

Introduction and Overview

Purpose and Authority

The City of Lexington has updated this Comprehensive Plan to help guide development and redevelopment of the City, as well as protect the natural environment. This document fulfills planning requirements under the Metropolitan Land Planning Act and replaces the Comprehensive Plan that was adopted in 1982 and 1999

Location and City History

The City of Lexington encompasses 440 acres in suburban south central Anoka County. The City of Lexington is nearly surrounded by the City of Blaine, but also shares a common border on the east with the City of Circle Pines.

The area that includes the City of Lexington was predominantly agricultural prior to development, which began in the 1940's. By the time the City incorporated in 1950, its population had reached 569. The post World War II housing boom helped fuel development in the City, which was originally undertaken by Suburban Properties, Inc. Nearby employment opportunities, including the Twin Cities Arsenal, encouraged this growth. The population began to level out by the 1970's as the City became mostly developed.

Land Use

On Page two the Existing Land Use map indicates the location and extent of different land uses in the City., while Table 2 indicates an acreage breakdown of these uses. The City of Lexington is nearly fully developed, with residential uses constituting a majority of the area. Lake Drive, (CSAH 23), along which most of the commercial activity of the City is located, divides the City from the northeast to the southwest.

Commercial Areas

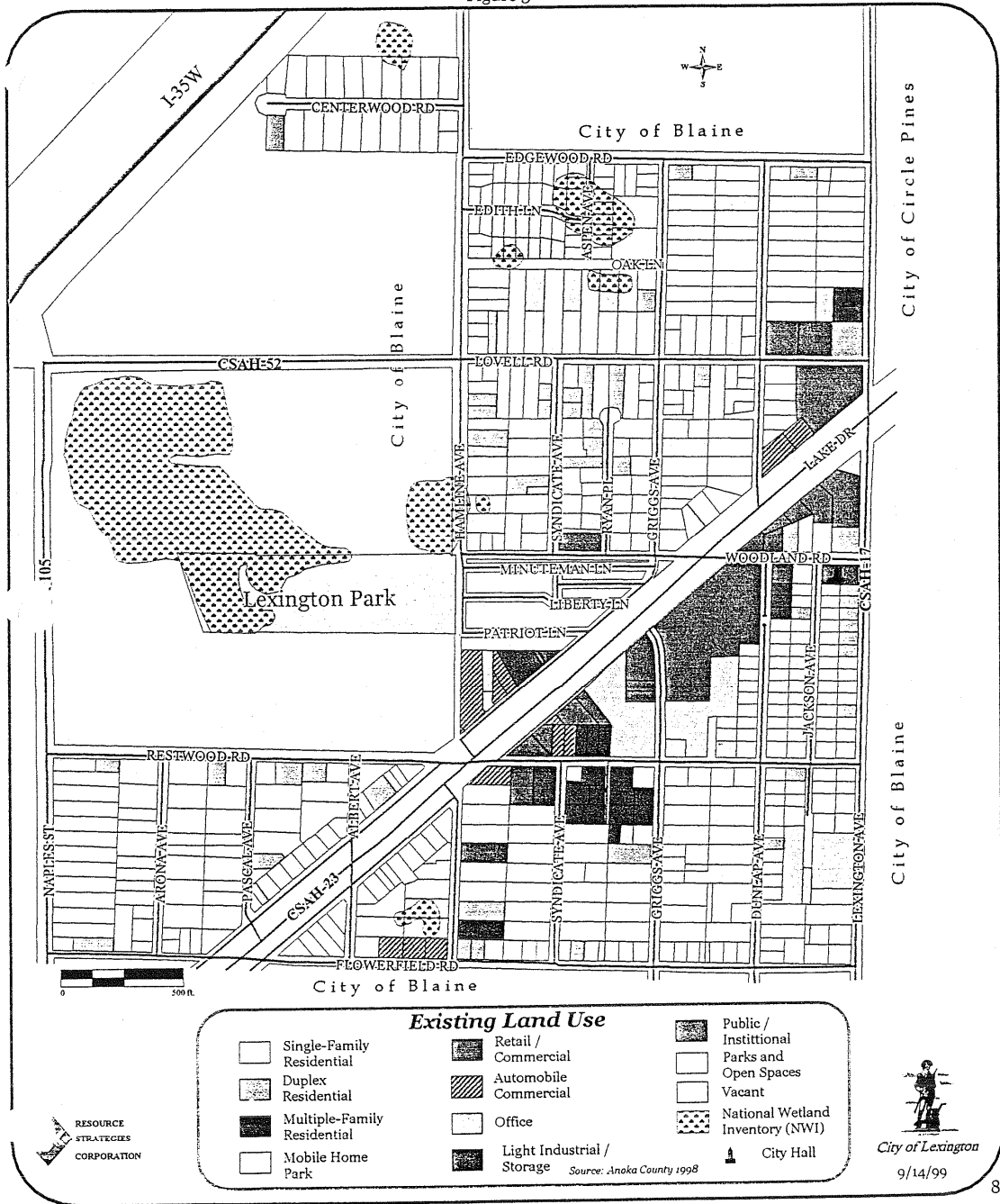
Commercial uses in the City primarily extend along Lake Drive from Lexington Avenue to just beyond Restwood Road. Retail uses dominate commercial areas, although there are automobile service uses, restaurants, storage facilities, professional offices, and other commercial uses as well. With the addition of Walgreen's and Lexington Liquor Off Sale on the corner of Lake Drive and Lexington Avenue in the 1990's, the commercial area has extended from Northway Shopping Center to the corner of Lake Drive and Lexington Avenue.

The center of commercial activity in Lexington is Northway Shopping Center, located along the south side of the Lake Drive frontage road. This center, which includes 90,000 square feet, was built about 1950 and remodeled in 1989. The City considers Northway and its immediate environs to be Lexington's "downtown". The company that currently owns Northway Shopping Center also owns adjacent vacant land. The adjoining land remains undeveloped today.

Existing Land Use

City of Lexington

Figure 3



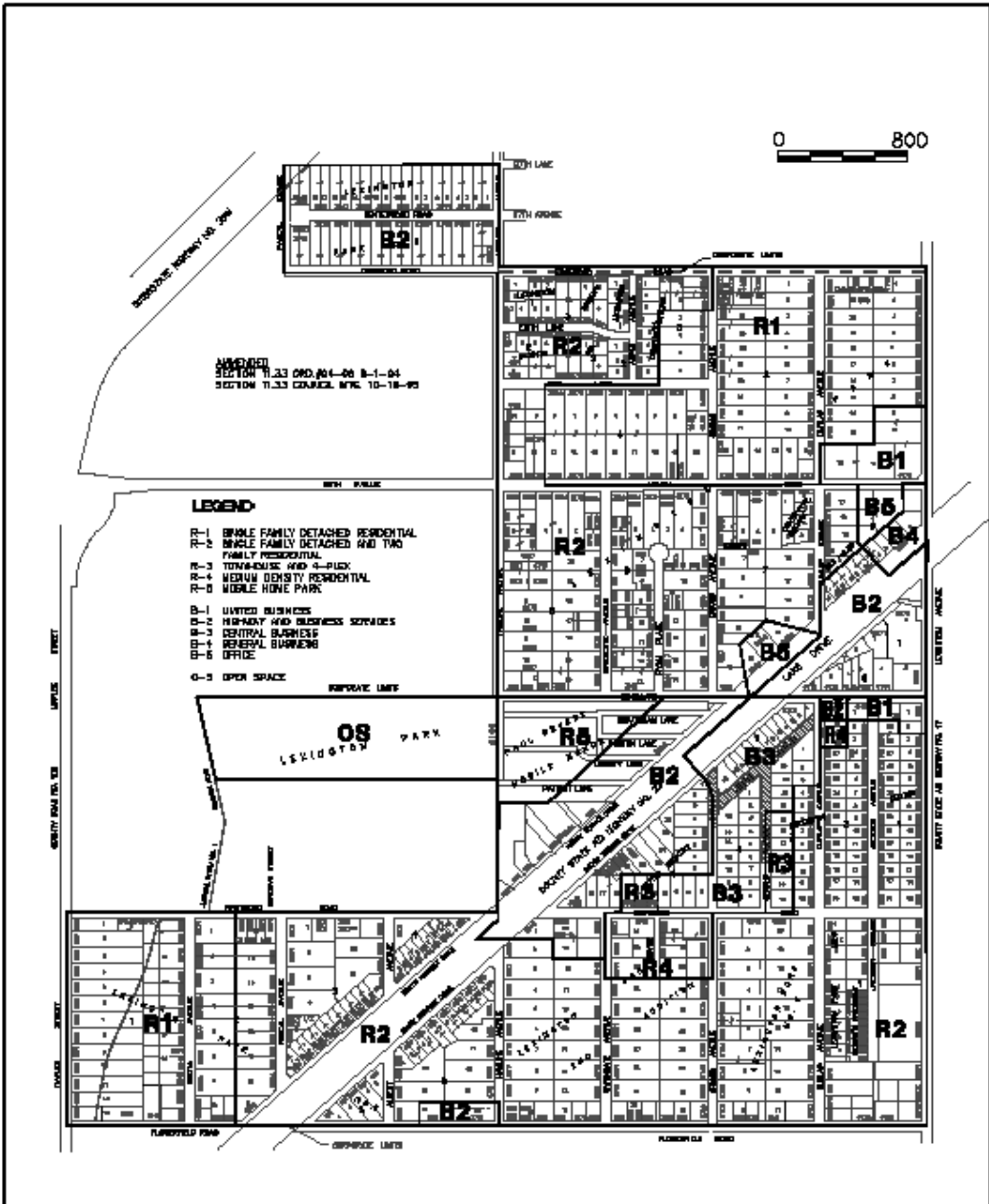
Existing Land Use

Single-Family Residential	Retail / Commercial	Public / Institutional
Duplex Residential	Automobile Commercial	Parks and Open Spaces
Multiple-Family Residential	Office	Vacant
Mobile Home Park	Light Industrial / Storage	National Wetland Inventory (NWI)

Source: Anoka County 1998

RESOURCE STRATEGIES CORPORATION

City of Lexington
9/14/99



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ZONING MAP

City of Lexington

Table 2: Breakdown of Existing Land Use

Residential	Acres	%
Single Family	224.4	51%
Duplex	17	4%
Multiple-Family	6.9	2%
Mobile Home	12.8	3%
Subtotal	261.1	59%
Commercial/Industrial		
Retail	22.9	5%
Office	3.4	1%
Automobile sales/service	6.9	2%
Light Industry/storage	2.6	1%
Subtotal	35.8	8%
Public/Institutional	2.6	1%
Park and Recreational	21.7	5%
Vacant	20.8	5%
ROW*	97.7	22%
GRAND TOTAL 439.7		100%

* Roadway right-of-way: Source City of Lexington

Table 2: Breakdown of Existing Land Use Source: Resource Strategies Corporation

Residential

Most of the City's residential area was developed in a grid iron layout. However, these blocks were designed to be large enough to potentially accommodate additional subdivision in the future. As a result, there is a diversity of housing types and lot sizes in the community. Some larger blocks have been entirely or partially split. These include blocks that include Jackson Avenue in the southeast and Ryan Place in the center of the community. Subdivision has also occurred along the side streets of large blocks, where road access was immediately available. Jackson Avenue was extended in 2004. The street extension with a cul-de-sac services ten twin homes that were built on the west side of Jackson Avenue. Ryan Place has the availability of three or four lots waiting to be developed.

