

AGENDA
REGULAR PLANNING COMMISSION MEETING
August 15, 2017 - 7:00 P.M.
9180 Lexington Avenue, Lexington, MN

1. CALL TO ORDER
 - A. Roll Call: Chairperson Olsson, Commissioners Bautch, O'Neil, Thorson and Vanderbloomer
2. CITIZENS FORUM
3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS
4. LETTERS AND COMMUNICATION
5. Building Permits for July 2017 pg. 1-3
6. APPROVAL OF PLANNING COMMISSION MINUTES
 - A. July 11, 2017 pg. 4-5
7. DISCUSSION ITEM:
 - A. Discuss Dinkytown Rentals Apartment Development pg. 6
 - B. Discuss 2040 Comprehensive Planning Update
8. NOTE COUNCIL MINUTES:
 - A. July 6, 2017
 - B. July 20, 2017 pg. 7-10
pg. 11-14
9. PLANNING COMMISSION INPUT
10. ADJOURNMENT

City of Lexington
Permits Issued & Fees Report - Detail by Address
Issued Date From: 7/1/2017 To: 7/31/2017
Permit Type: All Property Type: All Construction Type: All
Include YTD: Yes Status: Not Voided

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type: Building													
Permit Kind: Commercial Remodel													
Permit Kind: Commercial Roofing													
Permit Kind: Commercial Sign - Permanent													
Permit Kind: Residential Accessory Building													
017-00051	07/24/2017	3780 CENTERWOOD RD	0		12,500.00	293.18	190.57	6.25					490.00
017-00053	07/20/2017	9250 DUNLAP AVE	0		6,120.00	182.90	118.89	3.06					304.85
Permit Kind: Residential Deck/Porch													
Permit Kind: Residential Driveway													
017-00055	07/25/2017	4005 LOVELL RD	0			145.00		1.00					146.00
Permit Kind: Residential Inspection Fee													
Permit Kind: Residential New Construction													
Permit Kind: Residential Remodel													
Permit Kind: Residential Repair													
Permit Kind: Residential Roofing													
017-00057	07/26/2017	3720 CENTERWOOD RD	0		7,000.00	145.00		1.00					146.00
017-00056	07/25/2017	9115 DUNLAP AVE	0		6,000.00	145.00		1.00					146.00
017-00054	07/24/2017	3856 EDGEWOOD RD	0		11,600.00	145.00		1.00					146.00
017-00049	07/14/2017	3851 LOVELL RD	0			145.00		1.00					146.00
017-00043	07/06/2017	3875 LOVELL RD	0		5,481.00	145.00		1.00					146.00
017-00050	07/17/2017	8832 PASCAL AVE	0		0.00	145.00		1.00					146.00
017-00046	07/06/2017	3819 PATRIOT LN	0		1,000.00	145.00		1.00					146.00
Permit Kind: Residential Siding													
Permit Type: Building - Totals													
			Period	10	0	49,701.00	1,636.08	309.46	17.31				1,962.85

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
			YTD	31	0	601,974.29	9,843.54	4,781.26	277.64				14,902.44
Permit Type: Fire													
Permit Kind: Commercial Fire Alarm													
Permit Kind: Commercial Fire Suppression													
Permit Type: Fire - Totals													
			Period	0									
			YTD	2	0	1,200.00	114.07	0.60					114.67
Permit Type: Mechanical													
Permit Kind: Commercial Furnace/Water Heater													
Permit Kind: Commercial Remodel													
Permit Kind: Public Remodel													
Permit Kind: Residential Furnace/Water Heater													
2017-00045	07/05/2017	4035 CONCORD RD		0		80.00		2.00					82.00
Permit Kind: Residential Repair													
2017-00052	07/26/2017	8974 JACKSON AVE		0		40.00		1.00					41.00
Permit Type: Mechanical - Totals													
			Period	2	0	120.00		3.00					123.00
			YTD	12	0	30,064.00	1,041.28	312.00	24.00				1,377.28
Permit Type: Plumbing													
Permit Kind: Commercial Remodel													
Permit Kind: Residential Furnace/Water Heater													
Permit Kind: Residential Repair													

