MINUTES
Regular Meeting
October 13th, 2026

A regular council meeting of the City of Wheaton, MN was held in the Wheaton Community Library with the following members present: Mayor Lundquist, Councilmember Rikimoto, Councilmember Hansen, Councilmember Wohlenhaus, Councilmember Churchill

Absent: None

Also present: Administrator Ayres, Deputy Clerk Olson, City Attorney Franzese, Darin Fellbaum, Jim Smoger, Jerrel Olson, Justin Rikimoto, Sunday Lampe, Mark and Patsy Frafford, Brett Frafford-Olson

Mayor Lundquist called the meeting to order at 4:00 pm.

Consent Agenda

Upon motion from Ms. Hansen, seconded by Ms. Churchill, motion carried unanimously to approve the agenda, the minutes of 9/28/2026, and the claims of 10/13/2026.

Public Comment

No public comment made.

Darin Fellbaum/Moore Engineering – Project Updates

Darin provided updates on the current and future projects that are going on for the city. The LRIP is waiting on the contractor to complete punch list items before being closed out although they have been unresponsive to inquiries. The Active Transportation sidewalks have been completed, and the work just needs to be backfilled with soil and seeded. Finally, Phase 1 of the Watermain project is in the process of being designed for 2027, however; it was marked as not fundable in the Intended Use Plan (IUP) of the Minnesota Department of Health. The Small Cities Grant was mentioned as a possible option or bonding to move the project into a fundable range.

Sunday Lampe – Tax Abatement

It was noted that the city still did not have estimates for the value to be abated that had been requested. The proposal was for an abatement to be made of the difference between the current and new value for five years before revisiting.

Airport Hangar Stall Leases

The leases for the hangar stalls for West Central Ag-Air, Brink Farms, and Carlson Ag Aviation were up for renewal upon council approval.

Upon motion by Mr. Wohlenhaus, seconded by Ms. Churchill, motion unanimously carried to approve the three leases upon receipt of payment.

Mark Frafford – Septic Tank Inquiry

Mark was in attendance to ask the council about the possibility of putting in a septic tank and mound system for the three potential developments on the west side of the city due to the sewer not extending far enough and the possibility of difficulties due to the lack of a lift station. It was noted that the city may need to develop an application form for private wastewater disposal systems. These are only available until access to the public sewer system becomes available.

Resolution 2026-34 Accepting Donations

The City was provided with two donations, one from the Wheaton-Dumont Community Fund for $647.98 to purchase downtown Christmas decorations and the other from the Wheaton Fire Relief Association for $6,500 to purchase a pressure washer for the Fire Department.

Upon motion from Mr. Rikimoto, seconded by Ms. Churchill, motion carried unanimously to accept the donations from the Wheaton-Dumont Community Fund and the Wheaton Fire Relief Association.

Additional Park/Pool Expenses

Previously approved expenses for the parks and pool had additional expenses totaling $960.00 to complete the work that had been commissioned.

Upon motion from Mr. Rikimoto, seconded by Ms. Hansen, motion carried unanimously to approve the additional parks and pool expenses.

Pool Basin Work

The cost estimate to strip and repaint the pool basin was around $20,000. The current pool budget is unable to finance the project. It will likely be done in the spring of 2027 as the new budget is approved.

Upon motion by Ms. Hansen, seconded by Mr. Rikimoto, motion carried unanimously to approve the Park Board to seek grant opportunities for the pool.

Adam Wilson – Sewer/Water Connection

Adam Wilson raised the question about whether the city would be okay with his new building tying into the line of another building to gain water and sewer access. It was determined that this should be fine due to the sizing of the existing lines it would be on the owners to maintain the condition of those lines and that an application for water and sewer service and an updated lan-use permit would be needed as the current approved one didn't include those service connections.

City Attorney Franzese – Legal Update

Matt has been busy with trials but has a running list of items to work on. Those being the Lampe Tax Abatement, the issue of Tim Siegel's shed, the Tim Everding shed in the alley, a shipping container ordinance

It was mentioned that the vehicles at the wastewater plant and around the city would be looked into and that there had been no response yet for the potential job offering for the Ordinance Enforcement role.

Administrator/Public Works Update

The Sheriff's case report was available for council to review regarding the leaking/water usage at the Vadner residence at 102 1st Avenue N. It was determined that the building should be inspected to determine whether any structural damage had occurred at the residence.

Joyce Gallagher forwarded an invoice for repairs to a dog fence that was caused by the LRIP project. During the planning, it was communicated that repairs and costs would be part of the project without any additional effort from the residents. Upon submission to the contractor, it was stated that it would be taken care of without any additional confirmation.

Administrator Ayres proposed a West Central Initiative Foundation project for their Solar Initiative, which would have the city install a solar panel on a public building and would be financed by a 0% interest loan with WCIF and additional aid in applying for Ottertail Power rebates and a tax credit with the state to finance a majority of the loan in 2-4 years.

Upon motion from Ms. Churchill, seconded by Mr. Rikimoto, motion carried unanimously to approve going out to bid on this project with the assistance of WCIF.

Approval of the dates in preparation for the end of the fiscal year was presented. The dates being for the preparation of assessment rolls, the scheduled assessment hearing, Truth in Taxation, and budget review.

Upon motion from Mr. Wohlenhaus, seconded by Mr. Rikimoto, motion carried unanimously to approve the beginning of assessment rolls preparation.

Upon motion from Ms. Hansen, seconded by Ms. Churchill, motion carried unanimously to set the assessment hearing for the November 23rd Council Meeting.

Upon motion from Mr. Rikimoto, seconded by Ms. Churchill, motion carried unanimously to set the Truth in Taxation public hearing for December 7th at 6:00p.m.

Upon motion from Ms. Churchill, seconded by Mr. Rikimoto, motion carried unanimously to set the budget review meeting for the December 14th Council Meeting.

Ayres presented the quote from Buttweiler's Do-All for the water sealing and roofing of the old Star Bank building for $3,000.

Upon motion from Ms. Churchill, seconded by Mr. Rikimoto, motion carried unanimously to approve the quote for repairs on the old Star Bank building.

For the damages incurred on the Conroy building during the demolition it was determined to follow up with the LMCIT about how to proceed

The LMCIT provided a dividend to the city of $19,564.00 with the recommendation to invest in employee safety and loss control. Ayres brought up that he was made aware of a lack of lighting in one of the Public Works garages by Sean Witte and thought it was a good project to use the funds on.

Corey Spilde provided the city with a quote for the installation of a safety base at the ballfields for the activities that are hosted by the school district. No action was taken, due to a need to determine whether the city has an existing anchor to support the safety base.

Mayor's Minute and Council Purview

Councilmember Churchill provided the council with circulation statistics from the Minnesota Public Library Annual Report which placed Wheaton as 10th highest in circulation for libraries serving 1,500-2,999.

Councilmember Hansen mentioned the dilapidated looking building, that was damaged further in a recent storm, and inquired what was being done to fix/demolish the building.

Adjourned at 5:16 pm

ATTEST:

Ashton Ayres, City Administrator

Steven Lundquist, Mayor