



MINUTES CITY COUNCIL MEETING

**February 2, 2026 - 6:00 PM
City Hall Council Chambers**

1. Call to order, moment of silence and flag pledge

Acting Mayor Bermel called the meeting to order at 6:00 p.m.

2. Roll Call

Members Present: Acting Mayor Bermel, Council Members Lee, Volk, Wolter
Absent: Mayor Hellier

Staff Present: Justin Miller, City Administrator; Andrea McDowell Poehler, City Attorney; Julie Stahl, Finance Director; Joe Masiarchin, Parks & Recreation Director; Allyn Kuennen, Assistant City Administrator; Ann Orlofsky, City Clerk; Zach Johnson, City Engineer; Brad Paulson, Police Chief; Paul Oehme, Public Works Director; Tina Goodroad, Community Development Director; Kati Bachmeyer, Economic Development Manager

3. Citizen Comments

The following individuals addressed the City Council regarding the Traditional Development plans for the southwest study area Alternative Urban Areawide Review (AUAR):

- Beth Loudon, 12330 210th Street West, Lakeville, also distributed handouts for the City Council to follow along.
- Mark Zweber, 12320 210th Street West, Lakeville
- Bob Erickson, 19081 Inndale Drive, Lakeville
- Larry Jones, 12450 210th Street West, Lakeville
- Phil Curtis, electrical contractor in Lakeville
- Katie Gross, 22100 Penn Avenue, New Market, Scott County resident
- Sheryl Soule, 22035 Penn Avenue, New Market, Scott County resident

4. Additional agenda information

None.

5. Presentations/Introductions

a. Minnesota School Bus Driver Proclamation

Acting Mayor John Bermel proclaimed Wednesday, February 18th as Minnesota School Bus Driver Day.

b. Annual Economic Development Update

Community Development Director Tina Goodroad presented the Annual Economic Development Update.

6. Consent Agenda

Motion was made by Wolter, seconded by Volk, to approve the following:
Voice vote was taken on the motion. Ayes - Bermel, Lee, Volk, Wolter
Absent: Mayor Hellier

a. Check Register Summary

b. Minutes of the 01/20/2026 City Council Meeting

c. Minutes of the 01/17/2026 City Council Retreat

d. Contract for Tree Maintenance and Removal Services

e. Amendment to the Contract for Public Ash Tree Injection Services

f. Contract with Axon Enterprise Inc. for FiRST Center Training Equipment

g. State of Minnesota Grant Agreement – FiRST Center

h. FiRST Center Capital Membership Agreements

i. Resolution Accepting Grant from the AKC Reunite K9 Grant Program

j. Contract for Replacement of Galaxie Liquor Store Flooring

k. Agreement for Purchase Residential Water Meters

- l. Agreement with Castle Rock Contracting & Tree Service, LLC for Lake Marion Trail Tree Removals**
- m. Resolution Approving Charitable Gambling for Lakeville Lions Club**
- n. Resolution Approving Appointments to City Council Committees and Inter-Agencies**
- o. Policies 360 Software Service Agreement**
- p. Conditional Use Permit for 19730 Judicial Road**
- q. Conditional Use Permit for 21300 Juniper Way - Lakeville Soccer Club**
- r. Proposal from Lano Equipment, Inc. for Kubota RTVX2C**
- s. Calling Public Hearing on Unpaid Special Charges**

7. Action Items

- a. Ordinance Amendment on Licensing Background Checks for Sexually Oriented Businesses and Massage Businesses**

City Clerk Ann Orlofsky presented proposed amendments related to licensing background checks for Sexually Oriented Businesses and Massage Businesses, noting that the updates are intended to ensure compliance with Minnesota Statutes.

Motion was made by Volk, seconded by Lee, to adopt an ordinance amending Title 1, Chapter 1, and Title 3, Chapters 10, 16, and 21 of the Lakeville City Code, and a summary ordinance for publication.

Roll call was taken on the motion. Ayes - Bermel, Lee, Volk, Wolter
Absent: Mayor Hellier

- b. Comprehensive Plan Amendment and Ordinance Amendment - Lennar**

Steve Troskey, Lennar, submitted applications for approximately 20 acres located east of Holyoke Avenue, west of Highview Avenue, and north of Heritage Drive to amend the 2040 Comprehensive Plan from Low Density Residential to Low-Medium Density

Residential and to rezone the property from RS-3 to RST-2.

Community Development Director Tina Goodroad presented the staff report and explained that the concept plan includes 46 single-family homes on approximately 12 acres that could be developed. She noted that future development would require a preliminary plat and a Planning Commission public hearing. The Planning Commission held a public hearing on January 15, 2026, during which residents raised concerns regarding traffic, school impacts, and environmental issues. Based on comprehensive planning policies, infrastructure studies, wetland data, roadway capacity, and a sanitary sewer analysis, staff determined the site can accommodate the proposed density. Holyoke Avenue is included in the City's Capital Improvement Program for future reconstruction, and additional review will occur during final engineering and platting.

The following individuals addressed the City Council regarding concerns about traffic, school impacts, and environmental issues:

- Jerome Jirik, 19845 Highview Avenue
- Ann Wood, 17025 Jonquil Avenue
- Brian Loudon, 210th Street West
- Jim Wood, 17025 Jonquil Avenue

City Council members asked questions regarding water and sewer service, wetland delineation, density and housing type, and Metropolitan Council density requirements.

City Engineer Zach Johnson stated that the properties would not be landlocked from a utilities or transportation standpoint.

Motion was made by Lee, seconded by Volk, to adopt a resolution approving the Comprehensive Plan Amendment, and an ordinance approving a Zoning Map amendment, and adopt the findings of fact.

Roll call was taken on the motion. Ayes - Bermel, Lee, Volk, Wolter
Absent: Mayor Hellier

8. Unfinished Business

None

9. New Business

a. Draft Orderly Annexation Agreement with Eureka Township

City Administrator Justin Miller reported that, in response to past annexation requests from Eureka Township property owners adjacent to Lakeville, the City and Township

began discussions last year on a draft orderly annexation agreement to establish standards for future annexations. Miller presented the draft agreement, which would create a framework for coordinating future annexations along the City's southern boundary, potentially encompassing up to 600 acres near 225th Street, to support long-term growth, infrastructure planning, and economic development opportunities similar to Airlake Industrial Park.

Miller explained that the agreement would allow properties to remain in the Township unless owners seek annexation, while helping facilitate development in areas that currently lack water and sewer service. Staff noted that the draft has been shared with Township officials and that there is general alignment on several provisions.

City Council directed staff to continue discussions with Eureka Township regarding the draft orderly annexation agreement.

10. Announcements

a. Next City Council Meeting, Tuesday, February 17, 2026

11. Adjourn

Motion was made by Volk, seconded by Wolter, to adjourn at 7:32 p.m.
Voice vote was taken on the motion. Ayes - Bermel, Lee, Volk, Wolter
Absent: Mayor Hellier

Respectfully Submitted,

Ann Orlofsky, City Clerk

Luke M. Hellier, Mayor