

AGENDA

CITY OF LEXINGTON REGULAR PARK BOARD MEETING March 2 2020 – 5:30 P.M. 9180 Lexington Avenue Lexington, MN 55014

1. CALL TO ORDER

Roll Call: Commissioners Hylton, Fields, Ginter, Koch, and Murphy. Also present - Finance Director Galiov, and Council Liaison Hughes.

2. CITIZENS FORUM

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

4. LETTERS AND COMMUNICATION

A. None

5. APPROVAL OF PARK BOARD MINUTES

A. February 3, 2020

6. ACTION ITEMS:

A. Provide recommendation on Memorial Park improvements.

7. NOTE COUNCIL MINUTES:

A. February 6, 2020

B. February 20, 2020

8. PARK BOARD INPUT

9. ADJOURNMENT

**MINUTES
CITY OF LEXINGTON
REGULAR PARK BOARD MEETING MINUTES
February 3, 2020 –5:30 P.M.
9180 Lexington Avenue
Lexington, MN 55014**

1. CALL TO ORDER

Roll Call: Present Chairperson Hylton, Commissioners Fields, Murphy, Ginter, and Koch.
Absent – none. Also present - Finance Director Galiov.
Call to order 5:30 pm

2. CITIZENS FORUM

No one wished to address the Board.

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Commissioner Koch, seconded by Commissioner Murphy, made motion to approve the agenda. Motion carried.

4. LETTERS AND COMMUNICATION

None.

5. APPROVAL OF PARK BOARD MINUTES

Commissioner Fields, seconded by Commissioner Ginter, made a motion to approve the Park Board Minutes of January 6, 2020. Motion carried.

6. ACTION ITEMS:

None

7. NOTE COUNCIL MINUTES:

- A. January 2nd, 2020
- B. January 16th, 2020

The Board noted the new fee schedule and the new utility rates. Finance Director Galiov explained the need for the increases. Finance Director Galiov also explained the advantages of the senior rates.

8. PARK BOARD INPUT

Chairperson Hylton asked for suggestions for any new projects, inviting the Board members to present ideas for the upcoming budget years. Finance Director Galiov explained the budget calendar, providing a timeline for any funding requests. Discussion ensued. Finance Director Galiov responded to the Board's inquiry into available funding, that all available funds have been allocated to the 2020 Memorial Park improvements and any significant funding will depend on the approval of new development. The Board also discussed the future of Tot Park and Lexington Lofts.

9. ADJOURNMENT

Commissioner Ginter made a motion to adjourn the meeting. Commissioner Murphy seconded the motion. Meeting adjourned at 5.52 pm.

Memorandum

To: Lexington Park Board
From: Hristo (Chris) Galiov, Finance Director
Date: Mar 3, 2020
Re: Memorial Park Improvements

The City's engineering firm MSA has provided us with preliminary drawings of the proposed work on asphaltting at Memorial Park. MSA would appreciate your input on the attached versions.

Please note: We are still in the very early stages of the process, so those are just general ideas how the road and parking may look. There are still many variables like storm water drainage and budgetary constraints that may affect the final design.

This is an aerial photograph of a large, irregularly shaped building complex, likely a military installation or a large industrial site. A detailed site plan is overlaid on the photograph, showing the layout of the buildings, roads, and parking areas. The plan includes numerous rectangular buildings of varying sizes, some of which are labeled with codes such as 'R-18.0000' and 'R-44.0000'. A large, curved road runs along the right side of the complex, and a smaller road runs along the bottom. The plan also shows several parking lots, some of which are marked with 'x' symbols. A large, circular area is visible in the upper right, and a small, rectangular building is located near the top center. The overall layout is complex and suggests a well-organized facility.

[illegible]

II



PROJECT No. 10461039		SHEET CONCEPT	
MEMORIAL PARK CITY OF LEXINGTON ANOKA COUNTY, MINNESOTA		OPTION 2	
ENGINEERING / ARCHITECTURE / SURVEYING PLANNING / ENVIRONMENTAL www.msa-pe.com		MSA © 2015 MSA Engineering, Inc.	
PROJECT DATE: 2/10/2020	DESIGNED BY: JMS	CHECKED BY: JMS	DATE: 2/10/2020
PLUT DATE: 2/10/2020 10:45 PM C:\1039\10461039\10461039\10461039_Concept_2.mxd			

Minutes
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
FEBRUARY 6, 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 February 6, 2020 at 7:00 p.m. Councilmember's present: Devries, Harris, Hughes, and Winge. Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director; Mike Kaeding and Marie Dickover, Norhart; Brian Garin, Citizen; Joe Ackerman, Citizen; Sherri and John Urbanski, Citizen; Vonnie Taylor, Citizen; Shawn Olsten, Citizen; Numerous Centennial High School Students; Quad Press Reporter.

