

**AGENDA
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
AUGUST 20, 2026– 7:00 P.M.
9180 LEXINGTON AVENUE**

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER: – Mayor Murphy

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

3. CITIZENS FORUM

This is a portion of the Council meeting where individuals will be allowed to address the Council on subjects which are not a part of the meeting agenda. Persons wishing to speak may be required to complete a sign-up sheet and give it to a staff person at the meeting. The Council may take action or reply at the time of the statement or may give direction to staff for future action based on the concerns expressed

4. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

5. LETTERS AND COMMUNICATIONS:

- A. GreenStep Cities - City of Lexington received award for reaching Step 4
B. Planning & Zoning Meeting Minutes – August 10, 2026

pp.1

pp.2-3

Consent Agenda:

The Consent Agenda covers routine administrative matters. These items are not discussed, and are approved in their entirety pursuant to the recommendations on the staff reports. A Council Member or citizen may ask that an item be moved from the Consent Agenda to the end of section 7 of the agenda in order to be discussed and receive separate action.

6. CONSENT ITEMS:

- A. Recommendation to Approve Council Minutes: August 6, 2026
B. Recommendation to Approve Claims and Bills:
Check #'s 54394 through 54442
Check #'s 16252 through 16262
C. Financial Reports

pp.4-6

pp.7-17

- Cash Balances
- Fund Summary – Budget to Actual

pp.18
pp.19-20

Action Items:

These items are intended primarily for Council discussion and action. It is up to the discretion of the Mayor as to what, if any, public comment will be heard on these items. Persons wishing to speak on discussion items must complete a sign-up sheet and give it to a staff person at the meeting.

7. ACTION ITEMS:

- A. Recommendation to Approve the
2027 Centennial Lakes Police Department Budget pp.21-28
- B. Recommendation to Approve a Quote from UMAC (minus Line 11 Alternate 1: Fence Privacy Screen) for a Project Total not to Exceed \$92,869.60 for the Construction of Memorial Park Pickle Courts. pp.29-34

8. MAYOR AND COUNCIL INPUT**9. ADMINISTRATOR INPUT****10. ADJOURNMENT**

/my



PRESS RELEASE | July 7, 2026

City of Lexington Recognized for Sustainability Efforts

GreenStep City recognized for work to conserve resources & increase efficiencies

Media Contact:

Brenda Beaudet, City of Lexington

Deputy City Clerk & GreenStep Coordinator

brenda.beaudet@cityoflexingtonmn.org | 763-784-2792

Tuesday, July 7, 2026, Lexington, MN – The City of Lexington received an award for being a Step 4 city in the Minnesota GreenStep program. Lexington is one of 156 participating cities and Tribal nations in the challenge, assistance, and recognition program.

“This award shows community members and other cities across Minnesota that the City of Lexington is taking steps in the direction of energy and resource conservation and innovation,” shared Brenda Beaudet, Deputy City Clerk and GreenStep program lead with the City of Lexington.



Photo of a Minnesota GreenStep Cities award

Actions taken within the program focus on cost savings, energy use reduction, resource conservation, climate change, and the encouragement of civic innovation. You can learn more about Lexington’s efforts at <https://greenstep.pca.state.mn.us/city-detail/12210>.

About GreenStep: Minnesota GreenStep is a voluntary challenge, assistance, and recognition program to help cities and Tribal nations achieve their sustainability and quality-of-life goals. This free continuous improvement program is based upon 29 best practices that are tailored to Minnesota cities and tribal nations. More at www.MnGreenStep.org.

MINUTES
REGULAR PLANNING COMMISSION MEETING
August 10, 2026 - 7:00 P.M.
(Date moved due to Election Primary on August 11th)
9180 Lexington Avenue, Lexington, MN

1. CALL TO ORDER

- A. Roll Call: Chairperson Bautch, Commissioners Johnson, Koch, Murphy, and Thorson.

Chairperson Bautch called to order the Regular Meeting for August 10, 2026, at 7:00 p.m. Commissioners Present: Johnson, Koch, Murphy and Thorson. Also present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney.

2. CITIZENS FORUM

No citizens were present to discuss items that were not on the agenda.

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Koch made a motion to approve the agenda as typewritten. Murphy seconded the motion. Motion carried 5-0.

4. LETTERS AND COMMUNICATION

- A. Building Permits for July 2026

No discussion on Letters and Communication

5. APPROVAL OF PLANNING COMMISSION MINUTES

- B. July 14, 2026

Thorson made a motion to approve the July 14, 2026 Planning Commission Minutes as presented. Koch seconded the motion. Motion carried 5-0.

6. DISCUSSION ITEM:

- A. Discuss Single Family Home Rental Licensing

Petracek explained that the City Council is asking the Planning Commission to study issues surrounding single family homes being bought and rented out in Lexington. Petracek added that we are experiencing problems with single family homes being bought by investment companies and these companies not taking care of their properties or they are not being responsive to the City when improvements need to be made to their

properties. He added that these problems are shown in the article that he provided for them that was in the StarTribune. The article portrays that this problem is a metro wide issue. Discussion ensued.

Kurt Glaser, City Attorney, discussed the housing market of single family homes and preserving the housing stock from investment owners. Glaser explained what other city's are doing to combat this problem with single family homes being rented out. He stated:

- 1. St. Anthony limits their single-family rentals to 80 licenses.*
- 2. Mankato allows only 25% of property to be rentals*
- 3. Anoka restricts it to 10% rentals on every block.*

Glaser stated that each city needs to look at what they believe is a fair ration of single-family home rentals; there is not a one size that fits all when it comes to single family housing rentals. Discussion ensued.