Approximately half the housing in the City is something other than single family detached. Paul Revere Cooperative Mobile Home Park makes up a significant portion of the housing in the community. (Paul Revere Manufactured Park became Paul Revere Cooperative Mobile Home Park in December, 2004). Approximately 19% of all housing is located here, which constitutes 12.8 acres of land, or 3% of the City. Multi-family housing is located adjacent to commercial areas and constitutes 6.9 acres, or 2% of the land area of the community.

Public/Institutional

Public and institutional uses include buildings and property owned by the government as well as non-profit or community groups such as churches. Two churches are located in residential areas of the community.

In 2006 the City purchased an existing building located on the corner of Woodland Road and Lexington Avenue that housed a surveyor's office. This building became the "new" City Hall location - 9180 Lexington Avenue. The previous City Hall located within the Lovell Building at 4175 Lovell Road is still owned and operated by the City. A diverse assortment of tenants leases suites from the City. The Lexington Fire Hall and garages are located on the corner of South Service Drive and Restwood Road.

Park and Recreation

The City of Lexington owns and operates two City parks. The largest of the parks is Memorial Park located behind the Public Works Building at 9100 Hamline Avenue. The park has many sources of enjoyment to partake in: Five softball fields with a concession stand and pavilion in the same vicinity; basketball and tennis court; playground area; Recreational Community room with kitchen facilities and horse shoe-pits. Grills and tables are located through-out the park to accommodate for picnic activities.

The other City park, Tot Park, is located behind Festival Foods in Northway Shopping Center. Tot Park has new playground equipment for the area children to play on. Benches and table are found for the parents to relax on.

Environmental Features

Consideration of the environment is an important planning consideration. Although the City of Lexington is a nearly fully developed community, infill development and redevelopment must consider natural features and systems. The sections that follow

discuss the characteristics of soils and the wetlands in the City. There are no significant wooded areas or natural habitat areas within the City; and there are no areas with slopes that exceed twelve percent, which would cause concern for erosion.

Soils

The Soil Conservation Service of the United States Department of Agriculture conducted a survey of soil types in Anoka County in the late 1960's. The soil survey indicates, among other things, the type of soil, the soil gradient, the suitability of the soil as material, and the degree and kind of limitations the soil has for particular uses of the land. A soil "association" is a landscape that has a distinctive pattern of soils in proportion and in relationship to one another. Soils in Lexington are part of the Zimmerman-Isanti-Lino soil association, which covers about fifty percent of the County. Much of this association is well suited for urban development.

Soils in Lexington are generally well to moderately well drained. Areas of Zimmerman soils are well drained and are suitable for development. Soderville soils in the City present moderate limitations for development, primarily due to a higher seasonal water table. Although unsuited to areas relying on individual sewage treatment systems, these soils present fewer restrictions for development that is connected to the City's sanitary sewer system. The areas of Isanti soils represent much more substantial difficulties. The characteristics of these areas include a very high water table, poor drainage, and a high potential for expansion and contraction with freezing ("frost heave").

Water Resources

Surface water bodies such as lakes, rivers, and creeks are not found within the City. However, Lexington is part of a larger "watershed", an overland drainage area over which precipitation flows. Watersheds are named for rivers and streams that eventually carry these waters. Lexington is part of the Rice Creek Watershed District. Surface water planning and management in the City is performed by the Rice Creek Watershed District. Changes to State statutes require the update of all watershed plans ("second generation" plans) to conform to new State requirements. The Rice Creek Watershed District has already completed a "second generation" watershed management plan.

The U.S. Fish and Wildlife Service identified wetlands that fall wholly or partially within the City by using aerial photos and sources. These areas may not identify the actual extent of current wetland areas, as some areas may have been altered or filled, nor do they represent all areas that may experience poor drainage. The Department of Natural Resources classifies and regulates important statewide wetlands, but there are no wetlands within the City that have this classification. Guidelines and responsibilities for protecting other wetlands are described on page on the following pages.

Population and Housing Characteristics

The City's population and household statistics reflect the fact that the City is nearly fully developed and, as a result, there have been few opportunities for growth. Development has been limited to "infill", including the re-subdivision of large lots, the building of homes on previously vacant lots, and the subdivision of the extension of Oak Lane. The population of the City has increased over the last quarter century, but has fluctuated due to declines in average household sizes. This is due, in general, to the aging of the baby

boomer generation. The net population increase for the City since 1970 is only 3.6% versus 84% for the County as a whole.

Lexington has consistently maintained average household sizes that are smaller than the County as a whole, as indicated in Table 3. The age distribution of the City and the County, shown in Table 4, would seem to contradict this fact. It indicates that there are relatively more children in the City. Therefore, it is likely that there are relatively more single-adult households in the City than the County. This is indicated in Table 5, which shows that the City has a relatively high percentage of non-single family detached housing. Single individuals more likely occupy this type of housing.

TABLE 3: Population and Household Growth for Lexington

Population	1970	1980	1990	1997	2000
	2,165	2,150	2,279	2,243	2,142
Households					
	633	746	829	841	851
Persons Per Household					
	3.42	2.88	2.75	2.67	2.52

Table 3: Population and Household Growth for Lexington Source: US Census; Metropolitan Council and Resource Strategies Corporation

TABLE 4: Age Breakdown

Up to 5 Years	13%
6 to 17 Years	20%
18 to 24 Years	10%
25 to 34 Years	24%
35 to 54 Years	22%
55 to 64 Years	6%
65+ Years	5%

Table 4: Age Breakdown Source: US Census; Metropolitan Council and Resource Strategies Corporation

TABLE 5: Breakdown of Housing Type/Tenure

	Single Family			Manufactured		Total	%
	Detached	2 Unit	3+ Units	Housing	Other (1)		
Owner Occupied	401 70%	9 2%	2 0%	148 26%	13 2%	573 100%	69%
Renter Occupied	26 10%	45 17%	146 56%	7 3%	38 15%	262 100%	31%
TOTAL	427 51%	54 6%	148 18%	155 19%	51 6%	835 100%	100%

Table 5: Breakdown of Housing Type/Tenure Source: US Census; Metropolitan Council and Resource Strategies Corporation

Local Economy

The City has also experienced a relatively modest increase in jobs since 1970. The City did, however, experience a relatively large increase between 1970 and 1980. Since that time, however, the base of employment has been relatively constant. The lack of employment growth since 1980 is largely due to the lack of available land for commercial and industrial development.

The ratio of jobs per household is one among many indicators that a City can use to identify whether or not there is a “balance” of jobs and housing and whether there are sufficient job opportunities for local residents, compared with other communities. In 1970, the City maintained a ratio that was higher than Anoka County. However, between 1970 and 1980, job growth in the County outpaced growth in the number of new County households, which resulted in a ratio that exceeded one job per household. In the City of Lexington, by contrast, this ratio has decreased slightly as a result of household growth.

Indication shows that the City’s employment base is in retail trade, which is typically lower skilled, lower paying jobs. These jobs are concentrated in the establishments that front Lake Drive. Sixty-two percent of jobs in the City are retail trade, as opposed to 22% of County jobs. Manufacturing jobs, which tend to be higher skilled, higher paying jobs, make up only 4% of City jobs, versus 26% of County jobs.

Transportation

Lexington is a small community, but an extensive local and regional transportation network connects the City to its neighbors, other parts of the Twin Cities metropolitan area, and destinations beyond. This system includes local and county roads, nearby metropolitan highways, transit services and the Anoka County-Blaine Airport.

Interstate 35W, a six-lane limited access roadway, arcs around the City just beyond its western border. This roadway provides direct access to downtown Minneapolis as well as to other metropolitan destinations. Lexington Avenue, or County Road 17, forms the eastern border of the City with Circle Pines and Blaine. This road is an important north/south route through communities in Anoka and Ramsey Counties. This road also connects with Interstate 35W. Lake Drive, or County Road 23, bisects the community from the northeast to the southwest, intersecting with both Interstate 35W and Lexington Avenue.

Two public transit operators serve the City of Lexington connecting riders in the area with work, social activities and services. Metro Transit, the largest provider of regional transit services, travels along Lexington Avenue, Lovell Road and Naples Street. Patrons can utilize a park-n-ride facility at the southwest corner of 95th Avenue and 35W. This route travels along Interstate 35W to downtown Minneapolis. Some of these buses stop at employment centers in Mounds View and New Brighton. Travel time from Lexington to downtown Minneapolis is approximately 35 minutes. North Suburban Lines currently operates Route #262, which travels along Lexington, Lake Drive and Flowerfield. This route provides local service in the cities of Blaine, Circle Pines, Arden Hills, and Shoreview. It has limited stops through Roseville and St. Paul on its way to downtown St. Paul. Travel time from Lexington to downtown St. Paul is approximately 45 minutes.

Transit services within Anoka County give residents a variety of transportation options: Traveler Fixed Routes and Dial-a-Ride, Northstar Commuter Coach, Ramsey Star Express, Metro Transit and the Anoka County Volunteer Transportation Program.

The Anoka County-Blaine Airport, or Janes Field, is located just to the west of the City. It is an important part of the regional aviation system. The Federal Aviation Administration (FAA) currently designates seven airports in the metropolitan area as "reliever airports" for the Minneapolis-St. Paul International Airport (MSP). The role of reliever airports is to provide attractive alternatives to the facilities at MSP, thereby alleviating congestion at the principal airport. These airports are distributed throughout the metropolitan area and serve both local aircraft as well as aircraft traveling from non-local destinations. The Anoka County-Blaine airport is served by a new air traffic control tower, which provides traffic services to the most diverse aircraft mix in the airport system. Corporate jet aircraft operators, recreational pilots, and many antique aircraft owners call the airport home.

Schools

The City of Lexington is located entirely within the Centennial Independent School District #12. This district also serves the portions of eastern Blaine, most of Lino Lakes, and the entirety of both Circle Pines and Centerville. The district includes five elementary schools, (kindergarten through grade 5), Blue Heron Elementary; Centennial Elementary; Centerville Elementary; Golden Lake Elementary and Rice Lake Elementary, one middle school, (grades 6 through 8), Centennial Middle School and one senior high school, (grades 9 through 12), Centennial High School. The district also has an Early Childhood Center, Centennial Area Alternative Program (CAAP), and a Learning Center. None of the elementary schools are located within the City. Centennial Middle School, which opened in 1997, is located in the City of Lino Lakes at 339 Elm Street, approximately 2 ½ miles from the City. Its enrollment is approximately 1,750 students. Centennial Senior High School is a two-building campus (incorporating the former junior high), just inside the City of Blaine on North Road (approximately one mile from the City). Enrollment is approximately 2,300 students.

