



MINUTES CITY COUNCIL MEETING

**March 16, 2026 - 6:00 PM
City Hall Council Chambers**

- 1. Call to order, moment of silence and flag pledge**
Mayor Hellier called the meeting to order at 6:00 P.M.
- 2. Roll Call**
Members Present: Mayor Hellier, Council Members Bermel, Lee, Volk, Wolter
Joe Masiarchin, Parks & Recreation Director; Ann Orlofsky, City Clerk; Brad Paulson,
Police Chief; Paul Oehme, Public Works Director; Tina Goodroad, Community
Development Director
- 3. Citizen Comments**
None
- 4. Additional agenda information**
None
- 5. Presentations/Introductions**
 - a. Fire Department Quarterly Update**
Fire Chief Mike Meyer presented the Fire Department's Quarterly Report
- 6. Consent Agenda**
Motion was made by Wolter, seconded by Lee, to approve the following:
Voice vote was taken on the motion. Ayes - Hellier, Bermel, Lee, Volk, Wolter
 - a. Check Register Summary**
 - b. Minutes of the 03/02/2026 City Council Meeting**
 - c. Supplemental Agreement with Alliant for Professional Services
for Dodd Boulevard Modernization from 208th Street to 202nd Street**
 - d. Resolution Approving Easement Agreement with Minnesota Energy Resources**
 - e. Resolution Appointing Members to Advisory Boards, Committees and**

Commissions

- f. Quote for Water Meters**
- g. Resolution Calling a Public Hearing on Proposed Assessments for City Improvement Project 26-01**
- h. Contract and Resolution for the 2026 Street Rehabilitation Project**
- i. Contract for Cracksealing, Pavement Marking Project and Trail Fog Seal**
- j. Contract for 2026 Inflow and Infiltration Improvement Project**
- k. Approval of Professional Services Agreement with Hosington Koegler Group, Inc (HKGI)**
- l. First Amendment to the Amelia Meadows Development Contract**
- m. Cooperative Reimbursement Agreement with the Metropolitan Council for Sanitary Sewer Meter M657 Construction**
- n. Resolution Authorizing Issuance and Sale of General Obligation Bonds, Series 2026A**
- o. Resolution Amending the 2025 Budgets**
- p. North Ryan Second Addition Development Contract**
- q. Contract for Lawn Maintenance at City Facilities and Miscellaneous Sites**
- r. Authorization to Participate in Six Remnant Defendant Opioid Settlement**

7. Action Items

a. Dodd Commons Preliminary Plat

Assistant City Administrator Allyn Kuennen presented the staff report on the proposed preliminary plat for Dodd Commons, consisting of one lot and three outlots on 23.36 acres for a future fire station, located north of 179th Street, south of Dodd Boulevard, and east of Granby Lane. The request also included a conditional use permit for a building exceeding 35 feet in height in the C-3 District and the vacation of public right-of-way and drainage and utility easements.

The City Council asked questions related to access to the facility.

Motion was made by Bermel, seconded by Volk, to approve 1) the preliminary plat of Dodd Commons, 2) a conditional use permit for a building in excess of 35 feet in height in the C-3, General Commercial District, 3) vacation of public right of way and roadway, drainage, and utility easements, and 4) adopt findings of fact. Roll call was taken on the motion. Ayes - Hellier, Bermel, Lee, Volk, Wolter

b. Prime 35 Industrial Preliminary Plat

Jon Rausch, Cushman & Wakefield, presented the proposed preliminary plat consisting of an eight-lot subdivision with four outlots on approximately 145 acres, located south of 215th Street (CSAH 70) and west of Jacquard Avenue.