Following the discussion, Petrcek recapped the discussion by stating that city staff will research information, and he would bring it back to the Planning Commission for discussion:

- 1. How many single-family homes are currently being rented.*
- 2. Provide a map of the number of police calls regarding single family home rentals.*
- 3. The number of property maintenance and rental housing violations involving single family home rentals.*

7. NOTE COUNCIL MINUTES:

A. July 16, 2026

Some discussion on City Council minutes.

8. PLANNING COMMISSION INPUT

Thorson brought up some issues:

- 1. Pothole at Flowerfield/Albert Ave at stop sign.*
- 2. The police department stated a "no parking" would need to be put up in on South Highway Drive for semi-parking.*
- 3. 8915 Hamline Ave. has two dead trees.*
- 4. George's Texaco has a dead tree.*

9. ADJOURNMENT

Koch made a motion to adjourn the meeting at 7:42 p.m. Murphy seconded the motion. Motion carried 5-0.

**MINUTES
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
AUGUST 6, 2026 – 7:00 P.M.
9180 LEXINGTON AVENUE**

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER: – Mayor Murphy

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

Mayor Murphy called to order the Regular Council meeting for August 6, 2026 at 7:00 p.m. Councilmember's present: Devries, Hunt, Mahr, and Winge. Also Present: Bill Petracek, City Administrator; Chris Galiov, Finance Director; Kurt Glaser, City Attorney; Adam Owens, ABDO; Quad Press.

3. CITIZENS FORUM

*Sheldon Roberts
3802 Minuteman Lane
Lexington, MN.*

Mr. Roberts was present asking why public works mow our lawns two times a week during the summer. He stated that it is ridiculous they do that much mowing. He also complained that Jim Fischer bangs the snow plow on the ground when they start out in the morning to plow snow.

4. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Councilmember Winge made a motion to approve the agenda without changes or corrections. Councilmember Devries seconded the motion. Motion carried 5-0.

5. 2025 AUDIT REPORT PRESENTATION– ADAM OWENS FROM ABDO

Adam Owens from ABDO presented the 2025 Audit report with a PowerPoint Presentation. Discussion ensued.

6. INFORMATIONAL REPORTS:

- A. Airport (Councilmember Devries) – *Councilmember Devries stated that there would be a September 2nd meeting.*
- B. Cable Commission (Councilmember Mahr) *Quarterly meetings – Councilmember Mahr also stated Cable Commission meeting in September.*
- C. City Administrator (Bill Petracek) *Petracek stated that captain and patrol unions arbitration begins on Monday.*

7. LETTERS AND COMMUNICATIONS:

- A. Council Workshop Synopsis – July 16, 2026
- B. Planning & Zoning Meeting Minutes – July 14, 2026

No discussion on Letters and Communications.

8. CONSENT ITEMS:

- A. Recommendation to Approve Council Minutes:
Council Meeting – July 16, 2026
- B. Recommendation to Approve Claims and Bills:
Check #'s 54342 through 54391
Check #'s 16234 through 16248

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

9. ACTION ITEMS:

- A. Recommendation to Approve Constitution Week Proclamation declaring September 17, 2026 through September 23, 2026 as Constitution Week.

Mayor Murphy made a motion to Approve Constitution Week Proclamation declaring September 17, 2026 through September 23, 2026 as Constitution Week. Councilmember Devries seconded the motion. Motion carried 5-0.

- B. Recommendation to Approve Special Event Permit for Centennial Blue Line Club
Hosted by Boulevard Bar & Grill on September 12th

Councilmember Devries made a motion to Approve Special Event Permit for Centennial Blue Line Club Hosted by Boulevard Bar & Grill on September 12th. Councilmember Winge seconded the motion. Motion carried 5-0.

- C. Recommendation to Approve Business License for Curbside Waste

Councilmember Devries made a motion Approve Business License for Curbside Waste. Councilmember Winge seconded the motion. Motion carried 5-0.

- D. Recommendation to Approve New Business License Pending
successful background checks for:

- 1. Sora Motors LLC
- 2. Mainstreet Repair LLC

Councilmember Winge made a motion to Approve New Business License for Sora Motors LLC and Mainstreet Repair LLC. Councilmember Devries seconded the motion. Motion carried 5-0.

10. MAYOR AND COUNCIL INPUT

Councilmember Hunt stated that the farmer's market was doing great.

11. CLOSED SESSION

Mayor Murphy explained the need to go into closed session.

The Lexington City Council close this Session of the meeting pursuant to Minnesota Statutes section 13D.05, subdivision 3(c), to develop or consider the City's position regarding the price and other terms of the potential sale of the property at 9055 Highway Drive South, Lexington and related personal property and equipment, because discussion of these matters in an open meeting would likely have a detrimental effect on the City's bargaining position.

Mayor Murphy made a motion to go into closed session at 7:49 pm pursuant to Minnesota Statutes section 13D.05, subdivision 3(c), to develop or consider the City's position regarding the price and other terms of the potential sale of the property at 9055 Highway Drive South, Lexington and related personal property and equipment, because discussion of these matters in an open meeting would likely have a detrimental effect on the City's bargaining position. Councilmember Devries seconded the motion. Motion carried 5-0.

Councilmember Mahr made a motion to reconvene in open session at 8:27 pm. Councilmember Devries seconded the motion. Motion carried 5-0.

12. ADJOURNMENT

Councilmember Mahr made a motion to adjourn the meeting at 8:27 p.m. Councilmember Devries seconded the motion. Motion carried 5-0.

