

**AGENDA
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
SEPTEMBER 15, 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".

1. Badge Pinning of Eric Kundert — Firefighter with the Wyoming Fire Department

APPROVAL OF MINUTES:

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

SCHEDULED BID LETTINGS:

SCHEDULED PUBLIC HEARINGS:

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 September 1, 2026 to September 15, 2026
4. To consider **Resolution 26-09-116** a resolution approving invoices from Wold Architects for the Design Development of the City Facilities Project in the amount of \$11,890.30
5. To consider **Resolution 26-09-117** a resolution approving an invoice from Blaine Brothers for services towards the rehab of the Fire Department Ladder 1 in the amount of \$32,929.18

6. To consider **Resolution 26-09-118** a resolution approving an invoice from Guardian Fleet Service for the upfitting of the Fire Department Utility 1 Vehicle in the amount of \$14,497.97
7. To consider **Resolution 26-09-124** a resolution receiving quotes and awarding a contract for Sanitary Sewer and Storm Sewer clean and televising for the 2027 Street Improvement Project Area to Empire Pipe Services Corporation in the amount of \$25,957.40

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

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

COMMUNICATIONS:

13. Communication for Flock ALPR Audit Summary
14. City Facilities Project Update
15. Annual Report 2025
16. All Season Coat Donation Drive

OLD BUSINESS:

NEW BUSINESS:

17. To consider **Resolution 26-09-119** a Resolution Approving Interim Conditional Use Permit I-26-004 for a Cannabis Microbusiness for BRANIC LLC, Brandon Zehrer, Applicant, Dave and Kelly Wosika, Property Owners, at 7745 Wyoming Trail, PID 21.00358.00
18. To consider **Resolution 26-09-120** a resolution declaring the cost to be assessed and ordering preparation of the proposed assessment roll for the 2026 street improvement project
19. To consider **Resolution 26-09-121** a resolution calling a public hearing on assessments for the 2026 Street Improvement Project
20. To consider approval and adoption of **Ordinance 2026-04** an ordinance amending the City of Wyoming Code of Ordinance, Chapter 8 - Animals, Article I - In General

21. To consider **Resolution 26-09-122** a resolution adopting and approving a summary publication for Ordinance 2026-04 an ordinance amending the City of Wyoming Code of Ordinances, Chapter 8 - Animals, Article I - In General
22. To consider **Resolution 26-09-123** a resolution approving the conveyance of an 8 foot access strip adjacent to Hawk Meadows park to the Wild River Audubon society and authorizing execution of a quitclaim deed
23. To consider **Resolution 26-09-125** a resolution approving Chisago County Highway Right of Way Plat No. 120 for the Trunk Highway 8 Improvement Project

COUNCIL REPORTS:

ADJOURN

**DRAFT MINUTES
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
SEPTEMBER 1, 2026
7:00 PM**

CALL TO ORDER:

Mayor Lisa Iverson called the Regular Meeting of the Wyoming City Council for September 1, 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: 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, Steve Reeves - Public Works Superintendent, and Jessi Sturtz - Abdo Financial (via electronic means)

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

Daniel Babbitt, 26200 Glen Oak Drive – Stated that he did not agree with using EDA Bonds for the City Facilities Project. Thanked the Council for fixing the potholes he mentioned at a previous meeting. Asked questions regarding City Administrator salary and information that he had found online.

Mayor Iverson – Stated that the City appreciated Mr. Babbitt's questions and noted that City Administrator Linwood does a phenomenal job. She noted that the Council conducts a yearly review that involves salary comparisons with comparable cities for all of their employees and that wages were typically based on this.

Council Member Schilling – Stated that an internet search was not the same as doing comparisons with sister cities.

Mayor Iverson –She stated that the Council conducts a road tour every year and rates the roadways and tries to be fiscally responsible with that information in mind. She stated that information on the City's road project plans is available on the City's website.

Mr. Babbitt – Asked about the expected property tax increase for next year.

Mayor Iverson – Stated that the City will determine a 'do not exceed' amount in September and then work to whittle it down from there.

APPROVAL OF MINUTES:

1. **Consider approving the minutes of the "Work Session Meeting" of the Wyoming, Minnesota City Council for August 18, 2026**

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER SCHILLING, TO APPROVE THE MINUTES OF THE "WORK SESSION

**MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL FOR AUGUST 18, 2026,
AS SUBMITTED.**

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

Voting Nay: None

Abstain: None

Absent: None

- 2. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota City Council for August 18, 2026**

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL FOR AUGUST 18, 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: 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 August 19, 2026 to September 1, 2026**
- 4. To consider a Mobile Food Unit license application for Cornerstone Pub & Prime for 2026**
- 5. To consider Resolution 26-09-112, a resolution declaring certain items as surplus property and authorizing the Administration Department to dispose of the items through online auction or disposal process**
- 6. To consider Resolution 26-09-113, a resolution approving the purchase and installation of a Cummins C30N6 Standby Generator for Lift Station 12 in the amount of \$39,627.56**
- 7. To consider Resolution 26-09-114, a resolution declaring certain items as surplus property and authorizing the Public Safety Department to dispose of these items through online auction or disposal process**

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

- 8. Report of the Public Safety Director, Neil Bauer, for August 25, 2026**
- 9. Report of City Building Official, Fred Weck, IV, for August 26, 2026**
- 10. Report of City Attorney Tom Loonan for August 26, 2026**

11. Report of City Engineer Mark Erichson, WSB, for August 27, 2026
12. Report of Public Works Superintendent Steve Reeves, for August 23, 2026
13. Report of Abdo Financial 2nd Quarter Report as of June 30, 2026

COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

14. To consider **Resolution 26-09-115**, a resolution approving the proposed Tax Levy Payable in 2027.

Jessi Sturtz, Abdo Financial – Reviewed a summary of the overall tax levy, the EDA levy, capital levy, and debt levy details. She noted that she had not received the tax capacity information from the County yet, but would update this information once that is received. She reviewed the General Fund Revenues and Expenditures and highlighted some of the proposed changes.

Mayer Iverson – Asked about other increases Ms. Sturtz had seen from other cities she works with.

Ms. Sturtz – Noted that many of the other cities were also in the 6%-9% increases as well because of things like fuel, health insurance, and wages. She stated that they have been seeing higher increases this year.

Council Member Ohnstad – Noted that in her presentation, Ms. Sturtz had used the term ‘subscriptions’ and asked her to give a brief explanation to the public on what it means, so they don’t think the City was just ordering a lot of magazines.

Ms. Sturtz – Explained that subscriptions consist of things such as BS&A fees, copy machines, or mailing machines.

City Administrator Linwood – Stated that Civic Plus was also a subscription service and that it is used for the creation of the agendas and City website.

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE RESOLUTION 26-09-115, A RESOLUTION APPROVING THE PROPOSED TAX LEVY PAYABLE IN 2027.

Voting Aye: Schilling, Luger, Ohnstad, Iverson

Voting Nay: Nanko Yeager

Abstain: None

Absent: None

Mayor Iverson – Reminded the public that this was just this was a preliminary tax levy that needed to be sent to the State by September 28, 2026. She stated that the Council would continue working to whittle things down.

15. To consider **Resolution 26-09-116**, a resolution regulating nonessential water usage upon critical water deficiency as authorized by Minn. Stat. 103G.291 and City of Wyoming Ordinance 36-60

Public Works Superintendent Reeves – Explained that due to the lack of rain this season, the DNR has sent out notices that the City would have to reduce consumption of the public water

supply. He stated that after reviewing the information from the DNR staff took a look at how they could reach the goals and found that the most effective way would be to implement a watering ban.

Council Member Nanko Yeager – Asked if the ban would follow the same conditions that have been used in previous water bans and if the exemption permits that people received in 2023 would still be valid.

City Administrator Linwood – Stated that the last ban was in 2023, so the permits would not be valid anymore as they are 30 day permits for sod or seed.

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE RESOLUTION 26-09-116, A RESOLUTION REGULATING NONESSENTIAL WATER USAGE UPON CRITICAL WATER DEFICIENCY AS AUTHORIZED BY MINN. STAT. 103G.291 AND CITY OF WYOMING ORDINANCE 36-60.

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 – No report.

Mayor Iverson – No report.

Mayor Iverson recessed the meeting at 7:39 p.m. and reconvened at 7:45 p.m.

16. To consider entering a closed session under MN State Statute 13D.034 to discuss labor negotiation strategies for a contract with the bargaining unit IUOE Local 49ers

A MOTION WAS MADE BY MAYOR IVERSON SECONDED BY COUNCILMEMBER OHNSTAD TO ENTER INTO A CLOSED SESSION UNDER MN STATE STATUTUE 13D.03 TO DISCUSS LABOR NEGOTIATION STRATEGIES FOR A CONTRACT WITH THE BARGAINING UNIT IUOE LOCAL 49ERS AT 7:46

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

Voting Nay: None

Abstain: None

Absent: None

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER SCHILLING TO RETURN TO OPEN SESSION UNDER MN STATE STATUTUE 13D.03 TO DISCUSS LABOR NEGOTIATION STRATEGIES FOR A CONTRACT WITH THE BARGAINING UNIT THE BARGAINING UNIT IUOE LOCAL 49ERS AT 8:44PM

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

Voting Nay: None

Abstain: None
Absent: None

City Administrator Linwood gave a summation of the closed session

The closed meeting was relative to the matters for bargaining purposes and contract negotiations between the City of Wyoming and bargaining unit of IUOE Local 49ers. The meeting was closed under MN State Statute 13D.03. The closed meeting was attended by Mayor Lisa Iverson and City Council Members Dennis Schilling, Linda Nanko Yeager, Claire Luger and Brett Ohnstad. Also in attendance was City Administrator Robb Linwood, Assistant City Administrator Grant MacFarlane, Public Works Superintendent Steve Reeves, and Labor Attorney Soren Mattick. The council reviewed the proposed contract from the bargaining units. The city council provided advice and direction to legal and city staff but made no formal votes or motions

A MOTION WAS MADE BY MAYOR IVERSON SECONDED BY COUNCILMEMBER LUGER TO ADJOURN THE SEPTEMBER 1, 2026, "REGULAR MEETING" OF THE WYOMING, MINNESOTA CITY COUNCIL REGULAR MEETING AT 8:45 PM

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:
SEPTEMBER 15, 2026
7:00 PM



Request for Council Action

Date: September 10, 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 September 2, 2026 to September 15, 2026.



Request for Council Action

Date: September 9, 2026

Presented to: Mayor Iverson and City Council Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Wold Architect Invoice Payment

Method: New Business

Background Information:

Wold Architects has submitted invoices totaling \$11,890.30 for design development services associated with the City Facilities Project.

Recommendation: Staff recommends approval of Resolution 26-09-116 authorizing payment of the Wold Architects invoice in the amount of \$11,890.30.



CITY OF WYOMING

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

RESOLUTION NO. 26-09-116

**A RESOLUTION APPROVING INVOICES FROM WOLD ARCHITECTS FOR
DESIGN DEVELOPMENT OF THE CITY FACILITIES PROJECT IN THE
AMOUNT OF \$11,890.30**

WHEREAS, the City has been engaged in long-term facility planning since 2019;
and,

WHEREAS, the City entered into a purchase agreement for the property located
at 26263 Forest Boulevard in 2025 to serve as facilities for Police and
Administration staff; and,

WHEREAS, the current City Hall building will be remodeled into a dedicated Fire
Station; and,

WHEREAS, the City has utilized Wold Architectural Services for the development
of this project; and,

WHEREAS, Wold Architects has provided invoices for Design Development of the
project; and,

THEREFORE BE IT RESOLVED, the City of Wyoming authorizes the approval of
invoices from Wold Architects for Design Development for city facilities in the
amount of \$11,890.30.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING ON THE
15TH DAY OF SEPTEMBER, 2026.**

CITY OF WYOMING

By: _____
Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator/Clerk



Memorandum

Date: September 9, 2026
To: Wyoming City Council
From: Neil Bauer, Public Safety Director
Subject: Blaine Brothers Invoice

Please approve payment of \$32,929.18 to Blaine Brothers, Inc. for engine repairs completed on the Fire Department's ladder truck. This work was part of the ladder truck refurbishment approved by the City Council at its March 17, 2026, meeting. The final cost for the engine work came in slightly under the approved budget.

Invoice: 080001827668
Amount: \$32,929.18

Recommended action: Approve payment to Blaine Brothers, Inc. in the amount of \$32,929.18.

RESOLUTION NO. 26-09-117

**A RESOLUTION AUTHORIZING THE REFURBISHING OF LADDER 1 BY
BLAINE BROTHERS IN AN AMOUNT OF \$32,929.18**

WHEREAS, the City of Wyoming Fire Department operates a 2000 International 4900 Ladder Truck (Ladder 1) that serves an important role in emergency response operations; and,

WHEREAS, Ladder 1 was determined to be in need of a refurbishment to meet operational standards and needs; and,

WHEREAS, the refurbishing of Ladder 1 has been budgeted for in the Capital Improvement Plan; and

WHEREAS, completing refurbishments to Ladder 1 will enable the vehicle to serve a longer useful life in the community; and,

WHEREAS, Blaine Brothers is able to perform this work on Ladder 1 in the amount of \$32,929.18; and,

WHEREAS, the City Council finds that completing these refurbishments is in the best interest of the City in order to maintain reliable fire response equipment and support the long-term capital planning needs of the Fire Department.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wyoming, Minnesota, that the City Council hereby authorizes the refurbishment of Ladder 1 by Blaine Brothers in the amount of \$32,929.18.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 15th
DAY OF SEPTEMBER, 2026.**

CITY OF WYOMING

By:

Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator Clerk



Memorandum

Date: September 9, 2026
To: Wyoming City Council
From: Neil Bauer, Public Safety Director
Subject: Payment of Invoice to Guardian Fleet Safety Invoice 305840

Please approve payment of \$14,497.77 to Guardian Fleet Safety for the upfitting of the Fire Department's Utility 1 vehicle. The vehicle purchase was approved by the City Council at its November 30, 2025, meeting. Funding for the upfitting will come from the Capital Improvement Fund and was included in the 2026 budget process.

Invoice: 305840
Amount: \$14,497.77

Recommended action: Approve payment to Guardian Fleet Safety in the amount of \$14,497.77.

RESOLUTION NO. 26-09-118

**A RESOLUTION AUTHORIZING THE UPFITTING OF UTILITY 1 BY
GUARDIAN FLEET SAFETY IN AN AMOUNT OF \$14,497.77**

WHEREAS, the City of Wyoming Fire Department operates a Ford F-250 (Utility 1) that serves an important role in emergency response operations; and,

WHEREAS, the purchase of Utility 1 was approved by the City Council at its meeting on November 30, 2025; and,

WHEREAS, the vehicle needed to be upfitted for utilization by the Wyoming Fire Department; and

WHEREAS, the upfitting of Vehicle 1 was included in the 2026 budget and capital improvement fund; and,

WHEREAS, Guardian Fleet Safety has performed the required work on Utility 1 in the amount of \$14,497.77; and,

WHEREAS, the City Council finds that completing this vehicle upfitting is in the best interest of the City in order to maintain reliable fire response equipment and support the long-term capital planning needs of the Fire Department.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wyoming, Minnesota, that the City Council hereby authorizes the payment for upfitting of Vehicle 1 by Guardian Fleet Safety in the amount of \$14,497.77.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 15th
DAY OF SEPTEMBER, 2026.**

CITY OF WYOMING

By:

Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator Clerk



Request for Council Action

Date: September 11, 2026

Presented to: Mayor Iverson and City Council Members

Presented by: Steve Reeves, Public Works Superintendent

Department: Public Works

Reference: 2026 Sanitary and Storm Sewer Clean and Televising Quotes for the 2027 Street Improvement Project Area

Method: Consent Agenda

Background Information:

City council has authorized the preparation of a feasibility study for the 2027 Street Improvement Project. As part of the improvement process, it is prudent to verify the condition of the underground sanitary sewer and storm sewer piping to ensure any issues can be addressed prior to the road being completed.

Quotes were received for the above-referenced project on Wednesday, September 9, 2026. Three quotes were received. The quotes were checked for mathematical accuracy. Please find enclosed the bid summary indicating the low quote as submitted by Empire Pipe Services out of North Mankato, Minnesota, in the amount of \$25,957.40.

Recommendation: Staff recommend that the City Council consider these quotes and award a contract in the amount of \$25,957.40 to Empire Pipe Services Corporation based on the results of the quotes received

PUBLIC WORKS

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

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

QUOTE TABULATION SUMMARY

PROJECT:

2026 Sanitary and Storm Sewer Clean and Televis

OWNER:

City of Wyoming, Minnesota

WSB PROJECT NO.:

037521-000

Quotes Opened: Wednesday September 9, 2026 @ 1:00p.m.

Contractor		Grand Total Bid
1	Empire Pipe Services	\$25,957.40
2	HK Solutions Group	\$26,288.82
3	Pipe Services	\$37,129.84

I hereby certify that this is a true and correct tabulation of the bids as received on September 9, 2026



Nathan Kock, Project Manager

 Denotes corrected figure

RESOLUTION 26-09-124

**A RESOLUTION RECEIVING QUOTES AND AWARDING A CONTRACT FOR THE
2027 SANITARY SEWER AND STORM SEWER CLEAN AND TELEVIEW FOR THE
2027 STREET IMPROVEMENT PROJECT AREA**

WHEREAS, the City of Wyoming previously authorized the City Engineer to prepare a feasibility study for the 2027 Street Improvement Project, and

WHEREAS, a quote package was prepared to determine the condition of the sanitary sewer and storm sewer by cleaning and televising, and

WHEREAS, quotes were received and opened on September 9, 2026.

NOW, THEREFORE, IT BE RESOLVED, by the City Council of the City of Wyoming, Minnesota, as follows:

1. All quotes for the construction of the 2027 Sanitary Sewer and Storm Sewer Clean and Televising, have been received and are tabulated on the attached summary.
2. The base bid of Empire Pipe Services Corporation in the amount of \$25,957.40, for the construction of said improvements, is in accordance with the plans and specifications and advertisement for bids and is the lowest responsible bid.
3. The Mayor and Administrator/Clerk are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Wyoming.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING ON THE 15TH DAY
OF SEPTEMBER, 2026.**

Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator/Clerk

(seal)

Date: September 9, 2026
To: Honorable Mayor and Members of the City Council
From: Neil Bauer, Public Safety Director
Subject: Public Safety Council Update

Clarification Regarding Artificial Intelligence in Policy 422.4.3

At the August 19, 2026 Wyoming City Council meeting, a question was asked about the reference to “AI” in Policy 422, Automated License Plate Readers (ALPR). The reference to artificial intelligence, automated analytics, and object recognition in Section 422.4.3 is intended to address technology that is already incorporated into the Department’s existing ALPR platform. It is not intended as authorization for future or unrelated artificial intelligence capabilities that may later be developed or offered by the vendor.

The current ALPR system uses technology to analyze images of vehicles captured by the cameras. In addition to reading license plate characters, the system can identify and categorize objective vehicle characteristics such as vehicle type, make/model, color, plate characteristics, and visible identifying features such as roof racks, decals, toolboxes, or other distinguishing features. These characteristics become searchable data points that can help investigators locate a vehicle when a complete license plate number is not known.

In this context, AI is being used primarily as an image-recognition and classification tool. It assists in organizing and searching vehicle information; it does not independently make enforcement decisions, establish probable cause, or replace an officer’s judgment. Consistent with Policy 422.4.3, information produced through these automated processes is considered an investigative lead and must be independently evaluated and verified before being relied upon for investigative or enforcement action.

Section 422.4.3 should therefore not be interpreted as blanket approval of future AI technologies. Any materially different AI capability added to the platform would need to be separately evaluated for its legal, privacy, policy, and operational implications before Department use.

Stagecoach Day

The Wyoming FD Relief Association is prepping for the annual Stagecoach Day celebration, the largest community celebration in Wyoming! This year it’ll be held on September 19th and as much as we need the rain, we’re hoping for clear sky and good temperatures.



Council Memo

To ensure accurate, complete, and well-researched responses, City staff respectfully request that questions regarding agenda items be submitted in advance of the Council meeting whenever possible. Questions raised during the meeting that require additional research, legal review, or coordination may not be answered immediately. In such cases, staff will follow up with a complete response as soon as practical.



September 9, 2026
Honorable Mayor and City Council
City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

RE: SEPTEMBER 15, 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.

Wyoming Elementary School

A temporary Certificate of Occupancy has been issued. Some mechanical work will remain while school is in session. Remaining work areas include the mechanical rooms and roof.

Sunrise Flour Mill Phase 2

The dust collection system is being installed. The interior flour mill room has been constructed. Plumbing rough-in, framing and fireblocking inspections have been approved. Building permits have been issued to complete phase 2 to remodel the existing 24,000 square foot building located at 26327 Fallbrook Avenue into a flour mill for Sunrise Four Mill.

Excel Monopole

Work was started without the permit being issued or the required inspections of the footings and foundation. A Stop Work order has been posted. The permit is ready to issue.

Rosenbauer Cold Storage, Tilt Table, and Scale

Foundation work has been approved. The permit has been issued.

Wyoming Fire Department

Foundation excavation work and interior demolition have begun. The permit has been issued.

Wyoming City Hall

Some framing of interior walls and HVAC has begun. Above and underground plumbing has been approved. Interior demolition work has been completed. The permit has been issued.

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.

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

September 8, 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 – August 27th - September 8th

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 reviewing documents regarding the Carlos Avery Development and the Motel Abatement matter, and assisting staff in the review and approvals related to those items and other general land use questions.

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

.....
September 9, 2026

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

Re: September 15, 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

Project paving is now complete with only punch list items remaining. Final costs have been calculated, and we will bring forward resolutions to the September 15th City Council meeting, declaring the costs to be assessed and setting the assessment for October 20th. Assessment rates are less than estimated at the feasibility stage.

2027 Street Improvement Project (259th Street, Finch Ct, Floral Ct, Glen Oak, Flint Trail)

At the August 5th City Council meeting, City Council Authorized the preparation of a feasibility study for the 2027 Street Improvement Project. Our team is making arrangements for survey, pavement coring, and sewer televising. Staff will be sending a notice to the neighborhood informing them of the project, activities they may see as part of the information gathering portions of the project and letting them know they will be invited to a neighborhood meeting in the near future.

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. We expect we can accept improvements and make final payment at an upcoming council meeting once the pay voucher is signed and all contract closeout documents are received.

Sunrise Riverbank Development (residential and commercial)

Staff continue to work with the applicants on both the residential and commercial portions of the overall development as they work to address staff comments. Detailed comments were provided to the applicant's resubmittal on the residential portion (Preserves at Carlos Avery) and we are awaiting a resubmittal on the commercial portion of the development. Regular meetings with the applicants Engineer and review of permitting documents are ongoing.

Staff have received resubmitted plans for the residential portion of the development to address our comments, and we have provided the applicant with our comments.

Summer Fields Development

The applicant has asked that we release the letter of credit for the grading work that has been completed. Staff will review the site conditions and work with the applicant of the release of a or a portion of the grading letter of credit. The development team indicated that they intend to construct the streets and utilities in the spring of 2027.

Katies Glen

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 (it appears work has been completed and we will inspect once vegetation is growing along the pond perimeter), we will ask the City Council to accept the improvements and release escrows and the letter of credit. Lack of precipitation has been an issue and we continue to monitor.

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.

TH 8

We have provided multiple reviews of the TH 8 plans provided by Chisago County and provided feedback so they can incorporate into their final design. The County recently provided 90% plans for our review once again and staff have provided additional comments as necessary.

CIP and 2027 Street Improvement Project

Staff developed an updated 5-year Capital Improvements Plan for 2027-2031. Continued discussions with Polaris have taken place about potentially moving the East Viking Boulevard Project up from 2028 to 2027, resulting in two City Improvement Projects in 2027. Polaris decided to wait until 2028 to have the East Viking Boulevard project completed. No further action is expected on this item.

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



September 9, 2026

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

RE: September 15, 2026 City Council Meeting

Public Works Department Activity

- Emergency tree removals after rain and thunderstorms
- Street sweeping on curbed roadways in advance of our Fall Hydrant Flush operation
- Preparation for Hydrant Flushing
- Placed signage for watering ban
- Valve turning for 2027 Street Improvement Project to assess our infrastructure ahead of time
- Annual fire extinguisher inspections and service
- Maintenance to Driver Feed Back signage on Pioneer Rd & Kettle River Blvd
- Calcium chloride treatment of gravel roads
- Mowing Right of Way citywide
- Tree maintenance in Right Of Way as well as parks
- Street sweeping in enhanced area in coordination with CLFLWD
- Continue to patch East Viking Blvd from Glen Oak Dr to the east & neighborhoods
- Gravel road maintenance is ongoing as needed. All gravel roads have been maintained at least once, touch ups where necessary
- Finalizing the marking of water system infrastructure and building a tie card system showing sketches and measurements
- Coordinating with engineering and contractors through 2026 Street Improvement Project
- 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:

- Pothole patching is underway in neighborhoods & E Viking Blvd. Asphalt Rejuvenator demonstrations from Corrective Asphalt Materials and Asphalt Materials in partnership with Fahrner Asphalt Sealers to be held on Granada and Grafton in coming weeks. Took delivery of 75 tons of road salt through the State of Minnesota Cooperative Purchasing Venture. This is roughly half of our annual order which was mixed with the remaining

PUBLIC WORKS

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

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

supply from last season.

Utilities:

The crew completed utility locates in the city. Meter installs as they come through.

- **Sanitary Sewer**

Staff continue to check lift stations & generators during daily rounds. Lift station equipment inspections and maintenance is ongoing. Annual cleaning occurred at all Lift Stations is completed and was performed by Schlomka Services. Annual pump inspections is being completed by Electric Pump. Both of these operations paired our in house staff with vendors. Preparations are underway for installation of a permanent generator at Sanitary Lift Station 12 on Forest Blvd Lane &

- **Water:**

Continued water testing and monitoring the city's water distribution system. Sustained exercising of Well 3. MN Dept of Health and Dept of Natural Resources reporting are complete. Fluoride report was completed and submitted. Bacterial testing has been completed. Working with Minnesota Department of Health and WSB on our lead copper service replacement which will occur later this year. Lead & Copper sampling is underway in partnership with Minnesota Department of Health. Gate Valve Exercising is ongoing.

Surface/Storm Water:

Street Sweeping in Enhanced Area is ongoing. Olson's Sewer excavated and made repairs at the storm water structure on 279th & Fountain Ave. Our maintenance team completed the patch according to city specifications. Hauling of street sweeping material

Parks:

Trash pick-up is occurring system wide. Replacement of plastic borders at Verges Memorial Park with wooden timbers is complete

Fleet:

Regular maintenance of vehicles is ongoing. All vehicles & equipment are receiving regularly scheduled maintenance at manufacturers' recommended intervals. Motor grader underwent annual preventative maintenance. Stepp asphalt patcher went in for repairs. In house maintenance to our stump grinder and matching wiring to our New Holland Skid Steer is occurring.

Respectfully submitted,
Steve Reeves
Public Works Superintendent



Memorandum

Date: September 9, 2026
To: Wyoming City Council
From: Neil Bauer, Public Safety Director
Subject: Council Communication – ALPR Audit

The Wyoming Police Department recently completed its required ALPR compliance audit and passed with no issues identified. The audit confirmed that our practices comply with state law and applicable data-access, retention, and accountability requirements.

