

AGENDA
REGULAR PLANNING COMMISSION MEETING
April 10, 2018 - 7:00 P.M.
9180 Lexington Avenue, Lexington, MN

1. CALL TO ORDER
 - A. Roll Call: Chairperson O’Neil, Commissioners Bautch, Thorson, Koch and Vanderbloomer
2. CITIZENS FORUM
3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS
4. LETTERS AND COMMUNICATION
5. Building Permits for March 2018 pg. 1-2
6. APPROVAL OF PLANNING COMMISSION MINUTES
 - A. March 13, 2018 pg. 3-4
7. DISCUSSION ITEM:
 - A. Review Final Draft of the 2040 Comprehensive Plan
8. NOTE COUNCIL MINUTES:
 - A. March 1, 2018 pg. 5-9
 - B. March 15, 2018 pg. 10-13
9. PLANNING COMMISSION INPUT
10. ADJOURNMENT

City of Lexington
 Permits Issued & Fees Report - Detail by Address
 Issued Date From: 3/1/2018 To: 3/31/2018
 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 Addition													
2018-00006	03/01/2018	9050 LAKE DR	0		15,000.00	329.94	214.46	7.50					551.90
Permit Kind: Commercial Remodel													
Permit Kind: Commercial Sign - Permanent													
Permit Kind: Multi-Dwelling (2+ Units) New Construction													
Permit Kind: Residential Accessory Building													
2018-00009	03/29/2018	8925 HAMLINE AVE	0		10,229.76	256.42	166.67	5.11					428.20
Permit Kind: Residential Remodel													
Permit Kind: Residential Roofing													
2018-00010	03/29/2018	8925 HAMLINE AVE	0			145.00		1.00					146.00
Permit Type: Building - Totals													
			3	0	25,229.76	731.36	381.13	13.61					1,126.10
			YTD	7	1,014,019.76	8,607.87	5,393.92	508.01					14,509.80
Permit Type: Mechanical													
Permit Kind: Residential Addition													
2018-00007	03/02/2018	9150 JACKSON AVE	0			40.00		1.00					41.00
Permit Kind: Residential Remodel													
2018-00008	03/12/2018	9338 DUNLAP AVE	0			40.00		1.00					41.00
Permit Type: Mechanical - Totals													
			2	0		80.00		2.00					82.00
			YTD	2		80.00		2.00					82.00

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: Plumbing													
Permit Kind: Commercial New Construction													
Permit Type: Plumbing - Totals													
			Period	0									
			YTD	1	0	925,440.00	18,508.80	4,627.20	462.72				23,598.72
Report Total													
			Period	5	0	\$25,229.76	811.36	381.13	15.61				1,208.10
			YTD	10	0	\$1,939,459.76	27,196.67	10,021.12	972.73				38,190.52

Minutes
REGULAR PLANNING COMMISSION MEETING
March 13, 2018 - 7:00 P.M.
9180 Lexington Avenue, Lexington, MN

1. CALL TO ORDER

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

Chairperson O'Neil called to order the Regular Planning Commission meeting on March 13, 2018 at 7:00 p.m. Commissioners Present: John Bautch, Michele Koch, Ron Thorson, and Mark Vanderbloomer. Also present: John Hughes, Councilmember; Bill Petracek, City Administrator; Chris Janson, MSA Consultants.

2. CITIZENS FORUM

No citizens were present to address the Planning Commission on items not on the agenda.

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Bautch made a motion to approve the agenda as presented. Thorson seconded the motion. Motion carried 5-0.

4. LETTERS AND COMMUNICATION

- A. Building Permits for February 2018

Some discussion on building permits issued at 9050 Lake Drive and 3801 Restwood Rd.

5. APPROVAL OF PLANNING COMMISSION MINUTES

- A. February 13, 2018

Thorson made a motion to approve the February 2018 minutes as typewritten. Bautch seconded the motion. Motion carried 5-0.

6. DISCUSSION ITEM:

- A. Review Final 2040 Comprehensive Plan

Chris Janson, MSA Consultants, provided an overview of the final draft chapters of the Lexington 2040 Comprehensive Plan.

Janson reviewed the following chapters with the Commission:

- 1. Transportation*
- 2. Water Resources*

3. *Economic Competiveness*
4. *Implementation and Action Plan*

Discussion ensued.