Community Goals and Policies

The City has established a set of goals to help guide the community, particularly with regard to roles and responsibilities of the City government. These are official statements that reflect, to the degree possible, mutual goals of all participants in the planning process. They represent desired outcomes or conditions related to the physical, natural, and economic characteristics of the community. Policies, on the other hand, are specific, official positions of the City that guide day-to-day planning, administration and implementation strategies such as capital improvements, zoning and other official controls.

Land Use

Goals:

It is the goal of the City of Lexington to...

- ✓ Maintain distinct land use districts that minimize the conflict between residential and commercial/ industrial areas.
- ✓ Maintain strong residential neighborhoods that build upon their existing character.
- ✓ Concentrate commercial development and create “center(s)” of vibrant commercial activity.
- ✓ Create and maintain a cohesive commercial “identity” or “character” for the City’s commercial area(s).
- ✓ Create a landscape, open space, and recreational facility plan for the City.

Policies:

It is the policy of the City of Lexington to...

- ✓ Identify and target specific areas of the community that are appropriate for new housing and commercial opportunities, including infill and redevelopment.
- ✓ Require vegetative or other type of screening, when appropriate, to mitigate negative impacts on uses in adjacent land use districts.
- ✓ Require landscaping along all public rights-of-ways for all commercial uses.
- ✓ Maintain sign regulations compatible with the goal of developing a cohesive and aesthetically pleasing commercial area.
- ✓ Prioritize and assist development in the City’s commercial areas.
- ✓ Investigate public improvements to improve safe pedestrian access within and between neighborhoods and commercial areas.

Commerce

Goals:

It is the goal of the City of Lexington to...

- ✓ Maintain a strong and stable commercial core.
- ✓ Create a commercial area that benefits the residents of Lexington.

Policies:

It is the policy of the City of Lexington to...

- ✓ Prioritize commercial uses that enhance services and provide economic opportunities to the citizens of Lexington.
- ✓ Evaluate and prioritize the use of TIF, CDBG and other programs that provide assistance for rehabilitation and the enhancement of commercial areas.
- ✓ Explore the costs and benefits of establishing an economic development or housing redevelopment authority (EDA/HRA).

Housing**Goals:**

It is the goal of the City of Lexington to...

- ✓ Maintain a variety of housing opportunities for all income and age groups.
- ✓ Encourage ongoing maintenance and rehabilitation of existing residential properties.
- ✓ Develop additional owner-occupied single family housing opportunities.
- ✓ Maintain investments in residential property by minimizing conflicts with other land uses.

Policies:

It is the policy of the City of Lexington to...

- ✓ Maintain zoning provisions that do not burden the development of low and moderate income housing opportunities.
- ✓ Provide information to residents and prospective developers about housing assistance, maintenance and rehabilitation programs.
- ✓ Work cooperatively and constructively with the Anoka County HRA, Anoka County Community Action Council and other agencies involved with housing assistance.
- ✓ Enforce provisions of the Building Code and provide information on sources of assistance for housing maintenance and revitalization.
- ✓ Enforce land use policies to prevent incompatibility of housing and commercial/ industrial land uses.
- ✓ Prioritize and redevelop vacant, deteriorated or abandoned properties.
- ✓ Encourage the conversion of multiple-family rental housing to owner-occupied housing.

Parks, Open Space and Recreation**Goals:**

It is the goal of the City of Lexington to...

- ✓ Create and maintain convenient park, open space and recreational opportunities for all residents, particularly for youth and the elderly.
- ✓ Create and maintain safe and convenient bicycle and pedestrian access to Lexington Park and nearby parks, open space and trails.

Policies:

It is the policy of the City of Lexington to...

- ✓ Explore cooperative park and recreation programming with adjacent communities, the Centennial School District, and community service organizations.
- ✓ Jointly plan park and trail improvements with neighboring communities, Anoka County, and the Metropolitan Council.

Environment**Goal:**

- ✓ It is the goal of the City of Lexington to protect the environment from the negative impacts of growth and redevelopment.

Policies:

It is the policy of the City of Lexington to...

- ✓ Implement relevant policies of the Rice Creek Watershed Management Plan.
- ✓ Establish erosion and sedimentation control standards consistent with MPCA's best management practices.
- ✓ Require that stormwater ponds meet the design standards of the National Urban Runoff Program (NURP).
- ✓ Coordinate efforts with appropriate authorities to minimize noise and other negative impacts of area highways and airports.
- ✓ Maintain landscaping standards in all new developments.

Transportation**Goals:**

It is the goal of the City of Lexington to...

- ✓ Maintain a network of streets that promote the safe and efficient movement of people and goods.
- ✓ Create and maintain a system of safe pedestrian ways in areas of the community where there is conflict between cars and pedestrians.
- ✓ Create and maintain convenient and safe transit stops.
- ✓ Ensure that the negative impacts of aircraft noise are limited.

Policies:

It is the policy of the City of Lexington to...

- ✓ Coordinate transportation planning and system improvements with the Anoka County and neighboring jurisdictions.
- ✓ Maintain development standards that promote safe and efficient access to arterial roadways.
- ✓ Assist or provide comment to area transit providers in planning the expansion or adjustment of transit services in Lexington.

- ✓ Install signage and mark pedestrian crossways across intersections at heavily traveled roadways.
- ✓ Prioritize City road improvements.
- ✓ Fund City road improvements in a fair, efficient and cost-effective manner.
- ✓ Promote the development of Light Rail Transit (LRT) in the north metro area.
- ✓ Participate in the activities of the Anoka County-Blaine Airport Advisory Committee and ensure that the Anoka County-Blaine Airport Noise Abatement Plan is fully implemented.

Public Administration and Services

Goals:

It is the goal of the City of Lexington to...

- ✓ Deliver high quality and cost-effective services, based upon community priorities and a limited budget.
- ✓ Encourage quality public participation in City policy and decision making.
- ✓ Apply City ordinances in a fair and impartial way.
- ✓ Plan and maintain joint services with adjacent communities.
- ✓ Maintain safe neighborhoods and community crime prevention activities.

Policies:

It is the policy of the City of Lexington to...

- ✓ Update and amend a five-year capital improvement program based upon community priorities.
- ✓ Actively support the formation and operation of homeowner associations, commercial business associations and crime prevention block clubs.
- ✓ Appoint ad hoc citizen advisory bodies to implement aspects of the Comprehensive Plan and evaluate ongoing needs of the City.
- ✓ Communicate with residents through various media, including the City's newsletter and cable access.
- ✓ Explore participation in new joint service agreements as well as the expansion of existing joint service agreements with adjacent communities and service organizations.
- ✓ Analyze and scrutinize police reports to evaluate changes in criminal statistics and predict community needs.
- ✓ Investigate feasibility of establishing a downtown redevelopment plan.
- ✓ Develop a long-term strategic plan for the use of the Lovell Road property, (Lovell Building), based upon the priorities of the community.

Community Development Plan

The City of Lexington has the authority and responsibility to develop this Community Development Plan to serve the general health, welfare and safety of the community.

Throughout an ongoing planning process, the City will balance individual and community interests in order to ensure that the community remains economically and socially vibrant. The City's roles include the following:

- ✓ Evaluating and identifying community needs and trends.
- ✓ Identifying appropriate locations for different uses of land.
- ✓ Regulating development and redevelopment to ensure that the community as a whole benefits from this activity.
- ✓ Identifying and enforcing City rules and regulations to ensure the health, safety and general welfare of the community.
- ✓ Providing assistance to individuals and corporations when the community as a whole benefits.
- ✓ Maintaining programs and policies that maximize community benefits and minimize costs.

Regional and City Planning

The Metropolitan Council is the regional agency responsible for ensuring the implementation of the Metropolitan Land Planning Act. The Council develops regional plans, then reviews local plans to ensure consistency with the regional plans. Specifically, the Council develops plans for four regional "systems". These include highways, aviation, parks and open spaces, and wastewater treatment. Local comprehensive plans must not result in the creation of substantial negative impacts on these systems, ("system impacts"), or create the need for premature expansion of these systems. A system impact might result from a community that allows more growth or development than the metropolitan highway or wastewater treatment system could accommodate. The Metropolitan Council has the authority to require communities to change their plans when the Council finds a system impact. Lexington is unlikely to create system impacts given the limited growth that the community expects.

The Metropolitan Council has also developed a Regional Blueprint, a growth strategy for the region that identifies future areas for urban development, including investments in regional infrastructure such as highways and sewers. The Regional Blueprint also addresses other regional planning issues, which are more relevant to the City of Lexington. For example, these policies encourage affordable housing, redevelopment and revitalization of older communities, and transit use. Upon review of a community's plan, the Council may find that components of a community's plan are inconsistent with regional policies. This type of "finding" may hurt a community's ranking for future funding opportunities through the Metropolitan Council; but the Council does not have the authority to require communities to make changes to their plans in these cases. The City supports the Regional Blueprint and this Comprehensive Plan incorporates many of the goals and policies of the regional agency.

Population, Household and Employment Forecasts

Population, household and employment forecasts are important for Comprehensive Planning for a number of reasons. Forecasts can help a community determine what amounts of land might be used for what purposes, what tax base or employment opportunities the community might have, and what services or infrastructure the community might need. The Metropolitan Council conducts forecasting for each community in the seven county metropolitan areas. These forecasts are based on a combination of factors, including historical growth, demographic trends, economic growth trends, and public policies that may discourage or encourage growth depending on its location.

Table 6 indicates Metropolitan Council forecasts for population and households through the year 2020. The Metropolitan Council expects the number of households to increase by 109, or 13% through 2020. This table indicates, however, that Lexington's population by 2020 may only be seven more than was estimated in 1997, reversing what may be a growth spurt at the turn of the century. The difference between population and household growth is due to declining average household sizes, a national phenomenon resulting from the aging of the population and the decline in the number of families with children.

Table 6: Population and Household Forecasts

Population Forecast	1997	2000	2010	2020
Lexington	2,243	2,300	2,300	2,250
% change from prior decade		3%	-2%	-2%
Anoka County	285,271	295,910	322,880	350,410
% change from prior decade		21%	9%	9%
Household Forecast				
Lexington	841	860	910	950
% change from prior decade		6%	5%	3%
Anoka County	98,570	103,600	119,720	135,740
% change from prior decade		26%	16%	13%
Persons Per Household				
Lexington	2.67	2.67	2.50	2.37
Anoka County	2.89	2.86	2.70	2.58

Table 6: Population and Household Forecast Source: Metropolitan Council

Table 6 also indicates the contrast between forecasts for the City and Anoka County as a whole. Given the very small size of the City and the relatively large size of the County, it is difficult to make direct comparisons. The County has and will continue to see suburban growth, while the City has limited opportunities for continued residential development. The contrast in average household sizes reflects the limited opportunities for new families in the City.

Table 7 shows that the Metropolitan Council anticipates that the City may experience a 63% increase in employment through the year 2020, compared to 34% for Anoka County. The City believes that job growth is important to the community, particularly if employment opportunities are available to City residents and if they pay living wages.

The City does not have sufficient vacant land to accommodate this projected employment increase at low densities; therefore, the City will encourage infill development and redevelopment that creates higher density employment.