2. CITIZENS FORUM

*Brian Garin
9064 Jackson Ave.
Lexington, MN.*

Mr. Garin asked the Council if Dunlap Ave. is being opened up as a through street with all of the construction happening. Mayor Murphy stated he wants to bring it up at a workshop. Discussion ensued.

*Joe Ackerman
3875 Lovell Road
Lexington, MN.*

Ackerman explained that the police department is stepping up to more speed enforcement on Lovell Road, and realizes that they can't be everywhere. He stated that the County told him that the speeding on Lovell Road is only a perception. He also added that when he contacted Congressman Emmer's office for help, he was told that he does not reside in Emmer's district and feels it is a kick in the teeth by Emmer's office. Discussion ensued.

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

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

**4. PRESENTATION OF PLANNING COMMISSION RECOMMENDATION
FOR THE PROPOSED LEXINGTON LOFTS PLANS – NORHART
DEVELOPMENT**

Mike Kaeding, Norhart Development, provided an overview of the changes that were proposed and approved by the Planning Commission. He explained that Norhart has altered the setbacks on both buildings, and provided PowerPoint slides to show the changes to the setbacks. Discussion ensued.

Vonnie Tayler
4060 Restwood Road
Lexington, MN.

Ms. Taylor asked Kaeding with the changes and the 5-story building, are there any additional residents and cars allowed. Kaeding explained that there would 355 units, so there would not be a change from the original plan in the amount of residents or vehicles allowed.

Sherri Urbanski
8740 Hamline Ave.
Lexington, MN.

Ms. Urbanski asked Kaeding if residents are going to have any trouble getting through on the roads. She stated the route past this development is how they get to Festival Foods. Kaeding explained that there aren't going to be any changes to the streets during construction. Discussion ensued.

Urbanski added that she is disappointed about the changes to the rules that were made to make this development happen. Attorney Glaser explained that the rules were changed to bring our zoning approval ordinances in to compliance with State law that changed in 2001. He added that we needed to make our Code consistent with State law. Discussion ensued.

Shawn Olsten
9115 Jackson Ave.
Lexington, MN.

Mr. Olsten asked Kaeding if sidewalks will be added. Kaeding explained that there will be sidewalks along the street on the entire length of the buildings. Discussion ensued.

5. INFORMATIONAL REPORTS:

- A. Airport (Councilmember Devries) *No report given*
- B. Cable Commission (Councilmember Winge) *No report given*
- C. City Administrator (Bill Petracek) – *Petracek asked Attorney Glaser to update the Council on the liquor store loan and the legal issues surrounding it. Attorney Glaser stated that the liquor store loan has been paid off and all of the legal challenges have been satisfied with the lienholder; the City now owns the liquor store improvements.*

Choose a building block.

6. LETTERS AND COMMUNICATIONS:

- A. Centennial Lakes Police Department – Media Reports – January 8-27, 2020
- B. Public Notice – Elected Leaders Institute – January 24-25, 2020
- C. Summer Fun Enrichment Program letter of thanks
- D. Park Board meeting minutes – January 6, 2020
- E. Council Workshop meeting minutes – January 16, 2020
- F. Planning & Zoning meeting minutes – January 14, 2020

No discussion on Letters and Communications.

7. CONSENT ITEMS:

- A. Recommendation to Approve Council Minutes:
Council Meeting – January 16, 2020
- B. Recommendation to Approve Claims and Bills:
Check #'s 13657 through 13657
Check #'s 45841 through 45908
Check #'s 13021 through 13030
Check #'s 13034 through 13044
Check #'s 13045 through 13057
- C. Financial Reports
 - Cash Balances
 - Fund Summary – Budget to Actual

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

8. ACTION ITEMS:

- A. First Reading - Planning Commission Recommendation to Approve Ordinance NO. 20-02 – An Ordinance of the City Council of Lexington, Minnesota Changing Zoning Districts

