

**MINUTES
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
APRIL 3, 2025 – 7:00 P.M.
9180 LEXINGTON AVENUE**

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER: – Mayor Murphy

A. Roll Call - Council Members: DeVries, Benson, Mahr and Hunt

Mayor Murphy called to order the Regular Council meeting for April 3, 2025 at 7:00 p.m. Councilmember's present: Devries, Benson, Hunt, and Mahr. Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director; Steve Winter and Claire Stickler, MSA Consultants; Jason Stomel and Joe Radac, Northway Mall Representatives; Steve Neil, Lexington Citizen; Numerous Centennial High School Students.

3. CITIZENS FORUM

*Steve Neil
8609 Jackson Ave.
Lexington, Mn.*

Mr. Neil was present to criticize the City for not forcing the landowner at 8808 Lexington Ave. to clean-up their property following an illegal fire on the property. He stated that there are hazardous materials on the property, trees are falling on the street and he stated the City has done nothing to fix this problem.

Petracek stated that the City is doing something about it; he stated that the police department told the property owner to clean everything following the fire. City staff is also working with the property owner to clean-up the property. Mr. Neil stated that He is going to start dumping his garbage and trash on the property. Petracek stated he would be breaking the law. Discussion ensued.

4. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

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

5. INFORMATIONAL REPORTS:

A. Airport (Councilmember Devries) – *No report given.*

- B. Cable Commission (Councilmember Mahr) *Quarterly meetings – Councilmember Mahr stated the Commission is in the process of working with the executive recruiter to hire a new executive director for NMTV*
- C. City Administrator (Bill Petracek) – *No report given.*

6. LETTERS AND COMMUNICATIONS:

- A. Centennial Lakes Police Department Media Reports – 3-12 through 3-25, 2025
- B. North Metro Telecommunications Commission Executive Special Meeting Notice
- C. Council Workshop meeting synopsis

No discussion on Letters and Communications

7. CONSENT ITEMS:

- A. Recommendation to Approve Council Minutes:
Council Meeting – March 20, 2025
- B. Recommendation to Approve Claims and Bills:
Check #'s 52692 through 52748
Check #'s 15642 through 15661

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

8. NORTHWAY MALL REPRESENTATIVES WILL PRESENT THEIR REQUEST TO THE CITY COUNCIL TO APPROVE A PLANNED UNIT DEVELOPMENT, PRELIMINARY PLAT, AND DEVELOPMENT AGREEMENT FOR A NEW CHIPOTLE RESTAURANT IN NORTHWAY MALL

Jason Stomel and Joe Radac, Representatives from Northway Mall, were present to provide a Powerpoint presentation and an overview of their request for the approval of a planned unit development, a preliminary plat, and development agreement to construct a new Chipotle restaurant and outlot for a future restaurant. Discussion ensued.

9. ACTION ITEMS:

- A. Planning and Zoning Commission Recommendation to Approve Resolution NO. 25-06 – A Resolution Adopting Preliminary Plat for Menlo Capital Partners, LLC (Northway Mall)

Steve Winter, City Engineer, explained that the preliminary plat is straightforward and stated that the proposed Chipotle will not meet the setback requirements of the zoning regulations with the proposed plat, which is the reason and need for a planned unit development that would allow a building to be constructed on this plat. Winter provided a brief analysis of the preliminary plat. Discussion ensued.

Councilmember Benson made a motion to Approve Resolution NO. 25-06 – A Resolution Adopting Preliminary Plat for Menlo Capital Partners, LLC (Northway Mall). Councilmember Devries seconded the motion. Motion carried 5-0.

- B. Planning and Zoning Commission Recommendation to Approve Ordinance NO. 25-02 – An Ordinance Approving a Planned Unit Development for the Plat of Lexington Center, Third Addition

Attorney Glaser provided an overview of the proposed planned unit development (PUD) and how the proposed development doesn't meet zoning code setback requirements, parking requirements, landscape requirements, and lot coverage requirements. He added that the proposed PUD will provide relief to the zoning coded so the development can move forward to the construction phase. He stated that the Planning Commission provided recommendations for items that the developer would need to comply with to obtain the PUD for the new building. Discussion ensued.

Councilmember Mahr made a motion to Approve Ordinance NO. 25-02 – An Ordinance Approving a Planned Unit Development for the Plat of Lexington Center, Third Addition. Councilmember Benson seconded the motion. Motion carried 5-0.

- C. Recommendation to Approve Resolution 25-07 – A Resolution of the City Council of Lexington, Minnesota Approving Summary Publication of Ordinance

Councilmember Mahr made a motion to Approve Resolution 25-07 – A Resolution of the City Council of Lexington, Minnesota Approving Summary Publication of Ordinance. Councilmember Benson seconded the motion. Motion carried 5-0.

- D. Recommendation to Approve a Developer's Agreement with Menlo Capital Partners, LLC for the Purpose of Constructing a Chipotle Restaurant.

Attorney Glaser provided an overview of the developer's agreement. He explained this project will be built in two phases, and stated that there will be an amendment to the agreement in the future that will come back to the City Council for approval. Discussion ensued.

Councilmember Mahr made a motion to Approve a Developer's Agreement with Menlo Capital Partners, LLC for the Purpose of Constructing a Chipotle Restaurant. Councilmember Devrie seconded the motion. Motion carried 5-0.

- E. Recommendation to approve Dylan Zurn for the Public Works Seasonal Full-time Position at \$18.00/hour pending successful background checks.

Councilmember Benson made a motion to approve Dylan Zurn for the Public Works Seasonal Full-time Position at \$18.00/hour pending successful background checks. Councilmember Devries seconded the motion. Motion carried 5-0.

- F. Recommendation to approve Temporary Business License – Renaissance Fireworks - June 20, 2025 through July 5, 2025

Councilmember Devries made a motion to approve Temporary Business License – Renaissance Fireworks - June 20, 2025 through July 5, 2025. Councilmember Mahr seconded the motion. Motion carried 5-0.

- G. Recommendation to approve Cannabinoids License Renewals

- Lexington Liquors
- Northway Tobacco
- Boulevard Bar and Grille

Councilmember Benson made a motion to approve Cannabinoids License Renewals for Lexington Liquors, Northway Tobacco, and Boulevard Bar and Grille.

Councilmember Devries seconded the motion. Motion carried 4-0. Councilmember Mahr abstained from the vote.

10. MAYOR AND COUNCIL INPUT

No discussion from Mayor Murphy and City Council.

11. ADJOURNMENT

Councilmember Mahr made motion to adjourn the meeting at 7:44 p.m. Councilmember Devries seconded the motion. Motion carried 5-0.