Table 7: Employment Forecast

Jobs	1997	2000	2010	2020
Lexington	613	800	900	1,000
% change from prior decade	3%	27%	13%	11%
Anoka County	94,238	101,170	118,870	126,620
% change from prior decade	16%	25%	17%	7%
Jobs Per Household				
Lexington	0.73	0.91	0.98	1.05
Anoka County	0.96	0.98	0.99	0.93
Metropolitan Area	1.49	1.51	1.51	1.42

Table 7: Employment Forecast Source: Metropolitan Council

Land Use Designations

The City can create a “vision” for how a community will grow and change by officially designating future uses of land. This is a basic comprehensive planning requirement that forms the basis for regulations such as the zoning and subdivision ordinances. These designations inform individuals and investors as to what policies, regulations and plans the City may implement over time. Designations can also minimize costs and risks to both individuals and the City. This is because the City can adequately plan for investments in infrastructure, programs, and services. Although no individual landowner or resident can expect to use their land for any or all purposes, each landowner will be able to use their property for “reasonable” economic purposes. This is based upon a number of factors, including, but not limited to, the following:

- ✓ Household and employment growth trends.
- ✓ Encouraging economic activity in the community.
- ✓ Encouraging reinvestment and redevelopment in the community.
- ✓ Protecting residential uses from the negative effects of commerce and industry, including noise and pollution.
- ✓ Prior use or prior development rights of the property.
- ✓ Minimizing future City expenses.

Low Density Residential

The majority of the land area in the City will be designated as Low Density Residential. This includes three distinct areas of the community: north of Lake Drive/north of Restwood; between Restwood Avenue, Naples Street and Lake Drive in the southwest corner of the community; and south of Lake Drive. Most uses in this area should remain as low density residential, including single-family homes and two-family homes. Zoning districts should reflect the general character of each area, ranging from approximately 3.5 to 4.5 units per acre.

Other uses in this area should be limited to those that are amenities to residential areas or that is similar in use and character as residential areas. These may include small childcare

facilities in residential homes, small residential group homes, or neighborhood parks. Uses such as churches and home occupations would be allowed under conditions that are articulated in the City's Zoning Code.

Medium Density Residential

This land use designation is limited to the existing manufactured home park. This area provides low-cost home ownership opportunities for a large number of residents. The City will allow a maximum of 10 residential units per acre. This area will likely remain as manufactured housing, but future uses of land could include other types of medium density housing. Other planning considerations with regard to this area may include:

- ✓ Consideration of the relationship with surrounding areas.
- ✓ Consideration of the location of park, recreational and open space resources relative to these areas.
- ✓ Ensuring enforcement of City codes in these areas to protect residents and surrounding investments.
- ✓ Identification of programs and services to meet any special needs of residents of these areas, including youth and seniors.

High Density Residential

High-density residential uses, which include townhouses and multi-story residential buildings, provide opportunities as well as challenges for the City. Due to the high level of activity associated with such uses, they should be located in areas where the infrastructure is sufficient for parking and circulation. This needs to be implemented with the utmost attention. They are similar to commercial areas in this regard.

Multiple-family residential uses meet the housing needs for a significant number of residents, including young adults, single individuals, seniors, or families of modest means. Residents may also appreciate the convenience or value of multiple-family housing. Residents may also have limited transportation options; therefore, these areas are close to goods, services and transportation services. This strategy also provides a transition in scale between low-density residential areas and commercial areas. The City will allow a maximum of 20 residential units per acre in this area. Other planning considerations for high-density residential areas may include the following:

- ✓ Consideration of the relationship of high-density residential buildings with surrounding areas.
- ✓ Providing sidewalks in busy areas to provide safety for pedestrians and to connect residents with commercial areas.
- ✓ Consideration of the location of park, recreational and open space resources relative to these areas.
- ✓ Ensuring enforcement of building codes and other City codes in these areas to protect residents and surrounding investments.
- ✓ Identification of programs and services to meet any special needs of residents of these areas, including youth and seniors.

Table 8: 2020 Land Use Breakdown

	Acres	%
Residential		
Low Density	250.3	57%
Medium Density	12.8	3%
High Density	6.9	2%
Subtotal	270	61%
Commercial/Industrial		
Central Business District	39.9	9%
Redevelopment Districts	10.4	2%
Subtotal	50.3	11%
Park and Recreation	21.7	5%
ROW	97.7	22%

Central Business District

The shopping district along Lake Drive is an important part of the City of Lexington. It is, in effect, the community's "downtown". Northway Shopping Center and other commercial establishments along Lexington and Lake Drive provide important goods and services, as well as jobs, for the area. The City wishes to strengthen the long-term commercial viability and desirability of this area as a retail hub; and the City is willing to assist with planning and implementation of development or redevelopment that contributes to the vitality of the area.

The City wishes to encourage a range of activity and services where the whole will be greater than the sum of its parts. The general "vision" for this area includes the following ideas:

- ✓ A mix of office, retail, entertainment-oriented, and institutional uses.
- ✓ Uses that have a high job "density" and which strengthen local employment opportunity.
- ✓ Uses that provide a range of goods and services.
- ✓ Development and redevelopment that contributes to a downtown character or "sense of place".
- ✓ Development and redevelopment that maximizes the use of limited space.
- ✓ Green spaces, including those that buffer adjacent residential uses.

Commercial Redevelopment Districts

The Commercial Redevelopment Districts represent areas that the City feels should be targeted for redevelopment for the health, safety and welfare of the community. The community could benefit greatly from new commercial uses in these areas if they are appropriately planned and designed. These areas will be planned to accommodate primarily highway-oriented and service uses. Detailed requirements for these districts will be outlined in City ordinances, which would be addressed in redevelopment proposals. Residential zoning or mixed use concepts shall not be considered in conflict

with this land use designation; and the City may choose to maintain residential zoning until a redevelopment proposal meets criteria outlined in City ordinances. The following principals guide the establishment of this designation:

- ✓ Lack of buffering between residential and commercial uses.
- ✓ Highway access conflicts or lack of service/frontage road.
- ✓ Unusual or inefficient configuration of lots for commercial uses.
- ✓ Poor physical condition and appearance of structures.
- ✓ Lack of conformance with City regulations.
- ✓ High visibility of area from roadways with large volumes of traffic.
- ✓ Large enough area to make redevelopment attractive.

Residential Infill Development

Metropolitan Council policies are designed to encourage the development of vacant parcels, increase density, and maximize the efficiency of infrastructure. Metropolitan Council forecasts clearly reflect this policy, particularly as it relates to employment growth. The City of Lexington supports "infill" development and redevelopment opportunities where the community deems appropriate.

The City supports the infill development of residential areas. This includes parcels of record, provided that development can meet reasonable standards contained in City ordinances, including stormwater drainage. The City does not take a position with regard to the division of existing residential blocks. Proposals should originate with property owners, meet access and dimensional criteria contained in City ordinances and have the support of property owners.

Commercial Infill Development and Redevelopment

Commercial infill development and redevelopment should meet the goals and policies contained in this Comprehensive Plan, as well as development criteria outlined in City ordinances. The City has prioritized two areas that are potential candidates for infill and redevelopment, including possible assistance and involvement from the City. These are:

- ✓ Vacant Central Business District area south and west of Northway Shopping Center.
- ✓ Commercial Redevelopment Districts on north side of Lake Drive.

These two areas present special challenges to the City and property owners. The Central Business District area includes areas that lack visibility from Lake Drive and which may require special consideration in terms of access, circulation and design. The Commercial Redevelopment Districts are areas with a mix of poorly maintained and incompatible land

uses. In each of these cases, the City may elect to assist with the redevelopment process, using tools such as tax increment financing.

Parks, Trails and Open Spaces

Residents of the City of Lexington have access to recreational and open space resources both within the City and within the immediate area. The City plans to maintain and enhance Lexington Memorial Park for the future enjoyment of community residents, explore new park resources, and create trails when opportunities arise. The existing “Tot Park” is located adjacent to vacant land in the Central Business District. The City may wish to negotiate with the owners of the adjacent vacant property when these owners are ready to develop this land. It may become appropriate to do one of the following:

- ✓ Trade land with owners for better park/playground land somewhere else south of Lake Drive.
- ✓ Incorporate land into development in exchange for new open space/ playground within development.

The City is within close proximity to regional park facilities and trails. The Rice Creek Chain of Lakes Regional Park is located in the adjacent communities of Circle Pines and Lino Lakes. Anoka County has constructed a regional trail along Lexington Avenue at the time Lexington Avenue was re-constructed. The trail connects with the Rice Creek Regional Trail. Due to the City’s concern about the acquisition of additional right-of-way from residential property owners along this busy street, the City thought it was in the best interest of property owners to decline the trail. The cities of Circle Pines and Blaine constructed trails on the eastern side of Lexington Avenue.

The City has identified potential trail corridors within its City limits. These trails emphasize connection between parts of the community rather than recreation. Areas include Lexington Memorial Park, higher density residential areas and along commercial areas. Trails may become possible as a result of requirements for development and redevelopment, reconstruction of roadways, and expenditures of park and recreation funds. The Pedestrian Facility Plan described below addresses proposed pedestrian connections in greater detail.

Historic Preservation

According to the Register of National Historic Places in the State of Minnesota, there are no historically designated properties in the City of Lexington. As stated previously in its goals and policies, the City of Lexington is committed to preserving the quality of life and character of the City. This includes policies that serve to maintain and enhance the Central Business District and the identification of buildings that may require preservation through assistance from the City.

Solar Access Protection

The City recognizes the importance of protecting access for solar collectors from potential interference by adjacent structures and vegetation. Decisions regarding development will be made on the basis of not precluding the possible future development and use of solar energy systems. Provisions within the City’s official controls will

establish the regulatory basis for this protection. The City anticipates that these controls will primarily include structure separation and height restrictions.

Housing Plan

Livable Communities Act

The Minnesota Legislature enacted the Metropolitan Livable Communities Act (Minnesota Statutes § 473.25) in 1995. The purpose of the Metropolitan Livable Communities Act (LCA) is to enhance economic vitality and job growth in the region, while expanding housing options and housing affordability. The Act establishes funding opportunities for life-cycle and affordable housing; models for creative, transit-oriented development and redevelopment; and clean-up of polluted sites for economic development. "Life-cycle" housing refers to housing that meets the needs of people who, because of their stage in life, need housing other than single-family detached, owner-occupied homes.

Participating communities are required to submit a Housing Action Plan to the Metropolitan Council which outlines housing goals and strategies. The Act also requires communities that wish to participate in LCA programs, (and maintain eligibility for its funding programs), adopt an annual resolution of intent by November 15th of each year. Lexington submitted a copy of its first Housing Action Plan in June of 1998. This component, in addition to other aspects of the Comprehensive Plan, should be periodically monitored and amended to address new and changing program opportunities, evolving local goals, and program performance and progress.

