

Wykoff City Council Meeting
Public Hearing Meeting Minutes
October 20, 2025
7:00 p.m.

A Public Hearing of the Wykoff City Council was held in the Community Center at 217 Gold St. N. on October 20, 2025, at 7:00 PM. Attendees included Mayor Ryan Breckenridge, Jane Baker, Missy Musel. Absent Barb Fate and Jeff Hare. Also, present City Administrator, Becky Schmidt and Brett Grabau, Stantec Engineer.

Mayor Breckenridge called the meeting to order at 7:00 p.m. and stated that the Public Hearing had been called to give an opportunity for those residents affected by the 2025 Street Project an opportunity to comment on the proposed assessments. He then turned the meeting over to Brett Grabau with Stantec. Mr. Grabau reviewed this process which had started with a Public Hearing on November 18, 2024, where they reviewed the projects that they would be focusing on for the 2025 Street Project. Mr. Grabau reviewed the handout presented covering what was completed in Area 1 and Area 2. The cost for the total project was \$779,246.08 with the assessed properties portion being \$127,003.72 and the cities portion of \$652,242.36. He reviewed the formula used to reach the dollar amount assessed to each property, based on land footage.

Mr. Grabau stated that the city will be looking at a new ordinance that will be adopted for future project assessments, as they used past practice for this project.

Jeff Hare arrived at 7:08 p.m.

Mr. Grabau noted that if anyone present were to object to the assessment for their property, they needed to put that in writing before the close of the public hearing. If anyone would choose to pay the assessment before November 15th there would be no interest added, after 30 days they will need to pay the assessment at the Fillmore County Court House. The City Clerks Office does not take these payments after the 30-day waiting period.

Mr. Grabau then asked any resident present if they had any questions about the assessments. Mr. Eddie Swartzentruber with Tri-State Commercial Roofing, LLC was present and asked if he could pay immediately and Schmidt noted that he could stop in the office to pay as the county would not be getting the names and assessable amounts for 30 days.

Councilor, Missy Musel questioned why the seven properties who are connected to Area 2 (the Trunk Sanitary Sewer Main and Sewer Services) all paid the same amount. She noted that one of the residents needed to have their complete line replaced while the other six had only the required 10 feet. Mr. Grabau explained that their policy is to take the total amount of the assessed amount which was \$13,968.81 and divide it among the seven properties, they do not break it down to each resident. Councilor, Missy Musel would like to go on record stating she was impressed with the work that was done. The contractor did an amazing job and was very considerate.

Hearing no other questions, Mayor Breckenridge closed the Public Hearing at 7:32 p.m.

Mayor Breckenridge opened the special meeting with the adoption of the Assessment Roll Resolution, 2025-19, which Becky Schmidt read as follows:

Resolution 2025-19 Adopting Assessment

WHEREAS, pursuant to proper notice duly given as required by law, the council has met and heard and passed upon all objections to the proposed assessment for the 2025 Street and Utility Improvement for the City of Wykoff, the improvement of Bartlett Street East, Line Street North and the homes adjacent to the main sewer line between Gold Street and Line Street south of Bartlett and north of Front Street,

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

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January 2026, and shall bear interest at the rate of 6.25 percent per annum from the date of the adoption of this assessment resolution. To the first installment there shall be added interest on the entire assessment from the date of this resolution until December 31, 2026. To each subsequent installment, when due, there shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole amount of the assessment on such property, with interest accrued to the date of payment, to the county auditor, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he/she may, at any time thereafter, pay to the Fillmore County Auditor the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15, or interest will be charged through December 31 of the next succeeding year.
4. The clerk shall forthwith transmit a certified duplicate of this assessment to the county auditor to be extended on the property tax lists of the county. Such assessments shall be collected and paid over in the same manner as other municipal taxes.ⁱ

Motion by Jane Baker and seconded by Jeff Hare to adopt the resolution.

Those voting in favor: Jeff Hare, Jane Baker and Ryan Breckenridge

Those Voting Against: None

Abstaining: Missy Musel

Not Present: Barb Fate

Adopted by the council on this 20th day of October 2025.

s/s Ryan Breckenridge

Mayor

s/s Rebecca Schmidt.

City Administrator

Meeting was adjourned at 7:36 p.m.

Adjournment

Secretary

Date of approval