September 9, 2026

Chief Neil Bauer
Wyoming Police Department
7665 Wyoming Trail
Wyoming, MN 55092

Dear Chief Neil Bauer:

The Data Practices Office, on behalf of the Commissioner of Administration, has received the Wyoming Police Department's automated license plate reader biennial audit report.

As required by law, the review of the report summarizing the results of the audit covers the audit of records to determine whether data currently in the records are classified, how the data are used, whether data are destroyed as required, and that the audit verified the Wyoming Police Department's compliance with data accuracy, protection, and legitimate access procedures and applicable data breach notification requirements.

According to the report submitted by your department, Minnesota Security Consortium -- MNSec found that the Wyoming Police Department complies with Minnesota Statutes, section 13.824.

If you have any questions, please contact Kriystauhl Fitchett at kriystauhl.fitchett@state.mn.us or 651.201.3024.

Sincerely,



TAYA MOXLEY-GOLDSMITH
DIRECTOR, DATA PRACTICES OFFICE
MINNESOTA DEPARTMENT OF ADMINISTRATION

By: Kriystauhl Fitchett
Policy Analyst, Data Practices Office

Council Communication

Date: September 1, 2026

Presented to: Mayor Iverson and City Council Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: City Facilities Project Update – Through September 11, 2026

Method: Communications

Fire Station Addition - We have reached an important milestone with the start of concrete placement for the Fire Station addition footings. Foundation work is continuing, with additional areas being formed and prepared for concrete pours throughout the coming week. Foundation walls being poured, finishing September 14. September 15th will be water proofing/insulation/back filling to follow



Apparatus Renovation - The demolition contractor is preparing to mobilize onsite next week to begin renovation work within the Fire Station office areas. This work will include the removal and relocation of furniture and equipment, along with demolition of existing walls and other elements required for the renovation.



City Hall - City Hall also reached an important milestone this week as wall framing began and the interior spaces started to take shape. With the underground mechanical, electrical, and plumbing work now complete, the concrete contractor was able to infill the previously opened floor areas. The drywall contractor will continue framing interior walls, allowing the mechanical, electrical, and plumbing trades to begin their in-wall rough-in work. This will set the stage for the next phase of interior construction and finish.





2025

Annual Report

City of Wyoming,
Minnesota



2025 Wyoming City Council

- Mayor Lisa Iverson
- Council Member Brett Ohnstad
- Council Member Linda Nanko Yeager
- Council Member Claire Luger
- Council Member Dennis Schilling



Vision Statement:

The City of Wyoming will be a regional leader in providing innovative and long term economically responsible government that is transparent to all.

Mission Statement:

The mission of the City of Wyoming is to efficiently do the work of the city, invest in the community and to operate with stability to provide reliable and adaptive services that are accessible to all.

This document was prepared in 2026 to review the accomplishments of the City in 2025. Data and projects reflect work completed in 2025 including budget information for 2026.



Our Budget Values

The City of Wyoming has four on-going goals for the City budget. These goals, agreed upon by the City Council, help to guide conversations and decisions about how tax dollars are utilized.

Maintain Physical Assets & Infrastructure: Protecting what we have is a central value within the City budget. Prior to new investments, the City budget prioritizes protecting the infrastructure and assets that the City currently has.

Connected & Sustainable Infrastructure: The projects and services that we budget for are investments in the future of the Wyoming Community.

Meet Community Needs: Resident needs are the backbone of decision making for the City, driving both what is included and what is not included in the budget. The programs and services that the City offers must be managed within an affordable budget for community residents.

Build For Inclusivity: The City of Wyoming is a place where all people are welcome and where people can grow and age in a trusted community. City operations, community projects, and infrastructure combined create accessibility for all and a sense of belonging.



Community Background

An 1837 treaty between the Dakota (Sioux) and Ojibwa (Chippewa) Indians opened the Wyoming, MN area for western settlement. While the eastern portion of the county was settled primarily by Scandinavian immigrants, Wyoming was primarily German settlers. The name “Wyoming” is Algonquin Indian and comes from the Wyoming Valley in Pennsylvania where a number of those settlers started from.

Transportation played an important role in Wyoming’s history. The earliest access to the area was by an Indian trail, later broadened into what was known as the Territorial Road. St. Paul, a two day trip by ox cart, was the nearest market for those early settlers. Later by stagecoach, it became a one day trip. Rail lines going north and later east created an important railroad hub in Wyoming. Highways 61 and 8 intersected here later and created a steady flow of traffic. In 1971, the completion of the I-35 freeway made it less expensive and easier to live in the country and work in the “cities,” bringing a new group of settlers in search of a welcoming community to raise their families.

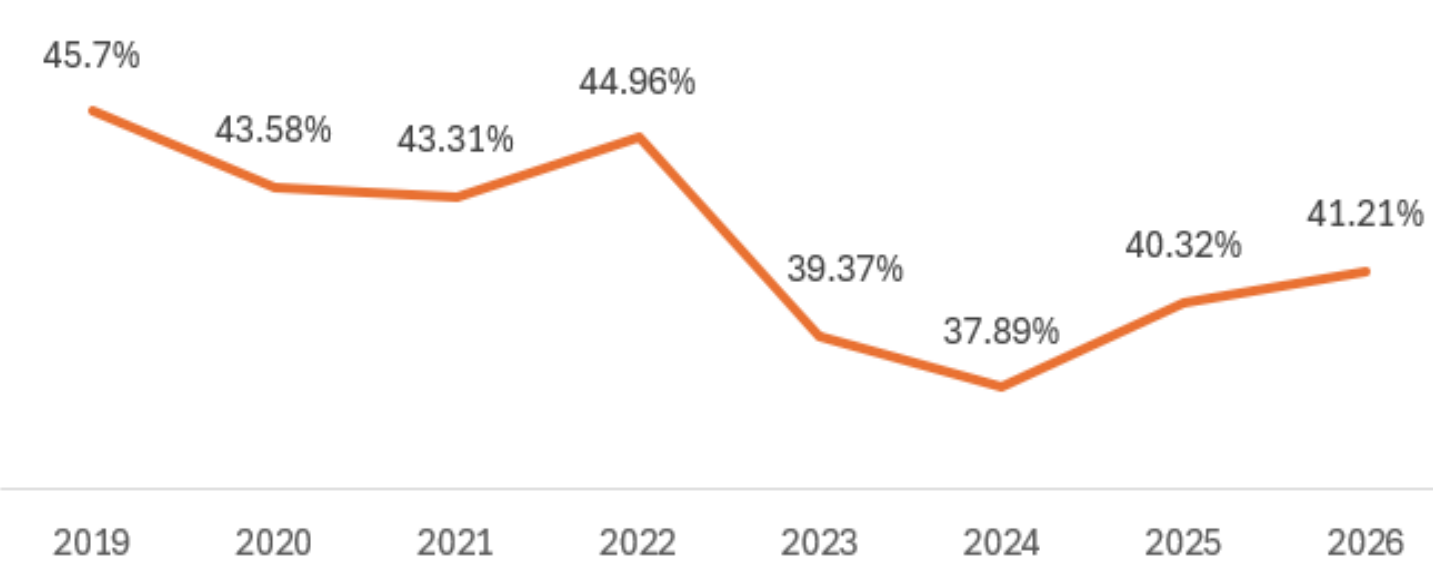
Wyoming is located in southwest Chisago County. The City is comprised of 21.92 square miles. In 2008, the City of Wyoming annexed the Wyoming Township, forming the current city boundaries that are in place today. In 2025, the population of Wyoming is estimated to be 8,032 residents. The City has 27 full time employees and serves approximately 2,958 households.



City of Wyoming Property Taxes

The tax rate is the percentage of the total value of Wyoming property taxes that is taxed for City services. Tax rates are increasing by 0.02% in 2026.

City of Wyoming Tax Rate



In 2025, a Wyoming home worth \$300,000 paid \$1,156 dollars in property taxes to the City.



Where do my property taxes* go?

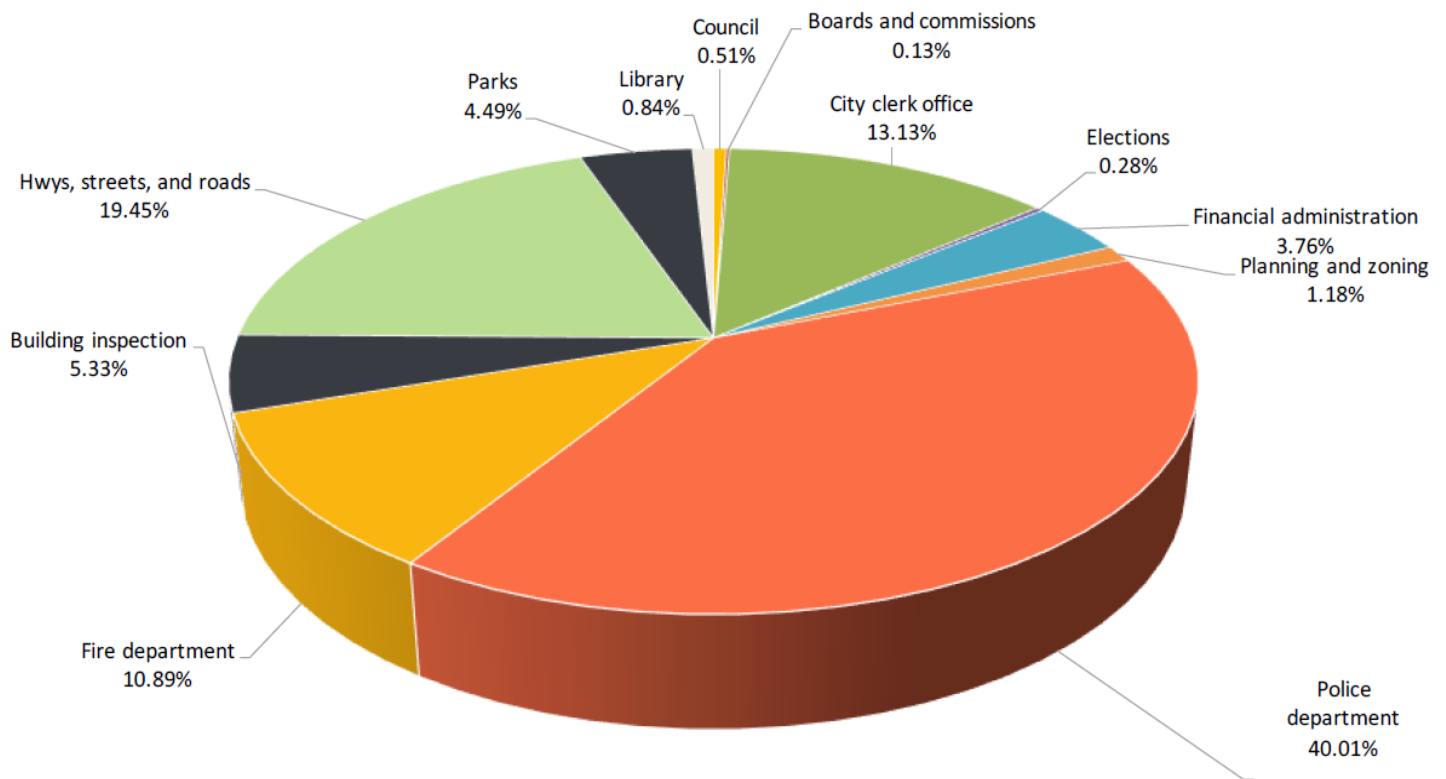


County	38.5%
City	29.5%
Schools	27.5%
Other (State, County HRA, Watershed, TIF)	4.8%

*2025 property tax data from Chisago County



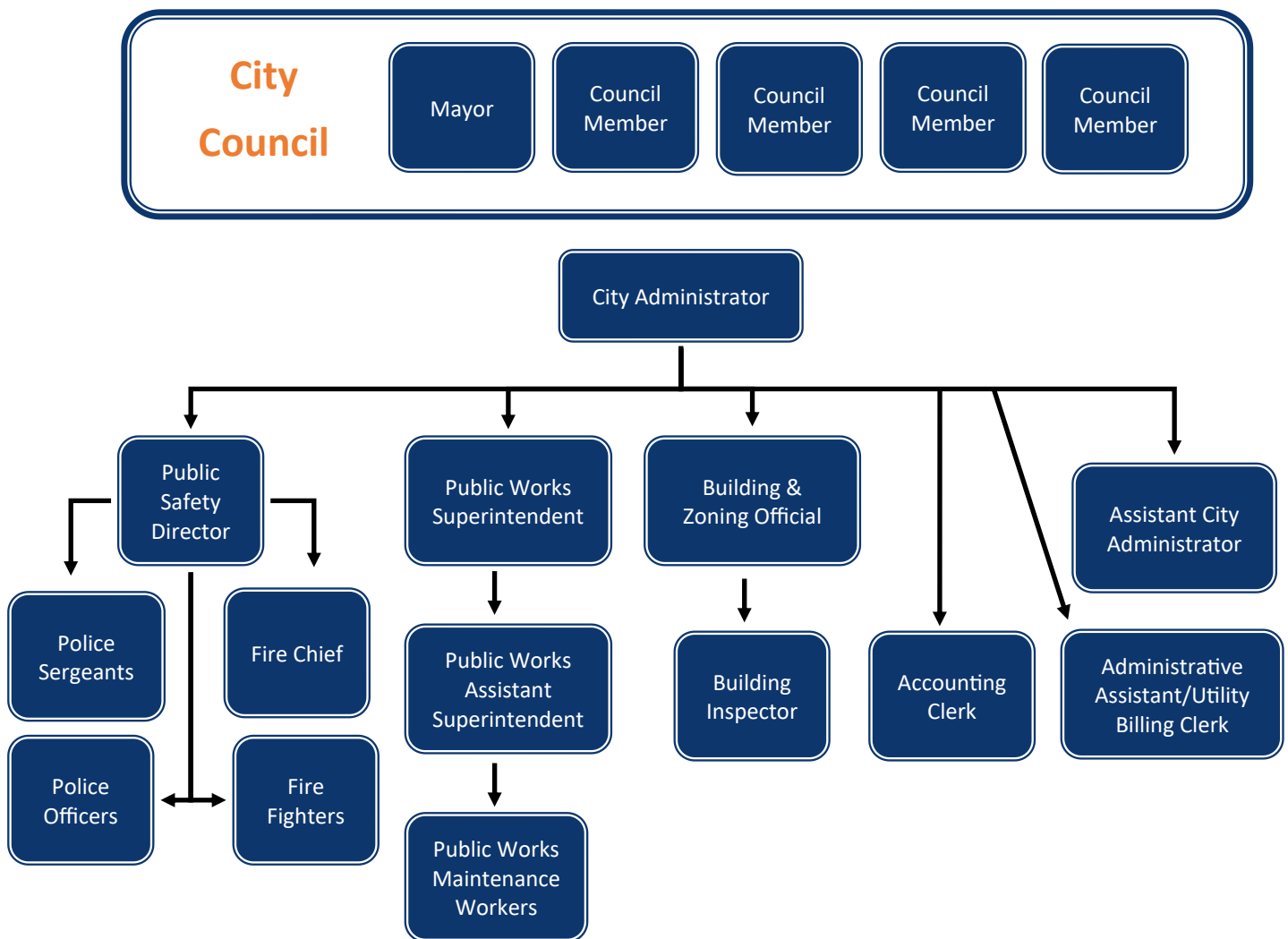
2025 Wyoming City Budget Breakdown



Organization Highlights

The City of Wyoming is a “Plan A” statutory City as defined by Minnesota statutes. The City operates under a Council-Administrator form of government. Policy-making and legislative and operational authority are vested in a City Council (Council) consisting of the Mayor and four council members, all elected on a non-partisan basis. The Council is responsible, among other things, for adopting the budget, approving ordinances, appointment committees and directing City operations. Council Members serve four-year terms with two Council members elected every two years. The Mayor also serves a four-year term. The mayor and council members are all elected at large.

The City Administrator is the City’s Chief Administrative Officer and is responsible for carrying out the direction of the City Council. The City Administrator oversees all functions of the City including preparing budget materials and managing City staff. The City Administrator may delegate functions to various staff as needed.



2025 Wyoming Community Events

2025 was another year characterized by community events which bring the residents of Wyoming together. Touch-A-Truck, the Bike Rodeo, and the Tree Lighting Ceremony were well attended.



Spring Medallion Hunt

We invited residents to explore Wyoming's parks to find the hidden medallion. The medallion was hidden at Tolzmann Park and was found on the third day by Emily!



Arbor Day Celebration

We held our Arbor Day Tree Planting event, this year taking place at the Comfort Park. Members from multiple local Scout packs/troops were in attendance.



Bike Rodeo

In May, we held our annual bike rodeo. This is a very popular event for kids and offers free (and discounted) helmets to promote children's bike safety.



Touch-A-Truck

In June we held our annual Touch-A-Truck event. Families were able to explore and touch all kinds of unique vehicles. We had vehicles from Rosenbauer, Polaris, Chisago County Sheriff's Office, the City of Wyoming's PD and Fire, Sunrise Farm, and many more.



2025 Wyoming Community Events - Continued



Night To Unite

In August, we celebrated our annual Night To Unite event in Goodview Park. Wyoming continues to celebrate Night to Unite at a central location to allow members from every neighborhood to come together, meet one another, and get to know the local public safety officials.



Stomp Out Suicide

The City welcomed the annual Stomp Out Suicide 5k to raise awareness for suicide prevention.



Torch Run for Special Olympics

We ran a leg of the MN Law Enforcement Torch Run for Special Olympics Minnesota from the north end of our city to our south end where we “passed the torch” to the Forest Lake Police Department.



Stagecoach Day

Stagecoach Day continues to be an annual success in the City of Wyoming as residents come together in the City’s downtown. The event is home to a parade, live music, and plenty of local vendors in a joint celebration of this wonderful City!



2025 Wyoming Community Events - Continued



Stuff the Squad Food Drive

Wyoming Public Safety once again hosted the Stuff the Squad Food Drive at Bruce's Foods in 2025. We collected 410 lbs. of food, \$200 in gift cards, and \$283 in cash donations for Family Pathways. Thank you to all that participated!



Tree Lighting Ceremony

Railroad Park was home to the City's 8th Annual Tree Lighting Event. Multiple community organizations performed for those in attendance. Santa and Mrs. Claus also made an appearance!



Fire Department Toy Drive & Anonymous Santa

The Wyoming Fire Department were joined by Santa as they drove the streets of Wyoming to collect donated toys for children in need.



Administration

Department

Robb Linwood - City Administrator

Grant MacFarlane - Assistant City Administrator

Jenny Olson - Administrative Assistant/Utility Billing Clerk

Stacey Saxe - Accounting Clerk

The City Administrator is appointed by the City Council to manage all functions of city government. Along with other department supervisors, the City Administrator oversees, evaluates and makes recommendations to the City Council on all issues of concern to the City.

The Finance Department maintains accounting records for the general fund, special revenue funds, debt service funds and capital project funds; managing cash and investments; preparing the budget; monitoring revenues and expenditures for budgetary compliance; processing payroll; accounts payable and accounts receivable; and coordinating the annual audit. The City of Wyoming has a service agreement with Abdo Financial Solutions to receive some base level financial services; along with, the utilization of a Finance Director level consultant that handles more complex financial issues including budgeting, audit prep, debt service and long range financial planning. Utility billing services have remained an in-house operation since 2021. This has allowed the City to conduct services more effectively and provides a cost savings.

- City Council Staffing
- Park Advisory Commission Staffing
- Economic Development Authority Staffing
- Utility Billing
- Financial Planning
- Financial Management
- Budgeting
- Debt Service Management
- Audit Coordination
- Licensing
- Election Administration
- Communications
- Payroll
- Accounts Receivable
- Accounts Payable
- Human Resources
- Information Technology
- Policy Development
- Sustainability
- Community Events

2025 Highlights

- Fireside Park Reconstruction Project
- Administered the newly mandated Earned Sick and Safe Time program
- Installation of City Electronic Sign at Railroad Park
- Updated City's Personnel Policy
- Continued work on planning for the Public Safety Building, including the purchase of 26263 Forest Blvd.
- Received City of Excellence Award from League of MN Cities
- Held Mayor for a Day Contest
- Updated Chisago County Hazard Mitigation Plan
- Joined Metro I Net - 1st entity since 2018 and 1st outside of Metro Area



Public Safety

Department

Public Safety Structure

Wyoming Public Safety brings Police and Fire services together under unified leadership while preserving the distinct professional responsibilities of each division. Police provides 24-hour law-enforcement coverage, investigation, traffic safety, and community engagement. Fire provides community-based fire suppression, rescue, medical response, public education, and mutual-aid support.

In addition to emergency medical care, we also partner with M Health Fairview EMS.



Public Safety - Police Department

Calls For Service & Policing Activity

Wyoming Police Department tracks many activities conducted by officers and staff through our records management system. Calls for Service are received primarily through the Chisago County Sheriff's Office Emergency Communications Center (ECC). The ECC answers non-emergency and emergency calls for service for the City of Wyoming. The ECC receives the calls for service, dispatches the appropriate police and fire resources, and monitor all activity of responding agencies. The ECC staff dispatches Wyoming officers and provide updates from the caller if an incident is in progress. Total Calls for Service include incidents that involve an officer responding to a location or responding with a phone call.

Proactive Incidents Generated includes all traffic stops and when an officer intentionally checks a residence, park, business, or specific area.

Administrative Incidents include administrative details, community policing activity and speed trailer deployments. Administrative details include a variety of tasks, including training, vehicle maintenance and

	2024	2025
Total Calls for Service (911, non-emergency, in-person)	3,494	3,764
Proactive Incidents Generated	5,801	4,900
Traffic Stops	1,116	1,841
Area Checks	1,861	1,311
Business Checks	1,266	763
Park Checks	1,531	932
Residence Checks	27	53
Administrative Details Generated	1,367	1,545
Administrative Details	1,268	1,494
Community Policing	94	49
Speed Trailer Deployments	5	2
Total Incidents	10,942	10,209



Public Safety - Police Department

Enforcement Statistics - Traffic Stops

Year	Warning	Arrested	Admin Citation	Citation	Lights on Program	Other	Total
2021	861	17	65	225	0	37	1205
2022	1505	41	83	295	0	49	1973
2023	821	17	71	138	48	37	1132
2024	793	10	71	144	83	45	1146
2025	1,494	35	6	210	38	58	1,841

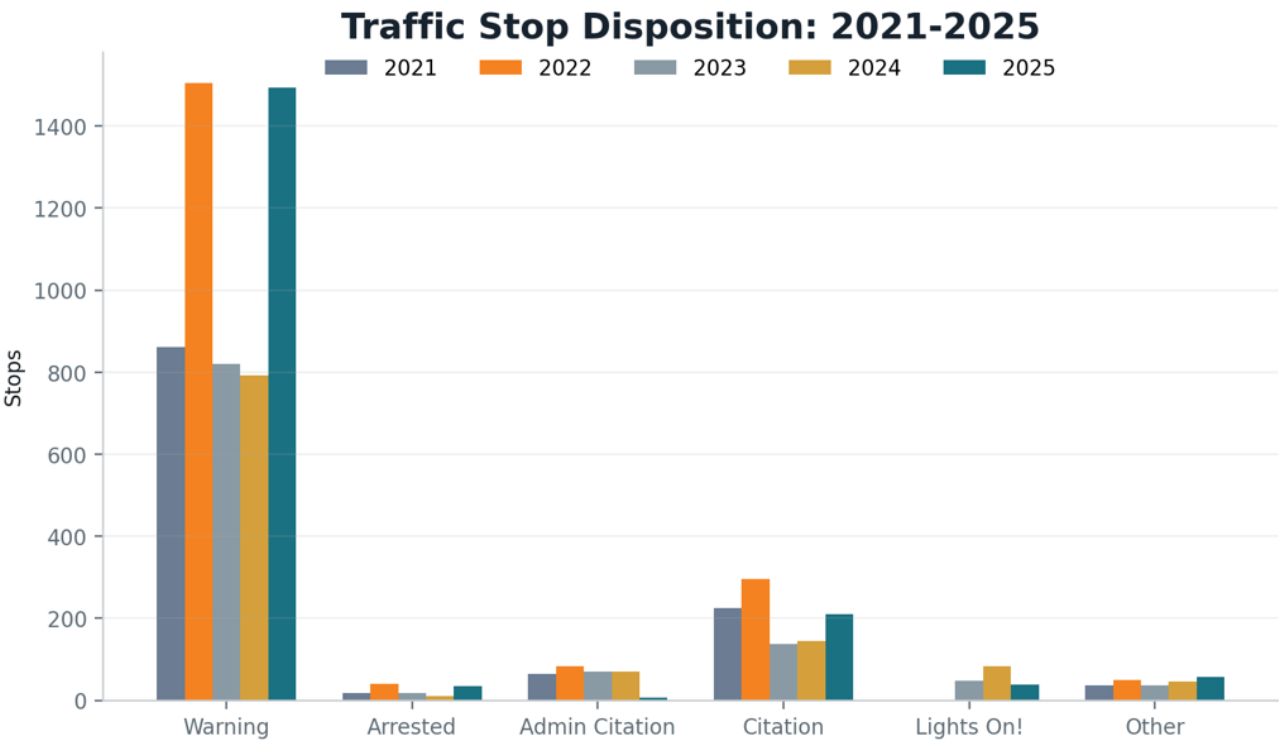
In 2025, Wyoming officers conducted 1,841 traffic stops, an increase of 695 stops, or 60.6%, from the 1,146 stops reported in the 2024 enforcement statistics. Warnings remained the most common outcome, reflecting the department’s emphasis on education, voluntary compliance, and preventing future violations when circumstances allow.

Lights On! Program

The Lights On! program continued in 2025 as an alternative response for eligible vehicle-lighting violations. Rather than relying solely on a citation, officers can connect motorists with assistance for qualifying repairs. Thirty-eight traffic stops were recorded with a Lights On! disposition during the year.

Other Dispositions

Fifty-eight stops were recorded under other dispositions, including assistance to other agencies, situations resolved without enforcement action, cancellations, informational outcomes, and related administrative dispositions.



Public Safety - Police Department

Community Outreach & Engagement

Community engagement remained a central part of the department’s work. The RMS recorded 49 community-policing activity entries in 2025, while larger events and partnerships created additional opportunities for residents to meet officers, ask questions, and interact outside of enforcement situations.

Night to Unite - August 5, 2025

Night to Unite at Goodview Park brought police officers, firefighters, residents, community organizations, and more than 20 vendors together for an evening focused on connection and public safety. A \$2,500 Minnesota Chiefs of Police Foundation grant supported the Wyoming Police Multicultural Advisory Committee’s food-truck component, providing \$10 meal vouchers to the first 250 attendees. The vouchers were distributed in less than 15 minutes, reflecting strong community participation.

Stuff the Squad

The 2025 Stuff the Squad drive collected 410 pounds of food, \$200 in gift cards, and \$283 in cash for Family Pathways. Bruce’s Foods hosted the event indoors because of inclement weather, and the collected donations were delivered to the Forest Lake Family Pathways location.

Wyoming Police Multicultural Advisory Committee

Established in 2024, WYPMAC continued to provide a structured connection between the police department and residents with different perspectives and experiences. Its participation in Night to Unite was one of the most visible examples of that partnership in 2025. The committee’s broader purpose remains improving communication, trust, inclusiveness, outreach, and community-informed policing.