Attorney Glaser summarized the first reading of Ordinance No. 20-02 by explaining that the Planning Commission had recommended to rezone certain parcels owned by the City, Scott Mejia, and Paster Properties from an R-3 zone to an M-1. The property needs to be rezoned to accommodate the Lexington Lofts Development. Discussion ensued

- B. First Reading - Planning Commission Recommendation to approve Ordinance NO. 20-03 – An Ordinance of the City Council of Lexington, Minnesota Approving a Planned Unit Development for the Plat of Lexington Lofts

Attorney Glaser summarized the first reading of Ordinance 20-03 by giving an overview of the zoning changes being requested by Norhart through the Planned Unit Development, along with the need to vacate Gerald Ave. to accommodate the proposed Lexington Lofts Development.

Councilmember Harris questioned the 1'ft setback. Discussion ensued.

Councilmember Hughes stated that he doesn't believe that Norhart did enough to consider a 4-story option for the project. Kaeding showed a PowerPoint slide with the 4-story option for Lexington Lofts. Councilmember Winge stated that he would rather see a 5-story building than a 4-story building that borders the residents along Dunlap Ave. Discussion ensued.

Councilmember Hughes stated that he wouldn't be in favor of approving this Planned Unit Development because the changes that were recommended by the Planning Commission were minimal, and this development goes too far beyond our current zoning regulations. Discussion Ensued.

Councilmember Harris stated that she has liked the 5-story option from the beginning. She added that she likes the look of these buildings and she believes this development will look beautiful in this community. Hughes replied by saying that a 4-story option would look good too. Discussion ensued.

- C. First Reading - Planning Commission Recommendation to Approve Ordinance NO. 20-04 – An Ordinance Revising Chapter 11 Regarding the Regulation of Zoning Amendments – Outdoor Storage

Attorney Glaser summarized Ordinance No. 20-04 and explained that the proposed ordinance condenses existing storage ordinances for easier enforcement. Discussion ensued.

- D. Recommendation to Approve Email Accounts for the Lexington City Councilmembers through Metro-Inet in the Amount of \$1,122.00 Annually

Councilmember Hughes made a motion to approve email accounts for the Lexington City Councilmembers through Metro-Inet in the Amount of \$1,122.00 annually. Councilmember Devries seconded the motion. Motion carried 5-0.

- E. Recommendation to approve Election Judges for February 11, 2020 Special Election and March 3, 2020 Presidential Nomination Primary

Councilmember Devries made a motion to approve Election Judges for February 11, 2020 Special Election and March 3, 2020 Presidential Nomination Primary. Councilmember Harris seconded the motion. Motion carried 5-0.

9. MAYOR AND COUNCIL INPUT

Councilmember Harris said that she met the snowmobiler that has been trespassing on her property, and she had had nice conversation with him and his dad. She added that the problem is solved.

Councilmember Murphy encouraged citizens to vote for our next County Commissioner that represents our district at the election on Tuesday.

10. ADJOURNMENT

Councilmember Hughes made motion to adjourn the meeting at 8:05 p.m. Councilmember Harris seconded the motion. Motion carried 5-0.

**UNAPPROVED MINUTES
CITY OF LEXINGTON
PUBLIC HEARING
&
REGULAR COUNCIL MEETING
FEBRUARY 20, 2020 – 7:00 P.M.
9180 LEXINGTON AVENUE**

PUBLIC HEARING

1. CALL TO ORDER: – Mayor Murphy

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

Mayor Murphy called to order the Public Hearing for February 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; Steve Winter, City Engineer; Travis Schmid, Public Works; Mike Kaeding and Marie Dickover, Norhart Development; Tom Clasin, Knowlan's Super Markets, Inc; Dan Dobson, 9174 Jackson Ave.; Brian Garin, 9065 Jackson Ave.; Christine Olson, 3909 Lovell Road. Other citizens were present.

PUBLIC HEARING:

A. **PUBLIC HEARING: THE CITY COUNCIL WILL TAKE COMMENTS ON APPROVING JACKSON AVENUE BETWEEN WOODLAND AVENUE AND RESTWOOD ROAD – PATCHING, EDGE MILLING AND BITUMINOUS OVERLAY**

Steve Winter, City Engineer, provided a PowerPoint presentation on the proposed Jackson Ave. mill and overlay project. Winter discussed the City's attempt to resurface the road in 2019, but tabled the project due to bids coming in over budget. He explained that the estimated cost to mill and overlay Jackson Ave from Woodland Ave to Restwood Road is \$105,000. Winter further explained the assessment policy of the City and the estimated rates for property owners. Discussion ensued.

