

**APPROVED MINUTES
CITY COUNCIL
WORK SESSION MEETING
CITY OF WYOMING, MINNESOTA
APRIL 7, 2021
6:00PM**

CALL TO ORDER:

Mayor Lisa Iverson called the Work Session Meeting of the Wyoming City Council for April 7, 2021 to order at 6:00PM

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, Brett Ohnstad, Dennis Schilling, and Claire Luger

ABSENT: None

Also Present: Robb Linwood, City Administrator, Kelly Dumais, Assistant City Administrator, Paul Hoppe - Public Safety Director, Mark Erichson, City Engineer, Fred Weck, Zoning Administrator/Building Official and Chuck Almhjeld, Public Works Superintendent; Melissa Stein and Jonathan Loose, Wold Architects; Jean McCann, Abdo, Eick, and Meyers

DETERMINATION OF A QUORUM:

Mayor Iverson – Read aloud a statement explaining that the Council is meeting via teleconference due to the COVID-19 pandemic. She explained that tonight's meeting would be held according to State Statute 13D.021, will be live streamed on the City's YouTube page, and will be recorded as part of the public record on the City's website.

1. Wold Architects Facility Needs Assessment Discussion

Jonathan Loose, Wold Architects – Gave an overview of past discussions regarding department deficiencies with regard to space and facility needs. He reviewed the existing utilizations as well as the projected needs by square foot per department. He explained that the short-term needs fall under the ADA requirements at City Hall; Public Safety facility; Public Works facility; and vehicle storage for a new fire truck. He stated that the long-term priorities were found to be space related with regard to City hall upgrades and Fire Department Building/Addition. He reviewed the recommended options from the core planning group.

Melissa Stein, Wold Architects – Gave an overview of cost estimates for the size and type of facilities they are recommending by using historical data from other facilities that they have constructed. She reviewed the projected costs of the recommended projects for 2023 and how the costs would change if the projects were delayed to 2030 or 2040.

Mayor Iverson – Asked for an overview of the deficits that exist in both the Fire and Police Department facilities.

Ms. Stein – Gave an overview of the safety concerns and deficits for the Fire and Police Department facilities.

Public Safety Director Hoppe – Added details to the deficiencies that there will be in the Fire and Police Department facilities and shared examples of issues from an employee safety and operation perspective.

Mayor Iverson – She asked if the financial projections are for elaborate buildings or just simple buildings and asked for a general outline of what kinds of things are being included in the buildings that they are proposing.

Ms. Stein – Gave an overview of the details that they are proposing for the Public Safety, Public Works, and City Hall facilities.

Mayor Iverson – Noted that for future planning she would like to have a discussion about on how many more or what type of fire trucks the City may need for 2040.

Councilmember Nanko Yeager – Noted that their assumption was 4-5% inflation and asked how they arrived at that number since actual inflation has been less than 2%.

Mr. Loose - Explained that construction inflation is slightly different than typical inflation because it is based on labor and material rates. He stated that they are using real numbers from the State of Minnesota construction inflation table and stated that a 4-5% inflation rate is a pretty good indicator of the costs.

Councilmember Luger – Stated that she assumes that the Council is just focusing on the sticker price for these recommendations. She noted that she would agree that it sounds expensive, but thinks it is an example of what happens when the choice is made to 'kick the can down the road'. She stated that the City has known for years that the Public Safety building needed to be replaced and ADA requirements were passed over 20 years ago. She stated that the residents have a right to participate in the civic process and the employees have a right to work in a safe environment. She stated that she does know think the City should continue to kick the can down the road and needs to move forward.

City Administrator Linwood – Noted that they have only looked at the numbers from a high-level view and have not dug very deeply into the financial aspect of this project yet because they wanted to get feedback from the Council.

There was a consensus of the majority of the Council to move forward in looking at the financial numbers.

Councilmember Nanko Yeager – Had questions how the city will come up with \$18 million for the recommended projects as well as fix the City roads and give staff raises.

City Administrator Linwood – Shared some of the estimations for a 2022 A bond that would be inclusionary of both the Public Safety Facility and the needs at City Hall as well as a 2025 bond for the Public Works facility. He noted that there will be bonds that are falling off in 2025 and 2027 that will help with this process.

Jean McCann- President AEM – Explained that this information is very high level and noted that she had looked at an even principal payment throughout a 20-year bond term.

Ms. Stein – Stated that they will continue to go through information and will bring back additional financial information to the Council.

Mayor Iverson – Stated that she would like the Council to consider forming a task force of area residents to give input into this process. She stated that she would like it to be comprised of people that support it, do not support it, and are neutral in their opinion. She stated that she would also like them to be able to actually view the buildings in question, via video, if necessary.

Councilmember Luger – Suggested that it may also be a good idea to have some business owners on the task force.

2. Streets Program Capital Improvements/Maintenance/Financing

City Administrator Linwood – Shared a presentation on the City Street Capital Improvement Program and explained that the City conducts a pavement management inventory every 3 to 5

years.

City Engineer Erichson – Gave an overview of the pavement condition index rating and how it helps to identify roadways that need to be improved. He noted that the City typically does them about every 3 years to gauge progress as well as identify the condition of the roadways. He stated that this is something that will be brought to the Council in either 2021 or 2022 to rate the roadways and reassess the streets.

City Administrator Linwood – Reviewed the street reconstruction projects that have been completed since 2014. He stressed the importance of maintaining the City streets in order to extend the life of the pavement. He reviewed the Draft Long Term Finance plan for the Street Improvement Program, the current project schedule, and costs. He explained the items he would like the Council to discuss more thoroughly.

Public Works Superintendent Almhjeld – Shared details of the 20-year plan for seal coating and crack filling that staff had put together.

City Administrator Linwood – Explained that, in the past, the City has largely bonded for these projects and would like the Council to consider paying more up front by either increasing the tax levy, franchise fees, or reducing the street projects. He asked the Council to review the 5-year CIP map and see if the Council has any feedback for staff.

City Engineer Erichson – Gave a brief overview of the items on the 5-year CIP map and asked if this still matched the Council's vision.

Mayor Iverson – Clarified that the Council is not being asked to make any decisions tonight, but to just layout the information for both the residents and Council to consider and discuss. She reiterated that tonight's meeting is not for making any decisions but is just passing along initial information and getting the discussion started.

City Administrator Linwood – Stated that staff is looking for direction on what they would like to see with regarding to pulling together more numbers. He gave an overview of the possibility of utilizing franchise fees and asked if the Council would like to staff to take a deeper dive and increase the long-term maintenance amount from \$100,000 to \$177,000 to ensure that the City can take care of the new and existing streets.

There was consensus of the Council to look at the numbers with the increase in the street maintenance amount to \$177,000, direct staff to take a deeper dive into the facilities numbers, and consider the funding mechanism of using of tax levy or franchise fees.

Councilmember Nanko Yeager – Stated that she would like to see the street numbers be delved into for the same time period as the analysis that was done for the facilities that were presented tonight since the projects will run concurrently.

Mayor Iverson – Stated that she has had many conversations with residents about franchise fees versus tax levies and would also like to see there be a citizen task force surrounding that issue as well.

MAYOR IVERSON ADJOURNED THE APRIL 7, 2021 "WORK SESSION MEETING" BY GENERAL CONSENT AT 7:48 PM