Claims & Bills

Under Separate Cover

Available Upon Request

TO: Centennial Lakes Joint Police Governing Board
FROM: Chief Goetzke
RE: 2027 Budget
DATE: 08/10/2026

The 2027 Centennial Lakes Police Department proposed budget is hereby submitted for your review and consideration. The recommended budget is \$3,906,974, up from the 2026 budget of \$3,705,276. The 2027 budget is a 5.4 percent increase in expenditure as compared to the 6.3 percent increase last year. There are moderate increases in expenses related to health insurance and personnel along with AXON. Full time salaries increased 7.6 percent, largely due to the addition of an 18th officer, step and COLA increases. AXON contract consolidated multiple line items into one, thus indicating a 187.8% increase. These and other notable increases are as follows:

- Salaries full-time increased 7.6% or \$148,423
- Personnel Benefits/Insurance costs increased 19.8% or \$49,040
- Metro Inet increased 7.6% or \$8,031
- Axon Contract (10-year) increased 187.8% or \$35,822*
*Technology/Body Cam line item totaling \$54,894 consolidated 4 line items totaling \$49,044.96. Resulting in an actual increase of 12.1% or \$5,979.04
- Vehicle Fuel increased 2.3% or \$1,000
- Crime prevention supplies increase 25% of \$1,000
- Uniforms increase 13.8% or \$2,450

The 2027 proposed budget allows the Centennial Lakes Police Department to continue to serve our communities effectively and efficiently with Courage and Compassion. We strive to provide the best public safety services possible to the cities of Centerville, Circle Pines and Lexington. Our goal is to be fiscally responsible while providing the highest level of service to our community. I am happy to provide clarifications or answer any questions you may have.

Fri, 7 Aug 2026 14:23:33



CENTENNIAL LAKES POLICE DEPARTMENT

2027 PROPOSED BUDGET

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ACCOUNT DESCRIPTION	ACTUAL 2021	ACTUAL 2022	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	ACTUAL 6/30/2026	BUDGET 2026	PROPOSED 2027	CHANGE \$	%
REVENUES										
Contract Revenues										
Circle Pines Contract	1,086,953	1,132,584	1,142,028	1,270,524	1,273,448	673,188	1,346,377	1,411,512	65,135	4.8%
Lexington Contract	731,591	806,723	966,224	960,697	987,193	510,150	1,020,299	1,024,163	3,864	0.4%
Centerville Contract	835,327	897,379	954,583	1,089,543	1,118,999	614,229	1,228,458	1,271,029	42,571	3.5%
Amount to be Provided by Cities	2,653,872	2,836,686	3,062,835	3,320,764	3,379,640	1,797,567	3,595,134	3,706,704	111,570	3.1%
Intergovernmental										
Grants - Federal	(2,970)	11,612	14,473	6,388	1,362	562	7,500	7,500	-	0.0%
DOI Vert Reimbursement, T2D	-	-	-	-	-	-	-	-	-	0.0%
Federal - FEMA Grants	-	-	-	-	-	-	-	-	-	0.0%
State Training Reimbursement	16,486	16,237	11,112	14,191	15,911	-	14,000	14,000	-	0.0%
State Grants/Reimbursements	3,850	1,139	1,163	1,725	3,631	679	-	-	-	0.0%
West Reimbursement	-	-	-	-	-	-	-	-	-	0.0%
State Benefit Reimbursement	6,283	3,630	-	3,740	7,014	-	-	-	-	0.0%
Injured prior employees' health care	-	-	-	-	-	-	-	-	-	0.0%
State Grants - Other	28,690	-	-	-	-	-	-	-	-	0.0%
Anoka County Grants	975	-	143	-	-	-	3,500	3,500	-	0.0%
Other Local Govt Grants	-	-	-	-	-	-	-	-	-	0.0%
MARCANA										
Total Intergovernmental	53,313	32,619	26,891	26,044	27,918	1,241	25,000	25,000	-	0.0%
Miscellaneous										
Copies/Report Records/Notary	421	417	925	747	765	447	500	500	-	0.0%
Interest on Investments	243	10,406	44,082	52,752	36,084	15,652	26,641	21,769	(4,872)	-18.3%
Miscellaneous	8,679	6,363	3,282	13,316	1,305	3,963	3,000	3,000	-	0.0%
Detox Transportation	-	-	-	-	-	-	-	-	-	0.0%
Vehicle & Equipment Sales	5,301	14,864	-	8,879	19,263	21,103	10,000	20,000	10,000	100.0%
Donations	100	150	1,000	-	70	-	-	-	-	0.0%
Total Miscellaneous	14,743	32,200	49,289	75,693	57,487	41,165	40,141	45,269	5,128	12.8%
Other Funding										
Transfers in from Officer Grant	-	-	-	-	-	-	-	75,000	75,000	-
Transfers in from Reserves	-	-	-	-	-	-	45,000	55,000	10,000	22.2%
Total Other Funding	-	-	-	-	-	-	45,000	130,000	85,000	188.9%
TOTAL REVENUE	2,721,928	2,901,504	3,139,015	3,422,501	3,465,044	1,798,808	3,705,275	3,906,973	201,698	5.4%
TOTAL EXPENDITURES	2,836,570	3,035,961	2,963,760	3,403,261	3,553,001	1,736,604	3,705,276	3,906,974	201,698	5.4%
REVENUES OVER (UNDER) EXPENDITURES	(114,641)	(134,456)	175,255	19,240	(87,956)	62,203	(1)	(1)	(2)	



