

Wykoff City Council Meeting
Public Hearing for Tax Abatement in the Mundfrom Addition
April 13, 2026

Public hearing for Tax Abatement in the Mundfrom Addition was held at the Council Room at 106 Gold 6:45 p.m. Meeting called to order by Mayor Breckenridge.

No discussion.

Meeting adjourned at 6:48 p.m.

Wykoff City Council Meeting
Regular Meeting Minutes
April 13, 2026

A meeting of the Wykoff City Council was held in the Council Room at 106 Gold St. N. on April 13, 2026, at 7:00 p.m. Attendees included Mayor Ryan Breckenridge, Jeff Hare, Missy Musel. Absent: Jane Baker, Barb Fate. Also, present City Administrator, Becky Schmidt.

Pledge of Allegiance was said.

Agenda - Mayor Breckenridge called for any additions to the agenda.

Additions – Zoning of Aaron Nash property.

Motion was made by Musel and seconded by Hare to approve the revised agenda.

Motion carried 3-0.

Consent Agenda - Motion was made by Musel and seconded by Hare to accept the Consent Agenda with the following amendment. Previous minutes stated, “Hare requested the committee be made aware of these plans prior to the council meeting. Schmidt informed Hare that he had been notified.” Amendment: “Hare was informed but did not have all the information for a discussion.”

Motion carried 3-0.

Visitors –

Len – Co-owner of Gateway Restaurant:

Addressed the council concerning the frustrations and treatment he has received in the community.

Jen Moreland – Co-owner of Gateway Restaurant:

Moreland addressed her current living situation. According to Moreland, at the July 2025 council meeting, the council approved of their stay in an RV located behind the Gateway

restaurant. Moreland assumed they had a variance until the restaurant was renovated. She assured the council that within 30 days of completion of the building, they would be out of the RV. Moreland stated the restaurant should be open next week.

Rich Ramaker:

Ramaker questioned if there is a volume control for the water to the retention pond in the Mundfrom addition. Mayor Breckenridge responded he did not have an answer and would research it.

Angela Terrance:

Terrance addressed the council on several issues.

1. Additional cooking utensils are needed at the Community Center.
2. Terrance informed the council she lives next to the fertilizer plant and is tired of the debris. She also noted that scaffolding has been left up since last fall.
3. Terrance requested the RV from behind the restaurant be removed. She is concerned about where the waste is going, the view from Veterans Park, and rodents in haybales.

COMMITTEE REPORTS:

WWTP – Rick Whitney reported to the council the list as stated below:

Water Department – Operations and Maintenance

- Completed and submitted Fluoride Report.
- Ordered fluoride reagents for sampling.
- Peterson Well drilling installed pressure gauge.
- Video inspection of the water tower.
- Conducted daily chlorine and fluoride sampling.
- McCarthy conducted well inspection.
- Sent quarterly fluoride and disinfection samples.
- No violations or exceptions.

Wastewater Department – Operations and Maintenance

- Cleaned WWTP office and lab operations.
- Completed all sampling as required by permit and regulations.
- Completed Monthly Dmr submitted to MPCA no limit exceedances or violations.
- Assisted with two locates and reviewed line video.
- Ordered Micro C (bug food).
- Ordered Microorganisms (Bugs).
- Followed up on EQ grant.

- Received a letter from Stantec stating the grant money has been approved. City would need to incur 10% or 5000.00. Schmidt reminded Whitney that no work can be done prior to receiving the grant.

A motion to move forward with the grant was made by Hare and seconded by Musel.

Motion approved 3-0.

Fire Department - Fire Chief Mike Lund reported to the council:

- Department had two fire calls this month.
- Fire Hall heaters need to be raised or moved. Vents going out of the roof will be eliminated.
- \$2500.00 DNR Grant approved.
- Found a fire truck – a 2020 Rescue Pumper for \$100,000. Lund asked for financial support to send someone to Texas with purchasing power. Lund estimated the cost for flights and motels for two firefighters would be approximately \$2000.00.

Mayor Breckenridge suggested a committee work with the fire department to prepare the council for these discussions. He advised them to see the truck prior to purchasing.

Musel suggested a veteran firefighter be selected to make the trip. Lund reported that he was considering firefighter Cody Meyer.

Finances were discussed as the expense had not been budgeted. Lund reminded the council that the profit from their recent banquet and the sale of two currently owned trucks would be applied to the expense.

A motion to send a firefighter to Texas to look at the firetruck was made by Musel and seconded by Hare.

