

**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.