

**MINUTES
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
AUGUST 20, 2020– 7:00 P.M.
9180 LEXINGTON AVENUE**

- 1. CALL TO ORDER:** – Mayor Murphy
- A. Roll Call - Council Members: DeVries, Harris, Hughes and Winge

Mayor Murphy called to order the Regular City Council meeting for August 20, 2020 at 7:00 p.m. Councilmember's present: Devries, Harris, Hughes, Winge. Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director; Mike Kaeding and Marie Dickover, Norhart.

- 2. CITIZENS FORUM**

No citizens were present to address the city council on items not on the agenda.

- 3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS**

Councilmember Devries made a motion to approve the agenda as typewritten. Councilmember Hughes seconded the motion. Motion carried 5-0.

- 4. LETTERS AND COMMUNICATIONS:**

- A. Planning & Zoning meeting minutes – August 10, 2020
- B. Centennial Lakes Police Department – Media Reports 8-1 through 8-11, 2020
- C. North Metro TV - July 2020 Update
- D. City Report – July 2020

No discussion on Letters and Communications

- 5. CONSENT ITEMS:**

- A. Recommendation to Approve Council Minutes:
Council Meeting – August 6-2020
- B. Recommendation to Approve Claims and Bills:
Check #'s 13689 through 13690
Check #'s 46619 through 46685
Check #'s 13320 through 13324
Check #'s 13325 through 13339
Check #'s 13340 through 13351
VOID #46618

VOID #13132

C. Financial Reports

- Cash Balances
- Fund Summary – Budget to Actual

Councilmember Winge made a motion to approve the consent agenda items. Councilmember Hughes seconded the motion. Motion carried 5-0.

6. ACTION ITEMS:

A. Recommendation to approve Phase II Development & Subdivision Agreement
with Lexington Lofts

Mayor Murphy discussed the memos provided to the Council from the city administrator and city attorney regarding Phase 2 of the Lexington Lofts Development agreement.

Attorney Glaser provided an overview of the development agreement and the final plat process that has been affected by Covid-19, and the inability of Norhart to record it with Anoka County, which is part of the development agreement process. Glaser continued to explain a solution to the potential on-street parking issues that may be created by the Lexington Lofts that has been proposed by Norhart. The proposal states that Lexington Lofts will maintain a 90% parking lot lease for their underground parking, and if they don't maintain that threshold, they will lower their rental rates until it gets back to that 90% mark, and the City would be able to audit this process and this would be included and enforceable through their conditional use permit. Glaser stated this makes sense from an economic standpoint, as Norhart would be losing money if they aren't renting their underground parking spots. Discussion ensued.

Glaser recommended approving the development agreement as it is written and he will draft a conditional use permit with the proposed parking solution from Norhart. Discussion ensued.

Marie Dickover, Norhart stated that they believe the 1.67 parking spots for their tenants will be more than adequate parking as a lot of their apartments are studios and 1-bedroom units – they have 600 parking spaces available for 355 units. Mayor Murphy asked if visitors will be allowed to park in the complex. Mike Kaeding, Norhart said they will have plenty of on-site visitor parking available. Discussion ensued.

Councilmember Winge asked if they have any on-street parking issues with their other properties. Kaeding responded that they do not. Discussion ensued.

Councilmember Devries made a motion to approve the First Revised Development and Subdivision Agreement effective 8/20/2020 on the condition that Landings of Lexington, LLC, enter into a Conditional Use Permit on the terms proposed in the City Attorney's

memo dated 8/20/2020. Councilmember Harris seconded the motion. Motion carried 5-0.

- B. Recommendation to approve a Proclamation recognizing October as “Domestic Violence Awareness Month.”

Councilmember Harris made a motion to approve a Proclamation recognizing October as “Domestic Violence Awareness Month.” Councilmember Hughes seconded the motion. Motion carried 5-0.

- C. Recommendation to approve expense allocation in the amount of \$14,654.28 to the CARES Act Fund

Councilmember Harris made a motion to approve expense allocation in the amount of \$14,654.28 to the CARES Act Fund. Councilmember Winge seconded the motion. Motion carried 5-0.

7. MAYOR AND COUNCIL INPUT

Councilmember Harris asked about the lighting to the memorial park entrance sign. Petracek stated that public works is just waiting for the electrician to make the connection and it will be lit. He was unsure as to the timing of that process.

8. ADMINISTRATOR INPUT

Petracek stated that Circle Pines will be having their clean-up day September 19th, which will be shared with Lexington residents. Notifications will be sent in the newsletter. Discussion ensued.

9. ADJOURNMENT

Councilmember Hughes made a motion to adjourn the meeting at 7:30 p.m. Councilmember Devries seconded the motion. Motion carried 5-0.