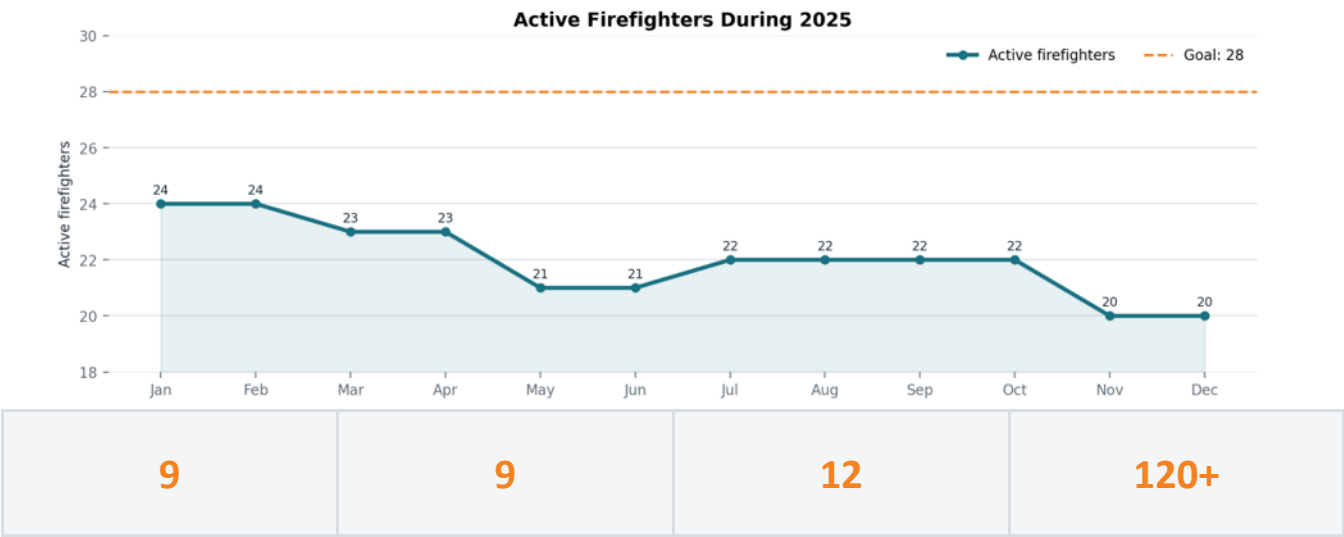
49	250	410 lb	\$483
Community-policing RMS entries	Night to Unite meal vouchers	Food donated	Cash + gift cards donated



Public Safety - Fire Department

Staffing, Recruitment & Outreach

The department's goal was to maintain an average of 28 active firefighters available for response. Monthly staffing declined from 24 active firefighters in January and February to 20 in November and December. The annual monthly average was 22, or 78.6% of the staffing goal.



Recruitment and EMS Response

The department received nine firefighter applications and nine EMS responder applications during the year, reaching 75% of the annual application goal for each classification. The EMS responder position began appointments on July 1. Staffing ranged from two EMS responders in July through September to one from October through December, below the goal of five.

Public Education and Outreach

Fire personnel conducted or participated in 12 public education or community outreach events. Recorded attendance was at least 120 people across the months with known participant counts; one additional event had an unknown attendance total. Activity increased during the second half of the year but remained below the goal of two events per month.



Building & Zoning

Fred Weck IV - Building & Zoning Official
Vinny Schilling - Building Inspector

Department

- Minnesota State Building Code & Ordinance Enforcement
- MPCA SSTS Permits & Regulations
- Comprehensive City Plan
- Zoning Ordinance
- Septic System Management
- Subdivision Ordinance
- Shoreland Regulations
- Floodplain Regulations
- Stormwater Management
- Planning Commission Staffing

The Building & Zoning Department is responsible for plan reviews, permitting, and inspection of all construction within the city. City inspectors ensure that construction meets the prescribed standards regulated by the [State Building Code](#) for the safety and security of all residents.

In 2025, we issued 611 permits (a 6-year high). We continue to provide online services and ensure all building meet safety standards.

2025 Highlights

- Approved 611 permits
- Issued permits for 29 new homes (and 3 replacements)
- Approved 7 IUP/CUP permits
- Approved preliminary plat of Pointe at Carlos Avery (36 lots)

Permit Revenue Summary	
Building Permits + HVAC + Plumbing	213,898.06
Sign Permits	\$225
Fence Permits	\$700
Septic Permits	\$6,750
Septic Maintenance Reports	\$2,950
Silt Fence Escrows	\$27,000
Gas Installer's License	\$725
Total	\$252,248.06

Number of Permits	
Building Permits	299
Sign Permits	5
Fence Permits	14
New Septic Permits	26
Replace/Repair Septic Permits	5
HVAC Permits	149
Plumbing Permits	113
Total Permits	611



.5% increase
from 2024



Public Works

Department

Steve Reeves - Public Works Superintendent
 Rick Lopez - Assistant Public Works Superintendent
 Dave Torma – Maintenance worker
 Jason Lumsden – Maintenance Worker
 Sam Geisthardt – Maintenance Worker
 Travis Parson – Maintenance Worker
 Steve Kustrich – Maintenance Worker
 Brandon Rice – Maintenance Worker
 Jim Mager - Maintenance Worker

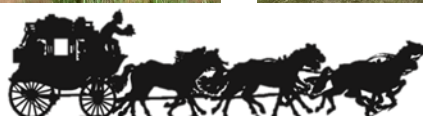
- Responded to 29 Snow & Ice Events
- Cleared 4,132 miles of roadway
- Utilized 190 tons of road salt
- Hosted over 58 reservations of picnic facilities in our park system
- Responded to over 62 after hours incidents
- Utility Maintenance
- Tree Management
- Sewer Maintenance
- Salt Management
- Building Maintenance

The City's Public Works Department is responsible for streets, parks and water, sewer and storm sewer utilities.

Streets and utilities were a big priority for Public Works in 2025. The City of Wyoming has over 72 miles of paves streets with an additional 13.5 miles of unpaved streets which the Department maintains. Public Works continues to also maintain City utilities including the City's 356 water hydrants, 418 gate valves, 694 storm catch basins, 25.67 miles of wastewater lines, 33.54 miles of water lines, and 18.67 miles of storm sewer.

2025 Highlights

- 2025 Street Improvement Project
- Award-Winning Enhanced Street Sweeping Plan (partnership w/ CLFLWD)
- Received new plow truck and hosted first-ever Name the Plow Contest in Wyoming
- Demonstrations at Elementary Schools on what Public Works does for the community and environment



2025 Temporary & Part Time Employees & Volunteers

Wyoming Firefighters:

Jesse Milligan - Fire Chief
 Alex Bulmer - Firefighter
 Amanda Thill - Firefighter
 Amber Robertson - Firefighter
 Anthony Hyrkas* - Firefighter
 Austin Smith - Firefighter
 Brandon Alexander - Firefighter
 Brian Och* - Firefighter
 Cody Miller - Firefighter
 Dustin Martin - Firefighter
 Eric Kundert - Firefighter
 Greg McVay - Firefighter
 Hector Rodriguez - Firefighter
 Hunter Huberty* - Firefighter
 Jacquelyn Hastings - Firefighter
 Jennifer Capobianco - Firefighter
 John Hagen - Firefighter
 Jacob Grindelund - Firefighter
 Jake Bearl* - Firefighter
 Josh Bergan - Firefighter
 Joshua Riviere - Firefighter
 Justin Gervais - Firefighter
 Ken Hyrkas* - Firefighter
 Mike Cordes - Firefighter
 Nate Dufour - Firefighter
 Nate Ennis - Firefighter
 Nathan Acker - Firefighter
 Nick Acker - Firefighter
 Paul Schneider* - Firefighter
 Randy Downs - Firefighter
 Rob Dykema - Firefighter
 Samantha Mueller - Firefighter
 Tim Quast - Firefighter
 Traci Johnson - Firefighter
 Travis Long - Firefighter
 Travis Parson - Firefighter
 Trevor Schneider* - Firefighter
 Zach Bergman* - Firefighter

Park Advisory Commission

Bruce Spangler - Chair
 Jessica Bergan - Vice Chair
 Bruce Vukelich - Member
 Dawn Jameson* - Member

Wyoming Police Reserve Officers

Chris Hernandez - Police Reserve Officer
 Dan Gnau - Police Reserve Officer
 Evelyn Rodrique - Police Reserve Officer
 Rebekah Peterson - Police Reserve Officer
 Hector Rodriguez - Police Reserve Officer
 Connor Barott - Police Reserve Officer

Public Works Part-Time Staff

Gavin Middendorf - Maintenance Worker
 McKenzie Ortwerth - Rink Attendant
 Keegan Hofeld - Rink Attendant

Wyoming Police Multicultural Advisory Committee Members

Hector Rodriguez
 Iliana Hillberg
 Wardell Haywood

Economic Development Authority

Lisa Iverson - President
 Dennis Schilling - President Pro Term
 Alex Bulmer - Treasurer
 Andrew Buccanero - Asst. Treasurer
 Jeff Allen - Member
 Trent Hampton* - Member

Planning Commission

Mark Lobermeier - Chair
 Katie West - Vice chair
 Dan Iverson - Member
 Mark Holl - Member
 Chris Ortwerth* - Member

*indicates an employee who left their position in 2025



2026 Operation Community Connect All Season Coat Drive

"Connecting People to Services They Need"



HELP KEEP YOUR COMMUNITY WARM!

September 15th – October 9th

We are collecting coats for all seasons, in all sizes, to support local families and Chisago County Residents in need. **New** or **gently used** items are welcome. Donations will be available for families at **Operation Community Connect**, a free annual event on **October 15th**.



DROP OFF LOCATIONS

- Chisago County Sheriff's Office: 15230 Per Rd, Center City
- Chisago County Government Center: 313 N Main St, Center City
- Chisago County Health and Human Services Building: 6133 402nd St. North Branch
- North Branch Area Library: 6355 379th St. North Branch
- Rush City Public Library: 240 W. Fourth St. Rush City
- Wyoming Area Giese Memorial Library: 26855 Forest Blvd. Wyoming
- Chisago Lakes Area Library: 11754 302nd Street, Chisago City

**For any questions, please contact 651-213-5221.*

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	City Council
DATE	9/09/2026
MEETING DATE:	9/15/2026
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	Cannabis Microbusiness
APPLICANT:	Brandon Zehrer for BRANIC LLC
PROPERTY OWNER:	David and Kelly Wosika
PROPERTY:	7745 Wyoming Trail
FILE NO.:	I-26-004 Interim Use Permit

OVERVIEW

The applicant, Brandon Zehrer, with agreement 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 5.1 acres. The site has received prior cannabis use approvals; this is a new applicant. 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 applicant indicates initially he will be the only employee and as the business grows there will be no more than six employees at the premises. The anticipated hours of operation are 8am to 6pm Monday through Sunday. The applicant indicated that on occasion someone may need to be on site outside of normal operating hours for maintenance, security, or harvest-related work. The irrigation, environmental controls, ventilation, and security systems operate automatically, outside of the operation hours. The application requests only cultivation and processing through a Cannabis Microbusiness business. They do not propose any retailing or on-site cannabis consumption. The ordinance defines a Cannabis Microbusiness below:

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 5.1 acres and is comprised of one tax parcel. The property is located along Wyoming Trail. The property currently has one single family home with numerous outbuildings on the site.

The applicant proposes one 96' x 34' (3,264 sq ft) greenhouse, utility container and a storage room for plants, harvested cannabis and cannabis products. The applicant has provided information about odor and water use, along with a site plan which depicts the greenhouse located in the southern portion of the site. 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 applicant's narrative indicates 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, security cameras and 8-foot-high fence around the cannabis cultivation area. It is incumbent upon the owner and operator that the premises are secure at all times.

Upon visiting the site, the applicant has already installed the greenhouse and fence. Further they have brought on site a semi-trailer which is not allowed for this use. All building activity on site was conducted prior to issuance of any building permits along with the necessary IUP. Support for the IUP is predicated on the applicant submitting information and receiving a building permit for the greenhouse facility and fence to ensure they comply with building code requirements; the semi-trailer structure is not permitted for this use and must be removed. The site must be brought into compliance prior to the issuance of the IUP and on-site operation.

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 Use Permit for the proposed cannabis microbusiness which will provide cultivation, manufacture, and sales of legal cannabis products to adults ages 21 and over and will not include retails sales or on-site consumption, 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 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 must receive the building permits for the fence and greenhouse that have been installed on the property, and the greenhouse must meet the building code, prior to the issuance of the Interim Use Permit.
6. The storage and operations building shall comply with appropriate building code requirements. Use of a semi-trailer for storage and processing etc., is prohibited.
7. The applicant shall work with the City Engineer to finalize grading, and stormwater plans for the greenhouse and other site improvements.
8. A final site plan shall be submitted which locates the greenhouse, operations/storage building, all exterior light fixtures, 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 one 3,264 square feet greenhouse installed on the southern portion of the site, it is a double walled greenhouse of 96' X 34'. The site plan indicates that there will be a utility container and storage space along the southern wall of the greenhouse. The material and height of these structures have not been provided. The greenhouse and storage structure need to meet building code requirements. The existing residence and outbuildings will remain.

Lighting

The applicant has provided information about operational issues such as lighting, odor, and water use. Most of the lighting information relates to the blackout greenhouse. Staff is requesting information about the location of the exterior lighting as part of the project approval and an illumination plan to ensure ordinance compliance. The cut sheet provided does indicate a downward directed light with shield.

The interior lighting will consist of grow lights that will be aimed at the cultivation area and will be on a controlled schedule. The narrative 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.

Odor Mitigation Plan

The greenhouse will use four activated-carbon filters to scrub air and clean out cannabis odor. 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 the existing private well for water needs. The irrigation system will use high-efficiency drip irrigation or micro-emitter system that deliver water directly the plant root zoning, minimizing evaporation, overspray, and runoff. Irrigation will be based on soil conditions so that water is not applied continuously. The water usage will be monitored and adjusted as needed to conserve water.

Stormwater Plan

The plans show that drainage will come from the greenhouse and flow away from the building in all directions. The schematic does not include the storage and water structures. There is no additional information about where the runoff will be directed, and the applicant shall 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: *Staff is 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.*

Planning Commission Recommendation

On September 8, 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 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 must receive the building permits for the fence and greenhouse that have been installed on the property, and the greenhouse must meet the building code, prior to the issuance of the Interim Use Permit.
6. The storage and operations building shall comply with appropriate building code requirements. Use of a semi-trailer for storage and processing etc., is prohibited.
7. The applicant shall work with the City Engineer to finalize grading, and stormwater plans for the greenhouse and other site improvements.
8. A final site plan shall be submitted which locates the greenhouse, operations/storage building, all exterior light fixtures, and the fence.







Greenhouse, shipping containers, and fence were constructed/installed without the required permits.

08/31/2026 email

Hi Kim,

Thank you for reaching out and for giving us the opportunity to clarify the plans for the property. We're excited about the project and want to make sure the City and Planning Commission have a clear understanding of how the business will operate.

You are correct that the primary operation will be cannabis cultivation within the secured greenhouse. After harvest, the cannabis will be dried, cured, prepared, and securely stored on site as permitted under our license before being transported off site for sale or further distribution.

There will be no public retail sales and no on-site consumption at this location. We are not proposing a dispensary or any other customer-facing business as part of this IUP.

I plan to initially operate the site myself. As the business grows, we anticipate having no more than six employees. This will remain a relatively small operation rather than a high-traffic commercial business.

Our anticipated hours of operation are 8:00 a.m. to 6:00 p.m., Monday through Sunday. Irrigation, environmental controls, ventilation, and security systems may operate automatically outside of those hours. Occasionally, someone may need to be on site outside normal operating hours for necessary plant care, harvest-related work, maintenance, security matters, or an emergency.

Security has been an important part of the project from the beginning. The cultivation area is surrounded by an 8-foot commercial security fence with controlled and locked access. We will also have professional alarm monitoring through Schmidt Security Systems, Inc.

The property is being equipped with a commercial-grade IP video surveillance system that will operate and record 24 hours a day, seven days a week. Video will be recorded to a secure NVR with approximately 20 TB of storage and more than 90 days of recorded-video retention. The system will also include backup power to maintain surveillance during utility outages.

Cameras will monitor entrances, exits, gates, the greenhouse, storage areas, and other restricted-access portions of the facility. Exterior security lighting will also be provided where appropriate.

Overall, we have designed the operation to be secure, professional, and have as little impact on the surrounding area as possible. There will be no customer traffic associated with retail sales, and the operation will remain contained within the secured cultivation facility.

We appreciate the opportunity to work with the City and look forward to bringing the project to completion in a responsible and positive manner.

Please feel free to let us know if you or the Planning Commission would like any additional information before the meeting.

Thank you,

Brandon Zehrer
BRANIC LLC



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) Brandon Zehrer

Address 7745 Wyoming Trail

City Chisago City

State MN

Zip 55013

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) David Wosika Kelly Wosika Date 8-16-2026

Legal description of property: Section 22, Township 33, Range 21

Property Identification Number: R.21.10358.00

Present Zoning: Agriculture (A)

Present use of property: Agricultural/residential property with existing greenhouse and out buildings

Proposed use of property: Cannabis microbusiness cultivation with drying/curing and secure support functions

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 / 01 / 2036 OR Event: _____

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) Brandon Zehrer Date 8-16-2026

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 8 / 17 / 26

Fee: \$220.00 + Escrow I-26-005
Escrow - Commercial is \$1,000.00 & Residential is \$750.00

Application # I-26-005

60 Days 10 / 16 / 26

Date Paid 8 / 17 / 26

Date Application Received 8 / 17 / 26

by [Signature]

Official

Check # Cash

Revised 01/24/23

Page 65766128

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: Brandon Zehrer

Address: 7745 Wyoming Trail, Chisago City, MN 55013

Type of Business: Cannabis Microbusiness - Adult-Use Cultivation

Business name: BRANIC 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.**

1. Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?
☒ Yes ☐ No Explain: Yes- the use is permitted through the City's interim-use process in the (A) district.
2. 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: No - The operation will not create excessive demand on public facilities, streets, schools, parks or utilities.
3. 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: Yes - The operation is separated from nearby development by distance, existing vegetation, and tree lines.
4. Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
☒ Yes ☐ No Explain: Yes - The cannabis operation will be fenced, secured, well maintained, and kept orderly.
5. Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
☒ Yes ☐ No Explain: Yes - the cultivation use is reasonably related to the property's agricultural zoning and existing land use.
6. Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
☒ Yes ☐ No Explain: Yes - BRANIC LLC will comply with applicable city ordinances, permit requirements, and state cannabis regulations.
7. 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: Yes - the secured cultivation operation is compatible with the rural and agricultural character of the district.
8. Will the proposed use generate only minimal vehicular traffic on local streets?
☒ Yes ☐ No Explain: Yes - traffic will be minimal and primarily limited to staff, deliveries, service providers, and inspectors.
9. Will the proposed use create traffic hazards or unsafe access or parking needs?
☐ Yes ☒ No Explain: No - Existing access and on-site parking will serve the use without creating unsafe traffic or parking conditions.
10. 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: No - lighting, odor, noise, and site maintenance measures will be used to prevent adverse effects on nearby properties
11. Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
☐ Yes ☒ No Explain: No - the proposed use will not add to or create public health, safety, or general welfare concerns.
12. 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: No - the operation will not create water pollution, odor, fumes, unsightliness, or other nuisance impact.
13. How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?
☒ Yes ☐ No Explain: Yes - the use will preserve surrounding vegetation, tree lines, and natural areas while using the existing open field.
14. Will the proposed use cause adverse environmental effects?
☐ Yes ☒ No Explain: No - the site will be kept clean, orderly, and operated using applicable best practices.

Application # _____

Revised 01/24/23

BRANIC LLC
Interim Use Permit - Operations Letter
7745 Wyoming Trail, Chisago City, MN 55013

To Whom It May Concern,

This letter is provided to describe the proposed cannabis cultivation operations of BRANIC LLC at 7745 Wyoming Trail in the City of Wyoming, Minnesota, and to explain how the site will be operated.

BRANIC LLC intends to operate a Minnesota-licensed cannabis microbusiness utilizing the cultivation privileges authorized by the Minnesota Office of Cannabis Management. Cultivation activities will take place only within the licensed and secured premises and will remain within all applicable plant-count, canopy, and operational limits established by state law and OCM requirements.

The cultivation operation will be located within the greenhouse area on the agricultural property. The cannabis operation will be enclosed within a secured perimeter fence and access will be limited to authorized personnel, inspectors, approved visitors, service providers, and scheduled deliveries. The facility will not operate as a public retail location and no on-site cannabis consumption is proposed as part of this Interim Use Permit application.

Post-harvest activities, including drying, curing, and secure storage, will occur within designated restricted-access areas of the facility. These areas will remain locked and access-controlled when not actively in use.

BRANIC LLC will maintain security measures consistent with OCM requirements, including restricted-access areas, secure storage, surveillance, alarm systems, controlled-entry points, and procedures intended to prevent unauthorized access, theft, or diversion.

The operation will also maintain measures intended to minimize impacts to surrounding properties. These include blackout or light-control measures when supplemental cultivation lighting is used during nighttime hours, active carbon filtration for odor control, appropriate exterior lighting, routine site maintenance, responsible water use, and compliance with applicable grading and stormwater requirements.

Vehicle traffic associated with the operation is expected to be limited primarily to employees, scheduled deliveries, service and maintenance providers, inspectors, and authorized visitors. Existing site access and on-site parking will be utilized.

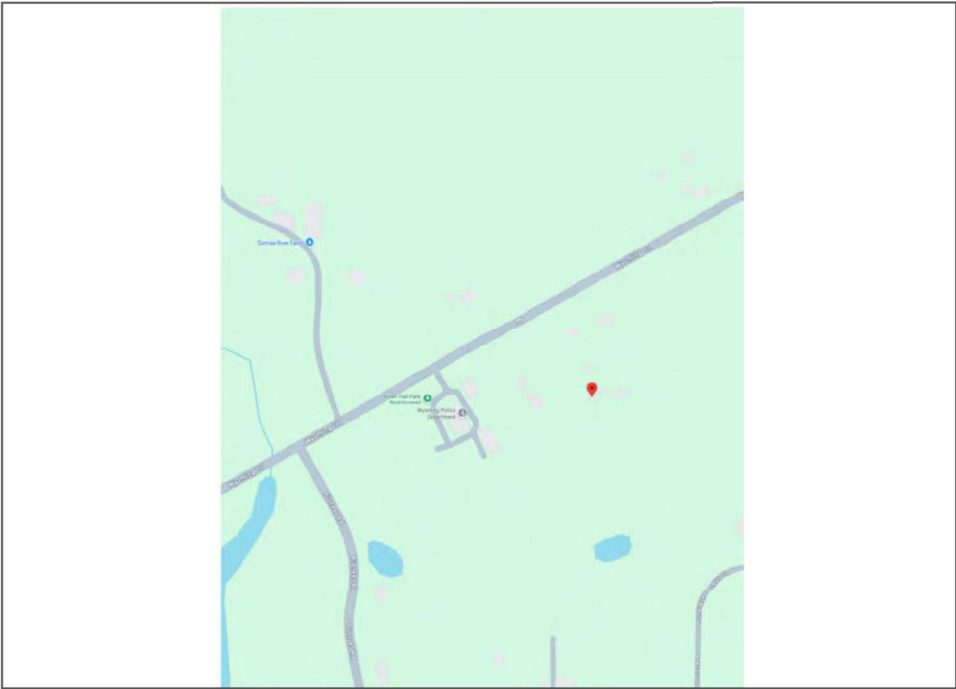
BRANIC LLC will comply with all applicable City of Wyoming requirements, Minnesota Office of Cannabis Management regulations, and other applicable local and state permits and inspections. The business will cooperate with inspections and regulatory oversight and will maintain the property and cannabis operation in a clean, orderly, secure, and responsible manner.

Please contact BRANIC LLC if any additional information or clarification is required.

Sincerely,
Brandon Zehrer
Owner / Authorized Representative
BRANIC LLC
7745 Wyoming Trail | Chisago City, MN 55013
[REDACTED]

BRANIC LLC
GENERAL LOCATION MAP

Interim Use Permit Application — 7745 Wyoming Trail



SUBJECT PROPERTY
7745 Wyoming Trail

City of Wyoming, Minnesota
Mailing address: Chisago City, MN 55013

LOCATION CONTEXT

- Along Wyoming Trail / Chisago County Road 22
- Just east of the City of Wyoming
- Near the Wyoming Police Department
- Subject property is marked by the red map pin



PLANNING EXHIBIT

General location only — not a boundary survey.

Parcel & Surrounding Land Use Map

Interim Use Permit Application — 7745 Wyoming Trail, Chisago City, Minnesota 55013



SUBJECT PROPERTY
7745 Wyoming Trail
Chisago City, MN 55013
(Chisago County)

Parcel Size: 5.07 acres
Zoning: Agriculture (A)

- MAP LEGEND**
- Subject Property (Approx.)
 - Approx. 250-Foot Surrounding Context (Approx.)

