expanding the City's working relationship with the Speaker of the House, House Minority Leader, Senate Majority Leader, and Senate

- Minority Leader.
- Momentum will advocate for the City's Capitol Investment priority to legislative leaders.

Legislative Session

Momentum will assist the City with issues during the regular annual session and any special sessions of the Minnesota Legislature.

- Momentum will work with the City's House and Senate members to draft and introduce project legislation and work to secure hearings in both chambers.
- Momentum will assist the City in working with the Minnesota Management and Budget department to provide any necessary project documentation required.
- Momentum will assist the City in its tracking and analysis of the City's introduced legislation including judging its likelihood of passage.
- Momentum will, as directed, meet directly with legislators, and facilitate meetings between City officials and legislators on issues before the legislature.
- Momentum will aid the City in connection with vetoes by the Governor and/or veto overrides by the Legislature.
- Along with the City, Momentum will be responsible for proactively identifying possible conflicts of interests on issues where other client interests may exist. In the event of an issue conflict, the City and Momentum will decide on a mutually agreed upon course of action.
- Momentum will provide legislative reports, a legislative preview, and legislative session wrap up. Momentum can provide more frequent reports via phone or email as needed and requested.

FEES AND TERMS

The City will compensate Momentum Advocacy for services at a retainer fee of \$3,300 per month (February through May), for a contract total of \$13,200.

Additional costs or disbursements will be capped annually at \$250 with all expenditures requiring prior approval from the City.

In accordance with Minnesota Rules of Professional Conduct 1.15(b), this fee will not be held in a trust account, but in the event that this representation is terminated before the end of the contract, any unearned portion of this fee will be returned. Bills to the City are due upon receipt.

Payment shall be rendered to:

Momentum Advocacy, LLP
Flour Exchange Building
310 South 4th Avenue, Suite 9200
Minneapolis, MN 55415

Termination

Either party may terminate this agreement by written notice, at any time, with or without cause, and without further obligation by either you or us (other than our obligation to return any documents or property then in our possession). Any portion of a month in which services were provided will be billed as a prorated amount.

IN WITNESS WHEREOF the parties have caused this Agreement to be executed as follows:

Robb Linwood
The City of Wyoming

Dated: _____

Brian McDaniel, Principal
Momentum Advocacy

Dated: _____

Amy Koch, Principal
Momentum Advocacy

Dated: _____

RESOLUTION 26-02-21

A RESOLUTION CONTRACTING WITH MOMENTUM ADVOCACY, LLP AS A LOBBYIST FOR THE CITY OF WYOMING IN THE AMOUNT OF \$13,200.00

WHEREAS, The City of Wyoming staff and council has continued to work over the last few years towards the construction of facilities for our Police and Fire departments; and

WHEREAS, The City of Wyoming have active bills in both the house and senate and a capital request to Minnesota Management and Budget (MMB) for funding towards Public Safety Facilities

WHEREAS, It is necessary to have Momentum Advocacy and Law to continue to work on the City of Wyoming's behalf to continue the momentum and project awareness, secure state capital investment funds for a new public safety facility in the City of Wyoming, Minnesota and strengthen the City of Wyoming's relationships with the State Senate and House Capital Investment Committee members.

WHEREAS, Staff recommends extending the contract with Momentum Advocacy, LLP, and costs for the lobbyist can be taken out of the capital revolving fund.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYOMING, MINNESOTA authorizes the contracting with Momentum Advocacy, LLP as a lobbyist for the City of Wyoming in the amount of \$13,200.00

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 2ND DAY OF FEBRUARY 2026

Lisa Iverson, Mayor

ATTESTED:

Robb Linwood, City Administrator/Clerk



Request for Council Action

Date: January 28, 2026

Presented to: Mayor Iverson and City Council Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: City Council 2026 Goal and Initiatives Work Session

Method: New Business

Background Information:

The City Council's strategic planning / goal setting work session is an important annual exercise. Last year, the City Council completed a goal setting session that outlined the goal and initiatives of the City for 2025. The goals developed by the City Council are used by staff to direct our work priorities in addition to the normal daily work assignments that we encounter. We would like to set a date for the annual City Council 2026 goals and initiatives work session.

Recommendation: The Wyoming City Council set a work session date to take place on Tuesday, February 17, 2026 at 5:30pm.



CITY OF WYOMING

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-0575 Fax: 651-462-0576