Petracek asked Janson about the public hearing for the Comprehensive Plan with the Planning Commission. Janson explained that the City Council is required by Statute to hold the public hearing. Discussion ensued.

Janson stated the April P & Z meeting will be the final review of the 2040 Comprehensive Plan.

No action taken.

7. NOTE COUNCIL MINUTES:
 - A. February 1, 2018
 - B. February 15, 2018

Bautch asked about the Bond issuance for the Lovell building redevelopment project. Discussion ensued.

8. PLANNING COMMISSION INPUT

Some discussion on the Lovell Building redevelopment. Petracek gave an update on the progress.

9. ADJOURNMENT

Bautch made a motion to adjourn at 7:46 p.m. O'Neil seconded the motion. Motion carried 5-0.

**Unapproved minutes
CITY OF LEXINGTON
PUBLIC HEARING
&
REGULAR COUNCIL MEETING
MARCH 1, 2018 – 7:00 P.M.
9180 LEXINGTON AVENUE**

PUBLIC HEARING

1. CALL TO ORDER: – Mayor Kurth

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

Mayor Kurth called to order the public hearing for March 1, 2018 at 7:00 p.m. Councilmembers present: Devries, Harris, Hughes, and Murphy.

Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiiov, Finance Director; Ryan Lunderby, Logan Schmidt and other representative from Dominionium Acquisitions, LLC.; Christopher LaCasse, Bond Attorney, Briggs and Morgan; Joe Molohon, Quad Press

PUBLIC HEARINGS:

- A. **PUBLIC HEARING: THE CITY COUNCIL WILL TAKE COMMENTS ON APPROVING A RESOLUTION AUTHORIZING A HOUSING FINANCE PROGRAM TO FINANCE A MULTIFAMILY HOUSING PROJECT AND GIVING PRELIMINARY APPROVAL TO THE PROJECT AND THE ISSUANCE OF REVENUE BONDS PURSUANT TO MINNESOTA LAW (LEXINGTON APARTMENT PROJECT)**

No citizens were present to provide comments on the bond issuance.

2. ADJOURN PUBLIC HEARING

Councilmember Murphy made a motion to adjourn the public hearing at 7:01 p.m. Councilmember Devries seconded the motion. Motion carried 5-0.

Unapproved minutes
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
MARCH 1, 2018 – 7:00 P.M.
9180 LEXINGTON AVENUE

3. 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 March 1, 2018 at 7:01 p.m. Councilmembers present: Devries, Harris, Hughes, and Murphy.

Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director; Ryan Lunderby, Logan Schmidt and other representative from Dominion Acquisitions, LLC.; Christopher LaCasse, Bond Attorney, Briggs and Morgan; Joe Molohon, Quad Press

4. CITIZENS FORUM

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

5. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

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

**6. UPDATE PROVIDED BY DOMINIUM ACQUISITION LLC ON THE
PROCESS OF THE LOVELL BUILDING SITE PROJECT**

Ryan Lunderby and Mike Kritch, Dominion Acquisitions LLC., provided the Council with a powerpoint presentation updating the members on the progress of the Lovell site redevelopment project.

Lunderby explained that their intention is to close on the Lovell property in September or October of 2018. Discussion ensued.

Mayor Kurth asked about stormwater retention ponds and their proposed location; he also asked about the idea of the new development changing from a senior living facility to a general occupancy facility. Kurth questioned whether they would market it primarily to seniors. Lunderby explained that they would market the property to everyone; he added that due to the change in tax credits available to affordable senior housing and Fair Housing Standards, Dominion needed to change their focus for the development. Discussion ensued.

Councilmember Harris asked about the pool location and it being so close to the street. Lunderby stated that this is just a concept plan and building rendition; there will be many alterations made to the development during the process. Discussion ensued.

7. INFORMATIONAL REPORTS:

- A. Airport (Councilmember Harris) – ***Councilmember Harris stated there were no meetings. No report given***
- B. Cable Commission (Councilmember Murphy) – ***Councilmember Murphy explained that Cable Commission cities continue to make HD upgrades to their cable broadcast and Council meetings.***
- C. City Administrator (Bill Petracek) – ***Petracek explained that the new city hall furnaces were installed, and the HVAC system has been cleaned and sanitized.***

He added that he attended a Quad Area Chamber of Commerce meeting with area city administrators and Mayors giving an update to members on the City of Lexington. Discussion ensued.