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Fees	WAC Fees	Total Fees
Permit Type: Plumbing - Totals												
	Period		0									
	YTD		3	0	40,000.00	880.00		22.00				902.00
Permit Type: Zoning												
Permit Kind: Commercial Sign - Permanent												
Permit Kind: Residential Driveway												
2017-00048	07/14/2017	8701 DUNLAP AVE		0		60.00						60.00
2017-00047	07/11/2017	8917 HAMLINE AVE A		0		60.00						60.00
Permit Kind: Residential Fence/Wall < 6 FT												
Permit Type: Zoning - Totals												
	Period		2	0		120.00						120.00
	YTD		10	0		590.00						590.00
Report Total												
	Period		14	0	\$49,701.00	1,876.08	309.46	20.31				2,205.85
	YTD		58	0	\$673,238.29	12,468.89	5,093.26	324.24				17,886.39

MINUTES
REGULAR PLANNING COMMISSION MEETING
July 11, 2017 - 7:00 P.M.
9180 Lexington Avenue, Lexington, MN

1. CALL TO ORDER

- A. Roll Call: Chairperson Olsson, Commissioners Bautch, O'Neil, Thorson and Vanderbloomer

Chairperson Olsson called to order the Regular Planning Commission meeting on July 11, 2017 at 7:00 p.m. Commissioners Present: John Bautch, Ron Thorson, and Mark Vanderbloomer. Absent: John O'Neil. Also present: John Hughes, Councilmember; Bill Petracek, City Administrator; Chris Janson, MSA Consultants.

2. CITIZENS FORUM

No citizens were present to address the Commission.

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

A motion was made by Olsson to approve the agenda as typewritten. The motion was seconded by Bautch. Motion carried 4-0

4. LETTERS AND COMMUNICATION

- A. Building Permits for June 2017

Some discussion on building permits.

5. APPROVAL OF PLANNING COMMISSION MINUTES

- A. June 20, 2017

A motion was made by Vanderbloomer to approve the June 17, 2017 Planning Commission minutes as presented. The motion was seconded by Thorson. Motion carried 4-0.

6. DISCUSSION ITEM:

- A. Review Comprehensive Plan Update

Chris Janson, MSA Consultants, handed out draft copies of the 2040 Comprehensive Plan. He asked the Planning Commission to review the draft plan and provide comments and edits to him through the city administrator or by email. Discussion ensued.

Janson stated that he would need to meet with P & Z in August as he is behind on some chapters for the plan, and needs to review them with the Commission. Petracek and Olsson stated they would need to reschedule the meeting due to conflicts with the regularly scheduled meeting. Discussion ensued.

A motion was made by Bautch to change the regularly scheduled Planning and Zoning meeting August 8th to August 15th at 7:00 p.m. The motion was seconded by Thorson. Motion carried 4-0.

7. NOTE COUNCIL MINUTES:

A. June 1, 2017

B. June 15, 2017

There was some discussion on June 1st and June 15th Council minutes. Petracek provided an update on new developments in Lexington – Du Wayne Ave and Lovell Building. He also provided an explanation to the US Solar subscription contract that was approved.

8. PLANNING COMMISSION INPUT

Thorson explained that the Dome house on Hamline Ave. is in disrepair and there has been no one living on the property for two years. Discussion ensued.

Thorson also added that there is an electric pole near his house that is not well supported and could potentially fall over. He would send Petracek the address of location. Discussion ensued.

Petracek explained that Anoka County Engineering will be presenting the preliminary plans for the 2018 Lake Drive road project to the City Council at their workshop on July 20th. Anoka County is requesting that the Planning Commission attend the meeting to provide their input on the project. Discussion ensued.

9. ADJOURNMENT

Olsson made a motion to adjourn at 7:45 p.m. The motion was seconded by Bautch. Motion carried 4-0.

To: Planning and Zoning Commission
From: Bill Petracek, City Administrator
Date: August 3, 2017

Re: Dinkytown Rentals Apartment Development

I have placed this item on the agenda to allow Dinkytown Rentals, LLC to provide the Commission with a preliminary idea of their intent to develop their vacant property, as well as the parcel of property they are in the process of purchasing from the City of Lexington. Their property is located at the end of DuWayne Ave and on Syndicate Ave. They also own the existing apartment complex at the south end of DuWayne Ave.