*Dan Dobson
9174 Jackson Ave.
Lexington, MN.*

Mr. Dobson supported to mill and overlay project and asked questions on the special assessment. Discussion ensued.

*Brian Garin
9064 Jackson Ave.
Lexington, Mn.*

Mr. Garin told the Council that before Jackson Ave. is done, they need to reopen Dunlap Ave. He added that garbage trucks are going up and down the street and believes the road will get wrecked if Dunlap Ave. isn't reopened. Mayor Murphy explained that he wants to have a discussion at a workshop regarding reopening Dunlap Ave. Discussion ensued.

Steve Winter addressed the idea of opening Dunlap Ave. He recommended conducting a traffic study.

Garin also discussed the on-street truck parking by Carbone's and on-street parking during the farmer's market. Discussion ensued.

2. ADJOURN PUBLIC HEARING

Councilmember Hughes made motion to adjourn the public hearing at 7:12 p.m. Councilmember Devries seconded the motion. Motion carried 5-0.

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

3. 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 February 20, 2020 at 7:12 p.m. Councilmember's present: DeVries, Harris, Hughes, Winge. Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director; Steve Winter, City Engineer; Travis Schmid, Public Works; Mike Kaeding and Marie Dickover, Norhart; Tom Classin, Knowlan's Super Markets, Inc; Dan Dobson, 9174 Jackson Ave.; Brian Garin, 9065 Jackson Ave.; Christine Olson, 3909 Lovell Road. Other citizens were present.

4. CITIZENS FORUM

*Christine Olson
3909 Lovell Road
Lexington, MN.*

Ms. Olson asked about Landings of Lexington and the on-street parking and increased traffic. Petracek stated that the on-street parking and traffic will subside when construction is complete and parking for the complex will be on-site and underground.

5. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

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

6. LETTERS AND COMMUNICATIONS:

- A. Public Notice – Public Accuracy Test
- B. Public Notice – Notice of Public Hearing
- C. Planning & Zoning meeting minutes – February 10, 2020
- D. Centennial Lakes Police Department Media Reports 2-1- through 2-11-2020
- E. City Report – January 2020
- F. North Metro TV – January 2020 Update
- G. Eagle Building Company – monthly Progress Report – Landing of Lexington – January 2020

No discussion on Letters and Communications.

7. CONSENT ITEMS:

- A. Recommendation to Approve Council Minutes:
Council Meeting – February 6, 2020
- B. Recommendation to Approve Claims and Bills:
Check #'s 13658 through 13662
Check #'s 45909 through 45966
Check #'s 13058 through 13073
- C. Financial Reports
 - Cash Balances
 - Fund Summary – Budget to Actual

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

8. ACTION ITEMS:

- A. Second Reading - Planning Commission Recommendation to Approve Ordinance NO. 20-02 – An Ordinance of the City Council of Lexington, Minnesota Changing Zoning Districts

Mayor Murphy asked Tom Clasin, Vice President of Knowlan's Super Markets, Inc, to provide comments. Mr. Clasin stated he was at the meeting on behalf of Festival Foods. He explained that he has worked for Knowlan's Super Markets, Inc. since 1977, which has been operating Festival Foods in Lexington since 1985. He added that on behalf of Festival Foods, they strongly support the construction of Lexington Lofts. Discussion ensued.

Attorney Glaser summarized the 2nd reading of Ordinance NO. 20-02 – An Ordinance of the City Council of Lexington, Minnesota Changing Zoning Districts. He stated that the parcels of land on the eastside of the property in question need to be rezoned from an R-3 to an M-1 zone.

Councilmember Devries made a motion to Approve Ordinance NO. 20-02 – An Ordinance of the City Council of Lexington, Minnesota Changing Zoning Districts. Councilmember Harris seconded the motion. Motion carried 5-0.

- B. Second Reading - Planning Commission Recommendation to approve Ordinance NO. 20-03 – An Ordinance of the City Council of Lexington, Minnesota Approving a Planned Unit Development for the Plat of Lexington Lofts

Attorney Glaser summarized the 2nd reading of Ordinance No. 20-03. He explained the variances requested for the planned unit development proposed by Norhart to accommodate the construction of a 355 unit apartment complex.