The Metropolitan Council prepares annual reports to the State Legislature on the LCA participation and progress. The Metropolitan Council has established indexes and six benchmarks for participating communities. These include:

- ✓ Affordable owner-occupied housing.
- ✓ Affordable rental housing.
- ✓ Non-single family detached housing.
- ✓ Balance of owner/renter housing.
- ✓ Density of single-family housing.
- ✓ Density of multifamily housing.

The "City Index" refers to the City's housing characteristics. The benchmark refers to a range reflecting the median of communities at a similar stage of development and the median of communities in their sector of the region. The City of Lexington's LCA Index, Benchmarks and Goals are identified below:

Table 11 shows that Lexington currently meets or exceeds all benchmarks for housing affordability, density, and diversity. The City's goals reflect the City's commitment to maintain housing choices within the benchmarks. These goals are likely to be met, given Lexington's position as a nearly fully developed community. Infill development will be

based upon market demand for new housing, influenced by the City’s ability to work creatively with prospective housing builders and developers.

Table 9: LCA Housing Benchmarks and Goals

		<u>City Index</u>	<u>Benchmark</u>	<u>Goal</u>
Affordability	Ownership	100%	69-87%	≤69%
Rental		56%	35-50%	≤35%
Life Cycle	Non-Single Family			
	Detached	51%	33-35%	≤33%
Owner/Renter Mix		60%/40%	75%/25%	≤75/≤25%
Density	Single-Family			
	Detached	2.1	1.9-2.3	≤2.3
		units/acre	units/acre	units/acre
	Multi-family	42	10-13	≤13
		units/acre	units/acre	units/acre

Table 9: LCA Housing Benchmarks and Goals Source: Metropolitan Council

Implementation

In an effort to implement its housing goals, the City of Lexington supports the following “Housing Principals”:

- ✓ Balanced housing supply, with housing available for people at all income levels.
- ✓ Equal access by all racial and ethnic groups in the purchase, sale, rental and location of housing within the community.
- ✓ Housing choices for people in all stages of the “life-cycle”.
- ✓ A community of well-maintained housing and neighborhoods, including both ownership and rental housing.
- ✓ Housing development that respects the natural environment.
- ✓ A range of services and facilities to assist City residents with housing and economic needs.
- ✓ Linkages between housing and employment opportunities.

The City of Lexington has completed work with the Anoka County Community Action Program, Inc. (ACCAP) on a Minnesota Housing Finance Agency (MHFA) rental rehabilitation program for a 26-unit family housing facility. ACCAP has also acquired and cleared a substandard duplex in the City and constructed a new duplex with MHFA mortgage assistance funds.

The City will work with ACCAP and the Anoka County Housing and Redevelopment Agency (HRA) on additional programs that focus on housing rehabilitation and maintenance. There are a variety of housing assistance, housing development, and housing rehabilitation programs that are available to the City to implement its housing goals. Below is a partial list of agencies with which the City may work to implement housing goals and principals.

- ✓ Anoka County HRA
- ✓ Anoka County Community Action Program LACCAP)
- ✓ ARC of Anoka County
- ✓ Affordable Housing Coalition
- ✓ Community Emergency Assistance Program
- ✓ Habitat for Humanity
- ✓ Metropolitan Council HRA
- ✓ Minnesota Housing Finance Agency (MI-IFA)
- ✓ RISE, Inc.

Transportation Plan

Roadway System, Traffic Volumes and Planned Improvements

Figure 6 and Table 12 identify roadways in the City of Lexington, including their jurisdiction and “functional classification”. These roadways are under the jurisdiction of the County and the City. Limited access roadways that carry larger volumes of traffic at higher speeds tend to be under the jurisdiction of the State of Minnesota (e. g., Interstates, U.S. Highways and State Trunk Highways), including Interstate 35W, which is just outside the City. Roads that carry mostly local traffic are under the jurisdiction and are the responsibility of the City. Anoka County has jurisdiction of roads that carry intermediate levels of traffic and which provide connections among communities in the County. County roadways include those that receive direct aid from the State of Minnesota, which are called County State Aid Highways. Roadways in the City are described by their functional classifications in the sections that follow.

Principal Arterials (Interstate 35W)

The metropolitan highway system is made up of roads called “principal arterials”. They include all interstate freeways and other major roadways that provide long distance connections within the metropolitan area. Connections with other roadways are limited to other principal arterials and to a minimal number of other roads. Interstate 35W is the nearest principal arterial that serves the City of Lexington. Interstate 35W provides important connections to the metropolitan area to the south and north. This roadway is under the jurisdiction of the Minnesota Department of Transportation (MN/DOT).

Minor Arterials (Lexington Avenue and Lake Drive)

“Minor arterials” are roadways that generally provide mobility for shorter distances than principal arterials, providing interconnection between other arterial roadways and between regional business concentrations. They often supplement principal arterials. Minor arterials are subdivided between A-minor arterials and B-minor arterials for planning and administrative purposes. The former roadways are eligible to compete for federal funding in State applications. The spacing of interconnections generally occur between one and two miles.

In 2006 Lake Drive from 35W to Lexington Avenue was completely re-constructed. Turning lanes were constructed reducing the accident rate. Lake Drive is a major corridor through the City.

County State Aid Highway (CSAH) 17 (Lexington Avenue) is the only A-minor arterial located in the City, and is under the jurisdiction of Anoka County.

In 2000, the City of Lexington signed a Joint Powers Agreement for the Reconstruction of County State Aid Highway 17 (Lexington Avenue) from County State Aid Highway 32 (85th Avenue) to Austin Street in Blaine. The reconstruction involved an expansion of the roadway and acquisition of additional right-of-way creating a four-lane roadway with center turn lanes.

Collectors (Lovell Road and Naples Street)

“Collectors” are roadways that are designed to serve shorter trips. Their function is to collect and distribute automobile traffic from neighborhoods and commercial/ industrial areas onto the arterial roadway system. These roads are designed to provide access as much as mobility. County State Aid Highway (CSAH) 52 (Lovell Road) and County Road 105 (Naples Street) are the two Collector streets in the City of Lexington.

The County has proposed that County Road 105, (Naples Street), be widened from a two-lane roadway to a four-lane, undivided roadway between the years 2003 and 2010. The County has also proposed that County Road 105, (Naples Street), be deleted from the County Road system. The City of Lexington would then share jurisdiction of this roadway with the City of Blaine where it forms the border between the two cities. The City of Lexington does not support the widening of this roadway.

The County is also proposing to widen CSAH 52 from CSAH 12 in Blaine to the border with Lexington at Hamline Avenue. This improvement, which will result in a four-lane undivided roadway, may occur sometime in the future. Although no portion of this project falls within the corporate limits of Lexington, the City is concerned about the potential impact of additional traffic in Lexington, particularly on Lovell Road. The City will work with the County and the City of Blaine to ensure that the City’s concerns are addressed with regard to through traffic.

Local Streets

All other roadways in Lexington are under the jurisdiction of the City of Lexington and are classified as local streets. Local streets primarily provide access to individual properties rather than long distance or direct travel; and speed limits are kept low to ensure safety. Most residential streets are local. The City is committed to maintaining policies that assess property owners fairly for the reconstruction and sealing of local streets.

Transit Plan

It is the policy of the City of Lexington to support and participate in coordinated transportation planning that meets the needs of residents and businesses, including the availability of alternatives to driving alone. The City’s existing transit services were described in the Introduction and Overview section above. Lexington, when possible, will assist or provide comment to area transit providers as they plan the expansion or adjustment of transit services in and around Lexington. The City often experiences problems with commuter parking in neighborhoods where there is transit service. The City supports the expansion of the park and ride facility at the junction of County Road 52 and Interstate 35W, which serves the area but which frequently experiences capacity problems. The facility will be largely expanded within the next two years. The City also supports the development of Light Rail Transit or other transit investments in the northern metropolitan area.

Pedestrian Facility Plan

The City of Lexington is committed, through its policies and through administration of its zoning and subdivision ordinances, to create reasonable pedestrian facilities to serve

residential and commercial areas of the City. The City has identified key corridors where the creation of sidewalks or trails would encourage walking or provide greater safety for those who now walk. The City will emphasize establishing sidewalks or trails within the commercial area with links to adjacent, higher density residential areas and Lexington Memorial Park.

The City's position is that it is neither cost effective nor politically feasible to install sidewalks in existing low-density neighborhoods. The City will, rather, focus in areas with redevelopment potential and/or excess right-of-way. These areas have been identified on Figure 6. Potential trail areas are described below:

- ✓ Along either side of much of Lake Drive, to connect with the Anoka County Regional Trail.
- ✓ Along Griggs Avenue in the central business district; connecting with multi-family buildings on the south and the Paul Revere Co-op Manufactured Park on the north.
- ✓ Along Hamline Avenue, possibly in cooperation with the City of Blaine.
- ✓ Along the north side of the Service Commercial area on Lake Drive, possibly associated with redevelopment of this area, to connect residential areas to the north with the Park and central business district.

Access Management

The City will continue working with Anoka County to regulate the number of access points to County roads. In order to promote a safe and efficient transportation system, spacing and access requirements will be maintained for local streets and driveways that intersect with arterial and collector streets. The City will utilize the County's spacing guidelines to the maximum extent possible. These guidelines will be maintained in the City's subdivision regulations. In the event of planned road reconstruction, the City will work to reduce access points in an attempt to become consistent with guidelines for new development.

Aviation

Anoka County – Blaine Airport is located within a few miles from Lexington's border. Anoka County – Blaine Airport is the largest of the reliever airports. The airport is the most diverse aircraft mix in the reliever system. Two Lexington residents are appointed each year to serve on the airport commission.

Public Facilities and Services Plan

The City of Lexington is committed to providing cost-effective and responsive services to the residents and businesses of the City. These services will be consistent with community goals and priorities as well as responsibilities to protect community resources. Studies may be conducted that will assist with the implementation of this Comprehensive Plan.

Sanitary Sewer System

The City of Lexington owns and operates a sanitary sewer collection system and is part of the Twin Cities Metropolitan Wastewater Treatment System, which is owned and operated by the Metropolitan Council. Sewage is collected through a network of 4-inch house pipes and 8-inch City-owned sewer mains. There are five “lift stations” in the City, which transport wastewater in areas where sewer mains cannot flow by the force of gravity. These stations are located at Restwood Road and Pascal Avenue; Flowerfield Road and Syndicate Avenue; Lovell Road and Hamline Avenue; Edgewood Road and Hamline Avenue; and on Jackson Avenue 500 feet south of Restwood Road. Wastewater is ultimately directed through Circle Pines to the Pig’s Eye Wastewater Treatment Plant.

The table below indicates Metropolitan Council forecasts for wastewater flow in ten-year increments through the year 2030. The City of Lexington is full developed, apart from some opportunities for developing vacant parcels. Therefore, the expansion of the sewer system infrastructure will be limited to serving individual parcels. Increases in the sanitary sewer flow will occur from an increase in the number of new households and businesses in the community as a result of infill development and redevelopment.

