APPROVED MINUTES
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
JULY 21, 2026
7:00 PM

CALL TO ORDER:

Mayor Lisa Iverson called the Regular Meeting of the Wyoming City Council for July 21, 2026, to order at 7:02 PM

CALL OF ROLL:

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

ABSENT: Brett Ohnstad

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

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

Mayor Iverson – Noted that there had been a request to add #22 to the agenda to receive an update from Zoning Administrator Weck.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO AMEND THE AGENDA TO INCLUDE ITEM #22, UPDATE FROM BUILDING OFFICE/ZONING ADMINISTRATOR WECK.

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

OPEN FORUM:

APPROVAL OF MINUTES:

1. **Consider approving the minutes of the "Work Session Meeting" of the Wyoming, Minnesota City Council for July 7, 2026**

   A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE THE MINUTES OF THE "WORK SESSION MEETING" OF THE WYOMING, MINNESOTA CITY COUNCIL FOR JULY 7, 2026, AS SUBMITTED.

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

2. **Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota City Council for July 7, 2026**

   A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY

COUNCILMEMBER SCHILLING, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA CITY COUNCIL FOR JULY 7, 2026, AS SUBMITTED.

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

SCHEDULED BID LETTINGS: NONE

SCHEDULED PUBLIC HEARINGS: NONE

CONSENT AGENDA:

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

3. To consider authorizing the payment of recommended bills, payroll, and journal entries for the period of July 8, 2026 to July 21, 2026
4. To consider a Solicitor's Permit for Curbside Waste, Inc. of Osseo, MN
5. To consider approving the 2026 City of Wyoming Insurance coverage renewal through the League of Minnesota Cities Insurance Trust for a total of $127,370.00
6. To consider that the City Council of the City of Wyoming does not waive the monetary limits on municipal tort liability established by Minnesota Statutes 44.04 when renewing Liability Insurance Coverage with the League of Minnesota Cities Insurance Trust 9LMCIT)
7. To consider **Resolution 26-07-78,** a resolution approving Pay Voucher #1 to North Valley, Inc. for the 2026 Street Improvement Project in the amount of $574,186.10.
8. To consider **Resolution 26-07-79,** a resolution approving payment to Olson's Sewer for emergency watermain repairs in the amount of $23,657.44
9. To consider **Resolution 26-07-80,** a resolution approving a grant application to the Minnesota Public Facilities Authority for the Drinking Water Revolving Funds Program
10. To consider **Resolution 26-07-81,** a resolution approving payment to Motorola Solutions for Mobile Radios in the amount of $12,136.00
11. To consider a long-term financial plan from Abdo Financial in the amount of $12,500.00

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE #3, #4, #5, #6, #7, #8, #9, #10, and #11 OF THE WYOMING CITY COUNCIL CONSENT AGENDA

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

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

12. Report of the Public Safety Director, Neil Bauer, for July 15, 2026

13. Report of City Building Official, Fred Weck, IV, for July 15, 2026

14. Report of City Attorney Tom Loonan for July 17, 2026

15. Report of City Engineer Mark Erichson, WSB, for July 16, 2026

16. Report of Public Works Superintendent, Steve Reeves, for July 13, 2026

COMMUNICATIONS

17. Facilities Groundbreaking Ceremony

City Administrator Linwood – Explained that the groundbreaking ceremony will be held on Wednesday, August 5, 2026 at 5:30 p.m.

OLD BUSINESS

NEW BUSINESS

18. To consider **Resolution 26-07-82**, a resolution authorizing the execution and delivery of a ground lease and a lease-purchase agreement, and approving and authorizing issuance of lease revenue bonds and execution of related documents

City Administrator Linwood – Shared background information on this proposed action and explained the temporary lease of the project property to the EDA through a ground lease and the resulting lease-purchase agreement with the City. He gave a brief overview of how this will finance the project and reviewed the financing documents included in the packet.

Council Member Nanko Yeager – Asked about the EDA Lease bond rating and how it compared to the City's bond rating.

Jenny Bolton – Stated that the EDA Lease bond rating is based on the City's credit rating as the City would be making the payments on the bond with the EDA acting as a pass through. Noted that the rate would be adjusted to be slightly lower than the general obligation rate.

Council Member Nanko Yeager – Explained that she was not in favor of taking out EDA Lease bonds..

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE RESOLUTION 26-07-82, A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A GROUND LEASE AND A LEASE-PURCHASE AGREEMENT, AND APPROVING AND AUTHORIZING ISSUANCE OF LEASE REVENUE BONDS AND EXECUTION OF RELATED DOCUMENTS.