Attorney Glaser explained “Law Day” being April 21st at the Anoka County Courthouse.

8. LETTERS AND COMMUNICATIONS:

- A. Public Notice – Public Hearing: On Proposal for a Housing Finance Program and Issuance of Multifamily Housing Revenue Bonds To Finance A Multifamily Housing Development
- B. North Metro TV January 2018 Update
- C. February 21, 2018 North Metro Telecommunications Commission Meeting Talking Points
- D. Anoka County – Minnesota Housing’s 2018 Start Up Program for First Time Homebuyers
- E. City Report – January 2018 newsletter
- F. Centennial Lakes Police Department – Media Reports:
 - February 8 - 14, 2018
 - February 15 -21, 2018

Mayor Kurth provided an explanation to the Anoka County – Minnesota Housing Start-up Program for first-time homebuyers. Discussion ensued.

9. CONSENT ITEMS:

- A. Recommendation to Approve Council Minutes:
Council Meeting – February 15, 2018
- B. Recommendation to Approve Claims and Bills:
Check #'s 13567 through 13568
Check #'s 11836 through 11860
- C. Financial Reports
 - Cash Balances

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

10. ACTION ITEMS:

- A. Recommendation to approve Resolution NO. 18-11 A Resolution Approving A Housing Finance Program To Finance A Multifamily Housing Project And Giving Preliminary Approval To The Project And The Issuance Of Revenue Bonds Pursuant To Minnesota Law (Lexington Apartment Project).

Councilmember Murphy made a motion to approve Resolution NO. 18-11 A Resolution Approving A Housing Finance Program To Finance A Multifamily Housing Project And Giving Preliminary Approval To The Project And The Issuance Of Revenue Bonds Pursuant To Minnesota Law (Lexington Apartment Project. Councilmember Harris seconded the motion. Motion carried 5-0.

- B. Recommendation to approve Planning & Zoning Commission recommendation to approve appointment of Michelle Koch to fill vacancy created by the resignation of Chris Olsson and, approve Gloria Murphy for future vacancies.

Councilmember Hughes made a motion to approve the appointment of Michelle Koch to fill vacancy created by the resignation of Chris Olsson and, approve Gloria Murphy for future vacancies. Councilmember Harris seconded the motion. Motion carried 5-0.

- C. Recommendation to approve appointment of Sharon Ginter to the Lexington Park Board

Councilmember Devries made a motion to approve the appointment of Sharon Ginter to the Lexington Park Board. Councilmember Harris seconded the motion. Motion carried 5-0.

11. MAYOR AND COUNCIL INPUT

Councilmember Devries explained that the Pastor at the Tree of Life Church and its members are willing to open and man the warming house at the skating rink next winter. He added that they want to have the City advertise the rink. Discussion ensued.

12. ADJOURNMENT

Councilmember Devries made motion to adjourn the meeting at 7:53 p.m. Councilmember Hughes seconded the motion. Motion carried 5-0.

Unapproved minutes
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
MARCH 15, 2018– 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 March 15, 2018 at 7:00 p.m. Councilmember's present: Devries, Harris, Hughes, and Murphy. Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director; Joe Molohon, Quad Press; Andrew Hoffman, Lino Lakes YMCA Executive Director; Chun-Yin Chong, Lino Lakes YMCA Boardmember; Mike Hudson and Logan Schmidt, Dominion Acquisitions.

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 presented. Councilmember Murphy seconded the motion. Motion carried 5-0.

4. LINO LAKES YMCA PRESENTATION – Andrew Hoffman, Executive Director

Andrew Hoffman and Chun-Yin Chong from the Lino Lakes YMCA were present to discuss the Lino Lakes YMCA as a goodwill meeting to reach out to communities in the area that the YMCA serves. Hoffman added they want to let Lexington know what type of services are offered to area communities. Hoffman provided a presentation to the Council. Discussion ensued.

