

**APPROVED MINUTES
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
JULY 5, 2023
7:00PM**

CALL TO ORDER:

Mayor Lisa Iverson called the Regular Meeting of the Wyoming City Council for July 5, 2023 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, Brett Ohnstad, and Claire Luger

ABSENT: Councilmember Dennis Schilling

Also Present: Tom Loonan, Eckberg Lammers, Robb Linwood, City Administrator, Mark Erichson-WSB, Neil Bauer - Public Safety Director, Fred Weck, Zoning Administrator/Building Official and Joe Keding, Acting Public Works Superintendent

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota City Council for June 20, 2023**

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL FOR JUNE 20, 2023 AS SUBMITTED.

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

- 2. Consider approving the minutes of the “Work Session Meeting” of the Wyoming, Minnesota City Council for June 27, 2023**

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE THE MINUTES OF THE “WORK SESSION MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL FOR JUNE 27, 2023 AS SUBMITTED.

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

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 June 21, 2023 to July 5, 2023
4. To consider approving a solicitation permit for Mark Roweton of Valor Pest Solutions located at 6520 Edenvale Blvd, Unit 115, Eden Prairie, MN 55346 for the hours of 10:00 a.m. to 7:00 p.m.
5. To consider approving a solicitation permit for Matthias Tammekivi of Educational Consulting located at 2233 Bossard Drive, Roseville, MN 55772 for the hours of 10:00 a.m. to 7:00 p.m.
6. To consider **Resolution 23-07-63** a resolution approving payment to Boyer Trucks for a 2024 Western Start 47X Dump Truck in the amount of \$115,605.00
7. To consider **Resolution 23-07-64** a resolution declaring certain Public Safety items as surplus property and authorizing the Public Safety Department to dispose of such items through the disposal process.

A MOTION WAS MADE BY COUNCILMEMBER OHNSTAD, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE #3, #4, #5, #6, and #7 OF THE WYOMING CITY COUNCIL CONSENT AGENDA.

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

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

8. Report of the Public Safety Director, Neil Bauer for June 29, 2023
9. Report of City Building Official, Fred Weck, IV for June 30, 2023
10. Report of City Attorney Tom Loonan for June 29, 2023
11. Report of City Engineer Mark Erichson, WSB for June 29, 2023

Mayor Iverson – Noted that the report indicated that they were looking over some new documents related to Katie's Glen.

City Engineer Erichson – Explained that it is fairly common that the City provides initial comments to an applicant and then plans are resubmitted that addressed the comments made by the City. He noted that there have been some iterations of the plans that have not addressed all the comments, so they are in the process of working through those and are reviewing updated plans.

12. Report of Acting Public Works Superintendent Joe Keding for July 5, 2023

COMMUNICATIONS:

13. City of Wyoming completes Step 3 in the Minnesota Greensteps Program

City Administrator Linwood – Stated that he wanted to make the Council aware that the City had completed Step 3 as part of the Minnesota Greensteps Program. He explained that it is a 5 step program in order to work towards sustainability. He noted that Wyoming and Robbinsdale have completed Step 3.

OLD BUSINESS: NONE

NEW BUSINESS

14. To consider **Resolution 23-07-65** a resolution expressing support for the proposed use of tax increment financing for an affordable housing project by Rueter Walton Development, LLC

City Administrator Linwood – Explained that the City had been approached by Rueter Walton Development, LLC earlier this year about a potential 72 unit affordable housing project west of the Sunrise Trail. He stated that as part of this project, the developer is seeking a 9% housing tax credit through MHFA. He noted that this item is just a resolution expressing support and not approval of a tax increment district and explained that before it can be approved it will require a public hearing and a few other steps. He introduced Mr. Ackman of Rueter Walton Development, LLC and Mr. Denaway from Baker Tilly.

Mr. Ackman, Rueter Walton Development, LLC – Gave a brief overview of their proposal for a 72 unit, three-story project with one story of underground parking as well as surface parking. He noted that their plans equate to about 2.5 stalls per unit and explained that they were not currently planning to charge for parking. He explained that 100% of the units would be at or below 60% AMI, with a mixture of 30%, 50%, and 60%. He noted that the deadline to apply for the MHFA is July 13, 2023.