Community Development Director Tina Goodroad presented the staff report. The lots are intended for industrial development, including warehouse, distribution, and manufacturing uses, with over one million square feet anticipated at full build-out. Two outlots will be dedicated to the City for wetland preservation, with two retained by the developer. The property is zoned I-1, Light Industrial District, and guided Warehouse/Light Industrial in the 2040 Comprehensive Plan. The proposal is consistent with the Comprehensive Plan and zoning code. An Alternative Urban Areawide Review (AUAR) was completed and approved in July 2025. Planned infrastructure includes Javelin Avenue and 217th Street. The Planning Commission held a public hearing on March 5, 2026, and recommended approval.

The City Council asked questions related to the forestry tree preservation policy.

Motion was made by Lee, seconded by Wolter, to approve a resolution approving the Prime 35 Industrial preliminary plat.

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

8. Unfinished Business

None

9. New Business

a. Discussion on Keeping of Chickens Ordinance

Community Development Director Tina Goodroad presented an overview of the existing

regulations for the keeping of chickens under Chapter 35 of the Zoning Ordinance. The ordinance requires an administrative permit for properties with single-family dwellings in residential districts, limits the number of chickens to three, prohibits roosters, and includes standards for coop materials, placement, and setbacks. Since 2018, the City has issued 92 permits.

Goodroad also provided a comparison of regulations in neighboring communities and outlined potential areas for amendment, including increasing the number of chickens, allowing alternative coop materials, reconsidering restrictions on egg sales, and addressing gaps such as waterfowl regulations.

City Council discussion included coop location and setback requirements, predator-proofing, humane space standards, heat source safety, and general regulatory flexibility.

The City Council directed staff to return with ordinance amendments addressing these considerations.

b. Waste Hauler Service Areas

Assistant City Administrator Allyn Kuennen provided a background on the City's current waste hauler service model and the 2019 ordinance changes that established two service areas to reduce truck traffic, noise, and neighborhood disruption. Since implementation, complaints regarding the frequency of trucks have declined, with current concerns primarily related to service reliability.

Kuennen outlined potential options for further reducing impacts, including transitioning to single-day service areas or a zoned system similar to neighboring communities, while maintaining resident choice among licensed haulers.

Council discussed reducing truck traffic by limiting service to one day per area, exploring a zoned approach, and maintaining affordability and competition without restricting resident choice. Public comment was received regarding truck traffic concerns.

Council directed staff to engage licensed haulers to discuss operational considerations and potential improvements, and to return with additional information.

c. Preliminary 2025 Financial Report - General Fund

Finance Director Julie Stahl provided an overview of the City's 2025 unaudited General Fund financial report, noting that while the figures are preliminary, they are a fair representation of year-end activity. Total revenues exceeded the amended budget and prior year, driven by strong performance in licenses and permits, charges for services, and investment income, while property tax revenues were slightly below projections. Overall, revenue trends reflect steady development activity and favorable market conditions.

Total expenditures came in below budget, primarily due to personnel savings from vacancies and timing of hires, despite increased costs associated with expanded staffing in public safety. Compared to 2024, expenditures increased due to additional firefighters

and police personnel and related operational needs. The General Fund ended the year with a positive \$2 million net change in fund balance, increasing reserves to approximately \$25.2 million, or 52% of next year's budgeted expenditures, indicating a continued strong financial position.

10. Council/Committee Updates

Bermel - attended the Dakota 9-11 meeting and was elected as Vice Chair

Lee - stated that he and Councilmember Wolter went to the State Capitol last week through the League of Minnesota Cities, and had an opportunity to meet with Lakeville's State Representatives

Volk – attended the Lakeville Arenas Board of Directors meeting and announced that Carly Anderson is the new Chair of the Board

Mayor Hellier – announced there will be a Joint meeting with ISD 194 on April 27, 2026, at 6:00 p.m.

11. Announcements

a. Next City Council Meeting Monday, March 2, 2026

12. Adjourn

Motion was made by None, seconded by None, to adjourn the meeting at 7:35 P.M.

Voice vote was taken on the motion. Ayes - Hellier, Bermel, Lee, Volk, Wolter

Respectfully Submitted,

Ann Orlofsky, City Clerk

Luke M. Hellier, Mayor