CENTENNIAL LAKES POLICE DEPARTMENT

2027 PROPOSED BUDGET

ACCOUNT DESCRIPTION

EXPENDITURES

	ACTUAL					BUDGET	PROPOSED		CHANGE	
	2021	2022	2023	2024	2025	6/30/2026	2026	2027	\$	%
Personnel										
101 Salaries-Full Time	1,457,667	1,439,559	1,489,812	1,705,649	1,828,684	804,630	1,957,060	2,105,483	148,423	7.6%
102 Salaries-Overtime	55,951	84,317	89,170	65,460	77,211	36,075	45,000	45,000	-	0.0%
103 Salaries-Part Time	94,285	72,401	72,225	98,617	97,809	43,289	119,284	90,732	(28,552)	-23.9%
104 Salaries - Holiday/Performance Pay/Corporal	53,613	48,579	50,541	65,408	77,307	25,049	80,402	99,276	18,874	23.5%
121 PERA	270,118	271,246	281,517	315,593	342,083	161,490	362,486	390,953	28,467	7.9%
122 Social Security	13,213	12,479	12,848	14,289	15,491	6,156	16,548	14,171	(2,377)	-14.4%
123 Medicare	23,705	24,253	24,964	27,685	29,324	12,293	31,925	33,937	2,012	6.3%
125 Family/Medical Leave							12,458	13,809	1,351	10.8%
130 Health/Life/Disability/Dental Insurance/EAR	194,642	206,491	209,457	233,703	258,405	160,401	247,423	296,463	49,040	19.8%
135 Misc Personal Services	6,059	63,979	60,047	22,743	21,431	5,133	5,000	5,000	-	0.0%
150 Workers' Compensation Insurance	123,544	113,604	107,560	138,196	107,370	80,830	125,000	90,000	(35,000)	-28.0%
155 Employee Reimbursement			534	6,497	7,547	5,064				0.0%
Total Personnel Costs	2,292,796	2,336,907	2,398,675	2,693,839	2,862,662	1,340,411	3,002,586	3,184,824	182,238	6.1%

Supplies										
201 Office/Copying/Computer Supplies	4,973	7,571	7,630	8,775	8,168	7,011	8,000	8,000	-	0.0%
Photo copier supplies, paper, drums, toner										
Computer supplies, postage meter supplies										
Printer supplies										
202 Cleaning Supplies	1,789	2,791	2,728	1,772	1,820	806	2,500	2,000	(500)	-20.0%
Cleaning supplies and equipment										
paper products, bulbs, trash bags										
203 Printed Forms	1,150	2,348	690	1,279	715	139	750	750	-	0.0%
Checks, envelopes, letterhead, business cards										
211 Inexpensive Supplies	1,353	605	104	-	1,140	105	300	300	-	0.0%
Fuel - Vehicle/Fuel	42,833	51,747	43,306	43,385	42,627	19,608	44,000	45,000	1,000	2.3%
213 Vehicle Supplies [inactive - moved to 1906/or use E404]	-	-	-	-	-	-	-	-	-	0.0%
Oil and lubes, anti-freeze and fluids										
Windshield wipers, fuses, connectors										
215 Field Equipment	5,376	11,150	15,424	20,850	22,234	6,559	18,630	14,135	(4,495)	-24.1%
Ammunition, Firearms										
Firearm cleaning supplies, targets, protective										
equipment, duty cartridges, batteries,										
simulators, training equipment, magazines										
Mobile Field Force (MFF) - PPE	1,565									
SWAT Membership	3,570									
216 Medical/Fire Supplies	1,697	2,111	1,898	1,385	1,178	265	3,000	1,750	(1,250)	-41.7%
Fire extinguishers, vaccinations										
Defib, batteries, airways, face masks										
217 Investigative Supplies	1,848	1,614	2,165	3,397	2,849	556	2,500	2,500	-	0.0%
Digital processing, cameras, binoculars										



CENTENNIAL LAKES POLICE DEPARTMENT

2027 PROPOSED BUDGET

ACCOUNT DESCRIPTION		ACTUAL 2021	ACTUAL 2022	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	ACTUAL 6/30/2026	BUDGET 2026	PROPOSED 2027	CHANGE \$	CHANGE %
218	Uniforms	16,525	18,894	25,620	29,362	15,546	8,071	17,700	20,150	2,450	13.8%
	Office/Chief/Capt/Sergeants Misc	4,500									
	Annual office/detective allowance (qty 13)	12,350									
	New officer hire (qty 1)	3,300									
219	Crime Prevention Supplies	1,851	7	2,564	5,264	5,587	2,291	4,000	5,000	1,000	25.0%
	Supplies School Safety, NTU, Promotional										
	Total Supplies	79,394	98,839	102,129	115,468	101,864	45,412	101,380	99,585	(1,795)	-1.8%
Contracted Services											
301	Auditing and Accounting Services	16,335	16,340	18,310	19,031	19,789	13,312	20,179	21,173	994	4.9%
302	Consulting		139	104	121						
304	Legal Fees - Commission Legal Counsel	1,323	3,092	2,400	7,385	7,564	1,364	5,000	5,000	-	0.0%
305	Legal Fees - Labor Relations										
306	Personnel Testing	4,254	4,919	8,026	6,818	5,556	3,869	5,500	5,500	-	0.0%
	Pre-employment testing, drug screening										
	Psychological testing, medical screening										
307	Consulting			33		7,598	15,416				
314	Animal Control		656	820	942	139	265				
315	Technology/Body-Cams	12,934	18,208	17,492	16,872	19,273	17,828	19,072	54,894	35,822	187.8%
320	Metro INET (IT)	55,167	69,947	85,884	92,028	98,760	53,480	105,576	113,607	8,031	7.6%
	Network/IT service, internet, firewall protection, phone										
321	Communications	16,799	12,933	11,945	12,504	12,329	5,566	13,984	13,173	(811)	-5.8%
322	Postage	1,121	951	1,328	818	1,001	71	1,000	1,000	-	0.0%
	Postage UPS, Priority Bowes, supplies										
331	Travel/Training	22,722	20,358	20,886	32,386	30,396	7,866	25,000	25,700	700	2.8%
	Training/conference tuition, meals, lodging, mileage										
	Lexipol training	14,900									
	Property/Liability Insurance	10,800									
361	Property/Liability Insurance	57,879	59,634	65,258	68,835	71,826	73,122	73,981	76,053	2,072	2.8%
380	Utilities	30,185	29,580	28,619	28,722	30,953	15,880	33,250	35,000	1,750	5.3%
	Centennial Utilities, Connexus										
386	MDT/Laptop Access, 800 MHz Radio Fees	10,518	10,371	10,410	10,139	9,149	4,022	9,775	9,330	(445)	-4.6%
	MDT access, State Computer Contract, CIOV, Cell Data										
387	Anoka County PSDS Contract	17,333	18,645	19,443	21,686	24,769	29,050	26,023	35,790	9,767	37.5%
	Total Contracted Services	246,570	265,774	290,958	318,286	339,103	241,107	338,340	396,220	57,880	17.1%
Maintenance											
401	Building/Grounds Maintenance	45,081	44,666	40,029	42,266	36,736	17,733	48,017	45,417	(2,600)	-5.4%
402	Computer Security										
403	Office Equipment Maintenance	1,831	2,302	1,930	3,271	2,776	1,425	2,000	2,500	500	25.0%
	Copier, MDT, website & other equip. repairs										
404	Vehicle Repair & Maintenance	35,059	24,957	31,621	27,635	27,875	14,782	30,000	30,000	-	0.0%
	Vehicle repairs and parts, car wash, tires										
405	Equipment Repair and Maintenance	764	505	399	527	403	478	1,000	500	(500)	-50.0%
	Police equipment repair, weapons, radio										