Sanitary Sewer Flow Projections:

Year	Cumulative Flows (million gallons per day)
2010	0.13
2020	0.13
2030	0.13

Source: Metropolitan Council, median forecast volumes
Appendix B-1 Wastewater Treatment Facilities

Inflow and Infiltration

The efficiency of the sanitary sewer system can be diminished if outside sources of water are permitted to enter the sanitary sewer network. This can happen as a result of sump pumps being illegally connected to the sanitary sewer (inflow) or through the infiltration of groundwater into pipes that are damaged or not properly sealed. The volume of wastewater that must be treated can be unnecessarily large during periods of heavy precipitation. The consequences of this are obvious in that the treatment system must accommodate larger volumes of wastewater.

The City will monitor potential sources of inflow and infiltration (I/I) in order to reduce impacts on the efficient operation of the wastewater treatment infrastructure. In addition to planning for increased capacity of its facilities, the City will work to remediate any I/I

problems. Assessment of problems may include a seasonal analysis of wastewater flows, identification of illegal sump pumps, and a program involving the visual monitoring of sewer pipes. Activities that the City may undertake to reduce I/I include regrouting, relining, repair or replacement of existing sewer lines.

Municipal Water Supply System

The City of Lexington owns and operates a municipal water system. The City also has twelve interconnection points with the City of Blaine and one interconnection with the City of Circle Pines. The City operates one water tower, which is located in Lexington Memorial Park and has a capacity of 100,000 gallons. The City also operates one well, which is also located in Lexington Memorial Park. The well is drilled to 309 feet deep and draws water from a sand and gravel geologic formation (quaternary buried artesian aquifer). The Minnesota Department of Health has determined that the geologic sensitivity of the well's aquifer is low and that the well is not vulnerable to discharge of contaminants at land surface.

The Metropolitan Land Planning Act requires all communities in the metropolitan area that have a municipal water supply system to prepare a water supply plan. The City of Lexington is a member of the Anoka County Municipal Wellhead Planning Group (ACMWPG). Lexington, along with other members of ACMWPG, is cooperating with the Minnesota Department of Health to prepare municipal wellhead protection plans that meet state requirements. The City has developed and maintains a separate Water Supply Plan document that is located in the City's Wellhead Protection Plan as Appendix B. This plan includes, but is not limited to, the following information:

- ✓ Water Supply Description and Evaluation
 - Per capita water use over past ten years
 - Identification of large volume water customers
 - Seasonal and peak water demand analysis
 - Description of treatment and storage facilities
 - Description of water source, production capacity, and geology
 - Description of plans for modification of system
 - Conclusions regarding future demand and supply
- ✓ Emergency Planning Information
 - Identification of emergency triggers
 - Evaluation of demand reduction measures during emergencies
 - Identification of alternative sources of water
 - Wellhead protection plan
- ✓ Water Conservation Plan

Community Services and Programs

The City of Lexington is a small community, with limited opportunities for additional growth or tax base. Therefore, the City intends to focus on providing a limited scope of cost-effective basic services. This will also include an emphasis on further developing partnerships and joint service agreements with neighboring communities, the school district, and community service agencies.

The City has a variety of media at its disposal to communicate about opportunities to participate in the working of City government, as well as other services and programs that City residents might find helpful or useful. The City's newsletter and cable television public access programming are two important communication tools. One important issue in the City involves public safety. Organized and involved residents can contribute to a better sense of public safety and accountability, as well as improve decision making by City government and its appointed and elected bodies. The City will provide materials and support for the organization of block clubs, homeowners' associations, and business associations.

Services and activities for the youth and elderly are also important to residents of the City of Lexington. The Comprehensive Plan Steering Committee, in 1999, identified the following two major shortcomings in services in programming:

- ✓ Limited local community educational and recreational activities due to the absence of schools or other community services in the City.
- ✓ Lack of a gathering place and programs for children, teens and seniors.

The City does not have the resources to provide direct services to City residents. However, through its policies and its ability to communicate information to all residents and businesses, the City can leverage, coordinate or help plan services that benefit residents of Lexington. In addition to identifying opportunities that could be created within Lexington, the City can also help identify ways to better connect residents with services or programming in the immediate area. Finally, the City may choose to partner with organizations. This may include involvement or coordination with the following:

- ✓ Anoka County Community Action Program, Inc
- ✓ Senior Resources
- ✓ Centennial Schools
- ✓ Local athletic clubs and leagues
- ✓ Neighboring community park and recreation programs
- ✓ Local police and fire departments
- ✓ Lions Club
- ✓ Local block clubs, homeowner associations and business associations

Water Resources Protection Plan

There are limited water resources in the City of Lexington. There are no surface waters, shoreland designations, floodplains, protected waters or protected wetlands. There are some scattered wetland areas, which serve as drainage basins in the City. Judicial Ditch #1 drains the largest wetland area near Lexington Park to the southwest into Blaine and ultimately to Rice Creek. The northerly and easterly portions of the City drain to the east to Golden Lake in Circle Pines. Lexington is located wholly within the Rice Creek Watershed District. As a fully developed community, stormwater drainage systems are generally in place. Land disturbances activities are generally limited to redevelopment projects and road reconstruction projects. As Lexington continues to mature, the focus on water resources will be to monitor, maintain and modify existing stormwater control mechanisms and to improve the water quality of runoff.

Goals and Policies

The following goals and policies form the basis on the Water Resources Protection Plan.

Water Resources Protection Goals

It is the goal of the City of Lexington to...

- ✓ Protect environmental systems from unnecessary impacts of future growth and redevelopment activities.
- ✓ Maintain and enhance the natural amenities of the City for future generations to enjoy.
- ✓ Protect the limited water resources of the City to promote aesthetic qualities, natural habitat areas and ground water recharge.
- ✓ Maintain and enhance the stormwater drainage system in the City and improve the quality of storm water runoff.

Water Resources Protection Policies

It is the policy of the City of Lexington to...

- ✓ Enforce all local and state regulations for activities occurring in naturally or environmentally sensitive areas.
- ✓ Restrict or prohibit development on wetlands and other natural features that serve important environmental functions.
- ✓ Establish development standards consistent with soil suitability, slopes, ground water tables and aquifer sensitivity.
- ✓ Establish development standards consistent with the Wetland Conservation Act.
- ✓ Require that new stormwater ponds meet the applicable design standards of the National Urban Runoff Program {NURP}.

- ✓ Establish erosion and sedimentation control standards consistent with the MPCA's "best management practices".
- ✓ Participate with neighboring communities and Rice Creek Watershed District in educating residents on the proper use and concentrations of lawn fertilizers to improve water quality.
- ✓ Evaluate cost effective options to modify existing ponds to enhance water quality.

Protection Strategies

The City of Lexington has the authority and responsibility to create policies and regulations that ensure the health, safety and welfare of the public. The following sections describe how the City can preserve the quality of groundwater, manage the runoff of stormwater, and protect the quality of wetlands and receiving streams.

Groundwater Protection

Soils, as well as surface and sub-surface geologic features, are important factors that need to be considered in order to understand the occurrence and movement of groundwater in its relation to aquifers in the City. The sensitivity of groundwater to contamination is determined by the soils and geologic strata that an infiltrating contamination encounters. The Anoka Sand Plain soils cover Anoka County and the entire City. The sandy soils and high water table, (about 4-12 feet below land surface), provide for rapid movement of infiltrating recharge water. Contaminants may also infiltrate through the sandy soils in a relatively short period.

The Minnesota Geological Survey has established aquifer sensitivity ratings, which relate to the ability of the soil to absorb contaminants, transform them into inert substances and dilute them so as to make them inactive before releasing them into the aquifer. This ability is related to the travel time for surface water to reach the aquifer. The City of Lexington lies entirely within the Anoka Sandplain Region, an area consisting of sandy soils. Sandy soils aggravate aquifer contamination much faster than loam or clay soils. The geologic sensitivity rating and ground water travel time of the uppermost aquifer in the Anoka Sandplain ranges from very high (hours to months) to low (decades to a century). The majority of Anoka County, including all of Lexington, lies within the area rated as "very high" susceptibility. It should be noted, however, that high sensitivity does not indicate that water quality has or will be degraded, and low sensitivity does not guarantee that water is or will remain pristine.

The City recognizes the importance of groundwater sensitivity and ensures protection of local groundwater. The City prevents the most common source of groundwater contamination by requiring that all sources of wastewater be connected to the sanitary sewer system. The Rice Creek Watershed Plan has not identified any other sources of potential groundwater contamination in the City.

Stormwater Drainage and Surface Water Quality Protection

Developed land generally increases the volume of stormwater runoff, as well as the concentration of pollutants in the runoff. Two subwatersheds divide the City. Judicial

Ditch #1 drains the southwest portion of the City until it reaches Rice Creek. Remaining sections of the City drain to the north and east to Golden Lake in Circle Pines and ultimately Rice Creek.

The City of Lexington will maintain or develop policies and regulations that are consistent with ongoing watershed planning. The City currently consults with the Rice Creek Watershed District and Anoka County Soil and Water Conservation District regarding proposed development applications and will incorporate policies and procedures of the watershed management plan into local ordinances. The City will require an approved storm water management plan before any major activity or redevelopment. Modifications to the City Code will specify the storm water management plan must include the various items that are listed below. Hydrological models and design methodologies used for the determination of runoff and analysis of storm water management structures shall be approved by the City Engineer.

Elements of individual stormwater management plans include, but are not limited to:

- ✓ Existing site map
- ✓ Site construction plan
- ✓ Plan of final site conditions
- ✓ Existing and proposed land contours
- ✓ Delineation and description of all on-site and adjacent streams, rivers, waters and wetlands
- ✓ Location and description of existing storm water drainage systems and natural drainage patterns
- ✓ Description of soils
- ✓ Description of vegetation
- ✓ Landscape plan
- ✓ Drainage plan
- ✓ Size, alignment and proposed use of any structures
- ✓ Delineation and tabulation of all impervious surfaces

Approval of a storm water management plan is contingent upon a number of issues. Among others, these include factors related to the management of water and materials during construction, control of erosion, the design of permanent facilities, the design of stormwater detention facilities, the use and care of wetlands for any stormwater runoff, and compliance with existing watershed management plans. Storm water management practices include, in order of preference, natural infiltration of precipitation, flow

attenuation by use of open vegetated swales and natural depressions, storm water retention facilities, and storm water detention facilities. Management devices must prevent runoff from being discharged directly into wetlands without pre-settlement of the runoff. The erosion and sedimentation controls and construction of storm water detention facilities should reflect “best management practices”, as identified by the Minnesota Pollution Control Agency, currently in its publication “Protecting Water Quality in Urban Areas.”

Wetlands Protection

Wetlands are valuable resources that provide many benefits, including groundwater recharge, filtration of sediments and nutrients, flood control, and scenic and natural habitat value. The City of Lexington has few wetland resources and no floodplain areas. Wetlands zoning regulations will be included in City ordinances and identify responsibility for enforcement of the Minnesota Wetlands Conservation Act, as amended, and as regulated by the Board of Water and Soil Resources Wetland Conservation Act Rules. The City will utilize the Rice Creek Watershed District, the Anoka County Soil and Water Conservation District and environmental engineering services for technical assistance with regard to the management and protection of wetlands.