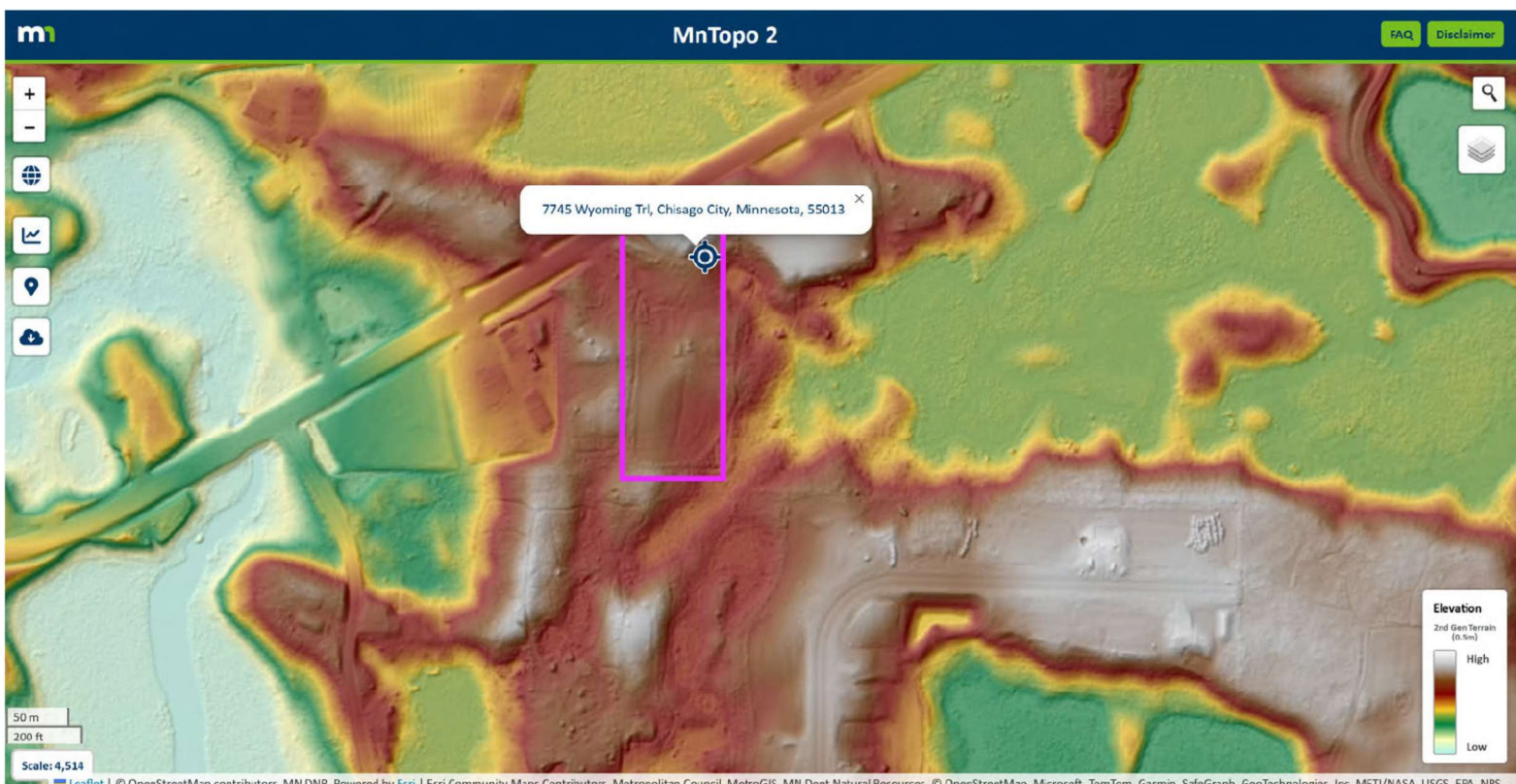
- SURROUNDING LAND USE**
- NORTH:** Agriculture / Open Land
 - WEST:** Municipal / Recreational Use
 - EAST:** Agriculture / Open Land / Woodland
 - SOUTH:** Woodland / Open Land

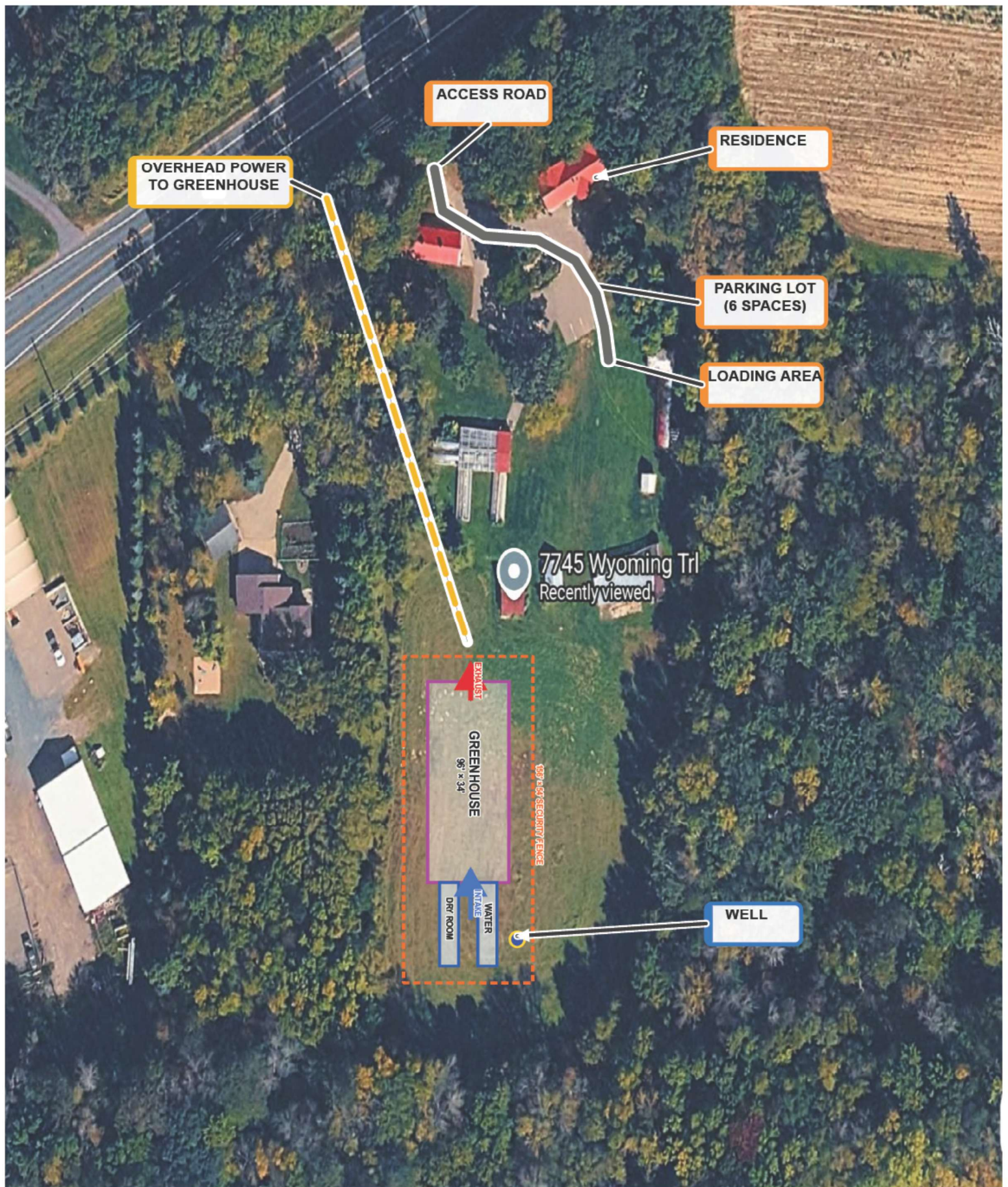


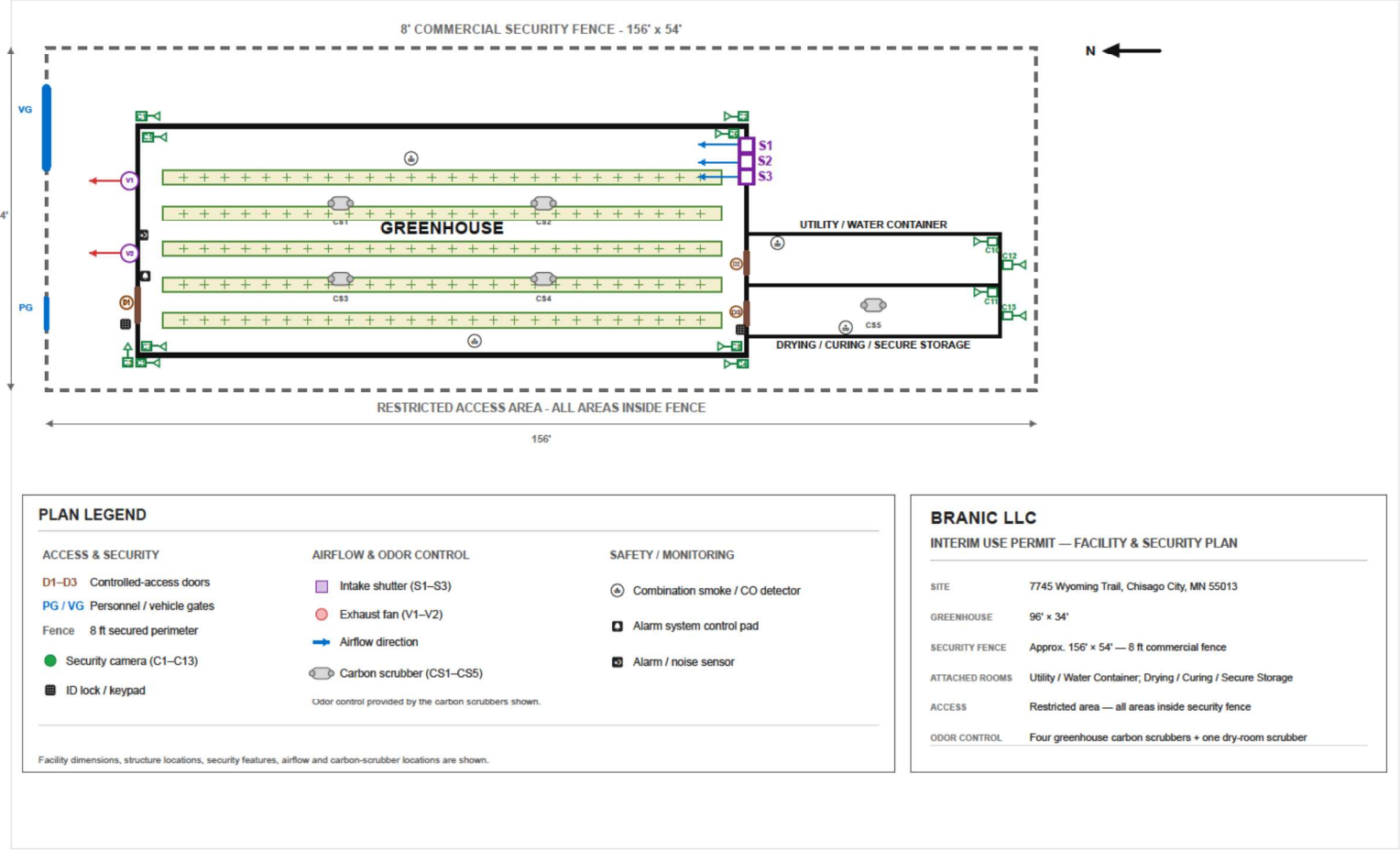
- NOTES**
- Land uses are generalized based on aerial imagery and public records.
 - Boundaries are approximate and not based on a survey.
 - Surrounding context is shown for planning reference only.

Approximate land-use exhibit for planning reference only; not a boundary survey.

Date: August 13, 2026



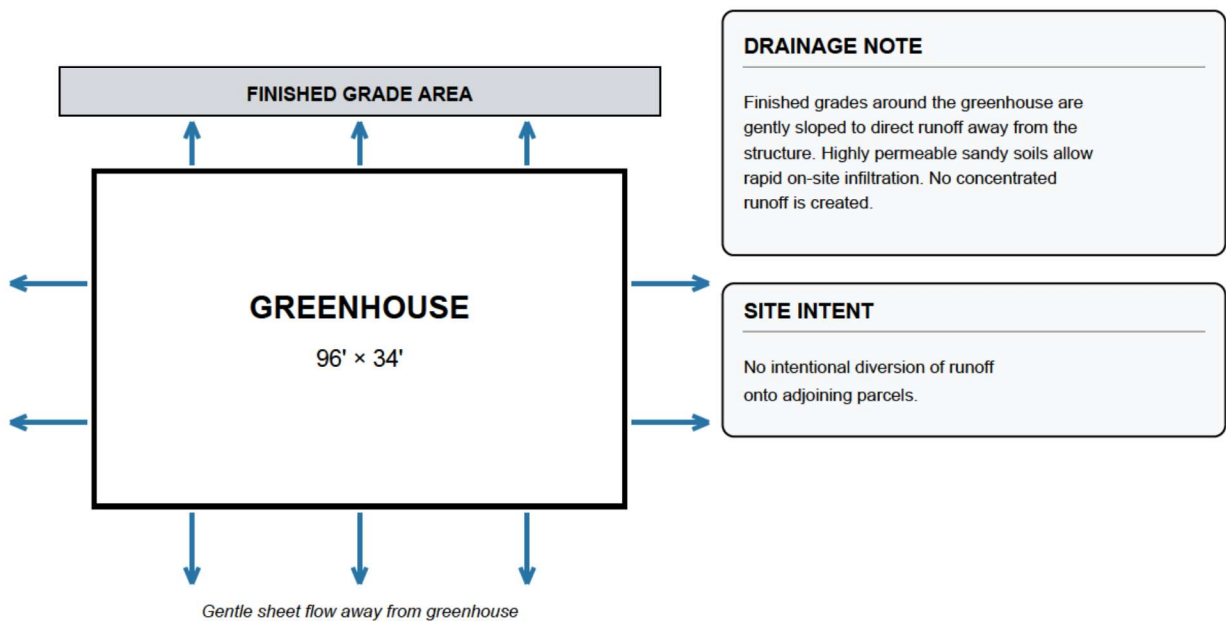






GRADING & DRAINAGE EXHIBIT

BRANIC LLC • 7745 Wyoming Trail, Chisago City, MN 55013



Conceptual IUP grading/drainage schematic. Erosion control measures will be maintained as needed.

NOT TO SCALE

LIGHT POLLUTION MITIGATION PLAN

BRANIC LLC | 7745 Wyoming Trail, Chisago City, MN 55013

BRANIC LLC will operate one enclosed greenhouse for adult-use cannabis cultivation. Supplemental horticultural lighting may be used as needed. The measures below are intended to minimize nighttime light spill, glare, and visible greenhouse glow.

ILLUSTRATIVE EXAMPLES

BLACKOUT / LIGHT CONTAINMENT

- A retractable blackout or equivalent light-blocking system will be closed before supplemental grow lighting is operated after dark and will remain closed while nighttime grow lighting is in use.
- Doors and other openings will remain closed during nighttime lighting except for normal entry and exit. Visible gaps allowing light escape will be sealed, covered, or repaired.

INTERIOR CULTIVATION LIGHTING

- Grow lights will remain inside the greenhouse and will be aimed downward toward the cultivation area.
- Lighting will operate on controlled schedules and will not be intentionally directed toward neighboring properties or the public right-of-way.

EXTERIOR / SECURITY LIGHTING

- Exterior lighting will be limited to safety and security needs.
- Where practical, exterior fixtures will be shielded and directed downward to reduce glare and off-site light spill.

MONITORING & MAINTENANCE

- Staff will periodically check the greenhouse exterior during nighttime lighting operation to verify that significant visible glow or light spill is not occurring.
- Blackout materials, seals, doors, and exterior fixtures will be maintained and corrected promptly if light leakage is observed.



Blackout greenhouse interior



Shielded exterior fixture

PLAN INTENT

Prevent unreasonable nighttime glare, visible greenhouse glow, and light trespass onto adjoining property while maintaining lighting needed for cultivation, safety, and security.

Illustrative images are provided to show the type of light-control measures described in this plan.

BRANIC LLC

ODOR MITIGATION PLAN

BRANIC LLC | 7745 Wyoming Trail, Chisago City, MN 55013

BRANIC LLC will use activated-carbon filtration as the primary odor-control method for cultivation and post-harvest activities. The system is intended to capture and reduce cannabis odor within the controlled facility and minimize odor migration beyond the property.

GREENHOUSE ODOR CONTROL

- Four activated-carbon air scrubbers will be distributed within the greenhouse to recirculate and filter interior air during cultivation.
- Carbon filtration will be operated as needed during plant growth and maintained so odor-control performance remains effective.

DRYING / CURING / STORAGE

- One additional activated-carbon scrubber will serve the climate-controlled drying, curing, and secure-storage room.
- Post-harvest areas will remain enclosed and doors will remain closed except for normal access.

VENTILATION & CONTAINMENT

- Greenhouse ventilation and exhaust will be operated in a manner intended to minimize off-site odor migration.
- Odorous plant material and harvested cannabis will remain inside enclosed cultivation or post-harvest areas.

INSPECTION & MAINTENANCE

- Carbon filters, fans, and related odor-control equipment will be inspected routinely and serviced or replaced based on manufacturer guidance and observed performance.
- If noticeable odor is detected outside the facility, staff will inspect the filtration and ventilation systems and correct the condition promptly.

PLAN INTENT

Maintain effective odor control so cultivation and post-harvest activities do not create a persistent or unreasonable cannabis odor impact on neighboring properties.

ODOR-CONTROL EQUIPMENT



Greenhouse ventilation



Carbon filtration airflow



Activated-carbon scrubber

Equipment images illustrate the odor-control methods described in this plan.

BRANIC LLC

WATER USAGE PLAN

BRANIC LLC | 7745 Wyoming Trail, Chisago City, MN 55013

Mitigation Measures

BRANIC LLC will implement water-conservation and mitigation measures to ensure responsible indoor cannabis cultivation and compliance with applicable local and state requirements.

Irrigation will utilize high-efficiency drip irrigation and/or micro-emitter systems that deliver water directly to plant root zones, minimizing evaporation, overspray, and runoff. Irrigation will be based on plant needs, soil moisture conditions, and weather conditions, and water will not be applied continuously.

All cultivation water will be sourced from an existing on-site well. No surface-water diversion is proposed.

Cultivation areas will be managed to prevent unnecessary runoff, erosion, and off-site impacts through appropriate grading, vegetative cover, and routine inspection and maintenance.

Water use will be monitored as part of normal cultivation operations. Irrigation practices will be adjusted as needed to conserve water and minimize impacts to neighboring properties.

Water Supply and Consumption

BRANIC LLC anticipates average daily cultivation water use of less than 300 gallons per day. Actual water use will vary based on plant stage, seasonal conditions, temperature, humidity, and irrigation demand.

Irrigation will occur only as needed. High-efficiency drip irrigation will be used to deliver water directly to the root zones, minimizing waste, evaporation, and runoff.

Water use will be monitored and adjusted to maintain efficient consumption and responsible use of the on-site well.

RESOLUTION NO. 26-09-119

**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, Brandon Zehrer, for BRANIC LLC , 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 September 8, 2026, 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 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 must receive the building permits for the fence and greenhouse that have been installed on the property, and the greenhouse must meet the building code, prior to the issuance of the Interim Use Permit.
6. The storage and operations building shall comply with appropriate building code requirements. Use of a semi-trailer for storage and processing etc., is prohibited.
7. The applicant shall work with the City Engineer to finalize grading, and stormwater plans for the greenhouse and other site improvements.
8. A final site plan shall be submitted which locates the greenhouse, operations/storage building, all exterior light fixtures, and the fence.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 15th DAY OF SEPTEMBER, 2026.

Lisa Iverson, Mayor

ATTEST:

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

Robb Linwood, City Administrator

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
SEPTEMBER 8, 2026
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for September 8, 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: Mark Lobermeier, Katie West, and Dan Iverson

ABSENT: Mark Holl and Ken Rutford

Also Present: Fred Weck, Zoning Administrator, City Planner Kim Lindquist, 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 August 12, 2026

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR AUGUST 12, 2026, AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS:

2. Interim Conditional Use Permit for a Cannabis Microbusiness: I-26-003
Location: 7745 Wyoming Trail
Applicant: Brandon Zehrer of BRANIC, LLC
Owner: Dave & Kelly Wosika
Property ID Number: 21.00358.00

City Planner Lindquist reviewed the application for an ICUP and explained that it was for a parcel that the Commission had already spent time discussing for a similar use of the property. She stated that this application was for a microbusiness and cultivator. She reminded the Commission that this property was rezoned to Agriculture from R-1 in November of 2025 and had received prior cannabis use approvals, but this was a new applicant. She clarified that the application that was approved in January 2026 was now void and suggested that the City may want to take formal action to officially make it clear that it was void and be taken off the books. She stated that the current proposal was for a 96x34

greenhouse, a utility container/storage room for processing and storage, a security fence with a gate, and would use the pre-existing parking on the north end of the site. She noted that there had been activity on the site prior to receiving approval for the ICUP. She explained that the greenhouse, fence, and the storage building have already been installed on the property and stated that within the suggested conditions of approval, there are items that outline that all of those will need building permits prior to the City issuing the ICUP. She showed pictures of the existing conditions on the site, including the structures already on the property. She briefly highlighted some of the proposed conditions of approval and stated that staff was recommending approval of the request.

Chair Lobermeier asked if there should be another condition of approval that the previous ICUP approval be voided or if that was an administrative action.

Zoning Administrator Weck stated that it would be handled administratively as a separate action.

Bryant Jones, 15719 Fair Hill Way, Apple Valley, MN 55124, introduced himself.

Chair Lobermeier asked if Mr. Jones had seen the staff report and if he agreed with the conditions of approval that staff was recommending.

Mr. Jones stated that he had seen the conditions and hadn't seen anything outside of what the State would already require.

Chair Lobermeier stated that the construction on the property had begun without building permits and asked if he understood that the inspections needed to happen.

Mr. Jones stated that he wasn't aware that he needed inspections because they are agricultural buildings.

Zoning Administrator Weck explained that the buildings are agricultural in that they are greenhouses, and there is a State exemption for building permits for agricultural buildings, but there are conditions associated with that exemption. He stated that one of the exemptions is that the land needed to be at least 10 acres, and this parcel is only about 5 acres. He noted that the State does not look at cannabis greenhouses as an agricultural greenhouse, but as a factory.

Dave Wosika, property owner, stated that they understood what needed to happen and explained that he had spoken with representatives at the State about this. He clarified that he wasn't trying to pull the wool over the city's eyes in this situation and just believed that they had gotten the marching orders from the State.

Commissioner Iverson stated that the applicant has indicated that they will use activated charcoal to help with odor control and stated that it appears that the exhaust would be pointing towards the north, that had a residence in the area.

Mr. Wosika stated that their reasoning for its placement was because they felt most of the wind would be coming out of the west, so it would blow it to the east.

Mr. Jones explained that the exhaust would also be treated before it exits the building.

Chair Lobermeier referenced the information the applicant had submitted information about business plans and asked what the expansion footprint looked like within the property.

Mr. Jones stated that they would have to expand upwards, but there would be limitations to that.

Chair Lobermeier asked if the greenhouse footprint would be expanded or if Mr. Jones was planning to add more greenhouses.

Mr. Jones explained that those were not in his plans at the moment and explained that they were limited by the State with the maximum canopy and gave a brief explanation of the canopy, vegetative, and flowering spaces.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO OPEN THE PUBLIC HEARING AT 7:19 P.M.

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

There were no public comments.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING AT 7:19 P.M.

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

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF INTERIM CONDITIONAL USE PERMIT FOR A CANNABIS MICROBUSINESS: I-26-004 LOCATED AT 7745 WYOMING TRAIL FOR APPLICANT: BRANDON ZEHRER OF BRANIC, LLC, OWNER: DAVE & KELLY WOSIKA, PROPERTY ID NUMBER: 21.00358.00, SUBJECT TO THE CONDITIONS INCLUDED IN THE STAFF REPORT.

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

NEW BUSINESS: NONE

OLD BUSINESS:

COMMUNICATIONS:

Chair Lobermeier apologized to the Commission, City staff, and Mayor Iverson for the public hearing at the last meeting. He explained that he allowed something to occur that did not follow protocol and stated that the Commission members are either a member of the public or a Commissioner throughout the entire agenda item. He stated that one of the Commissioners was allowed to speak in both capacities, which he should not have allowed.

UPDATES:

Mayor Iverson noted that Commissioner Iverson would not be in attendance at the next meeting.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE SEPTEMBER 8, 2026 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:24 PM.

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

Request for Council Action

Date: September 15, 2026

To: Wyoming City Council, Mayor Lisa Iverson, Councilmembers Claire Luger, Linda Nanko Yeager, Brett Ohnstad, and Dennis Schilling

Cc: Robb Linwood; File

From: City Engineer, Mark Erichson, PE

RE: 2026 Street Improvement Project
Declare Costs to be assessed and Set Assessment Hearing

Staff has prepared two resolutions for your consideration in accordance with the requirement of state statutes Chapter 429 for assessments to benefitting properties. Staff is requesting that the assessment hearing for the 2026 Street Improvement Project be set for October 20, 2026. A summary of project costs and assessment calculations is shown below:

Total Project Cost:	\$ 1,420,000
• Surface and Drainage Improvements:	\$ 1,343,000
• Trail Improvements (Not Assessed)	\$ 54,000
• Watermain Improvements (Not Assessed)	\$8,500
• Sanitary Sewer Improvements (Not Assessed)	\$14,500
Assessable Costs (Surface and Drainage):	\$ 1,343,000
Portion to be assessed (20%):	\$ 268,600
• Assessment Rate per Unit:	\$1,083.06 (\$1,665.65 identified in the feasibility report)

Recommendation:

Approve Resolution No. 26-09-120 and 26-09-121, a resolution to Declare Costs to be Assessed and Setting the Assessment Hearing, respectively.

RESOLUTION NO. 26-09-120

**RESOLUTION DECLARING THE COST TO BE ASSESSED
AND ORDERING PREPARATION OF PROPOSED ASSESSMENT ROLL FOR THE
2026 STREET IMPROVEMENT PROJECT**

WHEREAS, estimated costs have been calculated for the 2026 Street Improvement Project, with reference to the improvement of the following:

- Freeport Avenue from 259th Street to Forest Boulevard Trail
- 258th Street from Freeport Avenue to Goldfinch Avenue
- Goldfinch Avenue from 259th Street to Goodview Avenue
- Friesland Court from 258th Street to cul-de-sac
- 257th Street from Highway 61 to Forest Boulevard Trail
- Forest Boulevard Trail from 257th Street to Goodview Avenue
- Forest Boulevard Circle from Forest Boulevard Trail to cul-de-sac
- Freeport Avenue from Forest Boulevard Trail to dead end
- Forest Boulevard Lane from Forest Boulevard Trail to Freeport Avenue

WHEREAS, the estimated cost for such improvement is \$1,420,000 That portion of the project that is assessable is the surface and drainage improvements with estimated costs is \$268,600;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
WYOMING, MINNESOTA:**

1. The portion of the cost of the assessable portion of the improvement is hereby declared to be \$1,343,000 and the portion of the cost to be assessed against benefited property owners is declared to be \$268,600.
2. Assessments shall be payable in equal annual installments extending over a period of 5 years, the first of the installments to be payable on or before the first Monday in January, 2027 and shall bear interest at the rate of 5 percent per annum from the date of the adoption of the assessment resolution.
3. The city clerk, with the assistance of the city engineer, shall forthwith calculate the proper amount to be specially assessed for such improvement against every assessable lot, piece or parcel of land within the district affected, without regard to cash valuation, as provided by law, and he shall file a copy of such proposed assessment in his office for public inspection.
4. The clerk shall upon the completion of such proposed assessment, notify the council thereof.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 15TH DAY
OF SEPTEMBER, 2026**

ATTEST:

Lisa Iverson, Mayor

Robb Linwood, City Administrator/Clerk

RESOLUTION NO. 26-09-121

**RESOLUTION CALLING HEARING ON ASSESSMENTS FOR THE
2026 STREET IMPROVEMENT PROJECT**

WHEREAS, the City Clerk, with the assistance of the City consulting engineer, has prepared an assessment roll for the 2026 Street Improvement Project and said proposed assessment roll is on file with the City Clerk and open to public inspection;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYOMING, MINNESOTA:

1. The Clerk shall publish notice that this Council will meet to consider the proposed assessments on October 20th, 2026, at 7:00 o'clock P.M. in the Council Chambers of said City of Wyoming, Minnesota.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 15TH DAY
OF SEPTEMBER, 2026**

ATTEST:

Lisa Iverson, Mayor

Robb Linwood, City Administrator/Clerk

(seal)



Request for Council Action

Date: September 10, 2026

Presented to: Mayor Iverson and City Council Members

Presented by: Grant MacFarlane, Assistant City Administrator

Department: Administration

Reference: Animal – Off Leash Ordinance Amendment

Method: New Business

Background Information:

Within the request for action is an amended version of the City's existing animal ordinance. The proposed amended ordinance is intended to modernize and clarify existing regulations related to off-leash animals and the responsibility of the individual in control of the animal. The current ordinance contained outdated language which could create inconsistencies in the interpretation and enforcement of the ordinance.

A redline version and finalized version of Ordinance 2026-01 can be viewed at the end of this report.

The following is a brief synopsis of the sections of the amended ordinance:

Article 1. In General

Section 8-1. Definitions (10) Run at Large or Running at Large – Establishes a definition for an “at large” animal and the circumstances under which an un-restrained animal would not be considered as such.

