

Wykoff City Council Meeting
Regular Meeting Minutes
August 11, 2025, ~ 7:00 pm

A meeting of the Wykoff City Council was held in the Council Room at 106 Gold St. N. on August 11, 2025, at 7:00 pm. Attendees included Mayor Ryan Breckenridge, Jeff Hare, Barb Fate, Jane Baker and Missy Musel. Also, present City Administrator, Becky Schmidt.

Agenda-Mayor Breckenridge called for any additions and noted that under New Business he would be adding: Solar Grant, Jail Haus, Side X Side and Meadow at Commons. Motion by Fate and seconded by Musel to approve the agenda with the additions. Motion carried 5-0.

Consent Agenda- Mayor called for approval of the Consent Agenda. Motion to accept the consent agenda as presented by Fate and seconded by Baker. Motion carried 5-0.

Visitors- None

WWTP- Rick Whitney reported that with the heavy rain the plant had seen a definite improvement of the flow of water to the plant and feels that recent changes made to the sewer line behind the Fire Station and street/sewer improvements to Bartlett Street has made a difference in water runoff.

Rick reviewed his monthly report to the council:

- 1.) Completed DMR no limit on exceedances.
- 2.) Completed rounds, checks and process control.
- 3.) Conducted MLSS checks.
- 4.) Checked biological activity under microscope.
- 5.) Cleaned & Loaded Sludge drying bed.
- 6.) Assisted with water shut off Bri Niemeyer
- 7.) 4 alarm calls wet weather events no flooding.
- 8.) Assisted with 6 Locates.
- 9.) Met with Streets Committee
- 10.) Spoke with LKQ about possible odor complaints.
- 11.) Assisted with BacT tests for new water services.
- 12.) Followed up With Brett Grabau/Stantec and Loren Finseth elevator culvert project.
- 13.) Spoke with residents next to the commons regarding wipes in their lateral.
- 14.) Power washed inside of main plant area.
- 15.) Monitored plant during heavy rain events 1 power outage.
- 16.) Completed Multiwell Fluoride report.
- 17.) Completed Nitrite and nitrate well #2 & well #3.

Fire Department – Fire Chief Mike Lund reported that he had been notified of the power being shut off during a recent storm and wanted to make sure that anyone that needs to be notified should contact him for future calls. They are working on the old pumper to get it ready for the parade and are running into some issues they had not planned on. He is working on information needed for the grant.

First Responders- Becky reported that Cory Bremseth, Director, was not able to attend the meeting but reported that they had five calls since the first of August and that there are three members who will be taking an emergency course.

Personnel – Fate noted that she and Musel had met and decided to just have one review a year, and they would like to have them completed by the end of August. Any discussion about raises will need to be done at the budget meeting.

Streets – The mayor asked John to speak about the culverts that have issues one being at Bremseth and one in front of the Lund property on Front St. John will contact O’Connell’s to see what the fix will be, but noted they need to be done soon. Mayor noted that they will be finishing the first layer of the street project. John noted that he would be meeting with Rick Whitney and Griffin Construction to discuss the parking lot at the Commons. Musel asked about the seeding behind the Fire Station. John noted they will be finishing all of these areas up.

Community Education- Fate and Baker had met and reported that they are waiting for school to start but they had discussed finding a location for a community garden next spring, using Community Education dollars. She asked about the funding that Kingsland School District gets and if Wykoff could use some of those funds for ideas they are talking about for Wykoff. Becky noted that yes, the funds Community Education receives is for the whole district which encompasses Wykoff.

Revolving Loan Committee- No report

Park and Recreation, Joint Trails Board- No report from committee. John noted that the wiring is done and they are waiting for the power company to complete their part at the new ballfield.

Zoning – The Mayor reviewed the zoning applications that the council had before them.

- **Rahe requesting Zoning Variance/Chicken Ordinance.** Becky noted that they would like to increase their chicken quantity as they hope to sell the eggs and would rather add to their flock at their commercial business and not ask for another permit at the residence. She noted that they had already paid the \$300 Variance fee. Council agreed to move forward and set a date and time of the Public Hearing for 6:45 p.m. on Monday, September 8, 2025, prior to their regular meeting time. Motion by Fate and seconded by Musel to approve. Motion carried 5-0.

- **Approval of building over the current chicken coop at Finke property.** Motion by Musel and second by Fate to approve. Motion carried 5-0.
- **Fence approval Jeff and Candi Hare.** Motion by Baker and second by Musel to approve the fence request. Motion carried 4-0 with Hare abstaining.
- **Shouse Ordinance Update.** Becky reviewed the information and results that she had received from towns in the area. She stated that no one has a separate Shouse ordinance but refers residents to the State Residential Codes. Preston had forwarded what they now use. Consensus was to look into a separate ordinance which would need to be added to a Public Hearing covering any other changes made to ordinances.
- **Novotney Condemnation.** Becky reported that due to the law firm that the city currently uses and their shortage of staff she is recommending that the city use Novotny Law which currently covers the Criminal Cases for the city. Novotny has agreed to assist with the Condemnation of the property at 214 Line St. N. Motion by Fate and seconded by Baker to approve the use of Novotny Law for the condemnation. Motion carried 5-0.