CENTENNIAL LAKES POLICE DEPARTMENT

2027 PROPOSED BUDGET

ACCOUNT DESCRIPTION	ACTUAL					ACTUAL	BUDGET	PROPOSED	CHANGE	
	2021	2022	2023	2024	2025	6/30/2026	2026	2027	\$	%
800 Mhz radios, laser maintenance & repair										
433 Dues	1,066	2,617	1,889	2,574	2,314	2,044	2,428	2,428		0.0%
Chief of Police Assoc, IACP, IAPF, POST Licenses										
435 Subscriptions and Books		139	34							
Subscriptions-CrimeDex 80, legal publications										
440 Bank Service Fees			2	2	2					
495 Miscellaneous	237	532	827	412	1,242	47	1,000	500	(500)	-50.0%
Governing Board expenses (ie: plaques, flowers)										
Volunteer recognition, Critical Incident Incidentals,										
Misc supplies										
Total Maintenance	84,039	75,718	76,730	76,687	71,345	36,508	84,445	81,345	(3,100)	-3.7%
Capital Outlay										
701 Transfer to Vehicle Capital Fund										
New vehicles, set-up and trim, tear down		87,085	96,611	88,000	98,000	146,086	140,325	139,000	(1,325)	-0.9%
Per Metro Inet Equipment Replacement Schedule		9,000								
570 Equipment (non-capitalized <\$5k)		10,629	915	7,268						
580 Equipment (capitalized \$5k+)		36,057	161,197		100,982	31,942	38,200	6,000	(32,200)	-84.3%
Less Lethal Weapon - 4 (quantity)						3,003				
Total Capital Outlay	133,771	258,722	95,268	198,982	178,027	73,165	178,525	145,000	(33,525)	-18.8%
TOTAL EXPENDITURES	2,836,570	3,035,961	2,963,760	3,403,261	3,553,001	1,736,604	3,705,276	3,906,974	201,698	5.44%

FUNDING FORMULA

Projected City Contributions
Proposed 2027 CLPD Budget

Weight	Members	Centerville	Circle Pines	Lexington	Total
40%	Calls	31.51%	34.53%	33.97%	
	2025	3,107	3,808	3,868	10,783
	2024	3,865	4,046	3,810	11,721
	2023	3,447	3,564	3,554	10,565
	3 Year Avg	3,473	3,806	3,744	11,023
	Last Budget Avg	3,684	3,925	4,210	11,819
	Change	(211)	(119)	(466)	(796)
40%	Population	32.89%	41.53%	25.58%	
	2025	4,010	5,064	3,119	12,193
	2024	3,962	5,019	3,021	12,002
	Change	48	45	98	191
20%	Taxable Market Value	42.66%	38.26%	19.08%	
	2026	694,576,532	622,984,156	310,717,655	1,628,278,343
	2025	683,451,617	597,979,264	326,422,459	1,607,853,340
	Change	11,124,915	25,004,892	(15,704,804)	20,425,003
100%					

Budget Expenditures:
Less Non-City Funding:
City Funding Needed:

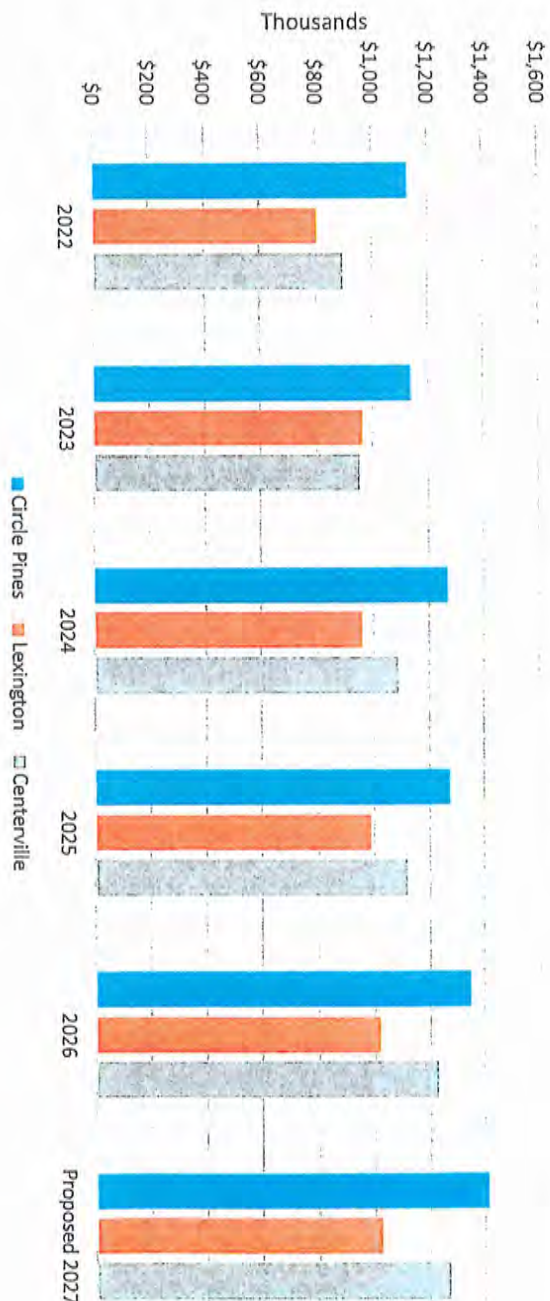
3,906,974
(200,269)
3,706,705

Weighted Formula %	34.29%	38.08%	27.63%	100.00%
Annual Contribution	1,271,029	1,411,513	1,024,163	3,706,705
Last Year Contribution	1,228,458	1,346,378	1,020,299	3,595,135
Change	42,571	65,135	3,864	111,570

Funding by City

	2022	2023	2024	2025	2026	Proposed 2027
Circle Pines	\$ 1,132,584	\$ 1,142,028	\$ 1,270,524	\$ 1,273,448	\$ 1,346,377	\$ 1,411,512
Lexington	\$ 806,723	\$ 966,224	\$ 960,697	\$ 987,193	\$ 1,020,299	\$ 1,024,163
Centerville	\$ 897,379	\$ 954,583	\$ 1,089,543	\$ 1,118,999	\$ 1,228,458	\$ 1,271,029
Total General Fund Reserve	\$ 2,836,686	\$ 3,062,835	\$ 3,320,764	\$ 3,379,640	\$ 3,595,134	\$ 3,706,704

Five-Year History - City Contract Payments
& General Fund Reserve Levels



What is the **minimum** level of unassigned fund balance needed for cash flow?

2027 Budget - Operating Expenses

One month's
Two month's
Three month's
Six month's

325,581
651,162
976,744
1,953,487

CLPD needs to maintain an unassigned fund balance of one to two months for cash flow.
CLPD is currently at \$585,630 which is about 1.8 months of reserves.

General Fund Unassigned Fund Balance History										
2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
188,202	256,361	397,381	571,135	686,251	701,496	684,419	660,484	625,486	794,398	748,030
										585,630

General Fund
Unassigned Fund Balance





60 Plato Blvd East
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St. Paul, MN 55107-1835

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TF 800-362-4505
F 608-807-5148

www.msa-ps.com

August 13, 2026

Bill Petracek, City Administrator
City of Lexington, MN
9180 Lexington Avenue
Lexington, Minnesota 55014

Re: Evaluation of Quotes for Lexington Memorial Park Pickleball Courts

MSA Professional Services, Inc. requested quotes from three (3) companies for Lexington Memorial Park Pickleball Courts improvement project. Quotes were requested in lieu of a full public bid as the estimated project cost was below the threshold for required public bidding of projects. The three companies initially contacted were selected based on MSA's knowledge of their previous work and project experience. Peterson Companies, Winberg Companies, and Upper Midwest Athletic Construction (UMAC) were the three companies the request for quotes was sent to. These companies were contacted on June 23 2026 with a response requested by July 9 2026. Peterson Companies declined to provide a quote as their schedule during the project timeframe is committed to existing work. Winberg Companies declined to provide a quote as they felt the project was not a good fit for them. UMAC initially did not provide a quote, however upon follow-up they acknowledged they had an internal miscommunication regarding project scope and were in fact interested in providing a quote. Their quote was provided on July 31 2026 and is attached to this memo.

The City of Lexington Public Works was in contact with ATE Recreation (ATE) directly and inquired if they would be able to provide a quote for the project. After discussion, ATE provided two partial quotes for the project. Both quotes excluded Erosion Control, Turf and Site Restoration, Unclassified Excavation, and 5-Inch Concrete Sidewalk with Base. Version 1 of ATE's partial quote substituted linear crack patching and overlay with a different product. Version 2 of ATE's partial quote substituted new asphalt for the court overlay and patching. MSA requested additional information on product substitutions, quantity and unit price discrepancy clarification, as well as complete pricing and has not received it at the time of this memo. MSA also reached out to UMAC to provide pricing on asphalt replacement to provide an equivalent comparison with ATE and has not received it at the time of this memo. ATE has not provided a signed responsible contractor affidavit with their bid.

A table showing the quotes, pricing, and differences is attached to this memo. MSA and City staff had a discussion regarding information provided, information requested, and the potential for additional changes once awarded. Based on the information provided to date as well those discussions, MSA recommends awarding the project to UMAC less Line 11 Alternate 1: Fence Privacy Screen for a project total of \$92,869.60.

Sincerely,
MSA Professional Services, Inc.

Steve Winter, PE
Project Manager Engineering
| +1 (612) 548-3121

Eleanor Brandt
Landscape Architect
| +1 (612) 548-3159

Attachments:
Bid Comparison Table
Quote – UMAC, dated July 31, 2026
Quote – ATE V1, dated August 7, 2026
Quote – ATE V2 date August 11, 2026