Section 8-2. Running at Large Prohibited – Clarifies responsible party for ensuring the restraint of animals in public places.

Section 8-3. Seizure of an Animal Running at Large – Clarifies the City's discretion in potentially seizing an at-large animal.

Section 8-4. Rabies Control – Replaced the previous “Muzzling Proclamation” and provides procedure for animals at-large believed to be infected with rabies.

Section 8-7. Premises Entry Right – Clarified police procedure and authority to enter premises for discharging duties established in this chapter.



CITY OF WYOMING

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

Recommendation: To approve and adopt **Ordinance 2026-04** an ordinance amending the City of Wyoming Code of Ordinances, Chapter 8, Animals, Article I –In General and to approve **Resolution 26-09-122** a resolution adopting and approving a summary publication for Ordinance 2026-03, an Ordinance amending the City of Wyoming Code of Ordinances, Chapter 8, Animals, Article I – In General.



CITY OF WYOMING

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Phone: 651-462-0575 Fax: 651-462-0576

Sec. 8 – 1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- (1) **Agricultural Purposes:** Means animals that are raised, kept, or bred as commodities and are sold, or their offspring sold, whole or in part for meat, food, fur, skin, fiber, or egg production.
- (2) **Buildable:** Means an area of land excluding surface waters, wetlands or floodplains.
- (3) **Domestic Animal:** Domestic animal means, animal species that have been selectively bred for hundreds of generations to accept humans or live with humans, and are commonly considered to be domesticated in the United States. Domestic animals include companion animals and livestock.
- (4) **Companion Animal:** Means any animal that is commonly kept by persons as a pet or for companionship. The definition of “companion animal” includes, but is not limited to: domesticated dogs, domesticated cats, domesticated birds, and horses/donkeys.
- (5) **Educational Purposes:** Means possession of a non-releasable prohibited animal(s) for educational, or exhibition purposes as allowed only under a separate permit from the Minnesota Department of Natural Resources, pursuant to Minnesota Rules 6244.0800.
- (6) **Livestock:** means domestic animals that are traditionally raised as agricultural commodities whole or in part, or the produce of the animals is sold as a commodity and animals traditionally used as beasts of burden or transportation. When kept and/or raised for agricultural purposes the following animals include, but are not limited to, any of the following orders and families and are considered livestock:
 - (a) Equus caballus (domestic horse)
 - (b) Equus asinus (domestic ass)
 - (c) Members of the genus *Mustela* lawfully kept commercially for fur production.
 - (d) The following members of the Order Artiodactyla:
 1. Family Bovidae, Subfamily Bovinae;
 - i. *Bison bison* (American bison)
 - ii. *Bison Bonasus* (European bison)
 - iii. *Bos grunniens* (domestic yak)
 - iv. *Bos taurus* (common cattle)
 2. Family Bovidae, Subfamily Caprinae;
 - i. *Capra hircus* (domestic goat)
 - ii. *Ovis aries* (domestic sheep)
 3. Family Camelidae;
 - i. *Camelus bactrianus* (camel)
 - ii. *Camelus dromedarius* (camel)
 - iii. *Lama glama* (lama)
 - iv. *Lama pacos* (alpaca)
 4. Family Cervidae, Sub-family Capreolinae
 - i. *Odocoileus hemionus* (mule deer)
 - ii. *Odocoileus virginianus* (white-tail deer)
 - iii. *Rangifer tarandus* (reindeer)
 5. Family Cervidae, Sub-family Cervinae
 - i. *Axis axis* (axis deer)
 - ii. *Axis porcinus* (hog deer)
 - iii. *Cervus albirostris* (Thorold's deer)
 - iv. *Cervus elaphus* (elk)
 - v. *Cervus nippon* (sika deer)
 - vi. *Cervus timorensis* (Timor deer or Javan rusa)
 6. *Dama dama* (fallow deer)
 - i. *Elaphorus davidainus* (Pere David's deer)
 7. Family Suidae, Sub-family Suinae;
 - i. Only domesticated varieties of *Sus scrofa* (pigs)

(e)8. The following members of the Order Struthioniformes;

~~4-i.~~ Family Dromaiidae (emu)

~~2-ii.~~ Family Rheidae (rheas)

~~3-iii.~~ Family Struthionidae (ostrich)

~~(f)9.~~ The following members of the Order Galliformes;

~~1-i.~~ Domestic animals of the Family Nemididae (guinea fowl)

~~2-ii.~~ Domestic animals of the Family Phasianidae (pheasant, peafowl, chicken, turkey)

~~(g)iii.~~ Domestic animals of the species *Cyprinus carpio* (common carp, koi)

(7) **Prohibited Animal:** Means any animal that is not normally domesticated in the United States or is wild by nature. Prohibited Animals include, but are not limited to, any of the following orders and families, whether bred in the wild or captivity, and also any of their hybrids with domestic species.

- (a) Order Carnivoria, Family Ailuridae (red panda);
- (b) Order Carnivoria, Family Eupliridae (mongoose);
- (c) Order Carnivoria, Family Canidae, other than *Canis familiaris* (domestic dogs);
- (d) Order Carnivoria, Family Felidae, other than *Felis catus* (domestic cats);
- (e) Order Carnivoria, Family Mephitidae (skunks)
- (f) Order Carnivoria, Families Nandiniidae and Viverridae (civet);
- (g) Order Carnivoria, Family Odoenidae, Otariidae and Phocidae (walruses and seals);
- (h) Order Carnivoria, Family Procyonidae (raccoons);
- (i) Order Carnivoria, Family Ursidae (bears, including hybrids);
- (j) Order Carnivoria, Family Mustelidae (wolverines);
- (k) Order Carnivoria, Family Hyaenidae (hyenas);
- (l) Order Primates (monkeys, apes, etc.), other than the species *Homo sapiens*;
- (m) Order Proboscidae, Family Elephantidae (elephants);
- (n) Order Perissodactyla, Family Rhinocerotidae (rhinoceroses);
- (o) Order Artiodactyla, Family Suidae (warthogs) and Family Hippopotamidae (hippopotamuses);
- (p) Order Crocodilia (crocodiles, alligators, and caimans);
- (q) Venomous reptiles, including all members of the following families:
 - 1. Helodermodidae (gila monsters and Mexican beaded lizards);
 - 2. Viperidae vipers;
 - 3. Crotalidae (pit vipers);
 - 4. Hydrophilidae (sea snakes);
 - 5. Elapidae (cobras, coral snakes, and related); and
 - 6. Any rear-fanged snakes of the family Colubridae that are known to be life-threatening to humans, including but not limited to the following:
 - i. *Dispholidus typus* (boomslang);
 - ii. *Thebtonis kirtlandii* (twig snake); and
 - ~~iii.~~ *Rhabdophis* (keelbacks).

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- (r) Any constricting snake greater than four (4) feet in length or 20 pounds in weight;
- (s) Any species of the class Insecta (insects) considered life-threatening to humans in general;
- (t) Any species of the class Arachnida (spiders, scorpions, and related) considered life-threatening to humans in general;
- (u) Any species of the genera *Catopryon*, *Pygocentrus*, *Pygoprictis*, *Rooseveltiella*, *Serrasalmus*, *Serrasalmo*, and *Taddeya* of the superorder Teleostei of the class Osteichthyes (piranhas);
- (v) Any regulated animal;

(8) **Public nuisance animal:** Is any animal which:

- (a) Is repeatedly found at large.
- (b) Damages the property of anyone other than its owner.
- (c) Is a vicious animal.
- (d) Causes fouling of the air by odors.

- (e) Cause unsanitary conditions of enclosures or surroundings.
 - (f) By virtue of number of types of animals maintained is offensive or dangerous by possession.
 - (g) Makes excessively disturbing noises.
 - (h) Molests passersby or passing vehicles.
 - (i) Attacks other domestic animals.
 - (j) Has been designated by the city council to be a public nuisance animal by virtue of being a menace to the public health, welfare and safety.
- (9) **Regulated Animal:** Regulated animals means any animal defined as regulated in Minn. Stat. §346.155, Subd. 1(e).
- (10) **Run at large or running at large:** means permitting any animal to be found, whether intentionally or unintentionally, on property not owned by the individual who is the animal's owner ~~unless the animal is leashed or under control of a competent person; unless the animal is effectively restrained by a leash, chain, or cord and under the physical control of a competent person~~
- (10) _____
- _____ An animal shall not be considered running at large when the animal is:
- (11) _____
- _____ (a) Upon private property with the permission of the property owner and under the control of a competent person;
- (a) _____
- _____ (b) Within an area designated by the City for off leash use; or
- (b) _____
- _____ (c) Actively engaged in lawful hunting, training, law enforcement, or other lawful working activities and under the control of its owner or handler
- _____
- (11)(c) _____
- (12) **Wildlife Rehabilitator:** means a person who has a valid Department of Natural Resources novice, general, or master class wildlife rehabilitation permit issued pursuant to Minnesota Rules 6244.0100 to 6244.2000.

Cross references: Definitions generally, § 1-2.

Sec. 8 – 2. Running at large prohibited.

No person may permit an animal to run at large in the city. No owner or person having custody or control of an animal shall permit the animal to run at large within the City

Sec. 8 – 3. Seizure of an animal running at large.

The city ~~will promptly~~ may seize, take up, and place all animals that may be found running at large or being kept or harbored any place in the city contrary to the provisions of this chapter. The city clerk-administrator is granted the authority to formulate rules and regulations for the detention, care, redemption, and disposal of all animals taken up under this section.

Sec. 8 – 4. Muzzling proclamation.

~~When the health officers determine that a cat or dog in the city is infected with rabies or hydrophobia, the mayor may, upon written advice from the health officer that the public safety and general welfare require it, order by proclamation that all cats or dogs be muzzled when off the premises of the owner, and that all unmuzzled cats or dogs found off the premises of the owner be immediately taken up and impounded, and may further order that after the proclamation has been published for five (5) days either by posting or printing in the official newspaper, all cats and dogs found off the premises of the owner shall be taken up, impounded and killed; except that an officer may immediately kill such unmuzzled cat or dog if with reasonable effort it cannot first be taken up and impounded. Any cat or dog seized and impounded within the first 48 hours after the publishing of any such proclamation shall, if claimed within five business days, and if not infected with rabies or hydrophobia, be returned to its owners; but after five business days, such cats or dogs may be killed. The poundmaster shall collect from the owners or persons desiring to redeem any animal which has been impounded a reasonable sum relative to the expenses incurred.~~

Sec. 8.4. Rabies control.

(a) All animals within the City shall be subject to the rabies control, confinement, quarantine, testing, and other requirements established by applicable Minnesota law and rules.

(b) The owner or person having custody or control of an animal that bites or otherwise exposes a person to possible rabies shall promptly report the incident to the City Police Department.

(c) Any animal that bites a person, is reasonably suspected of having rabies, or has been exposed to rabies shall be confined, quarantined, tested, or otherwise managed in accordance with applicable Minnesota law and rules.

(d) The owner of an animal subject to confinement, quarantine, examination, testing, treatment, impoundment, or other action under this section shall be responsible for all associated costs, except as otherwise provided by law.

(e) The City Police Department and any animal control authority designated by the City are authorized to enforce this section and applicable state rabies control requirements.

Sec. 8 – 5. Specific Prohibitions.

- (1) Unlawful to Keep Prohibited Animals. It shall be unlawful for any person to own, possess, keep, harbor, bring, or to have in one's possession a prohibited animal(s) within the City of Wyoming.
- (2) Unlawful to Keep Livestock. It shall be unlawful for any person to own, possess, keep, harbor, bring, or to have in one's possession a livestock animal(s) within the City of Wyoming.
- ~~(3) Unlawful to Allow Prohibited Animals. It shall be unlawful for the owner, possessor, or any other person in control of a lot, tract, or parcel of land within the City of Wyoming or any residence or business premises situated thereon to knowingly~~

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permit any other person to be in possession of a prohibited animal or prohibited animals upon the property, residence, or premises.

- (4) Unlawful to Allow Livestock. It shall be unlawful for the owner, possessor, or any other person in control of a lot, tract, or parcel of land within the City of Wyoming or any residence or business premises situated thereon to knowingly permit any other person to be in possession of a livestock animal or livestock animals upon the property, residence, or premises.
- (5) Unlawful to Sell or Trade. It shall be unlawful for any person, corporation, business, or broker to sell, trade, barter, or exchange for valuable consideration any prohibited animal in any way within the City.
- (6) Non-Native Species. It is unlawful to possess non-native, (to Minnesota,) prohibited animals. The exceptions in Subdivision (9) do not apply to non-native, (to Minnesota,) prohibited animals.
- (7) Wildlife Sanctuaries. Wildlife sanctuaries or wildlife sanctuary of any type are not permitted within the City of Wyoming.
- (8) No person shall keep, own, harbor, or otherwise possess in the city an animal which is a public nuisance as defined by this Chapter.
- (9) Exceptions. A person may keep or allow the keeping of prohibited animals and livestock within the City under the following exceptions:
- (a) Wildlife rehabilitators licensed by a state or federal agency;
 - (b) Veterinary clinics in possession of prohibited animals for temporary treatment or rehabilitation purposes, not to exceed six (6) months. Wildlife sanctuaries or Exotic Animal shelters shall not be considered veterinary clinics;
 - (c) Nonresident circuses, carnivals or traveling fairs for no longer than one seven-day period, per each separate location where such circus is held within the County per calendar year;
 - (d) Persons temporarily transporting prohibited animals through the city, provided that the animal is in a secured enclosure with no public contact and such transport time shall not exceed 24 hours; and
 - (e) Falconers in possession of valid Minnesota DNR Falconry permit, and valid U.S. Fish and Wildlife permit. Only animals listed on the permits are excepted from this ordinance.
 - (f) Livestock being used for agricultural purposes if:
 - 1. Their location and use conforms to the provisions of Chapter 40.
 - 2. All animals and animal quarters are kept in a clean and sanitary condition and so maintained as to eliminate objectionable odors.
 - 3. Animals are maintained in quarters constructed as to prevent their escape.
 - (g) The provisions of subsections (2) and (4) shall not apply to domestic fowl kept in accordance with Secs. 8 – 71 and 8 – 72.
- (10) Penalty. Any person violating any provision of this section is guilty of a misdemeanor.

Sec. 8 – 6. Premises entry right.

City police officers may inspect or enter property as permitted by law for the purpose of discharging duties imposed by this chapter

~~The city police officers may enter upon any premises at reasonable times for the purpose of discharging the duties imposed upon them by this chapter where there is a reasonable belief that a violation of this chapter has occurred.~~

Sec. 8 – 7. Number of animals permitted.

- (1) No person may own, keep, or allow the keeping of more than the following number of animals of the dog, cat, ferret, rabbit, or rodent kind over the age of six (6) months on their premises without first receiving a kennel permit or conditional use permit from the City:
- (a) Three dogs; or
 - (b) Three cats; or
 - (c) Two ferrets; or
 - (d) Four rabbits; or
 - (e) Four rodents; or
 - (f) Five animals that consist of a combination of any animal permitted to be kept under this ordinance (but no more of any one kind than listed in subdivisions 1 (a) through (e) above).
- (2) The limitation contained in paragraph (1), (f), does not apply to farm animals on property being used for agricultural purposes that qualifies for the agricultural property tax classifications established in Minn. Stat. § 273.13.

- (3) All dogs, cats and ferrets four (4) months of age and older shall be vaccinated against rabies and records for such vaccination retained.

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- ~~(8)~~(4) In the event that the City repairs, remediates, condemns, demolishes or removes any property or removes, houses, transfers, shelters, cares for or euthanizes any animals because they were kept in numbers in excess of that permitted then the City shall be permitted to assess all costs incurred by it therein against the property under this code and any Minnesota Statute permitting assessment for any service to the property.
Secs. 8-9--8-40. Reserved.

STATE OF MINNESOTA
COUNTY OF CHISAGO
CITY OF WYOMING

ORDINANCE NO. 2026-04

AN ORDINANCE AMENDING THE CITY OF WYOMING CODE OF ORDINANCES, CHAPTER 8, ANIMALS, ARTICLE I, IN GENERAL

NOW THEREFORE, it is hereby ordained by the City Council of the City of Wyoming, Chisago County, Minnesota, that Chapter 8, Animals, Article I, In General of the Wyoming City Code be amended as follows:

CHAPTER 8

ANIMALS
ARTICLE I. IN GENERAL

Sec. 8 – 1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- (1) **Agricultural Purposes:** Means animals that are raised, kept, or bred as commodities and are sold, or their offspring sold, whole or in part for meat, food, fur, skin, fiber, or egg production.
- (2) **Buildable:** Means an area of land excluding surface waters, wetlands or floodplains.
- (3) **Domestic Animal:** Domestic animal means, animal species that have been selectively bred for hundreds of generations to accept humans or live with humans, and are commonly considered to be domesticated in the United States. Domestic animals include companion animals and livestock.
- (4) **Companion Animal:** Means any animal that is commonly kept by persons as a pet or for companionship. The definition of “companion animal” includes, but is not limited to: domesticated dogs, domesticated cats, domesticated birds, and horses/donkeys.
- (5) **Educational Purposes:** Means possession of a non-releasable prohibited animal(s) for educational, or exhibition purposes as allowed only under a separate permit from the Minnesota Department of Natural Resources, pursuant to Minnesota Rules 6244.0800.
- (6) **Livestock:** means domestic animals that are traditionally raised as agricultural commodities whole or in part, or the produce of the animals is sold as a commodity and animals traditionally used as beasts of burden or transportation. When kept and/or raised for agricultural purposes the following animals include, but are not limited to, any of the following orders and families and are considered livestock:
 - (a) Equus caballus (domestic horse)
 - (b) Equus asinus (domestic ass)
 - (c) Members of the genus Mustela lawfully kept commercially for fur production.
 - (d) The following members of the Order Artiodactyla:
 1. Family Bovidae, Subfamily Bovinae;
 - i. Bison bison (American bison)
 - ii. Bison Bonasus (European bison)
 - iii. Bos grunniens (domestic yak)
 - iv. Bos taurus (common cattle)
 2. Family Bovidae, Subfamily Caprinae;
 - i. Capra hircus (domestic goat)

- ii. *Ovis aries* (domestic sheep)
- 3. Family Camelidae;
 - i. *Camelus bactrianus* (camel)
 - ii. *Camelus dromedarius* (camel)
 - iii. *Lama glama* (lama)
 - iv. *Lama pacos* (alpaca)
- 4. Family Cervidea, Sub-family Capreolinae
 - i. *Odocoileus hemionus* (mule deer)
 - ii. *Odocoileus virginianus* (white-tail deer)
 - iii. *Rangifer tarandus* (reindeer)
- 5. Family Cervidea, Sub-family Cervinae
 - i. *Axis axis* (axis deer)
 - ii. *Axis porcinus* (hog deer)
 - iii. *Cervus albirostris* (Thorold's deer)
 - iv. *Cervus elaphus* (elk)
 - v. *Cervus nippon* (sika deer)
 - vi. *Cervus timorensis* (Timor deer or Javan rusa)
- 6. *Dama dama* (fallow deer)
 - i. *Elaphurus davidianus* (Pere David's deer)
- 7. Family Suidae, Sub-family Suinae;
 - i. Only domesticated varieties of *Sus scrofa* (pigs)
- 8. The following members of the Order Struthioniformes;
 - i. Family Dromaiidae (emu)
 - ii. Family Rheidae (rheas)
 - iii. Family Struthionidae (ostrich)
- 9. The following members of the Order Galliformes;
 - i. Domestic animals of the Family Nemididae (guinea fowl)
 - ii. Domestic animals of the Family Phasianidae (pheasant, peafowl, chicken, turkey)
 - iii. Domestic animals of the species *Cyprinus carpio* (common carp, koi)

(7) **Prohibited Animal:** Means any animal that is not normally domesticated in the United States or is wild by nature. Prohibited Animals include, but are not limited to, any of the following orders and families, whether bred in the wild or captivity, and also any of their hybrids with domestic species.

- (a) Order Carnivora, Family Ailuridae (red panda);
- (b) Order Carnivora, Family Eupliridae (mongoose);
- (c) Order Carnivora, Family Canidae, other than *Canis familiaris* (domestic dogs);
- (d) Order Carnivora, Family Felidae, other than *Felis catus* (domestic cats);
- (e) Order Carnivora, Family Mephitidae (skunks)

- (f) Order Carnivoria, Families Nandiniidae and Viverridae (civet);
- (g) Order Carnivoria, Family Odoenidae, Otariidae and Phocidae (walruses and seals);
- (h) Order Carnivoria, Family Procyonidae (raccoons);
- (i) Order Carnivoria, Family Ursidae (bears, including hybrids);
- (j) Order Carnivoria, Family Mustelidae (wolverines);
- (k) Order Carnivoria, Family Hyaenidae (hyenas);
- (l) Order Primates (monkeys, apes, etc.), other than the species *Homo sapiens*;
- (m) Order Proboscidea, Family Elephantidae (elephants);
- (n) Order Perissodactyla, Family Rhinocerotidae (rhinoceroses);
- (o) Order Artiodactyla, Family Suidae (warthogs) and Family Hippopotamidae (hippopotamuses);
- (p) Order Crocodilia (crocodiles, alligators, and caimans);
- (q) Venomous reptiles, including all members of the following families:
 - 1. Helodermae (gila monsters and Mexican beaded lizards);
 - 2. Viperidae vipers;
 - 3. Crotalidae (pit vipers);
 - 4. Hydrophilidae (sea snakes);
 - 5. Elapidae (cobras, coral snakes, and related); and
 - 6. Any rear-fanged snakes of the family Colubridae that are known to be life-threatening to humans, including but not limited to the following:
 - i. Dispholidus typus (boomslang);
 - ii. Thebtonis kirtlandii (twig snake); and
 - iii. Rhabdophis (keelbacks).
- (r) Any constricting snake greater than four (4) feet in length or 20 pounds in weight;
- (s) Any species of the class Insecta (insects) considered life-threatening to humans in general;
- (t) Any species of the class Arachnida (spiders, scorpions, and related) considered life-threatening to humans in general;
- (u) Any species of the genera Catoprion, Pygocentrus, Pygopristis, Rooseveltiella, Serrasalmus, Serrasalmo, and Taddiella of the superorder Teleostei of the class Osteichthyes (piranhas);
- (v) Any regulated animal;
- (8) **Public nuisance animal:** Is any animal which:
 - (a) Is repeatedly found at large.
 - (b) Damages the property of anyone other than its owner.
 - (c) Is a vicious animal.
 - (d) Causes fouling of the air by odors.
 - (e) Cause unsanitary conditions of enclosures or surroundings.
 - (f) By virtue of number of types of animals maintained is offensive or dangerous by possession.
 - (g) Makes excessively disturbing noises.
 - (h) Molests passersby or passing vehicles.

- (i) Attacks other domestic animals.
 - (j) Has been designated by the city council to be a public nuisance animal by virtue of being a menace to the public health, welfare and safety.
- (9) **Regulated Animal:** Regulated animals means any animal defined as regulated in Minn. Stat. §346.155, Subd. 1(e).
- (10) **Run at large or running at large:** means permitting any animal to be found, whether intentionally or unintentionally, on property not owned by the individual who is the animal's owner unless the animal is effectively restrained by a leash, chain, or cord and under the physical control of a competent person
- (11) An animal shall not be considered running at large when the animal is:
- (a) Upon private property with the permission of the property owner and under the control of a competent person;
 - (b) Within an area designated by the City for off leash use; or
 - (c) Actively engaged in lawful hunting, training, law enforcement, or other lawful working activities and under the control of its owner or handler
- (12) **Wildlife Rehabilitator:** means a person who has a valid Department of Natural Resources novice, general, or master class wildlife rehabilitation permit issued pursuant to Minnesota Rules 6244.0100 to 6244.2000.

Cross references: Definitions generally, § 1-2.

Sec. 8 – 2. Running at large prohibited.

No owner or person having custody or control of an animal shall permit the animal to run at large within the City

Sec. 8 – 3. Seizure of an animal running at large.

The city may seize, take up, and place all animals that may be found running at large or being kept or harbored any place in the city contrary to the provisions of this chapter. The city clerk-administrator is granted the authority to formulate rules and regulations for the detention, care, redemption, and disposal of all animals taken up under this section.

Sec. 8.4. Rabies control.

(a) All animals within the City shall be subject to the rabies control, confinement, quarantine, testing, and other requirements established by applicable Minnesota law and rules.

(b) The owner or person having custody or control of an animal that bites or otherwise exposes a person to possible rabies shall promptly report the incident to the City Police Department.

(c) Any animal that bites a person, is reasonably suspected of having rabies, or has been exposed to rabies shall be confined, quarantined, tested, or otherwise managed in accordance with applicable Minnesota law and rules.

(d) The owner of an animal subject to confinement, quarantine, examination, testing, treatment, impoundment, or other action under this section shall be responsible for all associated costs, except as otherwise provided by law.

(e) The City Police Department and any animal control authority designated by the City are authorized to enforce this section and applicable state rabies control requirements.

Sec. 8 – 5. Specific Prohibitions.

- (1) **Unlawful to Keep Prohibited Animals.** It shall be unlawful for any person to own, possess, keep, harbor, bring, or to have in one's possession a prohibited animal(s) within the City of Wyoming.

- (2) Unlawful to Keep Livestock. It shall be unlawful for any person to own, possess, keep, harbor, bring, or to have in one's possession a livestock animal(s) within the City of Wyoming.
- (3) Unlawful to Allow Prohibited Animals. It shall be unlawful for the owner, possessor, or any other person in control of a lot, tract, or parcel of land within the City of Wyoming or any residence or business premises situated thereon to knowingly permit any other person to be in possession of a prohibited animal or prohibited animals upon the property, residence, or premises.
- (4) Unlawful to Allow Livestock. It shall be unlawful for the owner, possessor, or any other person in control of a lot, tract, or parcel of land within the City of Wyoming or any residence or business premises situated thereon to knowingly permit any other person to be in possession of a livestock animal or livestock animals upon the property, residence, or premises.
- (5) Unlawful to Sell or Trade. It shall be unlawful for any person, corporation, business, or broker to sell, trade, barter, or exchange for valuable consideration any prohibited animal in any way within the City.
- (6) Non-Native Species. It is unlawful to possess non-native, (to Minnesota,) prohibited animals. The exceptions in Subdivision (9) do not apply to non-native, (to Minnesota,) prohibited animals.
- (7) Wildlife Sanctuaries. Wildlife sanctuaries or wildlife sanctuary of any type are not permitted within the City of Wyoming.
- (8) No person shall keep, own, harbor, or otherwise possess in the city an animal which is a public nuisance as defined by this Chapter.
- (9) Exceptions. A person may keep or allow the keeping of prohibited animals and livestock within the City under the following exceptions:
 - (a) Wildlife rehabilitators licensed by a state or federal agency;
 - (b) Veterinary clinics in possession of prohibited animals for temporary treatment or rehabilitation purposes, not to exceed six (6) months. Wildlife sanctuaries or Exotic Animal shelters shall not be considered veterinary clinics;
 - (c) Nonresident circuses, carnivals or traveling fairs for no longer than one seven-day period, per each separate location where such circus is held within the County per calendar year;
 - (d) Persons temporarily transporting prohibited animals through the city, provided that the animal is in a secured enclosure with no public contact and such transport time shall not exceed 24 hours; and
 - (e) Falconers in possession of valid Minnesota DNR Falconry permit, and valid U.S. Fish and Wildlife permit. Only animals listed on the permits are excepted from this ordinance.
 - (f) Livestock being used for agricultural purposes if:
 - 1. Their location and use conforms to the provisions of Chapter 40.
 - 2. All animals and animal quarters are kept in a clean and sanitary condition and so maintained as to eliminate objectionable odors.
 - 3. Animals are maintained in quarters constructed as to prevent their escape.
 - (g) The provisions of subsections (2) and (4) shall not apply to domestic fowl kept in accordance with Secs. 8 – 71 and 8 – 72.
- (10) Penalty. Any person violating any provision of this section is guilty of a misdemeanor.