Motion was rescinded. A motion to send a firefighter to Texas to make an offer on the firetruck was made by Musel and seconded by Hare.

Motion passed 3-0.

- Lund informed the council that CHS is selling property and inquiring if the city is interested. The property, which is located two miles east of Wykoff on Hwy #80, could be used for firefighter training. The land has been tested for hazardous materials, and none were found. The 1.8 acres would cost \$10,000.

The Council will enquire if the city can legally purchase land outside of the city.

First Responders - Cory Bremseth, First Responder Director reported:

- Great response to all calls.

- Grant from South EMS approved. Director signed the purchase orders for new equipment from Fillmore County to First Responders. There is no out-of-pocket expense for the city.

Personnel Committee - Fate and Musel – No updates

Streets Committee – Mayor Breckenridge, John Baker, Jane Baker

- South Street Maintenance
John reported that he spoke with O’Connell regarding the condition of South Street. The street is heaved and breaking in several areas. O’Connell will complete necessary repairs.
- South Silver and south South Streets
Scott Mickelson will repair a dip in the roadway on south Silver Street and a crack in the roadway on south South Street. The estimated cost for repairs is approximately \$500.

A motion to hire Mickelson was made by Hare and seconded by Musel. Motion passed 3-0.

- Manhole Repair – Jail Haus Area
The manhole located near the Jail Haus needs repair. The repair is planned for this summer. John will obtain bids for the project.
- Schmidt received bids for four street repair areas: Bob Niemeyer driveway - \$1,300., St. John’s curb - \$1,300., Ed’s Museum new sidewalk - \$3,600., Thompson Motors curb - \$600.

A motion to accept the repair bids was made by Musel and seconded by Hare. Motion passed 3-0.

- Snow Plowing
In addition to current snowplow operators John Baker and Leroy Eickhoff, Rick Whitney is available to assist with snow removal. Rick confirmed with his insurance company that he is covered to perform this work.

Motion to hire Rick Whitney to assist with snow removal was made by Mayor Breckenridge and seconded by Hare. Motion carried 3-0.

Whitney will also be added to the Streets Committee.

- East Carimona Street Waterway Repair
City property currently being maintained by Finseth’s was discussed and identified as a potential safety hazard.
Whitney obtained estimates for repairing the waterway. Estimates received are as follows: Dan Ramaker (Concrete) \$11,725 and O’Connell (ground work)\$21,275. Street Committee recommended we hire both contractors to complete the work this summer for a cost of \$32,000.
Hare questioned if this project was budgeted. Schmidt informed the council that \$10,000 had been budgeted.

Whitney stated the erosion would continue to worsen and this is a safety issue. A motion to hire Ramaker and O'Connell to make the necessary repairs on the Carimona Street waterway was made by Musel and seconded by Hare.

Motion passed 3-0.

- **School Crossing Sign**
Schmidt ordered a new School Crossing sign. The exact location for the sign will be determined.
- **Solar Grant** – Wykoff or Mabel Canton are first on the list to begin the solar project.

Community Outreach – Fate and Baker - No Report

Baker attended Kingsland's first 5-year Outlook Meeting for plans and ideas.

Park & Rec. Committee - Baker and Hare – Hare reported that the committee is great.

- **Ball Field Lights:** Produced a program called, "Light up the Field." Grants are available and committee members are willing to assist in writing grants. The committee has several fundraising ideas. The Softball Association attended the meeting and offered suggestions.
- **Horseshoe pits** - Jeff Erding agreed to assist. The committee will have a price at the May Council meeting.
- **Tree Program.** The committee would like to purchase 12 Red Maple trees for 105.00 apiece. Total cost \$1260.00. Anyone building a new home would have first opportunity to receive a tree. Remaining trees would be in a tree lottery for Wykoff citizens. Hare explained the process of the lottery.

A motion to purchase twelve red maple trees at \$1260.00 for a community tree lottery was made by Hare and seconded by Musel. Motion carried 3-0.

- Hare suggested the \$3740.00, which was budgeted for city trees, be put towards city beautification projects.

Joint Trails Board Outreach - Schmidt, Fate, Burmeister, Montgomery – No report

Zoning –

- **Anderson Complaint Letter** – Mayor Breckenridge reported the area is improved. Tires need to be removed and there is a camper issue. Mayor will stay in contact.
- **Fertilizer Complaint Letter** – Schmidt sent the property owner a letter. The owner was called but not responding. Individual could be fined \$100.00 for not cleaning up the property. If not cleaned following the fine, the issue would go to court. Schmidt recommended the city go to court to get a court order, which is necessary before having access to the property. Schmidt will reach out to the Sheriff department concerning the hazard caused by the scaffolding and to issue a fine. Clint Laganieri was thanked for cleaning up the property.