BID TABULATION
PROJECT: LEXINGTON MEMORIAL PARK PICKLEBALL COURT IMPROVEMENTS
OWNER: CITY OF LEXINGTON

PROJECT NO.: 10481064

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNITS	Engineer's Estimate			UMAC			ATE Recreation V1*			ATE Recreation V2*		
				UNIT PRICE	TOTAL PRICE		UNIT PRICE	TOTAL PRICE		UNIT PRICE	TOTAL PRICE		UNIT PRICE	TOTAL PRICE	
1	MOBILIZATION, BONDS & INSURANCE	1	LS	\$ 7,000.00	\$ 7,000.00		\$ 9,500.00	\$ 9,500.00		\$ 3,000.00	\$ 3,000.00		\$ 3,000.00	\$ 3,000.00	
2	EROSION CONTROL	1	LS	\$ 500.00	\$ 500.00		\$ 950.00	\$ 950.00		(incomplete)	(incomplete)		(incomplete)	(incomplete)	
3	TURF AND SITE RESTORATION	1	LS	\$ 500.00	\$ 500.00		\$ 2,500.00	\$ 2,500.00		(incomplete)	(incomplete)		(incomplete)	(incomplete)	
4	UNCLASSIFIED EXCAVATION	1	LS	\$ 5,000.00	\$ 5,000.00		\$ 3,400.00	\$ 3,400.00		(incomplete)	(incomplete)		(incomplete)	(incomplete)	
5	EXISTING ASPHALT REPAIRS - COMPLETE COURT OVERLAY	6,000	SF	\$ 2.00	\$ 12,000.00		\$ 3.80	\$ 22,800.00		(incomplete)	(incomplete)		(incomplete)	(incomplete)	
6	5-INCH CONCRETE SIDEWALK WITH BASE	360	SF	\$ 28.00	\$ 7,200.00		\$ 35.11	\$ 12,639.60		(incomplete)	(incomplete)		(incomplete)	(incomplete)	
7	TEXTURED ACRYLIC SPORT COURT SURFACING & STRIPING	6,000	SF	\$ 5.00	\$ 30,000.00		\$ 3.78	\$ 22,680.00		\$ 8.07	\$ 48,420.00		\$ 4.85	\$ 29,100.00	
8	BENCH, 6-FT	2	EA	\$ 2,500.00	\$ 5,000.00		\$ 3,200.00	\$ 6,400.00		\$ 2,985.72	\$ 5,971.44		\$ 3,209.26	\$ 6,418.52	
9	PICKLEBALL NETS & POSTS	3	EA	\$ 5,000.00	\$ 15,000.00		\$ 3,750.00	\$ 11,250.00		\$ 3,100.83	\$ 9,302.49		\$ 3,209.26	\$ 9,627.78	
10	PICKLEBALL COURT SIGNAGE	1	LS	\$ 150.00	\$ 150.00		\$ 750.00	\$ 750.00		\$ 350.00	\$ 350.00		\$ 350.00	\$ 350.00	
11	FENCE PRIVACY SCREEN, ALTERNATE 1	1,400	SF	\$ 2.00	\$ 2,800.00		\$ 17.80	\$ 24,920.00		\$ 26.41	\$ 36,974.00		\$ 26.41	\$ 36,974.00	
ATE PROPOSES V1: Quantity difference (product substitution) for crack patch & overlay at crack of 300 LF. A&A requests formal product substitution & product data										\$ 15.11	\$ 4,533.00		\$ 13.13	\$ 3,999.00	
ATE PROPOSES V1 & V2: Fence Middle Rail (to fence privacy screen)										\$ 13.33	\$ 4,332.25		\$ 13.13	\$ 4,332.25	
ATE PROPOSES V2: Concrete quantity difference										(n/a)	(n/a)		\$ 66.07	\$ 13,744.44	
ATE PROPOSES V2: New Asphalt (in lieu of overlay)										(n/a)	(n/a)		\$ 57.44	\$ 39,795.45	
TOTAL					\$ 85,150.00			\$ 117,789.60			\$ 113,483.18			\$ 145,841.44	
Total less Alternate 1 (Line 11)								\$ 92,869.60			\$ 76,509.18			\$ 108,867.44	

ITEM NO.	ITEM DESCRIPTION	EST. QTY	UNITS	UNIT PRICE	TOTAL PRICE
Base Bid					
1	MOBILIZATION, BONDS & INSURANCE	1	LS	\$ 9,500.00	\$ 9,500.00
2	EROSION CONTROL	1	LS	\$ 950.00	\$ 950.00
3	TURF AND SITE RESTORATION	1	LS	\$ 2,500.00	\$ 2,500.00
4	UNCLASSIFIED EXCAVATION	1	LS	\$ 3,400.00	\$ 3,400.00
5	EXISTING ASPHALT REPAIRS - COMPLETE COURT OVERLAY	6,000	SF	\$ 3.80	\$ 22,800.00
6	5-INCH CONCRETE SIDEWALK WITH BASE	360	SF	\$ 35.11	\$ 12,639.60
7	TEXTURED ACRYLIC SPORT COURT SURFACING & STRIPING	6,000	SF	\$ 3.78	\$ 22,680.00
8	BENCH, 6-FT	2	EA	\$ 3,200.00	\$ 6,400.00
9	PICKLEBALL NETS & POSTS	3	EA	\$ 3,750.00	\$ 11,250.00
10	PICKLEBALL COURT SIGNAGE	1	LS	\$ 750.00	\$ 750.00
11	FENCE PRIVACY SCREEN, ALTERNATE 1	1,400	SF	\$ 17.80	\$ 24,920.00
TOTAL: Items #1-11				\$ 117,789.60	

B. Bidder acknowledges that:

1. each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and
2. estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Work will be based on actual quantities, determined as provided in the Contract Documents.