Mayor Iverson – Noted that the Council had recently held a long Work Session discussion on this topic and asked that questions be kept to those that were not answered at the previous meeting.

The Council had no questions for Mr. Ackman.

Tom Denaway, Baker Tilly – Gave an overview of TIF and their various requirements. He explained that TIF is a method of capturing the future tax base growth resulting from new development. He noted that the property would still pay its full property tax based on its full market value and explained that what is different is where the taxes go after they are collected by the County. He stated that the goal of TIF is to make projects that would not otherwise be feasible, be feasible, and explained that it is often referred to as the 'but for' test. He reviewed details of the plans, rent details, income requirements, and repayment terms.

Mayor Iverson – Reiterated that the Council held a long Work Session discussion on this topic last week. Asked about the length of time for repayment and noted that she had seen different times mentioned.

Mr. Denaway – Explained that it is 25 years from the first receipt of increment, which means it is 26 total years.

Councilmember Nanko Yeager – Asked what additional costs the City would incur once the building is occupied including staffing and facility needs.

City Administrator Linwood – Stated that they have not looked at this in detail yet and explained that at this point, they are just looking to put in the application for the tax credits. He stated that the City will receive SAC and WAC fees as well as development and permit fees. He stated that related to staffing, there would be some components that would be effected such as emergency services but that would happen with any subdivision that would come into the City.

Councilmember Nanko Yeager – Asked for an explanation on why this land would not need to be rezoned.

City Administrator Linwood – Explained that the land is guided for Central Business District and within that district hotels and motels are allowed under a CUP and apartment buildings would

fall under the same umbrella. He stated that within the Shoreland District you can have a Planned Unit Development which would also fall under the same CUP. He stated that staff has reviewed this and is comfortable that it would meet all the necessary criteria.

Councilmember Nanko Yeager – Stated that she has supported similar projects dating back to 2019 and 2020 and noted that she can support findings #1, #3, and #4 of Resolution 23-07-66. She explained she was having trouble supporting #2, the TIF district because she believes that the building would be taxed at a much lower class based on the latest legislative changes. She stated that she also feels the City needs to take into account what the City needs and isn't sure giving up the increment for 20-26 years is a good idea.

City Administrator Linwood – Reminded the Council that this was just showing preliminary support and if this moves forward would receive greater review of the finances and details. He clarified that the City is not committed to create a TIF district with this action. He explained that the resolution has been written by the bond council to ensure that the City is not open to liability if there would be a change, for example, members of the Council or if there was something about the project that the City did not like.

Councilmember Luger – Noted a reference in the Work Session minutes to how this interacts with the school district and County and asked for an elaboration on that point.

Mr. Denaway – Explained that TIF is generated based off of the cumulative local tax rate applicable to the City, County, and the school district as well as watershed districts. He stated that the school district also collects a portion of their taxes outside of the tax capacity based taxes, for example the referendum market value based. He stated that while the school district would not fully benefit from this property being with a TIF, they would still realize a significant benefit of about \$16,600 annually from the new project coming on-line.

Councilmember Luger – Asked if there was any precedent on a housing project of dropping the term length, as suggested by Councilmember Nanko Yeager, for example 10 or 20 years.

Mr. Denaway – Stated that generally speaking for housing districts, most cities tend to err towards the longer duration because the developer is required to maintain the affordable units for the period of the TIF district.

Councilmember Luger – Asked how the City's investment in this would, broadly speaking, impact the City's other projects.

City Administrator Linwood – There would be no impact on the city's finances, bond rating or debt rating.

Mayor Iverson – Expressed her opinion about the importance of providing work force housing for people who already work in the community. She stated that she likes that the Reuter Walton Development, LLC will have to manage this building. She noted that she feels this project fills a need in the community that they do not currently have.

Councilmember Nanko Yeager – Asked what the Average Median Income (AMI) number is for the County.