- Aaron Nash Variance - Schmidt requested a motion to hold a public hearing on April 29th concerning a variance for Aaron Nash's property. Letters to neighbors will be sent tomorrow (April 14). Nash qualifies for the variance if proper steps are followed.

Payment for the variance has been made.

A motion to hold a public hearing on April 29th was made by Musel and seconded by Mayor Breckenridge. Motion carried 3-0.

Sheriff's Report – No report

Mayor's report – Fall Fest committee voted to have John Baker as Grand Marshall for the Fall Festival Parade.

Old Business:

- Flower Bed Bids – Mayor Breckenridge reported he decided not to get bids from landscaping companies due to the expense. Instead, he will cut the perennials and see what grows back and replace them as needed. He will rake the rocks and put in new weed barrier. Expenses will include a new landscaping border. Money saved could be used to enhance city entrance signs.

- Pavillion Bids – 5 Bids were received.

The cost of the project would vary depending on the number of posts needing to be replaced.

Motion to accept Dan Ramaker's bid of \$12,400.00 and 225.00 per post as needed was made by Hare and seconded by Musel. Schmidt stated this project was budgeted and came under budget.

- The Gateway RV – There was a disagreement on the variances allowed. According to Moreland, owner of the Gateway Café, at the July 2025 Council Meeting it was voted that the restaurant owners were allowed to live in the RV behind the Gateway until the reconstruction was completed. Moreland stated, if the complaint is a cleanup matter, they are waiting for warmer weather, and the hale bales will be removed. Until the café is opened, they are without income.

Mayor Breckenridge asked for a time frame when the upstairs (living quarters) of the building would be complete. Moreland stated that some construction is completed but it will not be done soon. Moreland hoped to be living there before the end of the summer.

Hare commented that the administration and the council are not picking on them. Complaints are made and by law the council must act on the written complaints. We want the café.

Musel inquired about the sewer line for the camper. Rick Whitney explained the situation that the line had been a shared line but is no longer shared. Restaurant owners followed Whitney's directions, and the issue was taken care of over a year ago.

Musel thanked the owners for starting the clean-up. Musel appreciated the owners wanting to help build the city. However, the council is not picking but listening to the rest of the city too.

According to Moreland there is a variance. Permission was granted from the city by a vote which constitutes a legal precedence. We (restaurant owners) are at the mercy of the city. All matter of complaints have been brought against us as we try to get the café reopened.

Mayor Breckenridge announced a solution. The council has a written complaint on record concerning the RV. Moving forward, the correct procedure is to request and official variance in writing. Residents pay \$300.00 to get any variances. Present the variance to the city before next council meeting. The council will discuss it at the next council meeting. If council approves the variance, a public hearing will be held.

- Picnic – Sunday, June 28th.

Schmidt reported that Party's Made Simple does not have tables available for the community picnic. The Fall Fest committee has agreed to purchase tables.

Mayor Breckenridge asked if the Wykoff Farmers Market could operate at the picnic. The council agreed that this was an excellent idea.

The musicians, Raven's Fire, is unavailable on June 28th. Schmidt will investigate availability of another band.

- Wykoff Farmers Market

Mayor Breckenridge reported the Wykoff Farmers Market will be held on the first Monday of each month. The first market will be May 4th. A Facebook page and flyers were created and distributed. Next, Farmers Market meeting is 6:30 p.m. on April 20th. Mayor Breckenridge thanked the committee.

- Kids Bingo Report –

Schmidt reported that thirty-eight kids participated. The Lions club donated \$100.00 towards Easter baskets. A profit of \$175.00 was donated back to Fall Fest.

New Business:

- Veterans Park Sign – Schmidt stated the Veterans will design their own sign. Schmidt will design the section of the sign which prevents posters from being damaged. The Veteran's portion of the expense would be discussed later.
- New Stove for Community Center – The Ramaker family donated an LP stove that would need to be converted to natural gas. Local plumber, Greg Stender stated the cost to convert would be \$250-300. Schmidt recommended the council purchase a new stove for the community center. Excess pavilion money will be used to pay for the stove.

A motion to purchase a new stove for the south side of the community center was made by Musel and seconded by Mayor Breckenridge. Motion carried 3-0.

- Richards Fuel Surcharge – Prices have increased 18% this month due to fuel rates. An increase cost of \$3.60 per month per resident. The surcharge will come off when prices drop.