Sec. 8 – 6. Premises entry right.

City police officers may inspect or enter property as permitted by law for the purpose of discharging duties imposed by this chapter

Sec. 8 – 7. Number of animals permitted.

- (1) No person may own, keep, or allow the keeping of more than the following number of animals of the dog, cat, ferret, rabbit, or rodent kind over the age of six (6) months on their premises without first receiving a kennel permit or conditional use permit from the City:
 - (a) Three dogs; or
 - (b) Three cats; or
 - (c) Two ferrets; or
 - (d) Four rabbits; or
 - (e) Four rodents; or
 - (f) Five animals that consist of a combination of any animal permitted to be kept under this ordinance (but no more of any one kind than listed in subdivisions 1 (a) through (e) above).
- (2) The limitation contained in paragraph (1), (f), does not apply to farm animals on property being used for agricultural purposes that qualifies for the agricultural property tax classifications established in Minn. Stat. § 273.13.
- (3) All dogs, cats and ferrets four (4) months of age and older shall be vaccinated against rabies and records for such vaccination retained.
- (4) In the event that the City repairs, remediates, condemns, demolishes or removes any property or removes, houses, transfers, shelters, cares for or euthanizes any animals because they were kept in numbers in excess of that permitted then the City shall be permitted to assess all costs incurred by it therein against the property under this code and any Minnesota Statute permitting assessment for any service to the property.
Secs. 8-9--8-40. Reserved.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 15TH DAY OF SEPTEMBER, 2026.

Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Clerk

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

RESOLUTION NO. 26-09-122

**A RESOLUTION ADOPTING AND APPROVING A SUMMARY PUBLICATION
FOR ORDINANCE 2026-04, AN ORDINANCE AMENDING THE CITY OF WYOMING
CODE OF ORDINANCES, CHAPTER 8, ANIMAL, ARTICLE I, IN GENERAL**

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

WHEREAS, the City has adopted City of Wyoming Ordinance No. 2026-04, an ordinance amending Chapter 8, Animals, Article I, In General, of the City Code; and

WHEREAS, the City Council has determined that publication of the title of the ordinance and a summary of the ordinance would clearly inform the public of the intent and effect of the ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Wyoming hereby directs the City Clerk to cause to be published in the Chisago County Press the following notice:

**NOTICE OF ADOPTION OF THE CITY OF WYOMING ORDINANCE NO. 2026-04, AN
ORDINANCE AMENDING THE CITY OF WYOMING CODE OF ORDINANCES,
CHAPTER 8, ANIMALS, ARTICLE I, IN GENERAL**

PURPOSE

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on the 15th day of September, 2026, the City Council of the City of Wyoming adopted an Ordinance amending Chapter 8, Animals, Article I, In General of the City Code. The new Ordinance is entitled:

ORDINANCE NO. 2026-04

**AN ORDINANCE AMENDING THE CITY OF WYOMING CODE OF ORDINANCES,
CHAPTER 8, ANIMALS, ARTICLE I, IN GENERAL**

NOTICE IS FURTHER GIVEN that the ordinance amends the City's regulations regarding off-leash animals. The ordinance clarifies animal restraint requirements and obligations of the individual in control of the animal

NOTICE IS FURTHER GIVEN that a printed copy of the entire ordinance is available for inspection by any person during the City Clerk's regular office hours in the City Hall located at 26885 Forest Boulevard, Wyoming, Minnesota. Furthermore, proof of publication of the title and summary shall be recorded in the ordinance book of the City of Wyoming within 10 days of publication of the title and summary.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 15TH DAY OF
SEPTEMBER, 2026.**

Lisa Iverson, Mayor

ATTEST:

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

Robb Linwood, City Administrator/Clerk



Request for Council Action

Date: September 10, 2026

Presented to: Mayor Iverson and City Council Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Conveyance of 8 Foot Access Strip to Wild River Audubon Society

Method: New Business

Background Information:

The Wild River Audubon Society currently owns approximately 66 acres within the Shallow Pond Wetland Complex adjacent to Hawk Meadows. The property was conveyed to the Audubon Society in 1998 as part of the Hawk Meadows development. The Audubon Society has indicated that it no longer has the resources necessary to manage the property and has been working with the Comfort Lake Forest Lake Watershed District regarding transfer of the property for long term preservation. The City Council previously indicated its support for the Watershed District assuming ownership of the property.

As part of the Watershed District's acquisition process, an environmental assessment and title review were completed. That review identified a discrepancy involving an 8 foot wide access strip extending from the City's Hawk Meadows Park to the Audubon property. The access strip was apparently intended to be conveyed to the Audubon Society in 1998 by the former Wyoming Township but was not properly included in the recorded conveyance. Both the legal description associated with the Audubon property and Chisago County GIS records identify the strip as part of the Audubon property.

The Watershed District has requested that the city convey the 8 foot strip to the Wild River Audubon Society to resolve the title discrepancy. Once the title issue is corrected, the Audubon Society intends to convey the larger Shallow Pond property to the Watershed District. The Watershed District anticipates incorporating the property into its Greenway Corridor along the Sunrise River for long term preservation.

A Quitclaim Deed has been prepared by Hoff Barry, P.A. identifying the City of Wyoming as Grantor and the Wild River Audubon Society as Grantee. The deed contains the complete legal description of the 8 foot strip to be conveyed and identifies the consideration as \$3,000 or less.

Recommendation: To approve Resolution 26-09-123 a resolution approving the conveyance of an 8 foot access strip adjacent to Hawk Meadows Park to the Wild River Audubon society and authorizing execution of a quitclaim deed

RESOLUTION 26-09-123

**A RESOLUTION APPROVING THE CONVEYANCE OF AN 8 FOOT ACCESS STRIP
ADJACENT TO HAWK MEADOWS PARK TO THE WILD RIVER AUDUBON SOCIETY AND
AUTHORIZING EXECUTION OF A QUITCLAIM DEED**

WHEREAS, the Wild River Audubon Society owns approximately 66 acres within the Shallow Pond Wetland Complex that was conveyed to the Society in connection with the Hawk Meadows development in 1998; and

WHEREAS, the Comfort Lake Forest Lake Watershed District is working with the Wild River Audubon Society toward acquisition and preservation of the property as part of a Greenway Corridor along the Sunrise River; and

WHEREAS, during review of the property title, it was determined that an 8 foot wide access strip extending from the City owned Hawk Meadows Park to the Audubon property was not properly conveyed by the former Wyoming Township in 1998; and

WHEREAS, the legal description and Chisago County GIS records identify the 8 foot access strip as part of the Audubon property, but a discrepancy remains in the recorded title; and

WHEREAS, the Comfort Lake Forest Lake Watershed District has requested that the City convey the 8 foot access strip to the Wild River Audubon Society to correct the title discrepancy and facilitate the subsequent conveyance of the Shallow Pond property to the Watershed District; and

WHEREAS, the property to be conveyed is legally described in the Quitclaim Deed attached hereto and incorporated herein; and

WHEREAS, the City Council finds that correcting the title discrepancy and facilitating the preservation of the Shallow Pond property serves a public purpose and is in the best interests of the City of Wyoming.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYOMING, MINNESOTA, that the City Council hereby approves the conveyance of the real property legally described in Exhibit A to the Quitclaim Deed to the Wild River Audubon Society.

BE IT FURTHER RESOLVED, that the Mayor and City Administrator are hereby authorized and directed to execute the Quitclaim Deed substantially in the form presented to the City Council and to execute any other documents reasonably necessary to complete the conveyance.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 15TH DAY OF SEPTEMBER, 2026.

CITY OF WYOMING

By: _____
Lisa Iverson, Mayor

ATTESTED:

Robb Linwood, City Administrator/Clerk



Date 09-03-26

Re: Audubon Society Shallow Pond Property Deed

City of Wyoming Council Members,

The Wild River Audubon Society owns a 66-acre parcel of property (outlot) in the Shallow Pond Wetland complex – deeded to them in 1998 from the Hawk Meadows development. The Audubon Society is interested in donating the property to a local government or agency as they do not have the means to manage the property.

The Audubon Society approached both the City of Wyoming and Comfort Lake Forest Lake Watershed District in 2025 regarding taking over ownership of the property. Based on interest from the CLFLWD, the Wyoming City Council agreed to concede their interest in the property to the CLFLWD. This parcel would become an essential piece of a Greenway Corridor (preservation corridor) along the Sunrise River that the CLFLWD is working to develop.

During the summer of 2026, the CLFLWD began their acquisition process that included an environmental assessment and an investigation into the title commitment. This investigation found that an 8-foot-wide access trail to the Audubon property from the City owned Hawk Meadows Park was not properly deeded to the Audubon Society in 1998 - by the then Wyoming Township. Both the legal description and County GIS property viewer indicate that this 8-foot strip is part of the Audubon property, however, the discrepancy in the deed remains. A records search did not locate any relevant Township documents.

The CLFLWD requests that the City officially deeds the 8-foot access trail in question to the Audubon Society, thus correcting the deed discrepancy from 1998. The CLFLWD would then be able to accept the property from the Audubon Society (as the deed issue has been resolved). If all proceeds as planned, it is anticipated that the transaction would be completed by the end of 2026.

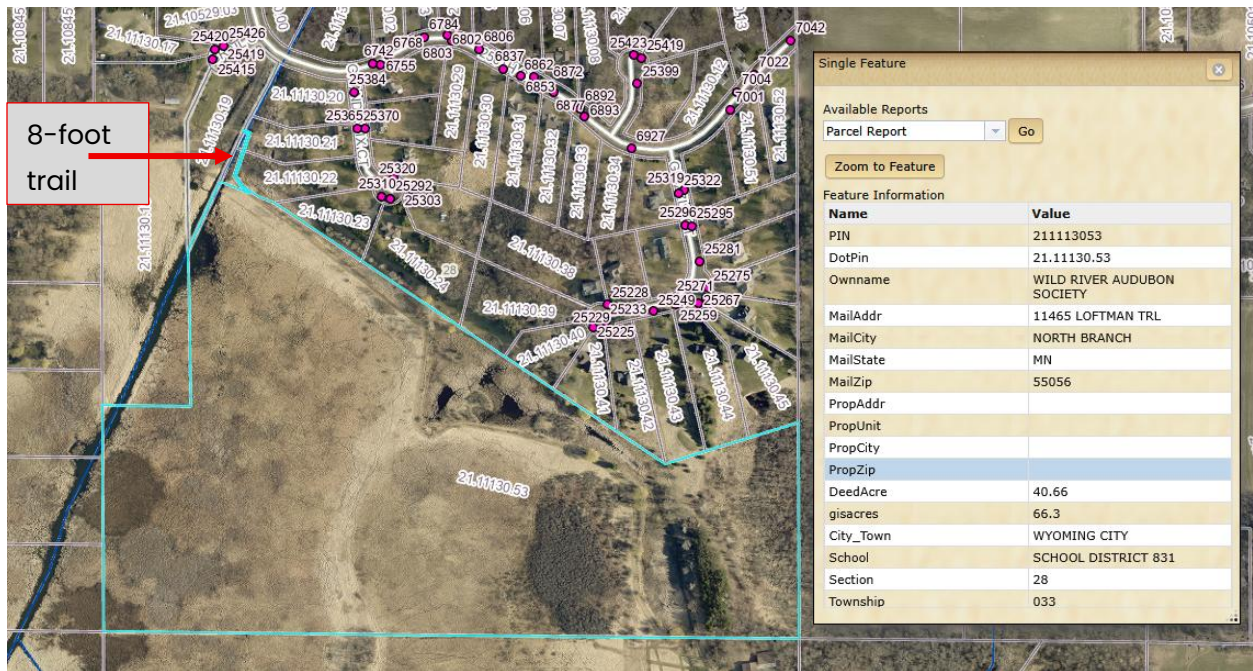
Attachments

County GIS Property Viewer imagery

Legal Description

Title commitment

Chisago County GIS Property Viewer imagery indicating that the 8-foot access trail is part of the Audubon parcel.



Audubon Property Legal Description – including the 8-foot access trail (strip)

EXHIBIT A LEGAL DESCRIPTION:

Outlot B, HAWK MEADOWS

and

An 8.00 foot strip of land across Lot 2 of Block 3, Lot 3 of Block 3 and Outlot B, HAWK MEADOW, Chisago County, Minnesota. The center line of said strip is described as follows:

Commencing at the most westerly corner of said Lot 2; thence North 24 degrees 29 minutes 05 seconds East, bearing assumed, along the northwesterly line of said Lot 2 a distance of 71.45 feet; thence North 63 degrees 41 minutes 31 seconds West 100.00 feet to the point of beginning of said center line; thence South 63 degrees 41 minutes 31 seconds East 123.90 feet; thence South 19 degrees 07 minutes 40 seconds West 169.86 feet; thence South 35 degrees 37 minutes 23 seconds East 50.47 feet; thence South 54 degrees 20 minutes 17 seconds East 197.98 feet; thence South 52 degrees 09 minutes 16 seconds East 392.99 feet; thence South 55 degrees 10 minutes 49 seconds East 283.26 feet; thence Southeasterly and southerly 27.92 feet along a tangential curve, concave to the southwest, central angle 63 degrees 59 minutes 19 seconds, radius 25.00 feet; thence South 08 degrees 48 minutes 31 seconds West 265.31 feet; thence South 05 degrees 41 minutes 42 seconds West 91.80 feet; thence South 34 degrees 44 minutes 25 seconds East 20.14 feet; thence southeasterly, easterly and northeasterly 90.43 feet along a tangential curve, concave to the north, central angle 94 degrees 12 minutes 11 seconds, radius 55.00 feet; thence North 51 degrees 03 minutes 24 seconds East 15.32 feet; thence northeasterly and easterly 85.40 feet along a tangential curve, concave to the south central angle 48 degrees 55 minutes 53 seconds, radius 100.00 feet; thence South 80 degrees 00 minutes 43 seconds East 172.88 feet; thence South 73 degrees 29 minutes 20 seconds East 306.84 feet; thence southeasterly 76.48 feet along a tangential curve, concave to the southwest, central angle 21 degrees 54 minutes 32 seconds, radius 200.00 feet; thence South 51 degrees 34 minutes 48 seconds East 98.52 feet; thence southeasterly 116.15 feet along a tangential curve, concave to the southwest, central angle 53 degrees 14 minutes 14 seconds, radius 125.00 feet; thence South 01 degrees 39 minutes 26 seconds West 189.40 feet; thence southeasterly 249.16 feet along a tangential curve, concave to the northeast, central angle 35 degrees 41 minutes 21 seconds, radius 400.00 feet; thence South 34 degrees 01 minutes 54 seconds East 60.35 feet; thence southeasterly and easterly 24.34 feet along a tangential curve, concave to the northeast, central angle 55 degrees 46 minutes 32 seconds, radius 25.00 feet; thence South 89 degrees 48 minutes 26 seconds East 69.58 feet; thence easterly 34.26 feet along a tangential curve, concave to the North, central angle 13 degrees 05 minutes 13 seconds, radius 150.00 feet; thence North 77 degrees 06 minutes 21 seconds East 47.59 feet; thence North 12 degrees 32 minutes 44 seconds West 181.66 feet and said center line there terminating.

Subject to a drainage and utility easement shown on plat of HAWK MEADOW and any other easements of record.

Title Commitment (attach pdf)

Top 3 Inches Reserved for Recording Data)

**QUIT CLAIM DEED
Business Entity to Business Entity**

**Minnesota Uniform Conveyancing Blanks
Form 10.3.5 (2013)**

eCRV number: _____

DEED TAX DUE: \$ _____

DATE: _____

FOR VALUABLE CONSIDERATION, City of Wyoming (formerly known as Wyoming Township), a municipal corporation under the laws of Minnesota ("Grantor"), hereby conveys and quitclaims to WILD RIVER AUDUBON SOCIETY, a non-profit corporation under the laws of Minnesota ("Grantee"), real property in Chisago County, Minnesota, legally described as follows:

See attached Exhibit A.

This deed is being executed to convey title and to release the interest of the City of Wyoming (formerly known as Wyoming Township) by Warranty Deed filed December 12, 1997, as Document No. 302556.

Consideration for this transaction is \$3,000 or less

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- ☒ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

GRANTOR:

CITY OF WYOMING

By: _____
Name: _____
Its: _____

By: _____
Name: _____
Its: _____

State of Minnesota, County of _____

This instrument was acknowledged before me on _____, 2026, by _____, the _____, and _____,
the _____, the City of Wyoming, a Minnesota municipal corporation, on behalf of said municipal corporation.

(Stamp)

(signature of notarial officer)

Title (and Rank):

My commission expires:

(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Hoff Barry, P.A.
100 Prairie Center Drive, Suite 200
Eden Prairie, MN 55344

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS
INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)

Wild River Audubon Society
11465 Loftman Trail
North Branch, Mn 45056

EXHIBIT A

An 8.00 foot strip of land across Lot 2 of Block 3, Lot 3 of Block 3 and Outlot B, HAWK MEADOW, Chisago County, Minnesota. The center line of said strip is described as follows:

Commencing at the most westerly corner of said Lot 2;
thence North 24 degrees 29 minutes 05 seconds East, bearing assumed, along the northwesterly line of said Lot 2 a distance of 71.45 feet;
thence North 63 degrees 41 minutes 31 seconds West 100.00 feet to the point of beginning of said center line;
thence South 63 degrees 41 minutes 31 seconds East 123.90 feet;
thence South 19 degrees 07 minutes 40 seconds West 169.86 feet;
thence South 35 degrees 37 minutes 23 seconds East 50.47 feet;
thence South 54 degrees 20 minutes 17 seconds East 197.98 feet;
thence South 52 degrees 09 minutes 16 seconds East 392.99 feet;
thence South 55 degrees 10 minutes 49 seconds East 283.26 feet;
thence Southeasterly and southerly 27.92 feet along a tangential curve, concave to the southwest, central angle 63 degrees 59 minutes 19 seconds, radius 25.00 feet;
thence South 08 degrees 48 minutes 31 seconds West 265.31 feet;
thence South 05 degrees 41 minutes 42 seconds West 91.80 feet;
thence South 34 degrees 44 minutes 25 seconds East 20.14 feet;
thence southeasterly, easterly and northeasterly 90.43 feet along a tangential curve, concave to the north, central angle 94 degrees 12 minutes 11 seconds, radius 55.00 feet;
thence North 51 degrees 03 minutes 24 seconds East 15.32 feet;
thence northeasterly and easterly 85.40 feet along a tangential curve, concave to the south central angle 48 degrees 55 minutes 53 seconds, radius 100.00 feet;
thence South 80 degrees 00 minutes 43 seconds East 172.88 feet;
thence South 73 degrees 29 minutes 20 seconds East 306.84 feet;
thence southeasterly 76.48 feet along a tangential curve, concave to the southwest, central angle 21 degrees 54 minutes 32 seconds, radius 200.00 feet;
thence South 51 degrees 34 minutes 48 seconds East 98.52 feet;
thence southeasterly 116.15 feet along a tangential curve, concave to the southwest, central angle 53 degrees 14 minutes 14 seconds, radius 125.00 feet;
thence South 01 degrees 39 minutes 26 seconds West 189.40 feet;
thence southeasterly 249.16 feet along a tangential curve, concave to the northeast, central angle 35 degrees 41 minutes 21 seconds, radius 400.00 feet;
thence South 34 degrees 01 minutes 54 seconds East 60.35 feet;
thence southeasterly and easterly 24.34 feet along a tangential curve, concave to the northeast, central angle 55 degrees 46 minutes 32 seconds, radius 25.00 feet;
thence South 89 degrees 48 minutes 26 seconds East 69.58 feet;
thence easterly 34.26 feet along a tangential curve, concave to the North, central angle 13 degrees 05 minutes 13 seconds, radius 150.00 feet;
thence North 77 degrees 06 minutes 21 seconds East 47.59 feet;
thence North 12 degrees 32 minutes 44 seconds West 181.66 feet and said center line there terminating.

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
CHICAGO TITLE INSURANCE COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

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- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I-Requirements; and
 - f. Schedule B, Part II-Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
 - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

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- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
 - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
 - a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. **IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. **PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **CLAIMS PROCEDURES**

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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ALTA COMMITMENT FOR TITLE INSURANCE
issued by
CHICAGO TITLE INSURANCE COMPANY

Transaction ID Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Legacy Title
Issuing Office: 808 West Broadway Ave, Suite C, Forest Lake, MN 55025
Issuing Office's ALTA® Registry ID: 11777406
Loan ID No.:
Commitment No.: MN56171
Issuing Office File No.: MN56171
Property Address: xxxxx Grail Court, Wyoming, MN 55092

SCHEDULE A

1. Commitment Date: July 2, 2026 at 12:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy 2021
Proposed Insured: Comfort Lake Forest Lake Water Shed
Proposed Amount of Insurance: \$18,400.00
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple.
4. The Title is, at the Commitment Date, vested in:

WILD RIVER AUDUBON SOCIETY, a non-profit corporation under the laws of Minnesota; SUBJECT TO the interest of Wyoming Township, a municipal corporation under the laws of Minnesota
5. The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO


Connie Clancy
CEO

CHICAGO TITLE INSURANCE COMPANY

By: 
Michael J. Nolan
President

ATTEST: 
Marjorie Nemzura
Secretary

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ALTA COMMITMENT FOR TITLE INSURANCE
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CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation and/or unrecorded mortgage, please contact the Exams Department immediately as additional requirements may apply.
6. Property Tax Information:
Delinquent Taxes: No
Taxes payable in the year 2026:
Total Tax Amount: \$0.00
Base Tax Amount: \$0.00
Payment Status: PAID IN FULL
Tax Classification: TAX EXEMPT / CHARITABLE INSTITUTION
Property Tax ID No.: 21.11130.53

Note 1: Taxes are paid bi-annually, of which First Half tax payments are due on or before May 15th and Second Half tax payments are due on or before October 15th.

Note 2: If total amount is less than \$100.00, the full tax amount is due on or before May 15th.

Note 3: If Agricultural, Second Half tax payments are due on or before November 15th.
7. Verify prior to closing that Assessments are paid.

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Commitment for Title Insurance (07-01-2021)
Schedule BI



MN56171

SCHEDULE B, PART I

(Continued)

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



MN56171

SCHEDULE B, PART I

(Continued)

8. Certified copy of Resolution, by the Wyoming Township supervisors, determining that real property (by legal description) is not required to be held for a special purpose and authorizing sale/conveyance in the below Quit Claim Deed to the 8.00 foot strip of land **legally described as:**

An 8.00 foot strip of land across Lot 2 of Block 3, Lot 3 of Block 3 and Outlot B, HAWK MEADOW, Chisago County, Minnesota. The center line of said strip is described as follows:

*Commencing at the most westerly corner of said Lot 2;
thence North 24 degrees 29 minutes 05 seconds East, bearing assumed, along the northwesterly line of said Lot 2 a distance of 71.45 feet;
thence North 63 degrees 41 minutes 31 seconds West 100.00 feet to the point of beginning of said center line;
thence South 63 degrees 41 minutes 31 seconds East 123.90 feet;
thence South 19 degrees 07 minutes 40 seconds West 169.86 feet;
thence South 35 degrees 37 minutes 23 seconds East 50.47 feet;
thence South 54 degrees 20 minutes 17 seconds East 197.98 feet;
thence South 52 degrees 09 minutes 16 seconds East 392.99 feet;
thence South 55 degrees 10 minutes 49 seconds East 283.26 feet;
thence Southeasterly and southerly 27.92 feet along a tangential curve, concave to the southwest, central angle 63 degrees 59 minutes 19 seconds, radius 25.00 feet;
thence South 08 degrees 48 minutes 31 seconds West 265.31 feet;
thence South 05 degrees 41 minutes 42 seconds West 91.80 feet;
thence South 34 degrees 44 minutes 25 seconds East 20.14 feet;
thence southeasterly, easterly and northeasterly 90.43 feet along a tangential curve, concave to the north, central angle 94 degrees 12 minutes 11 seconds, radius 55.00 feet;
thence North 51 degrees 03 minutes 24 seconds East 15.32 feet;
thence northeasterly and easterly 85.40 feet along a tangential curve, concave to the south central angle 48 degrees 55 minutes 53 seconds, radius 100.00 feet;
thence South 80 degrees 00 minutes 43 seconds East 172.88 feet;
thence South 73 degrees 29 minutes 20 seconds East 306.84 feet;
thence southeasterly 76.48 feet along a tangential curve, concave to the southwest, central angle 21 degrees 54 minutes 32 seconds, radius 200.00 feet;
thence South 51 degrees 34 minutes 48 seconds East 98.52 feet;
thence southeasterly 116.15 feet along a tangential curve, concave to the southwest, central angle 53 degrees 14 minutes 14 seconds, radius 125.00 feet;
thence South 01 degrees 39 minutes 26 seconds West 189.40 feet;
thence southeasterly 249.16 feet along a tangential curve, concave to the northeast, central angle 35 degrees 41 minutes 21 seconds, radius 400.00 feet;
thence South 34 degrees 01 minutes 54 seconds East 60.35 feet;
thence southeasterly and easterly 24.34 feet along a tangential curve, concave to the northeast, central angle 55 degrees 46 minutes 32 seconds, radius 25.00 feet;
thence South 89 degrees 48 minutes 26 seconds East 69.58 feet;
thence easterly 34.26 feet along a tangential curve, concave to the North, central angle 13 degrees 05 minutes 13 seconds, radius 150.00 feet;
thence North 77 degrees 06 minutes 21 seconds East 47.59 feet;
thence North 12 degrees 32 minutes 44 seconds West 181.66 feet and said center line there terminating.*

Note: Wyoming Township, a municipal corporation under the laws of Minnesota, takes Title to

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



MN56171

SCHEDULE B, PART I

(Continued)

said 8.00 foot strip by Warranty Deed filed December 12, 1997, as Document No. 302556, and they never deed out.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



MN56171

SCHEDULE B, PART I

(Continued)

9. Quit Claim Deed from Wyoming Township, a municipal corporation under the laws of Minnesota, as Grantor(s), in favor of WILD RIVER AUDUBON SOCIETY, a non-profit corporation under the laws of Minnesota, as Grantee(s), **conveying the legal description of:**

An 8.00 foot strip of land across Lot 2 of Block 3, Lot 3 of Block 3 and Outlot B, HAWK MEADOW, Chisago County, Minnesota. The center line of said strip is described as follows:

Commencing at the most westerly corner of said Lot 2;
thence North 24 degrees 29 minutes 05 seconds East, bearing assumed, along the northwesterly line of said Lot 2 a distance of 71.45 feet;
thence North 63 degrees 41 minutes 31 seconds West 100.00 feet to the point of beginning of said center line;
thence South 63 degrees 41 minutes 31 seconds East 123.90 feet;
thence South 19 degrees 07 minutes 40 seconds West 169.86 feet;
thence South 35 degrees 37 minutes 23 seconds East 50.47 feet;
thence South 54 degrees 20 minutes 17 seconds East 197.98 feet;
thence South 52 degrees 09 minutes 16 seconds East 392.99 feet;
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thence Southeasterly and southerly 27.92 feet along a tangential curve, concave to the southwest, central angle 63 degrees 59 minutes 19 seconds, radius 25.00 feet;
thence South 08 degrees 48 minutes 31 seconds West 265.31 feet;
thence South 05 degrees 41 minutes 42 seconds West 91.80 feet;
thence South 34 degrees 44 minutes 25 seconds East 20.14 feet;
thence southeasterly, easterly and northeasterly 90.43 feet along a tangential curve, concave to the north, central angle 94 degrees 12 minutes 11 seconds, radius 55.00 feet;
thence North 51 degrees 03 minutes 24 seconds East 15.32 feet;
thence northeasterly and easterly 85.40 feet along a tangential curve, concave to the south central angle 48 degrees 55 minutes 53 seconds, radius 100.00 feet;
thence South 80 degrees 00 minutes 43 seconds East 172.88 feet;
thence South 73 degrees 29 minutes 20 seconds East 306.84 feet;
thence southeasterly 76.48 feet along a tangential curve, concave to the southwest, central angle 21 degrees 54 minutes 32 seconds, radius 200.00 feet;
thence South 51 degrees 34 minutes 48 seconds East 98.52 feet;
thence southeasterly 116.15 feet along a tangential curve, concave to the southwest, central angle 53 degrees 14 minutes 14 seconds, radius 125.00 feet;
thence South 01 degrees 39 minutes 26 seconds West 189.40 feet;
thence southeasterly 249.16 feet along a tangential curve, concave to the northeast, central angle 35 degrees 41 minutes 21 seconds, radius 400.00 feet;
thence South 34 degrees 01 minutes 54 seconds East 60.35 feet;
thence southeasterly and easterly 24.34 feet along a tangential curve, concave to the northeast, central angle 55 degrees 46 minutes 32 seconds, radius 25.00 feet;
thence South 89 degrees 48 minutes 26 seconds East 69.58 feet;
thence easterly 34.26 feet along a tangential curve, concave to the North, central angle 13 degrees 05 minutes 13 seconds, radius 150.00 feet;
thence North 77 degrees 06 minutes 21 seconds East 47.59 feet;
thence North 12 degrees 32 minutes 44 seconds West 181.66 feet and said center line there terminating.