Sheriff's Report- No report

Mayor's Report- Mayor noted that the Fall Fest Committee will be decorating for Fall Fest on September 20th. He had asked Lyle Morey to help with the placing of the corn shocks, and anyone interested in helping should show up at 10:00 a.m. on the 20th.

Old Business-

- a. **Approval of eight trees/Norby Tree Service \$3,600**-Becky updated the council that the eight trees will be removed by Norby which leaves about \$4,400 left in the tree budget. Motion by Musel and second by Hare to approve the removal of 4 more which John has marked as needing to be removed. Motion carried 5-0.
- b. **Gateway Trailer-** Becky reported that at the July meeting it was voted on by the council to allow the Gateway to continue to live in the trailer at the rear of the restaurant until they could find something more suitable. At present they are looking into purchasing a lot in town and plan to move the trailer to that property until they can place a modular home on the property. The council agreed to allow them to put the trailer on that property as a precedence had been set by the council with the Rahe fire and allowing them to place a trailer on their property as temporary residence until their new home arrived.

New Business

- a. **Employer Contributions** -Becky updated the council on the new state legislation that will require paid family leave for all employees. Contributions will come from both payroll deductions and employer payments. The estimated employee costs at this time would be \$492.80 and the Cities portion is \$739.00. Becky also noted that state has not

clarified if this applies to council members or emergency services. She notes this work is similar to unemployment reporting. Begins January 1, 20026.

- b. **MiEnergy Increase/Discussion** – Becky reported the increase that the city was notified about from MiEnergy and the impact it could have on the budget. No action taken. Moved to budget meeting.
- c. **Request to not charge for sewer charges for water leak**-Request to not charge for sewer charges for water leak/Bicknese (\$61.10 sewer charges) Motion by Hare and second by Baker to approve the request. Motion carried 5-0.
- d. **September 13, 2025, Clean Up Day**-Mayor noted that the city will again be offering the opportunity for residents to dispose of unwanted property. He noted that if anyone needed help getting the items to the drop off site that there are volunteers that will come out and get those items. They will be there from 9-11:00.
- e. **Fire Relief Gambling Permit and Liquor License** – Mike Lund reported on the gambling request for February. Motion by Hare and seconded by Musel to approve the temporary Gambling Permit in February. Motion carried 5-0. Liquor License Four Day License for Fall Fest motion by Hare and seconded by Baker. Motion carried 5-0.
- f. **Community Service Day** -The mayor noted that the Kingsland students along with supervisors will be in town on September 25th to help seniors in town with cleanup, moving items etc. He asked if anyone knows of someone that can use those services they should call city hall. He suggested painting fire hydrants and cleaning off the rock boulevard by Ed's Museum. It was discussed that the students cannot use any power tools to accomplish tasks.
- g. **Solar Plant Information** - Hare reviewed the information that the council had for a solar panel project through a Grant opportunity with state and MiEnergy for public utilities. Hare, Rick Whitney the Mayor and Becky had met with MiEnergy. The proposal they had was far too expensive and they suggested that we contact Solar Connection for assistance in writing this grant. He noted that at this time they had information about three sites in Wykoff: Wastewater Plant, Community Center and Fire Station. Whitney asked why the well house was not considered. Hare stated that he will go back to the company they are working with to possibly make that change. At this point the company, Solar Connections, will write the grant at no charge to the city. If awarded the state would pay 70% with the federal tax credits paying 30%. Questions that the council needs to see cleared up were Insurance Costs, including the well house, maintenance, future repairs, longevity. He noted in the report that the panels have a 30-year life expectancy. Council asked him and Becky to look into the questions they had and that they needed the answers and time to consider the project. Another meeting will be called as Hare reminded them that this grant process is on a first come first serve basis and we could lose out if a decision is not made soon.
- h. **Jail Haus Tuck Pointing**-Becky presented a quote from Gopher Schmidt for the Jail Haus Tuck pointing for \$4,000-\$5,000. Motion by Musel and seconded by Fate to approve the expenditure. Motion carried 5-0.
- i. **Meadows by Commons**-Musel discussed her concerns with using the meadows as a drop point for the Egg Drop during Fall Fest. She noted that there are many noxious weeds in that area and large holes in which a child could fall and get injured. Council discussed the liability and will bring these concerns to the next Fall Fest meeting. Musel asked if the city had ever considered purchasing that land from the Commons. She

noted that her and her husband had indicated a willingness to purchase the land and turn it into a dog park. At that time the Commons was not interested in selling. Becky will check with the Commons to see if there is any interest.

- j. **~~Side X Side purchase~~**-Becky noted that she had polled the council for the purchase of the Side X Side and all had agreed. Motion by Fate and seconded by Musel to formally approve the purchase to M&M for \$16,999.00. Motion carried 5-0.

The meeting was adjourned at 8:06 p.m.

Adjournment

_____ Secretary

_____ Date of approval