A motion to add additional costs to the residents' utility bills was made by Hare and regretfully seconded by Musel. Motion passed 2-1. Mayor Breckenridge opposed.

- Poll for new POS - Point of Sale. The current machine is ten years old and the wiring is bad. Cost for a new machine is \$897.00.

Results of the polling:

Missy Musel – Yes

Jane Baker – Yes

Mayor Breckenridge – Yes

Jeff Hare – Yes

Barb Fate – Yes

- Tax Abatement Resolution

Resolution No. 2026-6

Approving Property Tax Abatements

Whereas, the City of Wykoff (City) proposes to approve tax abatements in connection with the Mundfrom Addition located in the City; and

Whereas, the City proposes to use the abatement for the purposes provided for in Minnesota Statutes (M.S.) 55 469.1812 - 469.181 5 (Abatement Law); and

Whereas, the proposed term of the abatement will be for 5 years; and

Whereas, the tax abatement will apply to the City's share of the property taxes (Abatement) derived from the property identified by the tax parcel identification numbers listed below and will only pertain to homesteaded parcels

(Property): 300274000, 300273000, 300272000, 300271000, 300270000, 300269000, 300268000, 300267000, 300266000, 300265000, 300264000, 300263000 and 300264000

Whereas, the Council held a public hearing on the same date hereof on the question of the Abatement, and said hearing was preceded by at least 10 days but not more than 30 days prior published notice thereof; and

Whereas, the City Council hereby makes the following findings:

- 1 . The Abatement is authorized under Abatement Law.
2. The Council expects the benefits to the City of the Abatement to at least equal or exceed the costs to the City thereof.
1. Granting the Abatement is in the public interest because it will increase the tax base and result in the installation of public infrastructure.
3. The Property is not located in a tax increment financing district.

Therefore, be it resolved, that the City Council of the City of Wykoff hereby approves the Abatement. The terms are as follows:

- 1 . The abatement shall apply to each parcel for a period of five (5) years and is anticipated to commence with the homesteaded taxes payable in the second year following the increase in value resulting from completion of the home. The City reserves the right to modify the commencement date; however, the abatement period shall not exceed five (5) years. No new abatement agreements will be entered into after August 2033, and the final abatement payment will be made in August 2039.
2. In accordance with M.S. 5 469.181 5 the City will add to its levy each year during the term of the Abatement the total estimated amount of current year Abatement granted under this resolution.
3. The Abatement shall be subject to all the terms and limitations of the Abatement Law.

Passed and adopted by the City Council of the City of Wykoff this 13thrd day of April 13, 2026.

Rebecca Schmidt -City Administrator

Ryan Breckenridge- Mayor

Roll Call Vote:

Jeff Hare – Yes

Barb Fate - Absent

Mayor Breckenridge – Yes

Jane Baker – Absent

Missy Musel – Yes

RESOLUTION NO. 2026-7

A RESOLUTION GOVERNING WRITE-IN VOTE COUNTING.

WHEREAS, Minnesota Statute § 204B.09, subd. Three authorizes a city to adopt a resolution governing the counting of write-in votes;

WHEREAS, a city that adopts a resolution must do so before the first day of filing for office and must notify the county auditor;

WHEREAS, city election officials spend considerable time and resources to count and individually record write-in votes cast, many of which are frivolous; and

WHEREAS, in order to save city time and resources, it is in the best interest of the City of Wykoff, to enforce restrictions on the counting of write-in votes consistent with the provisions of Minnesota Statute § 204B.09, subd. 3.

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

Any candidate wishing to have their write-in votes individually recorded must file a written request with the City Administrator/ Head Election Judge no later than the nineteenth day before any municipal election.

BE IT FURTHER RESOLVED, that pursuant to Minnesota Statute § 204B.09, subd. 3, the city clerk is hereby directed to notify the county auditor before the first day of filing for office of the adoption of this resolution.

BE IT FURTHER RESOLVED, that pursuant to Minnesota Statute § 204B.09, subd. 3, this resolution shall remain in effect until a subsequent resolution on the same subject is adopted by the City of Wykoff.

Passed by the City Council of Wykoff, Minnesota this 13 day of April 2026.

Mayor

Attested:

City Clerk

Roll Call Vote:

Jeff Hare – Yes

Barb Fate - Absent

Mayor Breckenridge – Yes

Jane Baker – Absent

Missy Musel – Yes

Meeting adjourned at 9:00 p.m.

City Administer _____ Date of Approval _____