Erosion and Sedimentation Control

Surface water quality can be compromised as a result of land uses and development practices that increase the amount of surface water flow. In addition, surface water quality can be impacted when the increased runoff causes erosion and sedimentation. Careful planning and regulation related to conservation of soils, water and natural vegetation, can reduce erosion, runoff and sedimentation. The City’s ordinances have been amended to incorporate recommended erosion and sedimentation control practices of Minnesota Pollution Control Agency’s “Best Management Practices”.

Implementation Program

The implementation of the Comprehensive Plan does not end with adoption. The City's official controls, such as the zoning ordinance and subdivision regulations, will ensure day to day monitoring and enforcement of the plan. The regulatory provisions of these ordinances, as revised, will provide a means of managing development and redevelopment in the City in a manner consistent with the Comprehensive Plan. The City's Capital Improvements Program will enable needed improvements identified in the plan to be programmed and implemented in a timely and cost effective manner.

Facility Plans and Detailed Planning Documents

The Comprehensive Plan is primarily a policy document. This document will provide direction for detailed studies and plans that are necessary for the implementation of the Comprehensive Plan, but would provide more specific "vision" for its implementation. These may include, but not necessarily limited, to the following:

- ✓ Central Business District Improvement Plan
- ✓ Commercial Redevelopment District Improvement Plan
- ✓ Park, Recreation Facility, and Trail Plan
- ✓ Community Services and Facilities Plan
- ✓ Travel Demand Management/ Transit Improvement Plan

Official Controls

As part of the planning process, the City will evaluate its land use controls and consider amendments to existing ordinances that eliminate inconsistencies with the Comprehensive Plan, enhance performance standards, protect public and private investments, conform to mandatory State and Federal regulations and make it an understandable document.

The plan identifies a number of specific changes to the ordinances that need to be considered by the City. Some of these changes include:

- ✓ Adding provisions to implement the policies and strategies in the Water Resources Protection Plan.
- ✓ A review of the commercial district provisions to promote development, ensure appropriate use and regulation, and prevent land use or environmental incompatibility.
- ✓ Revisions to the zoning map to make the zoning of property consistent with the policies and provisions of this plan.

- ✓ Amendments to the City's subdivision regulations to better protect natural resources and amenities and provide for appropriate land dedication and funding for improvement of the City's park and/or trail system
- ✓ Evaluate the feasibility of establishing housing and economic development initiatives at the City level or contracting with the County HRA for similar services.

Plan Amendment Process

The Comprehensive Plan is intended to be general and flexible; however, formal amendments to the Plan will be required when land use elements or growth policies are revised. Periodically, the City should undertake a formal review of the plan to determine if amendments are needed to address changing factors or events in the community. While a plan amendment can be initiated at any time, the City should carefully consider the implications of the proposed changes before their adoption. All amendments to the plan must be submitted to the Metropolitan Council, Anoka County, and affected local jurisdictions for review prior to implementation.

When considering amendments to this plan, the City will use the following procedure:

- ✓ Landowners, land developers, the Planning Commission or the City Council may initiate amendments.
- ✓ The Planning Commission will direct staff or a planning consultant to prepare a thorough analysis of the proposed amendment.
- ✓ Staff or the planning consultant will present to the Planning Commission a report analyzing the proposed changes, including their findings and recommendations regarding the proposed plan amendment.
- ✓ A formal public hearing will be held on the proposed amendment.
- ✓ Following the public hearing, the Planning Commission will make a recommendation to the City Council.
- ✓ The City Council will receive the recommendation from the Planning Commission and make a final decision on whether to adopt the amendment.
- ✓ Certain amendments may require referral to the Metropolitan Council, Anoka County and other affected jurisdictions before local adoption.

Capital Improvements Program

The City annually updates a five-year Capital Improvements Program (CIP), which identifies major capital expenditures consistent with this Plan. The program focus' on public and private investments in infrastructure, park and trail development expenditures, infrastructure repair and replacement, building maintenance and repair, equipment purchases and other planned capital expenditures. Like the Comprehensive Plan, the

capital improvements planning process in ongoing and subject to modification, as appropriate.

Water Conservation Plan

The City recognizes that water conservation efforts are needed to reduce overall, long-term demand for water in order to protect the municipal water supply system. If wisely implemented, appropriate water conservation methods should not substantially impact the user and yet should provide for a reasonable supply of water during periods of water shortages. The water conservation program will also serve a state and regional need in conserving groundwater and surface water resources. It is expected that each of the components of the entire city water supply system will utilize conservation components.

It is the policy of the City of Lexington that the costs of its water system will be assessed in relationship to the benefits received from the use of the water system. The water system conservation strategy of the City is to promote the sensible use of water, to reduce the demand for water, and adequately provide a supply of water for emergency situations.

A. Water Conservation Programs

Short-term water conservation measures are discussed in the next section of the Plan titled Emergency Planning. Long term and more specific measures of water conservation programs are discussed below and include metering, water audits, leak detection and repair, conservation orientated water rates, regulation, education and information programs, retrofitting programs and pressure reduction. The water conservation goal over the next ten years is to reduce water demand by 10% on a year-round basis and to reduce seasonal demand by 15% through these programs.

Metering

The purpose of a metering program is to gather information for use, billing, water loss, and to determine potential problem areas. Chapter Three of the City Code requires the installation of a meter before water is withdrawn from the municipal water supply system. Further, the City installs and maintains the meter.

The City of Lexington has had a metering program since 1966 and all water customers are metered except for outside public activities such as street cleaning, fire fighting, rink flooding, etc. The City currently reads its entire customer's meters quarterly and bills accordingly based on these readings. The City does not have any existing water meter calibration or inspection programs in effect. However, if a customer believes that a meter is inaccurate, the City tests the meter. If the meter overruns by more than 3%, the City pays the cost for the test and refunds the overcharges to the customer. If the meter overrun is less than 3%, the customer pays for the test and any undercharges.

Water Audits, Leak Detection and Repair

The City does not have a formal water audit program to determine system water leaks and repair. Metering provides the City the ability to detect water leaks by comparing the volume of water consumed by individual customers with the volume of water that is drawn from the wells and circulated through the water system. The difference of the two is unaccounted water use. The American Water Works Association considers a 10% unaccounted water use acceptable. Because of the sharing of water supply with Blaine

and present record keeping activities, the unaccounted water use figure is unknown. The City is in the processing of developing a new water accounting system that will be able to track water use and production on a regular basis. Additionally, this system will allow the City to determine the amount of unaccounted water loss that will be beneficial in determining the direction of future conservation programs.

Occasional water main breakage is one of the factors that the City uses in determining the need for pipe replacement. On a general basis, water main replacement, if needed, occurs when street widening or reconstruction projects are programmed. The City is currently devising a strategy to guide the Public Works Department when there is watermain break that affects the City's water supply and distribution system.

Water Conservation Ordinance

Chapter Three of the City Code allows the City to prohibit or restrict water use whenever the City determines that there is a water emergency. Further, the ordinance states that "it is unlawful for any water consumer to cause or permit water to be used in violation of such determination after public announcement thereof has been made through the news media specifically indicating the restrictions thereof." Violation to the ordinance is a misdemeanor.

Retrofitting Programs

The Energy Policy Act of 1992 stipulates water efficiencies for almost all household water using fixtures, such as including toilets, showerheads, and faucets, manufactured after January 1994. Federal and state plumbing codes have changed so that all new homes and retrofits to existing homes are required to comply with the new water efficiency requirements. Lexington has adopted the State Building Code that mandates energy efficient fixtures. Additionally, the City has implemented a voluntary program that provides an incentive for customers to replace older and more inefficient water fixtures, such as toilets and shower faucets, with newer and more efficient ones.

Further, the City is studying a program that provides the customer with a rebate or credit towards their water use account when they upgrade their fixtures. This type of program is more effective in older communities, such as Lexington, where a higher percentage of older and inefficient fixtures may be installed. The City is also considering replacing the water fixtures in all public buildings with low-flow, high efficient ones.

Water Rates

The rate program that a city utilizes for water consumption can impact water conservation efforts. An increasing block rate structure discourages water use because a consumer is charged at an increasing schedule for increments of water used. A decreasing block rate has the opposite effect since a customer is charged less for the more water that is used.

Lexington currently utilizes a decreasing flat rate structure with a minimum charge. The quarterly water price is \$14.50 for the first 10,000 gallons and \$.75 per 1,000 gallons. It is advisable that a uniform or increasing water charge rate be established for the water system to eliminate an incentive for customers to use more water than needed. It is recommended that a financial study be conducted to determine the impact of a uniform

rate structure upon the utility fund before this method is adopted to ensure that it is within the philosophy and legal parameters of the water enterprise fund.

Pressure Reduction

A decrease of system supply pressure reduces the flow rate (gallons per minute) to each customer, therefore reducing the overall consumption rate. The Ten States Standard recommends that normal operating pressure be approximately 60 psi and not less than 35 psi. The City fire flow tests for the last 29 years have ranged between 65 to 68 psi at 1290 gpm.

Education and Information Programs

The City of Lexington will provide information to water customers that includes AWWA consumer facts and other appropriate material that will describe the importance of water conservation and monitoring as well as provide information on how customers can conserve water. These efforts will increase customer awareness of the individual and community benefits of conservation and inform them of rates and programs associated with conservation.

Emergency Planning

It is the policy of the City of Lexington to provide a reliable and adequate supply of water for the health and safety of its citizens. It is also the policy of the City of Lexington that water supply quality will meet or exceed standards of the Federal Safe Drinking Water Act (SDWA) and the Minnesota Department of Health; and to protect the water supply source through the Minnesota Wellhead Protection Program.

Water supply protection is an essential part of emergency planning. With the limited storage supply at the wells, it is critical that the City protects existing pumping capacity. The City conducts annual inspections of wells and pumps. Repair parts are kept on hand in order to adequately service the units in an emergency. The City of Lexington has never had a contamination problem with its water supply system. Water quality reports indicate that the City's water supply quality level is well above those standards set by the Federal Safe Drinking Water Act (SDWA) and the Minnesota Department of Health.

Local Procedures

The likely natural hazards that could disrupt the Lexington water supply and distribution system include tornadoes, severe storms, flooding, drought, and water-borne diseases. Human-caused disasters could include the release of hazardous materials into the supply or the system, structural fires, a major construction or transportation accident, or vandalism.

The City does not have its own Emergency Operations Plan. However, Anoka County has developed an Emergency Operations Plan to manage events if any one of the above mentioned disasters should occur. Although there is not a specific chapter that is centered upon the effects of hazards on the water supply and system components, several items are included in the plan that applies to water. Lexington is covered by this plan for any of the aforementioned emergencies. During such periods of limited water supply the public supplier is required to allocate water on the priorities established in Minnesota Statutes 103G.261. Long term preventative programs and measures will aid the City in reducing the risk of emergency situations.

The following section documents current city emergency procedures, reviews potential issues to be considered in an emergency situation, and concludes with a list of recommendations for water utility related items.