They are intending to construct a 4-story apartment campus with 120 units available to rent. Unfortunately, with our density requirements, 120 units are too many apartments to be allowed in any of our zoning districts. As the process moves forward, Dinkytown Rentals, LLC will be applying for a Planned Unit Development (PUD) to be approved through the Planning Commission and the City Council. The city attorney and I will provide more detailed explanation to the Commission at the meeting as to why we are recommending a PUD for this development.

This is just a preliminary presentation to provide the Commission an opportunity to ask questions of the developer. The developer has a lot of work to be done before a formal application can be made to the City.

**Unapproved minutes
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
JULY 6, 2017 – 7:00 P.M.
9180 LEXINGTON AVENUE**

1. CALL TO ORDER: – Mayor Kurth

- A. Roll Call - Council Members: DeVries, Harris, Hughes and Murphy

Mayor Kurth called to order the Regular City Council meeting for July 6, 2017 at 7:00 p.m. Councilmember's present: DeVries, Hughes, and Murphy. Excused Absence: Harris. Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Steve Winter, City Engineer; Pat Zeitner, Quad Press Reporter; Shelly Eldridge, Ehler's & Associates; Peter Schmitt, US Solar.

2. CITIZENS FORUM

No citizens were present to address the council.

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

A motion was made by Councilmember Murphy to approve the agenda as typewritten. The motion was seconded by Councilmember Hughes. Motion carried 4-0.

4. INFORMATIONAL REPORTS:

- A. Airport (Councilmember Harris) – *Mayor Kurth explained that the July meeting was cancelled.*
- B. Cable Commission (Councilmember Murphy) – *Murphy explained that the HD upgrades will be completed in September. The next meeting scheduled for September.*
- C. City Administrator (Bill Petracek) – *No report given by Petracek.*

5. LETTERS AND COMMUNICATIONS:

- A. Council Workshop meeting minutes – June 15, 2017
- B. Planning & zoning meeting minutes – June 20, 2017
- C. North Metro TV – May 2017 Update
- D. North Metro TV – City Report
- E. Public Notice – Closed Executive Session – July 6, 2017
- F. Centennial Lakes Police Department Media Reports:

- June 8, 2017 through June 14, 2017
- June 15, 2017 through June 21, 2017
- June 22, 2017 through June 29, 2017

G. Centennial Lakes Police Department – July newsletter

No discussion on Letters and Communications.

6. CONSENT ITEMS:

- A. Recommendation to Approve Council Minutes:
Council Meeting – June 15, 2017
- B. Recommendation to Approve Claims and Bills:
Check #'s 13527 through 13528
Check #'s 42199 through 42216
Check #'s 42217 through 42279
Check #'s 11487 through 11508

A motion was made by Councilmember Hughes to approve the consent agenda items. The motion was seconded by Councilmember Devries. Motion carried 4-0.

7. ACTION ITEMS:

- A. Recommendation to approve Business License Renewals

A motion was made by Councilmember Devries to approve business license renewals. The motion was seconded by Councilmember Murphy. Motion carried 4-0.

- B. Recommendation to approve New Business License

A motion was made by Councilmember Murphy to approve new business license. The motion was seconded by Councilmember Devries. Motion carried 4-0.

- C. Recommendation to approve City Administrator performance review and approve a 3% wage increase retroactive to June 1, 2017

Mayor Kurth discussed the City Administrator's evaluation and gathered input from the Council.

A motion was made by Councilmember Devries to approve a 3% wage increase City Administrator retroactive to June 1, 2017. The motion was seconded by Councilmember Murphy. Motion carried 4-0.

- D. Recommendation to approve Application for payment #4 for Wellhouse Project in the amount of \$24,310.98

A motion was made by Councilmember Devries to approve an application for payment #4 for wellhouse project in the amount of \$24,310.98. The motion was seconded by Councilmember Hughes. Motion carried 4-0.

- E. Recommendation to approve US/SOLAR Sunscription Agreement –
contingent upon legal review.

Attorney Glaser provided a summary of his contract review. He added that the City of Lexington would be getting a good benefit from subscribing to US/SOLAR. Glaser stated that it is a low risk, no investment, and if the company goes out of business, someone else would takeover. He stated that the only downfall is if Excel Energy began lowering their rates, the City would be stuck with the higher solar rates for 25 years, which is highly unlikely. Discussion ensued.

A motion was made by Councilmember Devries to approve US/Solar Sunscription Agreement. The motion was seconded by Councilmember Murphy. Motion carried 4-0.