5. LETTERS AND COMMUNICATIONS:

- A. Centennial Lakes Police Department – Media Reports:
- March 1 - 7, 2018
- B. North Metro TV February 2018 Update
- C. City Report – February 2018 newsletter
- D. USAGAIN – Spring Greening Challenge & Certificate of Sustainability

Petracek explained that the City was notified by USAGAIN that the clothes and shoe collection box in city hall parking lot has collected approximately 9,000 lbs of clothing during 2017. Discussion ensued.

6. CONSENT ITEMS:

- A. Recommendation to Approve Council Minutes:
Council Meeting – March 1, 2018
- B. Recommendation to Approve Claims and Bills:
 - Check #'s 13569 through 13569
 - Check #'s 43198 through 43251
 - Check #'s 11861 through 11878
 - Financial Reports
 - Cash Balances
 - Fund Summary – Budget to Actual

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

7. ACTION ITEMS:

- A. Recommendation to approve Resolution NO. 18-12 A Resolution Adopting
The Planned Community Development Plan For Lovell Building Site
 - Exhibit A
 - Exhibit B

Mike Hudson and Logan Schmidt, from Dominion Acquisitions, explained to the Council that a Planned Community Development is a tool that they will need to help facilitate their efforts to obtain State tax credits for the Lovell Building Site Project. Hudson explained that the PCD does not tie the City of Lexington to any item in the plan. Discussion ensued.

Councilmember Harris explained that she did not like the wording in the cover letter about the 4% low-income housing. She is concerned about the perception of the project by the community as being a low-income housing project. Hudson explained that the use of the term “low-income” in this specific process is a term used by the State in their tax code. He clarified that this project is affordable housing, and not low-income. Discussion ensued.

Councilmember Devries made a motion to approve Resolution No. 18-12 – A Resolution adopting the Planned Community Development Plan for the Lovell Building Site. Councilmember Harris seconded the motion. Motion carried 5-0.

- B. Recommendation to approve Revised Development Agreement with
89 Lexington LLC – Ephesians Apartment Complex

Attorney Glaser provided an explanation to the revised development agreement with 89 Lexington LLC – Ephesians. Glaser stated that the agreement was adopted in phases; however, the final draft of the agreement is not complete, as they have not received the final numbers for the escrow accounts needed for the revised agreement. He is asking for conditional approval of the agreement to allow the Building Official and City Administrator to issue the building permit without the final revised agreement in place. Discussion ensued.

Councilmember Hughes asked if there is a downside to approving a building permit without the agreement in place. Attorney Glaser explained that we have several other protections in place – letter of credit, final easements, etc. – that will ensure that there won't be any downsides without a final agreement in place. Discussion ensued.

Glaser stated the final agreement would be ready for approval by the Council at the next meeting.

Councilmember Murphy made a motion to authorize the city administrator and building official to issue the building permit for the Ephesians Project. Councilmember Devries seconded the motion. Motion carried 5-0.

- C. Recommendation to approve Lexington Fire Department request to hire
Mindy Freeman Fiester as a Firefighter 1 @ \$11.00 per hour.

Chief Grote wants to add a fire fighter to bring the total staff to 20 fire fighters on the department. Ms. Freeman-Feister has passed all of her interview testing – psyche eval, background check, drug testing – and she is already a firefighter, so the department won't need to train her. Discussion ensued.

Councilmember Murphy made a motion to approve the hire of Mindy Freeman -Fiester as a firefighter 1 @ \$11.00 per hour. Councilmember Devries seconded the motion. Motion carried 5-0.

Chief Grote also discussed the controlled burn at 3888 Lovell Road on April 7th. Discussion ensued.

8. MAYOR AND COUNCIL INPUT

Mayor Kurth discussed the social media threat on Centennial School District and thanked the Blaine and Centennial Lakes Police department, and the school district for getting the word out to people.

He also wished his son, Nicholas, a Happy Birthday.

9. ADMINISTRATOR INPUT

Petracek discussed the bid opening for the lake drive project. He added that two bids came in \$224,000 less than the engineer's estimates. He stated that a May construction begin date is anticipated. Discussion ensued.

He also stated that public works would be doing hydrant flushing May 14th.

10. ADJOURNMENT

Councilmember Hughes made a motion to adjourn at 7:50 p.m. Councilmember Devries seconded the motion. Motion carried 5-0.