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

19. To consider **Resolution 26-07-83**, a resolution approving Amendment No. 2 to the Construction Manager Agreement with Kraus Anderson Construction Company

City Administrator Linwood – Gave an overview of past actions related to the Construction Manager Agreement and the first amendment made to the agreement with Kraus Anderson. He outlined the proposed amendment, which would reflect the project as it transitioned from preconstruction into construction.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE RESOLUTION 26-07-83, A RESOLUTION APPROVING AMENDMENT NO. 2 TO THE CONSTRUCTION MANAGER AGREEMENT WITH KRAUS ANDERSON CONSTRUCTION COMPANY.

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

20. To consider **<u>Resolution No. 26-07-84</u>**, a resolution approving construction contracts for the City Hall and Fire Department Facilities Project and authorizing limited construction change order authority

City Administrator Linwood – Briefly reviewed the first group of construction contracts that the Council was being asked to approve related to demolition, concrete/masonry, roofing, combined mechanical, and concrete paving. Added that the resolution would allow him to approve change orders for the project up to $20,000 but that these items would still come to Council for formal approval.

Council Member Schilling – Encouraged the Council to be available throughout this project, if any special meetings need to be held due to construction change orders, so the process doesn't stop or delay the project.

Council Member Nanko Yeager – Stated that she didn't think this was a good idea for the project.

City Administrator Linwood – Explained that all approved change orders would be within the Council-approved contingency fund and would not be able to exceed that amount. Stated that Council would retain final formal approval but that this resolution would ensure that the project remained on time with construction timelines.

Mayor Iverson – Noted that City Administrator Linwood had been with the City for almost 10 years and there has never been an issue with his handling the City's finances. She stated that she had full confidence that he would be transparent with the Council throughout every process.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE <u>RESOLUTION 26-07-84,</u> A RESOLUTION APPROVING CONSTRUCTION CONTRACTS FOR THE CITY HALL AND FIRE DEPARTMENT FACILITIES PROJECT AND AUTHORIZING LIMITED CONSTRUCTION CHANGE ORDER AUTHORITY.

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

21. To consider a lease agreement between the City of Wyoming and Hallberg Marine, Inc. for the Wyoming Fire Department

City Administrator Linwood – Explained that as part of the renovation project, it was not possible to have the Fire Department occupy the existing Fire Hall due to the construction schedule. Stated that the City had negotiated a lease agreement with Hallberg Marine for use of space within Building C to accommodate the Fire Department's needs during this period. Added that it was anticipated that Building C would operate as the temporary Fire Hall until March of 2027. Outlined lease terms.

Council Member Nanko Yeager – Asked what would happen if the ladder truck returned prior to the end of construction.

City Administrator Linwood - Noted that the City would work with Rosenbauer about when the ladder truck can be delivered and put in the newly constructed garage.

Council Member Schilling – Thanked the staff members who had worked on this lease agreement and was pleasantly surprised by the negotiated monthly lease costs.

Council Member Luger – Gave thanks to the staff members who worked on this and wanted to also thank the Hallberg family for working with the City.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE A LEASE AGREEMENT BETWEEN THE CITY OF WYOMING AND HALLBERG MARINE, INC. FOR THE WYOMING FIRE DEPARTMENT

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

22. Update from Building Official/Zoning Administrator Weck

Building Official/Zoning Administrator Weck – Stated that the purpose of this item was to discuss the Wyoming Motel at 26237 Forest Boulevard Trail. He explained that Public Safety was called to the building in March of 2026 for a medical call. Stated that he was called by Public Safety to inspect the building due to items of concern that they noticed upon entry. He explained the health and safety issues of the property and requested authorization to begin the abatement and demolition process on the site.

Council Member Nanko Yeager – Asked if there would be hazardous material to dispose of from the building debris.

Building Official/Zoning Administrator Weck – Stated that he had mostly seen household items, but the City would have to assess for potential asbestos.

City Attorney Loonan – Explained the actions that the Council may still need to take, including allowing the owner to have the opportunity to come before the Council. He clarified that this action would be to authorize Staff to move forward with the process.

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE <u>RESOLUTION 26-07-85</u>, A RESOLUTION AUTHORIZING THE CITY'S BUILDING OFFICIAL TO BEGIN THE PROCESS OF HAVING THE BUILDING RAISED IN ACCORDANCE WITH MN STATUTE 463.

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

COUNCIL REPORTS:

Council Member Nanko Yeager – Attended the Council Work Session.

Council Member Luger – Attended the Council Work Session.

Council Member Schilling – Attended the EDA meeting and the Council Work Session.

Mayor Iverson – Attended the Council Work Session, Joint Sewer Commission, and the EDA meeting. She stated that for her day job, she was at the Meadows, who asked her to pass along their thanks to the Public Safety Department for everything they have done in their building.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER SCHILLING, TO ADJOURN THE JULY 21, 2026, "REGULAR MEETING" OF THE WYOMING, MINNESOTA CITY COUNCIL REGULAR MEETING AT 7:39 PM.

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

Absent: *Ohnstad*

<u>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.</u>

<u>NEXT REGULAR MEETING:</u>
<u>AUGUST 5, 2026</u>
<u>7:00 PM</u>