A. Emergency Telephone List

The water supplier is the City of Lexington. The City offices are located at 9180 Lexington Avenue, Lexington, Minnesota 55014. The Water Superintendents are Jim Fischer and Travis Schmid and the person responsible for utility billing is Tina Northcutt (763-784-2792).

The emergency telephone list includes key utility and community personnel, contacts in adjacent communities, and state and federal emergency contacts. The telephone list is kept in the City Administrators and the Public Works Director offices at the City Hall.

The contacts listed below are available as a resource for emergency recovery.

Minnesota Department of Health	Dave Engstrom	612-623-5000
Water Superintendents	Jim Fischer	763-784-6849
		763-286-8174
	Travis Schmid	763-784-6849
		763-286-9035
City Administrator	Dot Heifort	763-784-2792
Chemical Leak or Spill	Emergency	911
Well & Pump Service	E.H. Renner	612-427-0533
Well House Controls	Control Data	See Electrical
Electrical	Gopher Electric	612-755-1930
Outside Electric Service	NSP	612-282-1000
Buried Telephone Cable	Qwest	612-454-0002
City of Blaine	Mike Ulrich, Director of Public Works	763-785-6165
Pollution Control Agency		651-649-5451
Department of Natural Resources		651-296-6157
WCCO – 830 AM		612-370-0611

B. Current Water Sources and Service Area

The ground water source for service to the City is glacial drift. Descriptive data for the public well is listed in **Table 11**.

Table 11. Existing Well Data

Identification:	Well No. 1
Status:	Permanent
DNR Appropriation Number:	660584
Unique Number:	208996
Date Installed:	1966
Pump Capacity (gpm):	1,000
Pump Type:	Deep well turbine
Casing Diameter (in):	12” inner liner / 24”outer liner
Casing Depth (ft):	275’
Total Well Depth (ft):	306’
Water Source:	Drift
Static Water Level (ft):	47
Specific Capacity (gpm/ft):	1,000

C. Procedure for Augmenting Water Supplies

A list of all available sources of water that can be used to augment or replace existing sources must be included in the emergency response procedures. The following includes existing alternative water supply sources and suggestions that should be considered as potential alternative sources.

Interconnections with Adjacent Communities

The City of Lexington and the adjacent Cities of Blaine and Circle Pines have existing inter-connection points between their water supply systems. The interconnections between Lexington and the Cities of Blaine and Circle Pines are mentioned earlier in this plan. The Blaine interconnections are established not only to supply water to the customers of Lexington during periods agreed upon by each city, but also to augment each other during emergency periods such as fires, contamination and water-main breaks. The Circle Pines interconnection point was established to connect the two systems during emergency situations. The use of this interconnection, with the exception of system testing, has never been required.

Alternative Sources of Water

The Lexington water supply system is interconnected with Blaine's water supply system on a regular and daily basis and linked with the City of Circle Pines' water supply system for emergency situations. Blaine and Circle Pines have the ability to supply water to the Lexington distribution system if water cannot be supplied by the Lexington well.

In the event that the City of Lexington water supply system, including the interconnections become inoperable or unusable for potable water use, an alternate supply must be found in quantities sufficient to meet essential domestic needs only. The most viable choices would include water from outside the community trucked in by tanker, small commercial Point of Use (POU) water treatment units, and commercial bottled water for drinking needs. In the ultimate emergency situation, the Department of Public Safety - Emergency Management Division would be contacted for community disaster assistance. It is likely that at this stage, the National Guard would either supply water by truck or provide potable water treatment plants.

D. Demand Reduction Procedures

The State has established priorities (Minnesota Statutes 103G.261) associated with water distribution during emergency situations. These priorities are:

- First:** Domestic water supply and use for power production that meets contingency requirements excluding industrial and commercial uses.
- Second:** Water uses involving consumption of less than 10,000 gallons per day.
- Third:** Agricultural irrigation and processing of agricultural products.
- Fourth:** Power production in excess of the use provided for in the contingency plan under the first priority.

- Fifth:** Uses other than agricultural irrigation and processing, and power production, involving more than 10,000 gallons per day.
- Sixth:** Non-essential uses: lawn sprinkling, golf course and park irrigation, vehicle washing and other non-essential water uses as defined by Minnesota Statutes 103G.291.

Most of the City of Lexington's water supply use is considered first priority. However, during the summer, peak water usage may occur due to the sixth priority water use, such as lawn watering and car washing. The non-essential water uses represent the best potential for reductions in short-term demand. Reductions in water use can be accomplished through limiting or banning vehicle washing and sprinkling.

Short-Term Demand Reduction Procedures

In the event that a short-term demand reduction is necessary, the City of Lexington staff and City Council will discuss potential reduction measures that are best suited for the situation. The following list describes some of these measures:

- **Voluntary Reduction:** The City should inform their water customers that there is a water shortage, and request that each customer voluntarily reduce their water consumption.
- **Sprinkling Ban:** The City shall carry out instructions regarding limited water in associated with the City Code (Chapter 3, Section 3.20, Subd. 6).
- **Water Allocation Restrictions:** The various water use priorities noted earlier in this section should be implemented according to the severity and length of the emergency condition.

Long Term Demand Reduction Procedures

The City of Lexington will develop procedures based on Minnesota Statutes 103G.261, which establishes priority user groups during periods of limited water supply or in emergency situations. The allocations are prioritized with high priority first. Domestic water use is defined by Minnesota Rules 6115.0630, Subp. 9 as the use of water for general household purposes for human needs such as cooking, cleaning, drinking, washing, and waste disposal, and uses for on-farm livestock watering excluding commercial livestock operations which use more than 10,000 gallons per day or one million gallons per year.

E. Triggers for Implementing Plan Components

It is necessary to determine the conditions that constitute a water emergency and the degree to which the City must respond. This is defined as “trigger” conditions. The trigger conditions are specific conditions of such items as ground water levels, water demand, storage capacity, and precipitation. The City has established responses to the indicated triggers that will be implemented immediately. **Table 12** outlines the trigger conditions and the City responses.

Table 12. Trigger Conditions and Demand Reduction Responses

Trigger Conditions	Demand Reduction Goal & Action
<p>Stage 1: Five (5) feet additional drop in static elevation from normal elevation.</p>	<p>10% Reduction Enforce city ordinance and ban lawn and garden sprinkling, irrigation, and car washing during hours established by the City. Issue press release and informational fliers urging customers to save water.</p>
<p>Stage 2: Ten (10) feet additional drop in static elevation from normal elevation.</p>	<p>10-20% Reduction Continue actions of stage 1 and implement the following: Adopt odd-even address lawn sprinkling with limited hours. Prohibit car washing. Restrict priority two users by 20 percent of their average daily usage of that year and read their meters monthly. Restrict priority five users by 20 percent of their average daily usage of that year and read their meters weekly.</p>
<p>Stage 3: Fifteen (15) feet additional drop in static elevation from normal elevation.</p> <p>*Disaster loss of 20-35% of supply.</p>	<p>20-30% Reduction Continue actions of stage 2 and implement the following: Adopt a water ban of all priority six uses. Restrict priority two users by 30 percent of their average daily usage of that year and read their meters monthly. Restrict priority five users by 30 percent of their average daily usage of that year and read their meters weekly.</p>
<p>Stage 4: Twenty (20) feet additional drop in static elevation from normal elevation.</p> <p>* Disaster loss of 35-50% of supply.</p>	<p>35-50% Reduction Continue actions of stage 3 and implement the following: Restrict priority two users by 40 percent of their average daily usage of that year and read their meters monthly. Restrict priority five users by 40 percent of their average daily usage of that year and read their meters weekly.</p>
<p>Power Failure: Loss of electrical power to the pump house will eliminate power to the well pump and will leave only the water in the hydropneumatic tanks to supply water to the community.</p>	<p>Contact NSP to evaluate the extent of the outage. Prepare to implement a public notification of water shortage and conservation. If power loss is internal to the pump house contact electrical contractor to isolate the problem. Prepare to locate a temporary power source. Turn off pump until the power is restored to avoid a heavy demand load at start up.</p>
<p>Contamination: If bacteriological or chemical contamination is detected in the water supply and distribution system, the water supply is unusable for potable water use.</p>	<p>Contact the Minnesota Department of Health. Gather water samples throughout the water system for analysis. Prepare for public notification through the media. Begin search for alternate water supply. Implement water main flushing and system dilution after locating the source of contamination. Maintain high chlorine residual in system.</p>
<p>Flood in Pump House:</p>	<p>Locate the source of flooding.</p>

Trigger Conditions	Demand Reduction Goal & Action
Failure of piping, control systems or operator error could cause flooding in the pump house.	Disconnect electrical to power plant if needed. When water recedes, restore electrical power and dry motor control components.
Fire in Pump House: Fire in the pump house most likely would be electrical, and the most serious being the motor control center.	Remove injured personnel from danger area. Contact Fire Department if size of fire warrants assistance. Disconnect power source and extinguish fire. Evaluate damage and contact electrical contractor for repairs.
Water Main Break: A water main break can cause a severe strain on the water system. Result may be a shortage of supply and loss of system pressure, contamination or damage to public and or private property.	Locate and isolate the leak. Call contractor for repair. Plan for possible water shortage. Test for contamination if necessary.

The City will conduct an annual review of the water system in order to determine the operational and maintenance needs of the current and or following year. This review should be conducted in early spring when winter moisture levels are available and seasonal forecasts have been determined. The review should include an examination of growth issues to closely identify the expanding water use needs of the City.

Wellhead Protection

The Minnesota Department of Health has developed a ranking program to phase public water supply systems into the wellhead protection program. Part I has been completed at this time. The City of Lexington will complete Part II . The ranking program is based on the number and vulnerability of wells in a system and the population served. Lexington has been assigned a Tier 5 classification, meaning that its wells are not particularly susceptible to contamination. The City's ranking was originally established at 1,071 out of 1,586 community and non-transient, non-community water systems in Minnesota. However, because of the construction of new wells and systems in other cities, the City's ranking has moved to 1,036.

The City of Lexington entered into a joint powers agreement in January 1997 with the cities of Anoka, Blaine, Centerville, Circle Pines, Coon Rapids, Fridley, Lino Lakes, Spring Lake Park, Ramsey and Anoka County to form the Anoka County Municipal Wellhead Planning Group. The purpose of the group is to delineate the wellhead protection areas with assistance provided by the Minnesota Department of Health. The Department of Health prepared a vulnerability assessment report for the Lexington well in October 1997. The report concluded that the well was not vulnerable to contamination based upon current geologic interpretation and chemical analysis of the water. Therefore, the Department of Health will require that Lexington address only sources of rapid introduction of contaminants into the aquifer as part of its wellhead protection plan. The City expects to continue its cooperative efforts with the Anoka County Municipal Wellhead Planning Group and the Department of Health in completing all components of its wellhead protection program. The deadline for completing the wellhead protection plan is February 12, 2003 as determined by the Department of Health.

Resource Monitoring

The City maintains records of well water levels and withdrawals. These records include daily log books on the wells and pumps, draw down and pumping levels on a monthly basis, and records of major repairs, replacement parts and updating of equipment. These records are kept to accurately monitor certain aspects of water use in the City.