Note: Verbiage to enter in said Deed: State Deed Tax is Exempt per MN Stat. 287.22 (6).

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



MN56171

SCHEDULE B, PART I

(Continued)

10. Quit Claim Deed from WILD RIVER AUDUBON SOCIETY, a non-profit corporation under the laws of Minnesota, as Grantor(s), in favor of Comfort Lake-Forest Lake Watershed District, a watershed district under the laws of Minnesota, as Grantee(s), **conveying the legal description as contained in Schedule A hereof.**

Note 1: Inquire into the total consideration amount of this conveyance and inform the Legacy Title Exams Department once the facts are known.

Note 2: Provide evidence of authority for the person and/or business entity that may convey title on behalf of WILD RIVER AUDUBON SOCIETY, a non-profit corporation under the laws of Minnesota.

Note 3: WILD RIVER AUDUBON SOCIETY, a non-profit corporation under the laws of Minnesota is currently registered as Active with the Minnesota Secretary of State. Evidence of authority for a corporation may be their corporate ByLaws and/or a corporate Resolution signed by all Directors and/or Shareholders thereof.

11. Chisago County requires a Septic System / Code Compliance: Ph# 651-213-8372.
12. For Informational purposes only, the 24 month chain of title for this property is as follows:
- a. Quit Claim Deed in favor of WILD RIVER AUDUBON SOCIETY, a non-profit corporation under the laws of Minnesota, filed May 19, 2022, as Document No. 659053.
13. We require the standard form of affidavit, or affidavits, to be furnished at closing.
14. If improvements (construction / remodel) were made, or delivery of supplies for those improvements were made, within the last 120 days, the following is required:
- a. Sworn Construction Statement and upon review there may be additional Requirements.
 - b. Full and Final Mechanical Lien Waivers and/or Partial Mechanical Lien Waivers and Final Invoices for payment from all subcontractors.
 - c. Agreement To Hold Harmless signed by the General Contractor and Owner.
15. Electronic Certificate(s) of Real Estate Value, or Certificate(s) of Real Estate Value, must accompany the deed(s) for filing.
16. A Well Disclosure Certificate must accompany the deed(s) for recording or the following language must appear on the deed(s) / or boxes checked on the deed(s): "The Seller certifies that the Seller does not know of any wells on the described real property." or "I am familiar with the property described in this instrument and I certify that the number and status of the wells on the described property has not changed."
17. Sellers Tax Information Form must be executed at closing pursuant to the Tax Reform Act of 1986, which requires Real Estate 1099S Report filing.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



MN56171

SCHEDULE B, PART I

(Continued)

18. Verify prior to closing that there are no unpaid water/utility charges on the subject property.
19. Upon Legacy Title closing the transaction, gap coverage will be provided by our underwriter from the effective date on the title commitment forward to the date of recording.
20. Legacy Title requires all loan proceeds to be "Collected Funds". Loan proceeds must be received by wire and credited in Legacy Title's escrow bank account before the funds will be disbursed.
21. If there are any questions concerning this title commitment, please email or call the assigned Legacy Title closer or processor or you may email: examiners@legacy-title.com.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



MN56171

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B, PART II
Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

Note: Upon closing with Legacy Title, Item 1 on Schedule B-II will be deleted. The Final Policy will extend coverage as to the gap between the effective date listed in Item 1 of Schedule A and the date of recording of the instruments creating the interest to be insured.
2. Rights or claims of parties in possession not recorded in the public records.
3. Easements or claims of easements not recorded in the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Real estate taxes and installments of special assessments for the current year and thereafter, not yet due and payable.
6. Encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey or inspection of the land.
7. No coverage is provided for municipal code compliance matters and fees including, but not limited to, utilities, water or sewer services, or fees for tree, weeds, grass, snow or garbage removal, police boarding, and vacant building registration and zoning.
8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights privileges and immunities relating thereto, whether or not appearing in the public records or listed in Schedule B.
9. Drainage and utility easements as shown on the recorded plat of HAWK MEADOW filed December 12, 1997, as Document No. 302553.
10. Covenants, conditions, restrictions, obligations, and easements contained in the Declaration filed December 12, 1997, as Document No. 302554.
11. County Ditches, if any, and any Easements therein in favor of the County of Chisago.
12. Wetlands, which may be subject to Federal, State or Local Regulations. The right to use or improve these wetlands is excepted herein.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



MN56171

SCHEDULE B, PART II

(Continued)

13. Sunrise River and ponds abuts the land and the policy(ies) hereby except coverages for:
- a. All right, title or claim or any character by the United States, state, local government or by the public generally in and to any portion of the land lying within the current or former bed, or below the ordinary high water mark, or between the cut banks of a river navigable in fact or in law.
 - b. Right of riparian water rights owners to the use and flow of the water.
 - c. The consequence of any past or future change in the location of the bed.
14. Lack of a right of access to and from the land.

Note 1: According to the Chisago County GIS website, access appears to be made through:

PID# 21.11130.19 / ABSTRACT:

Park, HAWK MEADOW, Chisago County, Minnesota.

Note 2: Said legal description is owned by the City of Wyoming.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



MN56171

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
CHICAGO TITLE INSURANCE COMPANY

SCHEDULE C

The Land is described as follows:

PID# 21.11130.53 / ABSTRACT:

Outlot B, HAWK MEADOW, Chisago County, Minnesota.

AND

An 8.00 foot strip of land across Lot 2 of Block 3, Lot 3 of Block 3 and Outlot B, HAWK MEADOW, Chisago County, Minnesota. The center line of said strip is described as follows:

Commencing at the most westerly corner of said Lot 2;
thence North 24 degrees 29 minutes 05 seconds East, bearing assumed, along the northwesterly line of said Lot 2 a distance of 71.45 feet;
thence North 63 degrees 41 minutes 31 seconds West 100.00 feet to the point of beginning of said center line;
thence South 63 degrees 41 minutes 31 seconds East 123.90 feet;
thence South 19 degrees 07 minutes 40 seconds West 169.86 feet;
thence South 35 degrees 37 minutes 23 seconds East 50.47 feet;
thence South 54 degrees 20 minutes 17 seconds East 197.98 feet;
thence South 52 degrees 09 minutes 16 seconds East 392.99 feet;
thence South 55 degrees 10 minutes 49 seconds East 283.26 feet;
thence Southeasterly and southerly 27.92 feet along a tangential curve, concave to the southwest, central angle 63 degrees 59 minutes 19 seconds, radius 25.00 feet;
thence South 08 degrees 48 minutes 31 seconds West 265.31 feet;
thence South 05 degrees 41 minutes 42 seconds West 91.80 feet;
thence South 34 degrees 44 minutes 25 seconds East 20.14 feet;
thence southeasterly, easterly and northeasterly 90.43 feet along a tangential curve, concave to the north, central angle 94 degrees 12 minutes 11 seconds, radius 55.00 feet;
thence North 51 degrees 03 minutes 24 seconds East 15.32 feet;
thence northeasterly and easterly 85.40 feet along a tangential curve, concave to the south central angle 48 degrees 55 minutes 53 seconds, radius 100.00 feet;
thence South 80 degrees 00 minutes 43 seconds East 172.88 feet;
thence South 73 degrees 29 minutes 20 seconds East 306.84 feet;
thence southeasterly 76.48 feet along a tangential curve, concave to the southwest, central angle 21 degrees 54 minutes 32 seconds, radius 200.00 feet;
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thence South 89 degrees 48 minutes 26 seconds East 69.58 feet;
thence easterly 34.26 feet along a tangential curve, concave to the North, central angle 13 degrees 05 minutes 13 seconds, radius 150.00 feet;
thence North 77 degrees 06 minutes 21 seconds East 47.59 feet;
thence North 12 degrees 32 minutes 44 seconds West 181.66 feet and said center line there terminating.



Request for Council Action

Date: September 15, 2026

Presented to: Mayor Iverson and City Council Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Approval of Chisago County Highway Right of Way Plat No. 120, Highway 8 Improvement Project

Method: New Business

Background Information:

Chisago County is moving forward with the Highway 8 Improvement Project, identified as County Highway Project No. SP 1308 29. As part of the project, the County has prepared Chisago County Highway Right of Way Plat No. 120 establishing the right of way necessary for the Highway 8 improvements within the City of Wyoming and asked the council to approve this at their earliest opportunity.

The plat covers the Highway 8 corridor generally from the Greenway Road and Greenway Avenue area east through the Hamlet Avenue and Hazel Avenue areas within the city. The plat identifies the existing and proposed highway right of way along with permanent and temporary easements needed for the project.

City Council approval of the plat is an important step in the right of way acquisition process for the county. Approval establishes the right of way shown on the plat and allows Chisago County to continue acquiring the property interests and easements necessary to construct the Highway 8 improvements.

Recommendation: To approve Resolution 26-09-125 approving Chisago County Highway Right of Way Plat No. 120 for the Highway 8 Improvement Project.

CHISAGO COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 120

COUNTY HIGHWAY PROJECT NO. SP 1308-29 (TH 8)

PLAT FILE NO.
C.R. DOC. NO.
R.T. DOC. NO.

PROCEDURAL NOTES:

1. The methods and equipment used in the control surveys for this plat and the checks made on monument locations were accomplished with electronic distance measuring devices and GPS equipment.
2. Certificates of Location are on file in the Office of the County Recorder for the section corner monuments shown on the plat.
3. The bearing system on this plat is based on Chisago County Coordinate System NAD 83, HARN 1996 Adjustment.

I hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota; that this plat meets the requirements of Minnesota Statutes Chapter 160.085 and Chapter 160.14, Subdivision 1; that all parcels of land affected by the acquisition are correct as shown on this plat; that monuments indicating property lines will be correctly placed in the ground after completion of construction; that all measurements are correctly shown on this plat; and that the right-of-way boundary lines are correctly designated on this plat.

Michael J. Fischer, Jr.
Minnesota Licensed Land Surveyor No. 56505

Dated: _____, 20____.

The Board of County Commissioners of Chisago County, Minnesota, pursuant to a Board Resolution No. 25/1015-1, Dated October 15, 2025, is hereby designating the definite location of the Right-of-Way of Trunk Highway No. 8, lying in Township 33 North, Range 21 West.

That portion of said Highway located in Sections 33 and 34, Township 33 North, Range 21 West, all in Chisago County, Minnesota, as shown on this Plat effected by the County of Chisago, Department of Highways, is hereby certified to be the Official Plat of the portion of said Trunk Highway within said sections pursuant to Minnesota Statutes 160.085 and Chapter 160.14, Subdivision 1.

Certified by: _____, License No. 41280
Joe K. Triplett
Chisago County Highway Engineer

Dated: _____, 20____.

I hereby certify that this plat has been checked and recommended for approval this _____ day of _____, 20____.

Paul Gibson, Chisago County Surveyor
MN LLS 40987

Document Number _____.

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this _____ day of _____, 20____ at _____ o'clock ____M. and was duly recorded in the Chisago County records.

Karen Long, Chisago County Recorder

Document Number _____.

I hereby certify that this instrument was filed in the Office of the Registrar of Title for record on this _____ day of _____, 20____ at _____ o'clock ____M. and was duly recorded in the Chisago County records.

Karen Long, Chisago County Registrar of Titles

CITY OF WYOMING

The City Council of the City of Wyoming, a Minnesota Municipal corporation, pursuant to City Resolution No. _____ Dated _____, 20____, has accepted and approves this right of way plat and is hereby designating the right of way of Trunk Highway 8 as indicated on :

CHISAGO COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 120

Mayor, City of the City of Wyoming, Chisago County, Minnesota

Dated this _____ day of _____, 20____.



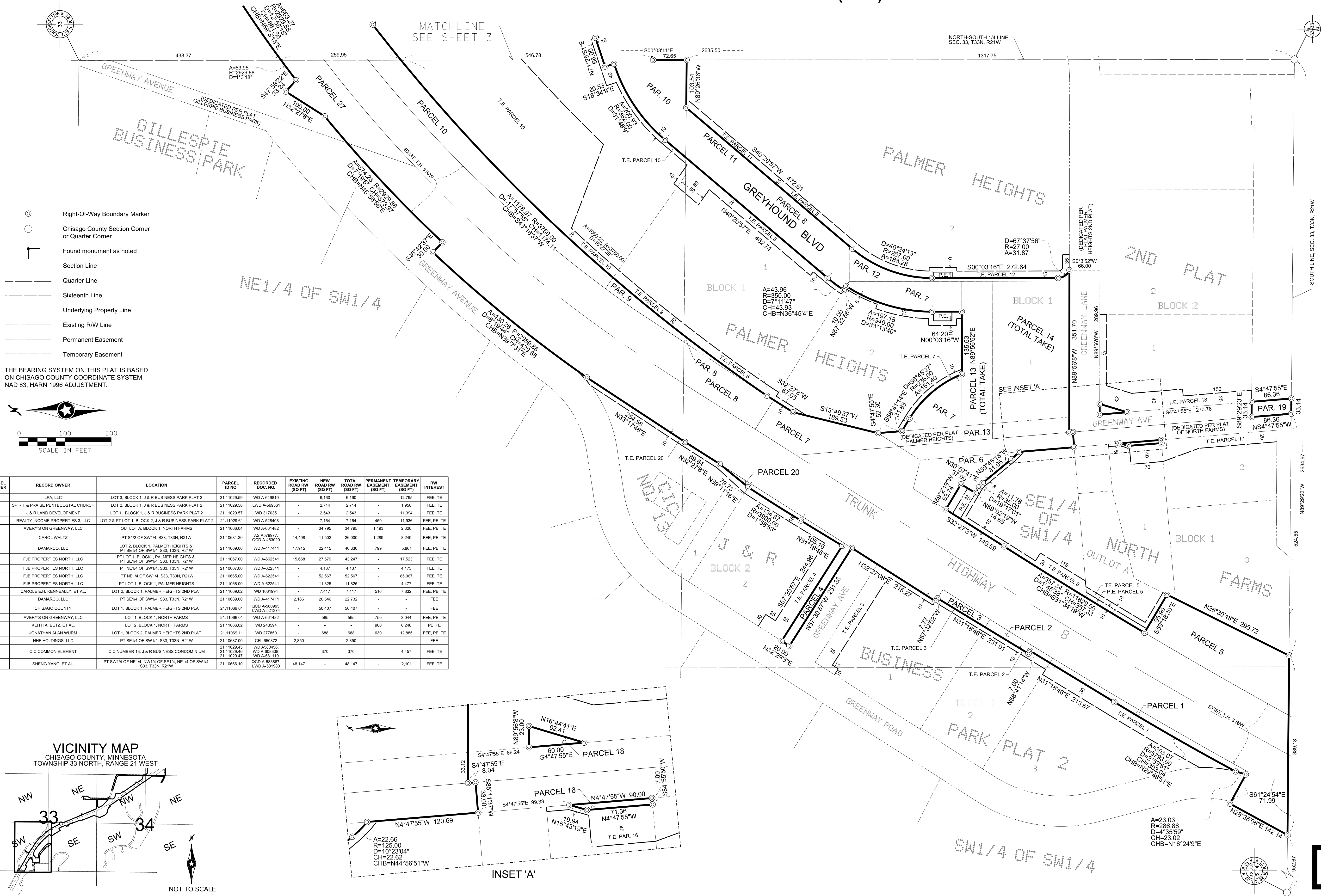
CHISAGO COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 120

COUNTY HIGHWAY PROJECT NO. SP 1308-29 (TH 8)

PLAT FILE NO.

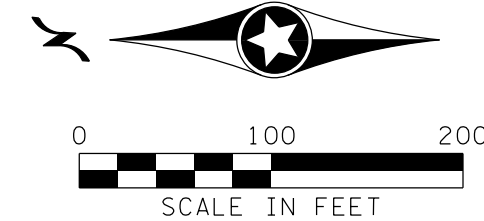
C.R. DOC. NO.

R.T. DOC. NO.



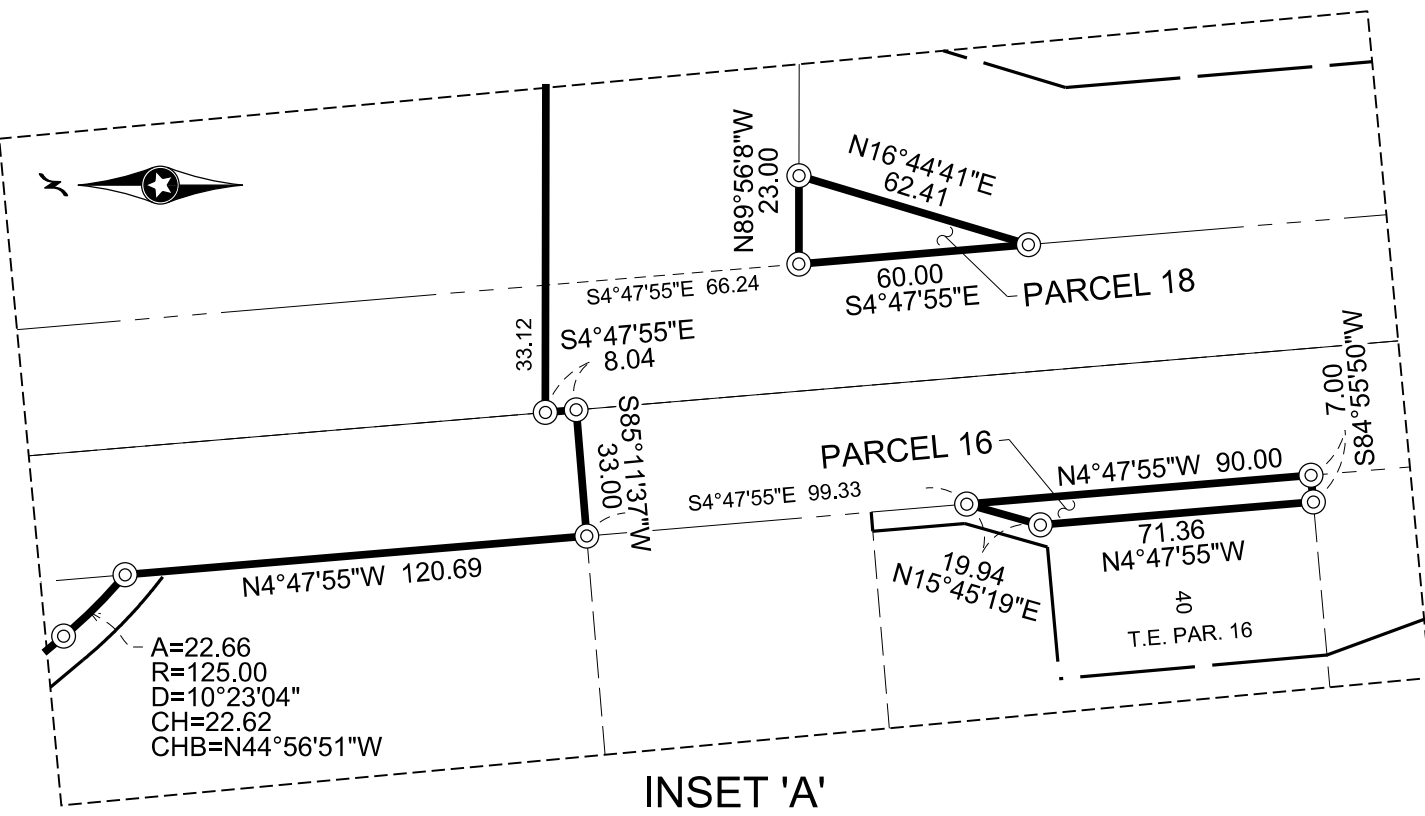
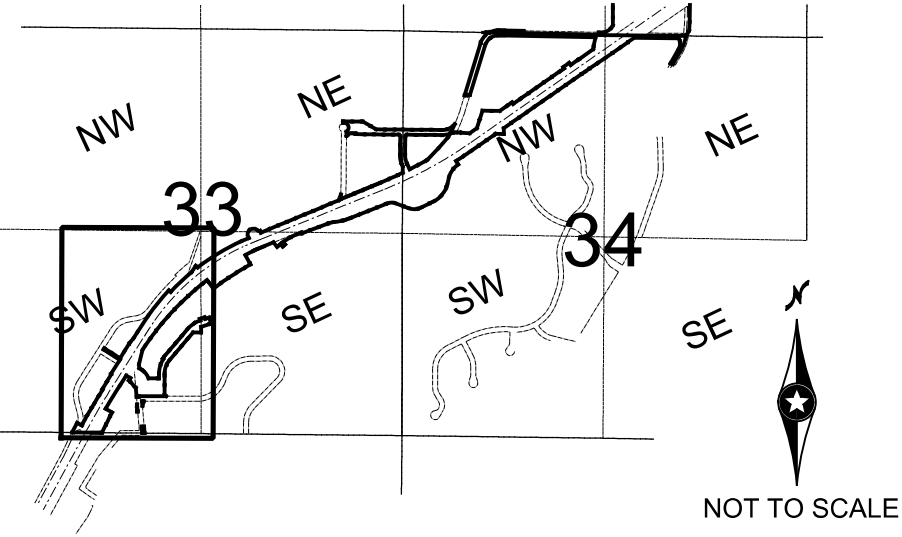
- Right-Of-Way Boundary Marker
- Chisago County Section Corner or Quarter Corner
- Found monument as noted
- Section Line
- Quarter Line
- Sixteenth Line
- Underlying Property Line
- Existing R/W Line
- Permanent Easement
- Temporary Easement

THE BEARING SYSTEM ON THIS PLAT IS BASED ON CHISAGO COUNTY COORDINATE SYSTEM NAD 83, HARN 1996 ADJUSTMENT.



PARCEL NUMBER	RECORD OWNER	LOCATION	PARCEL ID NO.	RECORDED DOC. NO.	EXISTING ROAD RW (SQ FT)	NEW ROAD RW (SQ FT)	TOTAL ROAD RW (SQ FT)	PERMANENT EASEMENT (SQ FT)	TEMPORARY EASEMENT (SQ FT)	RW INTEREST
1	LPA, LLC	LOT 3, BLOCK 1, J & R BUSINESS PARK PLAT 2	21.11029.59	WD A-449810	-	6,160	6,160	-	12,795	FEE, TE
2	SPIRIT & PRAISE PENTECOSTAL CHURCH	LOT 2, BLOCK 1, J & R BUSINESS PARK PLAT 2	21.11029.58	LWD A-569361	-	2,714	2,714	-	1,950	FEE, TE
3	J & R LAND DEVELOPMENT	LOT 1, BLOCK 1, J & R BUSINESS PARK PLAT 2	21.11029.57	WD 317035	-	2,543	2,543	-	11,394	FEE, TE
4	REALTY INCOME PROPERTIES 3, LLC	LOT 2 & PT LOT 1, BLOCK 2, J & R BUSINESS PARK PLAT 2	21.11029.61	WD A-628408	-	7,164	7,164	450	11,936	FEE, PE, TE
5	EVERY'S ON GREENWAY, LLC	OUTLOT A, BLOCK 1, NORTH FARMS	21.11066.04	WD A-461482	-	34,795	34,795	1,493	2,320	FEE, PE, TE
6	CAROL WALTZ	PT S1/2 OF SW1/4, S33, T33N, R21W	21.10681.30	AS A379977, QCD A-463820	14,498	11,502	26,000	1,289	8,249	FEE, PE, TE
7	DAMARCO, LLC	LOT 2, BLOCK 1, PALMER HEIGHTS & PT SE1/4 OF SW1/4, S33, T33N, R21W	21.11069.00	WD A-417411	17,815	22,415	40,330	799	5,861	FEE, PE, TE
8	FJB PROPERTIES NORTH, LLC	PT LOT 1, BLOCK 1, PALMER HEIGHTS & PT SE1/4 OF SW1/4, S33, T33N, R21W	21.11067.00	WD A-462541	15,668	27,579	43,247	-	17,523	FEE, TE
9	FJB PROPERTIES NORTH, LLC	PT NE1/4 OF SW1/4, S33, T33N, R21W	21.10667.00	WD A-462541	-	4,137	4,137	-	4,173	FEE, TE
10	FJB PROPERTIES NORTH, LLC	PT NE1/4 OF SW1/4, S33, T33N, R21W	21.10665.00	WD A-462541	-	52,567	52,567	-	85,067	FEE, TE
11	FJB PROPERTIES NORTH, LLC	PT LOT 1, BLOCK 1, PALMER HEIGHTS	21.11068.00	WD A-462541	-	11,825	11,825	-	4,477	FEE, TE
12	CAROLE E.H. KENNELLY, ET AL.	LOT 2, BLOCK 1, PALMER HEIGHTS 2ND PLAT	21.11069.02	WD 1061994	-	7,417	7,417	516	7,832	FEE, PE, TE
13	DAMARCO, LLC	PT SE1/4 OF SW1/4, S33, T33N, R21W	21.10689.00	WD A-417411	2,186	20,546	22,732	-	-	FEE
14	CHISAGO COUNTY	LOT 1, BLOCK 1, PALMER HEIGHTS 2ND PLAT	21.11069.01	QCD A-460896, LWD A-521374	-	50,407	50,407	-	-	FEE
16	EVERY'S ON GREENWAY, LLC	LOT 1, BLOCK 1, NORTH FARMS	21.11066.01	WD A-461482	-	565	565	750	3,044	FEE, PE, TE
17	KEITH A. BETZ, ET AL.	LOT 2, BLOCK 1, NORTH FARMS	21.11066.02	WD 243594	-	-	-	900	6,246	PE, TE
18	JONATHAN ALAN WURM	LOT 1, BLOCK 2, PALMER HEIGHTS 2ND PLAT	21.11069.11	WD 277850	-	688	688	630	12,885	FEE, PE, TE
19	HHF HOLDINGS, LLC	PT SE1/4 OF SW1/4, S33, T33N, R21W	21.10687.00	CPL 600872	2,850	-	2,850	-	-	FEE
20	CIC COMMON ELEMENT	CIC NUMBER 13, J & R BUSINESS CONDOMINIUM	21.11029.45 21.11029.46 21.11029.47	WD A580406, WD A-608336, WD A-581119	-	370	370	-	4,457	FEE, TE
27	SHENG YANG, ET AL.	PT SW1/4 OF NE1/4, NW1/4 OF SE1/4, NE1/4 OF SW1/4, S33, T33N, R21W	21.10666.10	QCD A-460867, LWD A-531980	48,147	-	48,147	-	2,101	FEE, TE

VICINITY MAP
CHISAGO COUNTY, MINNESOTA
TOWNSHIP 33 NORTH, RANGE 21 WEST



SRF

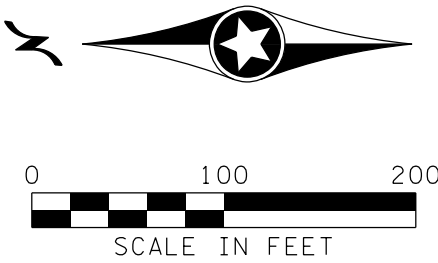
CHISAGO COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 120

COUNTY HIGHWAY PROJECT NO. SP 1308-29 (TH 8)

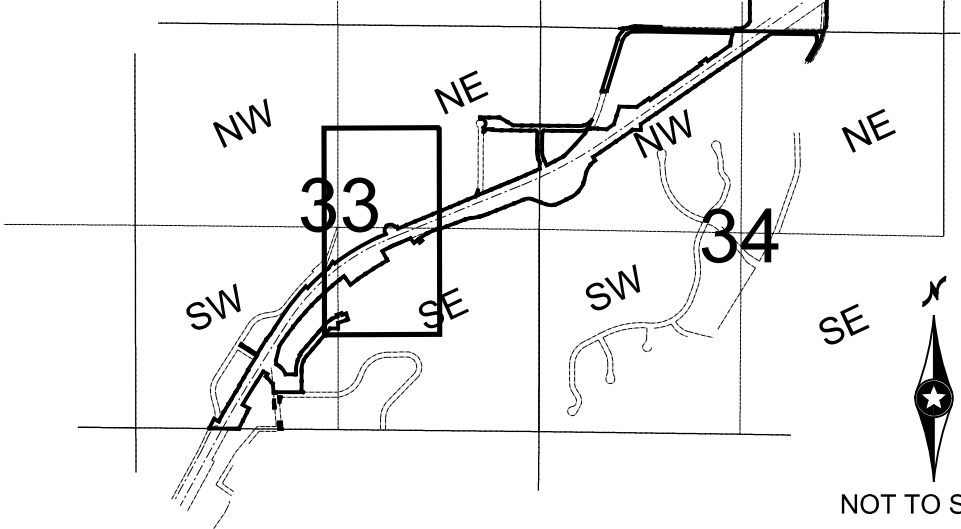
PLAT FILE NO.
C.R. DOC. NO.
R.T. DOC. NO.