- F. Recommendation to approve Resolution NO. 17-09 A Resolution Accepting
Bid for 2017 Street Improvement Project of the Following Streets:

Flowerfield Road between North Highway Drive and Naples Street;

Restwood Road between North Highway Drive and Naples Street;

Hamline Avenue between South Highway Drive and Flowerfield Road

To Hardives Inc. in the Amount of \$727,768.26

Steve Winter, City Engineer, stated that the bids came in a bit higher than the original estimated costs of \$690,000 due to the City of Blaine adding some storm water catch basins to the project. He added that 28 contractors received a set of plans, but we received only one bid from Harddrives, Inc. Discussion ensued. Mayor Kurth asked if we are paying for the catch basins. Winter responded by saying that Lexington is sharing in the costs as they will be located on both sides of the street. Discussion ensued.

A motion was made by Councilmember Hughes to approve Resolution No. 17-09 – A Resolution accepting bid for 2017 Street Improvement project for the following streets: Flowerfield Road between North Highway Drive and Naples Street; Restwood Road between North Highway Drive and Naples Street; Hamline Avenue between South Highway Drive and Flowerfield Road To Hardives Inc. in the Amount of \$727,768.26. The motion was seconded by Councilmember Murphy. Motion carried 4-0.

- G. Recommendation to approve Resolution NO. 17-10 A Resolution Providing
for the Sale of \$1,320,000.00 General Obligation Improvement and
Abatement Bonds Series 2017A.

Shelly Eldridge, Ehler's & Associates, provided an overview of the bond issuance to pay for the street improvements the City of Lexington has completed and is planning – Flowerfield Road, Hamline Ave., Restwood Road, and Lake Drive. Discussion ensued.

Petracek explained that the revenue source to make the debt payments for this bond will come from a few different sources – debt service levy, gas and electric franchise fees, and the proceeds from sale of the Lovell Building. Discussion ensued.

A motion was made by Councilmember Murphy to approve Resolution No. 17-10 – A resolution providing for the Sale of \$1,320,000 general obligation improvements and abatement bonds series 2017A. The motion was seconded by Councilmember Devries. Motion carried 4-0.

8. MAYOR AND COUNCIL INPUT

Councilmember Devries informed city staff of a pothole at the end of Duwayne Ave.

No further discussion

9. CONVENE FOR CLOSED EXECUTIVE SESSION-TO DISCUSS PENDING LITIGATION WITH PARKVIEW MANUFACTURED HOME COMMUNITY

Lexington city Council convened in closed session at 8:08 pm to discuss the pending litigation with Parkview Manufactured Home Community.

10. RECONVENE FROM CLOSED SESSION

The Council reconvened in open session at 8:49 p.m.

11. ADJOURNMENT

A motion was made by Councilmember Murphy to adjourn the meeting at 8:50 p.m. The motion was seconded by Councilmember Hughes. Motion carried 4-0.

**Unapproved minutes
PUBLIC HEARING
&
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
JULY 20, 2017 – 7:00 P.M.
9180 LEXINGTON AVENUE**

PUBLIC HEARING

1. CALL TO ORDER: - Mayor Kurth

A. Roll Call - Council Members: DeVries, Harris, Hughes, Murphy,

Mayor Kurth called to order the meeting of the Public Hearing for the City of Lexington at 7:00 pm of July 20, 2017. Councilmember's present: Devries, Harris, and Hughes. Excused absence: Murphy. Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Steve Winter, City Engineer; Shelly Eldridge, Ehler's & Associates; Members of the Planning & Zoning Commission; Pat Zeitner, Quad Press; Anoka County Engineering Department. Larry Renallo, Cowboy's Saloon; Centennial School District Representatives

2. PUBLIC HEARING: The purpose is to consider approving a resolution adopting a Tax Abatement Program to help finance the City's portion of the 2018 Lake Drive Improvement project

Shelly Eldridge, Ehler's & Associates, provided an overview of the Tax Abatement program and how it will finance the 2018 Lake Drive Improvement Project. She also explained the purpose for the public hearing. Discussion ensued.

3. ADJOURN PUBLIC HEARING

A motion was made by Councilmember Devries to adjourn the public hearing at 7:04 p.m. The motion was seconded by Councilmember Hughes. Motion carried 4-0.

