

**APPROVED MINUTES
CITY COUNCIL
SPECIAL WORK SESSION MEETING
CITY OF WYOMING, MINNESOTA
NOVEMBER 17, 2021
6:00 PM**

CALL TO ORDER:

Mayor Lisa Iverson called the Work Session Meeting of the Wyoming City Council for November 17, 2021 to order at 6:00 PM

CALL OF ROLL:

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

ABSENT: None

Also Present: Robb Linwood, City Administrator; Paul Hoppe, Public Safety Director, Fred Weck –Building Official/Zoning Administrator, Chuck Almhjeld, Public Works Superintendent, Jonathan Loose and Paige Sullivan – Wold Architects and Jessi Sturtz, AEM Financial.

DETERMINATION OF A QUORUM:

OLD BUSINESS

1. 2022 Budget Discussions

Jessi Sturtz from AEM financial was present to give an updated draft budget presentation to the City Council.

- The 2022 tax rate is proposed to increase 2.94% to 46.25%
- The total 2022 tax levy is proposed to increase \$481,416 or 10.82% from 2021
 - The general levy increased \$100,581 or 3.00%
 - The debt levy increased \$50,835 or 5.74%
 - Increase is due to an increase in levy for the 2001A Go Bond.
 - The capital levy increased \$330,000 or 117.65%
 - A Street Replacement Levy is added in 2022 in the amount of \$300,000
- Staffing
 - The Crime Analyst was promoted to full-time starting in July 2021
- All employees are projected to receive a COLA increase of 3% and eligible employees will receive a step increase
- Health Insurance rates are increasing by 8.3% for 2022. The city will share this increase 50/50 with the employees
- Per the League of MN Cities, we have estimated a 20% increase to Worker's Comp and 12% increase for general liability insurance

The city council discussed the recommendation of the Wyoming EDA to keep their budget for 2022 at \$42,000. The Wyoming EDA was waiting on the closing of property they owned jointly with the Chisago County HRA/EDA. With the sale of the property the EDA would lose approximately \$36,000 in costs of the mortgage and taxes on the property. After considerable discussion it was determined to change the Wyoming EDA levy to \$10,000 for 2022.

The Council then discussed the current budgeted level of the Street Replacement fund. The increase of \$300,000 was the driving factor of the increase in the 2022 levy. The council had

significant discussion about the funding of this for future street projects and the potential use of other funding mechanisms like franchise fees. After significant discussion the majority of the council determined to change the street replacement fund from \$300,000 to \$200,000 for 2022. With the changes the council made Finance Director Sturtz stated that the levy increase would be approximately 7.85% and the city tax rate will increase from 43.41% to 45.01%.

2. Facilities Update

Jonathan Loose and Paige Sullivan were present from Wold Architects to give the council an design update on the potential new and renovated facilities. They went through the design update of the potential Public Safety Facility and the police space, shared space and fire space. They presented a potential rendering of the materials that could be utilized of the outside of the building. Wold then gave a design update of Wyoming city hall, the design component had changed and relied on repurposing existing space instead of an addition. The new design showed the repurposed space along with the ADA accessible upgrades to make bathrooms and entrances compliant. The final component show three potential renderings of the outside of the city hall building. Lastly, Wold gave an update to a potential project for a new public works facility that be located at their existing facility on Wyoming Trail.

Wold did discuss the volatility in the supply chain, inflation and construction costs currently. This has changed some of the project costs estimates for the public safety building from approximately \$11,180,000 and is closer to \$13,500,000. City Hall has decreased slightly from \$1,350,000 to \$1,230,000. Wold then talked about next steps and potential timelines for the buildings and that the design development if the city council wanted to proceed with the projects.

NEW PUBLIC SAFETY FACILITY POTENTIAL TIMELINES IF APPROVED BY COUNCIL:

- Schematic Design (July – October)
- Design Development (November – January)
- Construction Documents (February – May)
- Bidding (June 2022)
- Construction (July 2022 – July 2023)

CITY HALL ADDITION AND RENOVATION POTENTIAL TIMELINES IF APPROVED BY COUNCIL

- Schematic Design (Finalized – 2021)
- Design Development (July – September of 2023)
- Construction Documents (October – December of 2023)
- Bidding (January 2024)
- Construction (February – June of 2024)

The council discussed the different projects and identified that the two projects that were most important were the Public Safety Building and secondly renovations at city hall. It was discussed that the Public works facility may have to be pushed back to more considerate of the increased project costs. The majority of the council gave Wold direction to bring back information about Design Development and more information about project delivery for the council to review on the potential projects.

MAYOR IVERSON ADJOURNED THE NOVEMBER 17, 2021 “WORK SESSION MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL REGULAR MEETING AT 7:52PM