

**CITY OF LEXINGTON  
WORKSHOP AGENDA  
Thursday, August 17, 2023  
Immediately following Council meeting  
City Hall**

**1. Call to Order:** Mayor Grote

**2. Roll Call:** DeVries – Harris – Winge - Benson

**3. Discussion Items:**

A. Discuss regulation on smoking cannabinoid products in public **Councilmember Harris**

B. Discuss preliminary proposed 2024 budget and general levy **pp. 1-4**

**4. Staff Input**

**5. Council Input**

**6. Adjourn**

**To:** Lexington Mayor and Council Members  
**From:** Bill Petracek, City Administrator; Hristo (Chris) Galiov, Finance Director  
**Date:** August 11, 2023  
**Re:** Preliminary Budget and Levy Discussion

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## Preliminary Proposed 2024 Budget Highlights

Attached are the proposed capital improvements/equipment/outlay and increased budgetary items for the 2024 budget for your review prior to the City Council meeting. I will have a more detailed presentation at the workshop to discuss setting the preliminary levy and the progress of the police budget formula negotiations.

### Administration

### Fund

- |  |              |          |
|--|--------------|----------|
| 1. Computer Equipment  | Cable Fund   | \$4,000  |
| 2. City Hall sign<br>(originally budgeted \$5000 in 2023 budget) | Capital Fund | \$15,000 |

### Fire

- |                                       |                            |                      |
|---------------------------------------|----------------------------|----------------------|
| 1. Fire Fighter's retirement increase | General Fund               | Waiting for estimate |
| 2. Various equipment as needed        | Equipment Replacement Fund | \$50,000             |

### Streets

- |   |   |           |
|---|---|-----------|
| 1. Street Improvements – South Griggs Ave. (Flowerfield Road to Lake Drive) |   |           |
| i. Mill & Overlay   | Capital fund/Small cities assistance<br>(\$162,759                      \$38,741) | \$201,500 |
| 2. Small Dump Truck Replacement<br>(Carried over from 2023 budget)          | Capital/water/sewer/park fund   | \$80,000  |
| 3. Bobcat Milling Attachment  | Capital Fund  | \$21,000  |
| 4. Asphalt Roller   | Capital Fund  | \$10,000  |
| 5. New snow plows   | Capital Fund  | \$19,000  |
| 6. Public Works garage door replacement                                     | Capital Fund  | \$28,000  |





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August 7, 2023

Bill Petracek, City Administrator  
City of Lexington  
9180 Lexington Avenue  
Lexington, MN

Re: Memorial Park Restroom Improvements  
City of Lexington, MN

Dear Bill,

As requested MSA did a general review of the existing toilet rooms at Memorial Park. You asked if the existing toilet rooms can be remodeled to update and bring in compliance with accessibility codes and what is the cost. You also wanted to know a cost if a new restroom building were constructed. As you requested the existing concessions room and the two storage rooms were not to be reviewed.

The existing restrooms consist of two small rooms approximately 8 foot by 8 foot each. The Men's Restroom has a sink, urinal and toilet. The Women's Restroom has a sink and a toilet. It was observed these rooms are both currently serving the women and there are apparent outdoor portable toilets we assume for the men. The existing construction is painted concrete block walls with a painted wood ceiling at 7 feet above the floor.

The existing toilet rooms can be remodeled and brought into compliance with accessibility codes if they are single occupant toilet rooms. The building entrance door and associated hall do not meet accessibility clearances, but an entry door alteration or automatic door opener could address this while leaving the hall area walls intact.

Remodeling the existing two toilet rooms into single occupant code compliant toilet rooms would involve:

1. Removing the sinks, countertops, urinal, toilets, toilet stalls, wood ceiling, light fixtures, signage and door and frames.
2. Install new toilets and sinks, one each in each room. Complete with grab bars, mirrors, toilet paper holders, soap dispensers, paper towel dispensers.
3. Install new door, frame and hardware on each toilet room. Doors to have privacy locks.
4. Install a new ceiling at the same 7 foot height as the existing. This is a low ceiling height, we assume because of the roof structure.
5. Install new signage.
6. Paint the walls.
7. Existing epoxy flooring to remain.
8. Install new lighting.
9. Install an automatic electronic door opener on the existing building entry door.

MSA estimates the above remodeling of the existing toilet rooms will cost \$70,000 plus design services of \$20,000 to prepare plans and assist in bidding and construction phases. These estimates are based on 2024 costs.

The restroom needs of the park are not dictated by the building code or any other standard and thus discretionary to what the City desires and feels is warranted to meet the need at the park. We understand that the peak and primary use is for the ballfields. It is perceived that the two small restrooms in the existing building are inadequate to fully meet the needs of the park for large events but that adding two more restrooms would be a large improvement. For large events we perceive that a minimum of 4 toilets for woman and 2 urinals and 2 toilets for men might provide a better level of accommodation.

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Bill Petracek, City Administrator  
City of Lexington, MN  
August 8, 2023

To increase the number of toilet rooms a new freestanding building could be constructed in addition to remodeling the existing two restrooms. The following are two options to consider:

1. A new prefabricated precast concrete toilet building with 4 single occupant unisex restrooms and a central mechanical chase. Each room would have one toilet and one sink with running water and sewer. Construction Cost Estimate of \$450,000 plus \$50,000 for A/E design fees.
2. A new job site-built concrete block building with roof wood trusses. The building would have two multi-use toilet rooms, one for men and one for women. The men's restroom would include two sinks, two urinals and 2 toilets. The women's restroom would include 2 sinks and 4 toilets. Ballpark Construction Cost is \$600,000 plus \$85,000 for A/E design fees.

We hope this provides some potential options to improve the restrooms at Memorial Park. MSA looks forward to further support these considerations and develop a project that serves the community well. Please contact us with further questions or comments

Sincerely,  
MSA Professional Services, Inc.



Al Szymanski, AIA, P.E.  
Architect | Structural Engineer

cc: Steve Winter, MSA

ajs:AJS