REGULAR COUNCIL MEETING

2. CALL TO ORDER: – Mayor Kurth

A. Roll Call - Council Members: DeVries, Harris, Hughes and Murphy

Mayor Kurth called to order the Regular City Council meeting the City of Lexington at 7:04 pm of July 20, 2017. Councilmember's present: Devries, Harris, and Hughes. Excused absence: Murphy Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Steve Winter, City Engineer; Shelly Eldridge, Ehler's & Associates; All members of the Planning & Zoning Commission; Pat Zeitner, Quad Press; Anoka County Engineering Department; Centennial School District Representatives.

3. CENTENNIAL SCHOOL DISTRICT SUPERINTENDANT BRIAN DIETZ WILL PROVIDE AN UPDATE

Brian Dietz, Centennial School District Superintendent, provided an overview of the 2016 Annual Report, the school district's strategic plan, and building renovation projects. Discussion ensued.

Tom Bruening, Centennial High School Principal, explained the LEAP program and the positive influence on the students. Discussion ensued.

Jason Hartman, Principal at Blue Heron Elementary, provided an overview of the PBIS program. Discussion ensued.

4. CITIZENS FORUM

No citizens were present to address the Council.

5. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

A motion was made by Councilmember Devries to approve the agenda as typewritten. The motion was seconded by Councilmember Hughes. Motion carried 4-0.

6. LETTERS AND COMMUNICATIONS:

- A. Public Notice – Planning & Zoning meeting date change
- B. Planning & Zoning meeting minutes – July 11, 2017
- C. Centennial Lakes Police Department – Media Report – 7-6 through 7-13, 2017
- D. North Metro TV – June 2017 Update
- E. City Report – June 2017
- F. 24th Annual Sandburr Open – Chomonix Golf Course September 8, 2017

No discussion on Letters and Communications.

7. CONSENT ITEMS:

- A. Recommendation to Approve Council Minutes:
Council Meeting – July 6, 2017
- B. Recommendation to Approve Claims and Bills:
Check #'s 42280 through 42280
Check #'s 42281 through 42303

A motion was made by Councilmember Harris to approve the consent agenda items. The motion was seconded by Councilmember Devries. Motion carried 4-0.

8. ACTION ITEMS:

- A. Recommendation to approve Resolution NO. 17-11 A Resolution Approving Property Tax Abatements.

A motion was made by Councilmember Devries to approve Resolution No. 17.11 – A Resolution Approving Property Tax Abatements. The motion was seconded by Councilmember Hughes. Motion carried 4-0.

- B. Recommendation to approve Centennial Lakes Police Department 2018 Budget

A motion was made by Councilmember Harris to approve Centennial Lakes Police Department 2018 budget. The motion was seconded by Councilmember Hughes. Motion carried 4-0.

- C. Recommendation to approve Business License Renewals

A motion was made by Councilmember Harris to approve business license renewals. The motion was seconded by Councilmember Hughes. Motion carried 4-0.

- D. Liquor License Violation – Sale to Minor

Attorney Glaser stated that he wanted to discuss a liquor license violation – sale to minor – by a server at Cowboy’s Saloon with the Council, informally, to determine the wishes of the group before he pursued further action. He explained the violation occurred during a liquor compliance check that Centennial Lakes Police Department had conducted on June 26, 2017. Discussion ensued.

Glaser explained that Cowboy’s could receive a \$1,000 fine or be shut down for 0-3 days. He added that the owner of Cowboy’s Saloon, Larry Renallo, has taken full responsibility for his server’s actions.

Mr. Renallo explained that in 30 years of being in the bar business, this is the first liquor license violation he has ever had. Discussion ensued.

Glaser asked the Council if they wanted to handle this in a formal hearing or handle it more informally. Discussion ensued. The consensus of the Council was to handle it informally.

A motion was made by Councilmember Devries to issue a \$1,000 fine on Cowboy’s Saloon for a liquor license violation that occurred on June 26, 2017. The motion was seconded by Councilmember Harris. Motion carried 4-0.

9. MAYOR AND COUNCIL INPUT

No input from the Mayor and Council

10. ADMINISTRATOR INPUT

No input from the administrator

11. ADJOURNMENT

*A motion was made by Councilmember Devries to adjourn the meeting at 7:41 p.m.
The motion was seconded by Councilmember Hughes. Motion carried 4-0.*