ARTICLE 4 - TIME OF COMPLETION

- 4.01 Bidder agrees that the Work will be substantially complete on or before September 30 2026 and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before October 31 2026.
- 4.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 5 - BIDDER'S ACKNOWLEDGEMENTS: ACCEPTANCE PERIOD, INSTRUCTIONS, AND RECEIPT OF ADDENDA

- 5.01 Bid Acceptance Period
- A. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.
- 5.02 Instructions to Bidders
- A. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.
- 5.03 Receipt of Addenda

ARTICLE 1 - OWNER AND BIDDER

1.01 This Bid is submitted to:

Bill Petracek, City Administrator, bill.petracek@cityoflexingtonmn.org Eleanor Brandt, PLA, ebrandt@msa-ps.com and Steve Winter, P.E. swinter@msa-ps.com

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 - ATTACHMENTS TO THIS BID

2.01 The following documents are submitted with and made a condition of this Bid:

A. Required Bid security _____

B. List of Proposed Subcontractors
CR Fischer

C. List of Proposed Suppliers
Laykold - Acrylic Paint

D. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such authority within the time for acceptance of Bids;

E. Contractor's license number as evidence of Bidder's State Contractor's License or a covenant by Bidder to obtain said license within the time for acceptance of Bids;

F. Required Bidder Qualifications Statement with Supporting Data;

G. Responsible Contractor Compliance Affidavit

ARTICLE 3 - BASIS OF BID – LUMP SUM AND UNIT PRICES

3.01 Unit Price Bids

A. Bidder will perform the following Work at the indicated unit prices:

ATE V1

LINE ITEM PRICING NOT PROVIDED

SUBSTITUTION, PRODUCT INFO
NOT PROVIDED

ITEM NO.	ITEM DESCRIPTION	EST. QTY	UNITS	UNIT PRICE	TOTAL PRICE
Base Bid					
1	MOBILIZATION, BONDS & INSURANCE	1	LS	\$	\$ 3000
2	EROSION CONTROL	1	LS	\$	\$
3	TURF AND SITE RESTORATION	1	LS	\$	\$
4	UNCLASSIFIED EXCAVATION	1	LS	\$	\$
5	EXISTING ASPHALT REPAIRS - COMPLETE COURT OVERLAY	300 5,000	LF SF	\$ 5.11	\$ 4,533.71
6	5-INCH CONCRETE SIDEWALK WITH BASE	360	SF	\$	\$
7	TEXTURED ACRYLIC SPORT COURT SURFACING & STRIPING	6,000	SF	\$ 8.07	\$ 48,433.22
8	BENCH, 6-FT	2	EA	\$ 2,985.72	\$ 5,971.43
9	PICKLEBALL NETS & POSTS	3	EA	\$ 3300.83	\$ 9902.50
10	PICKLEBALL COURT SIGNAGE	1	LS	\$ 350	\$ 350
11	FENCE PRIVACY SCREEN, ALTERNATE 1	1,400	SF	\$ 26.41	\$ 8583.56
TOTAL: Items #1-11		2916	SF	\$	\$36,974.00
B. Bidder acknowledges that:		Middle Rail	325 lf		\$4333.33
		TOTAL:			\$85107.26

CALCULATION ERROR
AND/OR QUANTITY
DIFFERENCE

each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and

ADDITIONAL ITEM NOT REQUESTED

quantities are not guaranteed, and are solely for the purpose of comparison or bids, and final payment for all Unit Price Work will be based on actual quantities, determined as provided in the Contract Documents.

ARTICLE 4 - TIME OF COMPLETION**V1 CALCULATED TOTAL: \$113,483.18**

4.01 Bidder agrees that the Work will be substantially complete on or before September 30 2026 and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before October 31 2026.

4.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 5 - BIDDER'S ACKNOWLEDGEMENTS: ACCEPTANCE PERIOD, INSTRUCTIONS, AND RECEIPT OF ADDENDA**5.01 Bid Acceptance Period**

- A. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

5.02 Instructions to Bidders

- A. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.

5.03 Receipt of Addenda

V2CALCULATION ERROR
AND/OR QUANTITY
DIFFERENCE

LINE ITEM PRICING NOT PROVIDED

ITEM NO.	ITEM DESCRIPTION	EST. QTY	UNITS	UNIT PRICE	TOTAL PRICE
Base Bid					
1	MOBILIZATION, BONDS & INSURANCE	1	LS	\$	\$ 3000
2	EROSION CONTROL	1	LS	\$	\$
3	TURF AND SITE RESTORATION Included in 5" Concrete	1	LS	\$	\$
4	UNCLASSIFIED EXCAVATION Bid	1	LS	\$	\$
5	EXISTING ASPHALT REPAIRS - COMPLETE COURT OVERLAY - NEW ASPHALT	666.67 6,000	SY SF	\$ 58.47 SY	\$ 38,295.45
6	5-INCH CONCRETE SIDEWALK WITH BASE	350 135	SF	\$	\$ 13,744.44
7	TEXTURED ACRYLIC SPORT COURT SURFACING & STRIPING	6,000	SF	\$ 4.85	\$ 29,118.44
8	BENCH, 6-FT (Includes Install)	2	EA	\$ 3,209.26	\$ 6,418.52
9	PICKLEBALL NETS & POSTS	3	EA	\$ 3,044.55	\$ 9,133.64
10	PICKLEBALL COURT SIGNAGE	1	LS	\$	\$ 350
11	FENCE PRIVACY SCREEN, ALTERNATE 1	1,400	SF	\$ 26.41	\$ 8,583.58
TOTAL - Items #1-11		2,916 SF		\$	\$ 4,333.33
ADDITIONAL ITEM NOT REQUESTED → (Middle Rail Bid)		325 LF			

NO TAX B. Bidder acknowledges that:

Total \$99,232.94 TX: \$194.24 TOTAL: \$99,427.24

- each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and
Total: \$112,977.38 TX: \$194.24 Total: \$113,171.68
- estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Work will be based on actual quantities, determined as provided in the Contract Documents.

ARTICLE 4 - TIME OF COMPLETION**V2 CALCULATED TOTAL: \$145,841.44**

- 4.01 Bidder agrees that the Work will be substantially complete on or before September 30 2026 and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before October 31 2026.
- 4.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 5 - BIDDER'S ACKNOWLEDGEMENTS: ACCEPTANCE PERIOD, INSTRUCTIONS, AND RECEIPT OF ADDENDA**5.01 Bid Acceptance Period**

- A. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

5.02 Instructions to Bidders

- A. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.

5.03 Receipt of Addenda