City Administrator Linwood – Stated that he believed it was around \$89,000

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE RESOLUTION 23-07-65 A RESOLUTION EXPRESSING SUPPORT FOR THE PROPOSED USE OF TAX INCREMENT FINANCING FOR AN AFFORDABLE HOUSING PROJECT BY RUETER WALTON DEVELOPMENT, LLC

Roll Call Vote:

Voting Aye: Luger, Ohnstad, Iverson

Voting Nay: Nanko Yeager

Abstain: None

Absent: Schilling

15. To consider **Resolution 23-07-66** a resolution regarding the support of a housing trust fund application in connection with Reuter Walton Development, LLC

City Administrator Linwood – Indicated that this item is a resolution in support of the Chisago County HRA/EDA trust fund loan.

A MOTION WAS MADE BY COUNCILMEMBER IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE RESOLUTION 23-07-66 A RESOLUTION REGARDING THE SUPPORT OF A HOUSING TRUST FUND APPLICATION IN CONNECTION WITH REUTER WALTON DEVELOPMENT, LLC

Roll Call Vote:

Voting Aye: Luger, Ohnstad, Iverson

Voting Nay: Nanko Yeager

Abstain: None

Absent: Schilling

16. To consider a construction cost sharing agreement between the City of Wyoming and Midcontinent Communications

City Administrator Linwood – Gave an overview of the proposed construction cost sharing agreement and the available ARPA funds for fiber grant opportunities through the County. He stated that the County has approved the City's application for this grant which means the project will be fully funded. The city will have approximately \$6,700 in costs for a total project cost of \$167,000 that will serve an important area in the Hwy 8 corridor.

A MOTION WAS MADE BY COUNCILMEMBER OHNSTAD, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE A CONSTRUCTION COST SHARING AGREEMENT BETWEEN THE CITY OF WYOMING AND MIDCONTINENT COMMUNICATIONS

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

COUNCIL REPORTS:

Council Member Ohnstad – Attended the groundbreaking ceremony and the Council Work Session.

Council Member Nanko Yeager – Attended the Council Work Session meeting.

Council Member Luger – Attended the groundbreaking ceremony at Railroad Park as well as the Sewer Commission meeting.

Mayor Iverson – Attended the Joint Sewer Commission meeting and the groundbreaking of the Veteran's Memorial, the Chisago County HRA/EDA Joint Summit, the Council Work Session, and the League of Minnesota Cities conference. She expressed her appreciation to the Wyoming Fire Department and the mutual aid departments that came and put out a really large fire in the neighborhood and noted that she believes the County has the very best fire departments serving them.

The Council recessed at 7:49 p.m. and reconvened at 7:55p.m.

17. To consider entering a closed session under MN State Statute 13D.05, Subd (2) (3) and (4) for a personnel matter

A MOTION WAS MADE BY COUNCILMEMBER OHNSTAD SECONDED BY COUNCILMEMBER LUGER TO ENTER INTO A CLOSED SESSION UNDER MN STATE STATUTUE 13.D.05(2)(3), AND (4) FOR A PERSONNEL MATTER AT 7:54PM

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

A MOTION WAS MADE BY COUNCILMEMBER LUGER SECONDED BY COUNCILMEMBER OHNSTAD TO RETURN TO OPEN SESSION UNDER MN STATE STATUTUE 13.D.05(2)(3), AND (4) FOR A PERSONNEL MATTER AT 7:58PM

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

A MOTION WAS MADE BY COUNCILMEMBER IVERSON SECONDED BY COUNCILMEMBER OHNSTAD TO EXTEND PUBLIC WORKS SUPERINTENDENT ALMHJELD'S LEAVE UNTIL AUGUST 1ST, 2023

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

ADJOURNMENT:

A MOTION WAS MADE BY COUNCILMEMBER IVERSON SECONDED BY COUNCILMEMBER LUGER TO ADJOURN THE JULY 5, 2023 "REGULAR MEETING" OF THE WYOMING, MINNESOTA CITY COUNCIL REGULAR MEETING AT 7:59PM

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

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:
JULY 18, 2023
7:00PM