- Right-Of-Way Boundary Marker
- Chisago County Section Corner or Quarter Corner
- Found monument as noted
- Section Line
- Quarter Line
- Sixteenth Line
- Underlying Property Line
- Existing R/W Line
- Permanent Easement
- Temporary Easement

THE BEARING SYSTEM ON THIS PLAT IS BASED ON CHISAGO COUNTY COORDINATE SYSTEM NAD 83, HARN 1996 ADJUSTMENT.



VICINITY MAP
CHISAGO COUNTY, MINNESOTA
TOWNSHIP 33 NORTH, RANGE 21 WEST



PARCEL NUMBER	RECORD OWNER	LOCATION	PARCEL ID NO.	RECORDED DOC. NO.	EXISTING ROAD RW (SQ FT)	NEW ROAD RW (SQ FT)	TOTAL ROAD RW (SQ FT)	PERMANENT EASEMENT (SQ FT)	TEMPORARY EASEMENT (SQ FT)	RW INTEREST
27	SHENG YANG, ET AL.	PT SW1/4 OF NE1/4, NW1/4 OF SE1/4, NE1/4 OF SW1/4, S33, T33N, R21W	21.10666.10	QCD A-583867, LWD A-531980	48,147	-	48,147	-	2,101	FEE, TE
28	PETER VODENKA	PT SW1/4 OF NE1/4, NW1/4 OF SE1/4, S33, T33N, R21W	21.10666.00	WD A-64312	28,467	69	28,536	-	4,740	FEE, TE
29	WALSH FAMILY TRUST	PT SW1/4 OF NE1/4, NW1/4 OF SE1/4, S33, T33N, R21W	21.10664.00	DEED A601030	34,313	15,323	49,636	-	13,937	FEE, TE
30	BTS MANAGEMENT, LLC	PT SW1/4 OF NE1/4, S33, T33N, R21W	21.10663.00	WD A-589971	18,631	2,287	20,918	-	4,362	FEE, TE
35	KENNETH A. TOLZMANN	PT NW1/4 OF SE1/4, SW1/4 OF NE1/4, S33, T33N, R21W	21.10660.00	TDD A605953, TDD A605952, WD 190358	-	148,408	148,408	-	91,656	FEE, TE



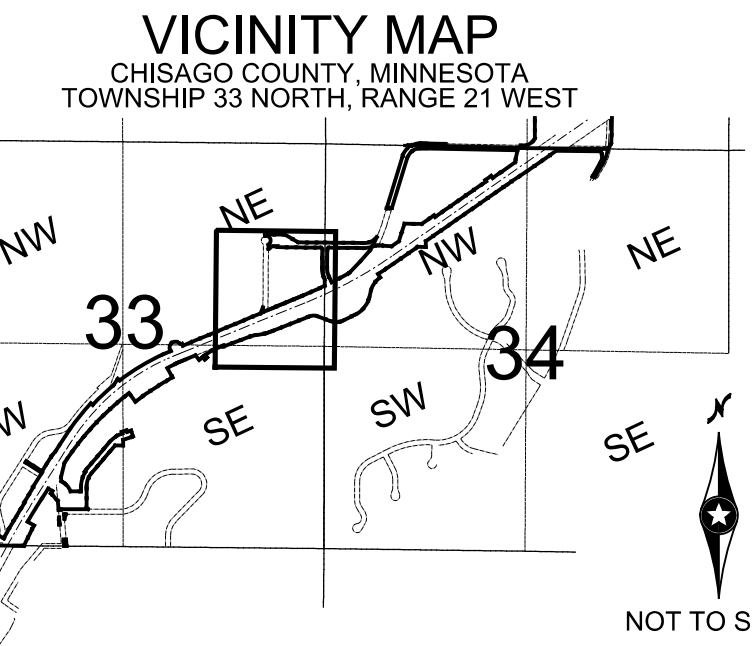
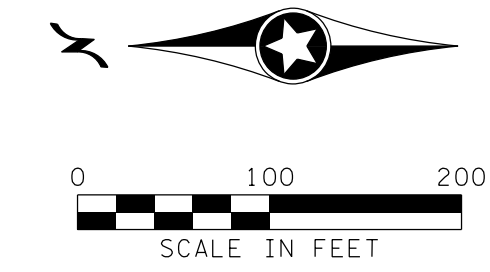
CHISAGO COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 120

COUNTY HIGHWAY PROJECT NO. SP 1308-29 (TH 8)

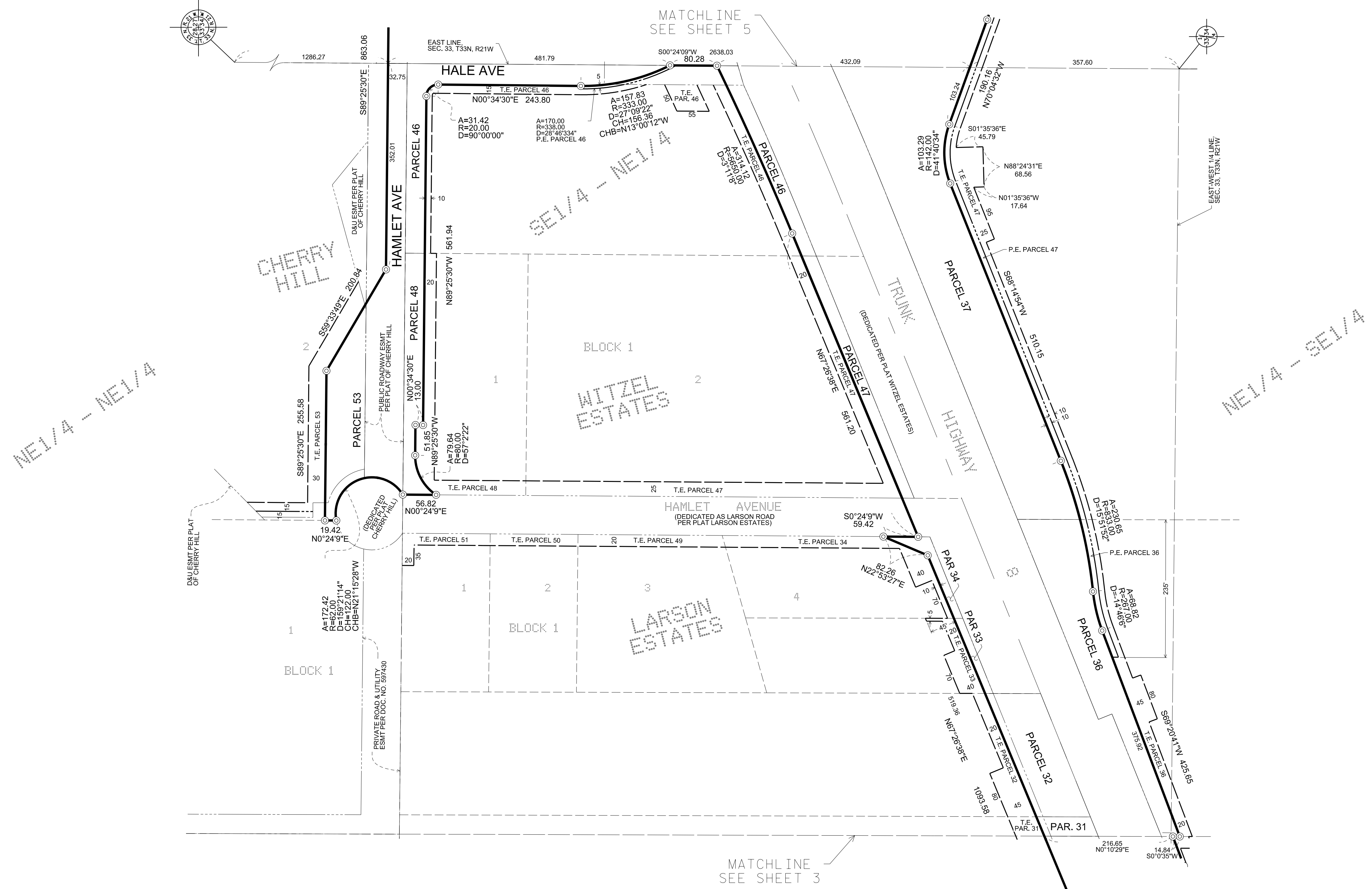
PLAT FILE NO.
C.R. DOC. NO.
R.T. DOC. NO.

- Right-Of-Way Boundary Marker
- Chisago County Section Corner or Quarter Corner
- Found monument as noted
- Section Line
- Quarter Line
- Sixteenth Line
- Underlying Property Line
- Existing R/W Line
- Permanent Easement
- Temporary Easement

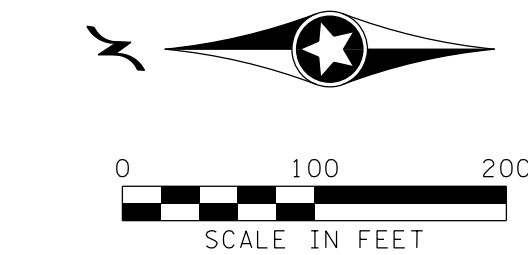
THE BEARING SYSTEM ON THIS PLAT IS BASED ON CHISAGO COUNTY COORDINATE SYSTEM NAD 83, HARN 1996 ADJUSTMENT.



PARCEL NUMBER	RECORD OWNER	LOCATION	PARCEL ID NO.	RECORDED DOC. NO.	EXISTING ROAD RW (SQ FT)	NEW ROAD RW (SQ FT)	TOTAL ROAD RW (SQ FT)	PERMANENT EASEMENT (SQ FT)	TEMPORARY EASEMENT (SQ FT)	RW INTEREST
31	BTS MANAGEMENT, LLC	PT SE1/4 OF NE1/4, S33, T33N, R21W	21-10669.00	WD A-569671	2,673	376	3,049	-	1,610	FEE, TE
32	DANIEL W. RYGWALSKI	PT SE1/4 OF NE1/4, S33, T33N, R21W	21-10673.00	WD A-542110	17,040	2,674	19,714	-	6,683	FEE, TE
33	LINDA M. GONIA	PT SE1/4 OF NE1/4, S33, T33N, R21W	21-10675.00	WD A-582298	-	1,867	1,867	-	4,408	FEE, TE
34	RAYMOND G. BERGGREN	LOT 4, BLOCK 1, LARSON ESTATES	21-11038.00	WD 127563	-	3,217	3,217	-	9,049	FEE, TE
36	NORTHWOODS HUMANE SOCIETY	PT SE1/4 OF NE1/4, NE1/4 OF SE1/4, S33, T33N, R21W	21-10688.10	QCD A-493823, QCD A-493822, QCD A-493823	-	32,999	32,999	2,429	10,168	FEE, PE, TE
37	BENJAMIN K. WINNICK	PT SE1/4 OF NE1/4, S33, T33N, R21W	21-10672.00	AS A-4681048, TDD A-560685, QCD A-559823	-	96,272	96,272	8,224	12,624	FEE, PE, TE
46	PERRY LEE SCHNELLER	PT SE1/4 OF NE1/4, S33, T33N, R21W	21-10670.10	QCD 217091, WD 217090	3,383	29,736	33,119	819	16,454	FEE, PE, TE
47	STEVE WITZEL	LOT 1, BLOCK 1, WITZEL ESTATES	21-10674.02	WD A-444094	-	9,510	9,510	-	24,359	FEE, TE
48	STEVE WITZEL	LOT 2, BLOCK 1, WITZEL ESTATES	21-10674.01	WD A-444094	-	12,921	12,921	-	12,887	FEE, TE
49	JASON ROBERTS	LOT 3, BLOCK 1, LARSON ESTATES	21-11037.00	LWD A-511088	-	-	-	-	4,987	TE
50	RANDALL J. SAMPSON	LOT 2, BLOCK 1, LARSON ESTATES	21-11036.00	WD 273555	-	-	-	-	3,000	TE
51	JOANNA E. OLSON	LOT 1, BLOCK 1, LARSON ESTATES	21-11035.00	WD A-453108	-	-	-	-	3,700	TE
53	DANIEL K. & NICOLE M. BOEHNNEN TRUST	LOT 2, BLOCK 1, CHERRY HILL	21-10659.02	WD A-674707	34,460	18,126	52,586	924	12,921	FEE, PE, TE

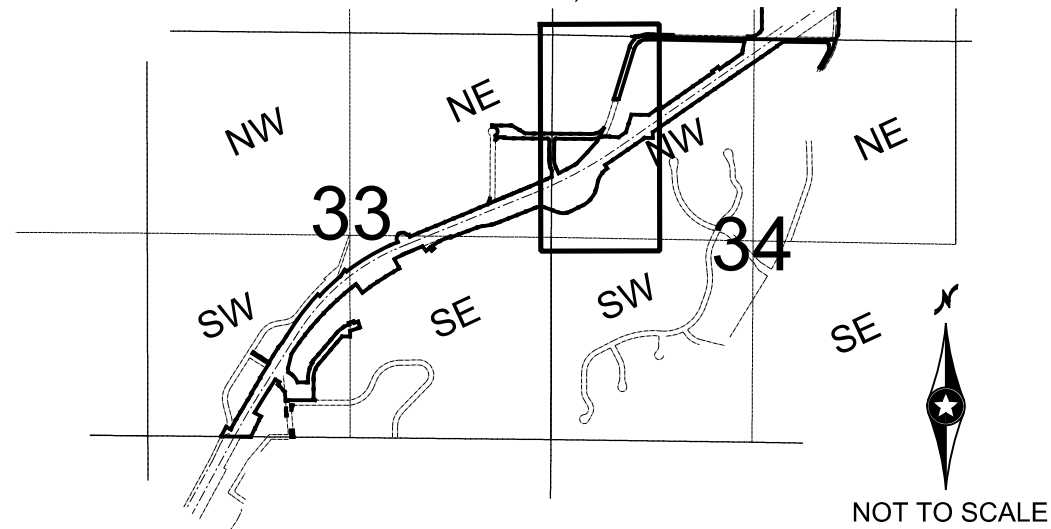


PLAT FILE NO.
C.R. DOC. NO.
R.T. DOC. NO.



VICINITY MAP

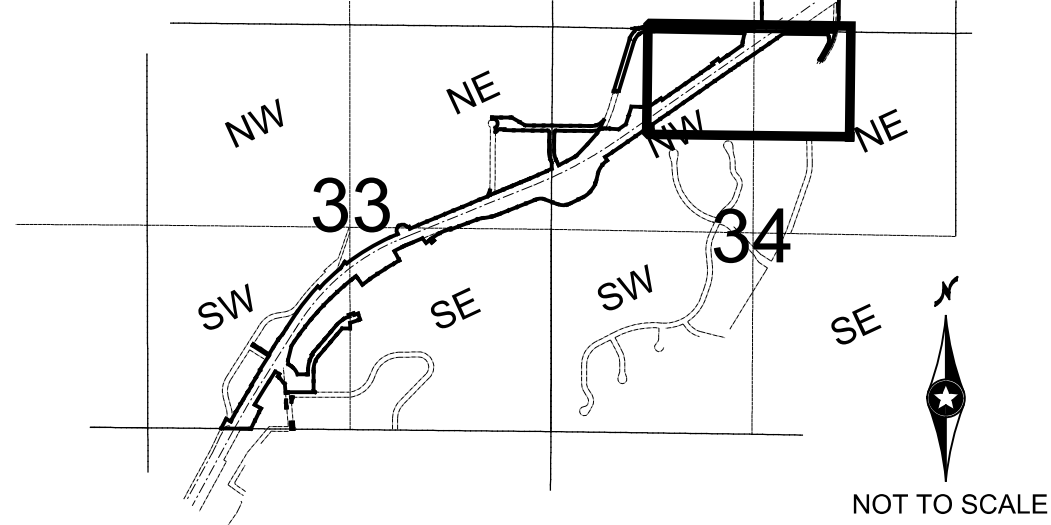
CHISAGO COUNTY, MINNESOTA
TOWNSHIP 33 NORTH, RANGE 21 WEST



PARCEL NUMBER	RECORD OWNER	LOCATION	PARCEL DOC. NO.	RECORDED DATE	EXISTING ROW (SQ FT)	NEW ROW (SQ FT)	TOTAL ROW (SQ FT)	PERMANENT EASEMENT (SQ FT)	TEMPORARY EASEMENT (SQ FT)	ROW INTEREST	
38	BENJAMIN K. WINNICK	PT SW1/4 OF NW1/4, S34, T33N, R21W	21.071716.00	AS A-666164	-	107.171	107.171	3,611	4,276	FEE, PE, TE	
39	CANDOR PROPERTIES, LLC	PT SW1/4 OF NW1/4, S34, T33N, R21W	21.071715.00	WD A-613684	-	109.173	109.173	5,857	8,513	FEE, PE, TE	
40	BOYER INVESTMENTS MN, LLC	PT SW1/4 OF NW1/4, S34, T33N, R21W	21.071713.00	WD A-576241	-	15,264	15,264	696	14,843	FEE, PE, TE	
41	EARL J. NEWSTAND	OUTLOT A. NEWSTAND ADDITION	21.071707.03	ORDER 420175	-	6,693	-	-	-	FEE	
43	CHISAGO COUNTY	PT SW1/4 OF NW1/4, S34, T33N, R21W	21.071714.00	WD A-570471	-	33,521	33,521	-	-	FEE	
44	PICER PROPERTIES, LLC	PT SW1/4 OF NW1/4, S34, T33N, R21W	21.071712.10	WD A-657233	-	10,244	10,244	-	12,398	FEE, TE	
45	BONNIE M. CHRISTENSEN	PT SW1/4 OF NW1/4, S34, T33N, R21W	21.071712.00	TDD A-605949, WD A-652331	7,358	32,214	39,572	2,187	12,233	FEE, PE, TE	
54	BONNIE M. CHRISTENSEN	PT NW1/4 OF NW1/4, S34, T33N, R21W	21.107079.00	TDD A-605950, ORDER A-547304	11,298	11,745	23,043	1,083	12,233	FEE, PE, TE	
55	MARK D. HOLL	LOT 2, BLOCK 1, IVANSKI 1	21.071708.02	WD A-661544	-	13,175	13,175	-	8,885	FEE, TE	
56	ARTHUR L. RESE	LOT 1, BLOCK 1, IVANSKI 1	21.071708.01	QCD 3589971	-	-	-	-	3,120	FEE, TE	
57	EARL J. NEWSTAND	LOT 2, BLOCK 1, NEWSTAND ADDITION	21.107077.02	ORDER 439175	-	44,971	44,971	-	1,461	FEE, TE	
58	JAZMIN GARZON LARA	LOT 2, BLOCK 1, NEWSTAND ADDITION	21.107077.01	WD 639722	-	1,096	1,096	-	6,697	FEE, TE	
59	THOMAS J. LARSON	PT NW1/4 OF NW1/4, S34, T33N, R21W	21.107107.10	GCD A-438443, QCD A-320478, WD 265528	15,925	-	15,925	-	16,654	FEE, TE	
60	TRAVIS JAMES CHAPUT	PT NW1/4 OF NW1/4, S34, T33N, R21W	21.107110.00	GCD A-648663, QCD A604994	12,118	9,862	21,980	1,485	8,225	FEE, PE, TE	
61	DAVID E. CHRISTENSEN	PT NW1/4 OF NW1/4, S34, T33N, R21W	21.107079.10	WD 332326, WD 260303	8,713	-	8,713	-	3,961	FEE, TE	
62	JOHN D. KOALSKA	PT NW1/4 OF NW1/4, S34, T33N, R21W	21.107111.00	GCD A-655370	-	6,013	-	6,013	-	3,742	FEE, TE



PLAT FILE NO.
C.R. DOC. NO.
R.T. DOC. NO.

[illegible]

PARCEL NUMBER	RECORD OWNER	LOCATION	PARCEL ID NO.	RECORDED DOC. NO.	EXISTING ROAD RW (SQ FT)	NEW ROAD RW (SQ FT)	TOTAL ROAD RW (SQ FT)	PERMANENT EASEMENT (SQ FT)	TEMPORARY EASEMENT (SQ FT)	RW INTEREST
42	WOODRUFF FAMILY REVOCABLE TRUST	LOT 24, BLOCK 5, LIBERTY PONDS	2110717.62	WD A-658926	-	2,804	2,804	-	-	FEE
68	BENJAMIN AARON BJORK	PT NE1/4 OF NW1/4, S34, T33N, R21W	2110706.05	WD A-644680	87,395	24,837	112,032	3,561	19,397	FEE, PE, TE
109	MATTHEW M. SONNEK	PT NE1/4 OF NW1/4, S34, T33N, R21W	2110706.10	WD A-601095	40,926	8,636	49,862	1,640	17,911	FEE, PE, TE
70	RAYMOND C.L. AND MARILYN V. HORSTMAN TRUST	PT NE1/4 OF NW1/4, S34, T33N, R21W	2110706.20	WD A-619503, WD A-673885	37,791	11,720	49,511	1,512	12,613	FEE, PE, TE
71	CONNER MILLERT	LOT 23, BLOCK 5, LIBERTY PONDS	2110717.81	QCD A-496831, WD A-535264	-	9,600	9,600	-	1,200	FEE, TE
72	MARK P. BERGSTRÖM	LOT 11, BLOCK 5, LIBERTY PONDS	2110717.69	WD A-664820	-	10,469	10,469	-	12,230	FEE, TE
73	DANIEL J. SCHMOLL	LOT 10, BLOCK 5, LIBERTY PONDS	2110717.68	WD A559387	-	6,600	6,600	-	9,525	FEE, TE
74	STEPHEN B. CURTIS	PT NW1/4 OF NE1/4, S34, T33N, R21W	2110702.00	WD A-441036	51,718	12,635	64,353	-	9,907	FEE, TE
75	SUSAN GUSTAFSON	PT NW1/4 OF NE1/4, S34, T33N, R21W	2110705.10	TSD A-675063, AS A-675062, WD A-639759	27,015	2,524	29,539	-	2,733	FEE, TE
76	ALYSSA FROVARP	PT NW1/4 OF NE1/4, S34, T33N, R21W	2110705.20	TD 640723	6,252	-	6,252	-	1,800	FEE, TE
77	ANDREA JENSEN	LOT 1, BLOCK 1, VOLKRATH JENSEN ADDITION	2110703.01	QCD A-683559, WD A-520537, WD A-61450701	-	-	-	-	6,280	TE

RESOLUTION 26-09-125

**A RESOLUTION APPROVING CHISAGO COUNTY HIGHWAY RIGHT OF WAY PLAT
NO. 120 FOR THE TRUNK HIGHWAY 8 IMPROVEMENT PROJECT**

WHEREAS, Chisago County is undertaking improvements to Trunk Highway 8 through County Highway Project No. SP 1308 29; and

WHEREAS, Chisago County has prepared Chisago County Highway Right of Way Plat No. 120 identifying the right of way necessary for the Trunk Highway 8 Improvement Project within the City of Wyoming; and

WHEREAS, the right of way plat includes portions of Trunk Highway 8 located in Sections 33 and 34, Township 33 North, Range 21 West, Chisago County, Minnesota; and

WHEREAS, Chisago County Highway Right of Way Plat No. 120 identifies the existing and proposed highway right of way and associated permanent and temporary easements necessary for the project; and

WHEREAS, the City Council has reviewed Chisago County Highway Right of Way Plat No. 120 and finds approval of the plat appropriate to facilitate the Trunk Highway 8 Improvement Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYOMING, MINNESOTA, that Chisago County Highway Right of Way Plat No. 120 is hereby accepted and approved, and the City hereby designates the right of way of Trunk Highway 8 as indicated on said plat.

BE IT FURTHER RESOLVED, that the Mayor and City Administrator are authorized to execute any certifications or documents necessary to evidence the City Council's approval of the plat.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 15TH DAY
OF SEPTEMBER, 2026.**

CITY OF WYOMING

By: _____
Lisa Iverson, Mayor

ATTESTED:

Robb Linwood, City Administrator/Clerk