Councilmember Hughes stated that he is not in favor of this development as presented. He feels the City is giving the developer too much, as the planned unit development varies too much from the zoning regulations. He questioned where it will end.

Councilmember Devries stated that the owner of Ephesians told him that he is only planning on building a 3-story complex on DuWayne Ave. Discussion ensued.

Councilmember Harris commented that Paster Property is more of a commercial location because it is located directly behind Northway Mall and other area businesses. She feels that the proposed Lexington Lofts fits the property and will blend in with the mall. She added that Norhart has been thoughtful in their development and presentation of this project and she supports this project.

Councilmember Winge feels this project fits the location better than Ephesians. He supports this project. Discussion ensued.

Mayor Murphy added that Lexington Lofts has an overwhelming support of local businesses, and we want to improve our tax base to offset the rising costs of providing services and tax levies that we can't control – Centennial School District, Rice Creek Watershed District, Anoka County, etc. Murphy stated the construction of Lexington Lofts will benefit the City for the long-term. He understands it is a big change, but it is necessary. Discussion ensued.

Councilmember Devries called for a vote. Mayor Murphy asked for a motion.

Councilmember Devries made a motion to approve Ordinance NO. 20-03 – An Ordinance of the City Council of Lexington, Minnesota Approving a Planned Unit Development for the Plat of Lexington Lofts. Councilmember Harris seconded the motion.

Mayor Murphy asked for a roll call vote.

Roll call vote: Devries – Yes; Harris- Yes; Hughes – No; Winge – Yes; Mayor Murphy – Yes. Motion carried 4-1

- C. Second Reading - Planning Commission Recommendation to Approve Ordinance NO. 20-04 – An Ordinance Revising Chapter 11 Regarding the Regulation of Zoning Amendments – Outdoor Storage

Attorney Glaser summarized the second reading of Ordinance No. 20-04 explaining that the Planning Commission has been working on changes to the outdoor storage regulations for approximately a year. He added that this ordinance was crafted based on ordinances from Blaine and Centerville. Discussion ensued.

Councilmember Hughes made a motion to Approve Ordinance NO. 20-04 – An Ordinance Revising Chapter 11 Regarding the Regulation of Zoning Amendments – Outdoor Storage. Councilmember Harris seconded the motion. Motion carried 5-0.

- D. Recommendation to Approve Resolution NO. 20-07 – A Resolution of the City Council of the City Council of Lexington, Minnesota Approving Summary Publication of Ordinance No. 20-02 and Ordinance No. 20-03

Councilmember Harris made a motion to approve Resolution NO. 20-07 – A Resolution of the City Council of the City Council of Lexington, Minnesota Approving Summary Publication of Ordinance No. 20-02 and Ordinance No. 20-03. Councilmember Winge seconded the motion. Motion carried 5-0.

- E. Recommendation to Approve Resolution NO. 20-08 – A Resolution of the City Council of Lexington, Minnesota Approving Summary Publication of Ordinance No. 20-04

Councilmember Harris made a motion to Approve Resolution NO. 20-08 – A Resolution of the City Council of Lexington, Minnesota Approving Summary Publication of Ordinance No. 20-04. Councilmember Harris seconded the motion. Motion carried 5-0.

- F. Recommendation to Approve Resolution NO. 20-09 – A Resolution Ordering Improvements and Preparation of Plans – Jackson Avenue between Restwood Avenue and Woodland Road

Councilmember Harris made a motion to Approve Resolution NO. 20-09 – A Resolution Ordering Improvements and Preparation of Plans – Jackson Avenue between Restwood Avenue and Woodland Road. Councilmember Hughes seconded the motion. Motion carried 5-0.

9. MAYOR AND COUNCIL INPUT

Mayor Murphy thanked the Lexington Firefighters for assisting with the fire in Becker Minnesota.

10. ADMINISTRATOR INPUT

Petracek stated that Police Chief Jim Coan will be retiring in the summer of 2020 and that the Police Governing Board has hired Baker Tilly to conduct a police chief search to replace Chief Coan. It is anticipated that the new chief of police will start the summer of 2020. discussion ensued.

11. ADJOURNMENT

Councilmember Hughes made motion to adjourn the meeting at 8:00 p.m. Councilmember Devries seconded the motion. Motion carried 5-0.