



MINUTES CITY COUNCIL MEETING

April 6, 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

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; 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. Recognition and Badging of New Firefighters

Fire Chief Mike Meyer recognized and badged 13 new fire fighters for the City of Lakeville.

b. Proclamation - Arbor Day

City Forester Zach Jorgenson presented the Arbor Day Proclamation.

c. Proclamation - Together in Peace Day

d. Public Works Quarterly Report

Public Works Director Paul Oehme presented the public works quarterly report.

6. Consent Agenda

Motion was made by Wolter, seconded by Bermel, 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 03/16/2026 City Council Meeting**
- c. Joint Powers Agreement with Dakota County
for Cedar Avenue Pavement Preservation and Pedestrian Improvements**
- d. Amend 2025 General and Capital Fund Budgets**
- e. Lakeville Police Department 2026 Final Body Worn Camera (BWC) Audit Report**
- f. Agreement with Blue Water Science for Professional Services for Lake
Management**
- g. Vacation of Right-of -Way from the Deer Park Plat and Dedication of Easements**
- h. Contract for Roadway Surface Seal Improvements**
- i. Temporary on-sale liquor license to Dakota Curling Club**
- j. Heritage Commons 12th Addition Final Plat**
- k. Contracts for Lift Stations 8, 18, and 20 Rehabilitation**
- l. Amelia Meadows 3rd Addition Final Plat**
- m. Encroachment Agreement with Mallard Shores Association
for Private Improvements in Public Property**
- n. Resolution Authorizing the Purchase of a 2026 Ford Transit Van for use as a Police
Mobile Command Vehicle**
- o. Professional Service Agreement with Abijah's Foundation, LLC**

- p. Third Amendment to Ritter Meadows Development Contract**

 - q. Agreements with Davey Resource Group for 2026 Vegetation Management Contracts for Invasive Species Sites and Outlot Buffer Sites**

 - r. Agreement with MNL for 2026 Vegetation Management Contract for Priority 1 Sites**

 - s. Irrigation System Maintenance Agreements for Ritter Meadows**

 - t. Contract for Tree Stump Removal**

 - u. Resolution Amending Dates of City Council Meetings for 2026**

 - v. Geotechnical Professional Services Proposal for the 2026 Streets Rehabilitation Project**

 - w. Heritage Commons 11th Addition Final Plat**

 - x. Resolution for Inflow and Infiltration Grant through Metropolitan Council Environmental Services**

 - y. Proposal from HKGi to Include a Facility Study as Part of the 2026-2036 Parks System Master Plan Development**

 - z. Site Improvement Performance Agreement (SIPA) and Stormwater Maintenance Agreement for Tyler Thomas Storage Condos - 8435 210th St.**

 - aa. Dodd Commons Final Plat**
- 7. Action Items**

a. Public Hearing and Resolution Adopting Assessments for Unpaid Special Charges

Finance Director Julie Stahl presented the staff report. Staff recommended approval of a resolution adopting assessments for unpaid special charges to recover delinquent costs through certification to property taxes in accordance with State Statute. The charges include unpaid utility bills, nuisance abatement, false alarm fees, mowing and weed removal, property maintenance, and tree removal. Required notification procedures have been completed, including mailed notice, publication, and posting.

Mayor Hellier opened the public hearing at 6:29 p.m. There were no comments from the public.

Motion was made by Lee, seconded by Volk, to close the public hearing at 6:30 p.m. Voice vote was taken on the motion. Ayes - Hellier, Bermel, Lee, Volk, Wolter

Motion was made by Bermel, seconded by Volk, to approve the resolution adopting assessments for the unpaid special charges.

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

b. Assessment Hearing for Improvements to 214th Street, Approval of Resolutions and Construction Contract for the 2026 Miscellaneous Project

Public Works Director Paul Oehme presented the staff report on the 2026 Miscellaneous Roadway Repairs and Overlays Project (City Project No. 26-01), including the assessment hearing for improvements to 214th Street West. The project is funded through a combination of property tax levies and special assessments to benefit properties, in accordance with Minnesota Statutes Chapter 429. Required public hearing notices were provided, and the assessment hearing was held at this meeting.

Oehme reported that three bids were received, with McNamara Contracting, Inc. submitting the low bid. Total project costs are estimated at \$4,414,301, including construction and associated engineering and administrative costs. The project includes roadway repairs, paving, curb and sidewalk replacement, utility improvements, and trail construction, with completion anticipated in phases through 2027.

Mayor Hellier opened the public hearing at 6:37 p.m. There were no comments from the public.

Motion was made by Bermel, seconded by Wolter, to close the public hearing at 6:38 p.m.

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

Motion was made by Bermel, seconded by Lee, to award the construction contract to McNamara Contracting, Inc.; adopt the assessment roll for Project No. 26-01; approve funding, budget amendments, and fund transfers; and approve the professional services agreement with Braun Intertec.

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

c. Lakeville 35 Logistics Center South Addition Preliminary Plat and Conditional

Use Permit

Jon Strohm presented the proposed Lakeville 35 Logistics Center South Addition development.

Community Development Director Tina Goodroad presented the staff report, noting the request for a preliminary plat and conditional use permit for a 15.36-acre site to allow construction of a multi-tenant industrial office/warehouse building in the O-P, Office Park District. The Planning Commission held a public hearing and unanimously recommended approval.

Motion was made by Wolter, seconded by Volk, to approve the preliminary plat and conditional use permit and adopt the findings of fact.

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

8. Unfinished Business

None

9. New Business

a. Residential Interim Ordinance

Community Development Director Tina Goodroad presented the staff report regarding a draft residential interim ordinance intended to pause acceptance of new residential development applications to allow time for additional planning and evaluation of long-range growth impacts, including alignment with Metropolitan Council 2050 planning requirements.

Council discussed the potential benefits and impacts of a temporary pause on residential development, including concerns related to the pace of growth, coordination with school district capacity, and timing relative to state-level planning discussions. Council also considered how a moratorium could affect existing property owners and noted that the City currently has a supply of approved buildable lots.

Council expressed general comfort with the exceptions outlined in the draft ordinance and provided direction to staff to continue refining the Ordinance.

b. Water Treatment Expansion Study

Public Works Director Paul Oehme presented the Water Treatment Expansion Study, outlining alternatives to increase water treatment capacity to meet future demand.

Council discussed financing options, including structuring bonds and rates to minimize impacts to residents, noting past use of franchise fees to support infrastructure costs. Discussion also included managing peak water demand, system redundancy, and resiliency, including the benefits of a satellite facility to provide backup in the event of a natural disaster or cybersecurity incident.

Council indicated that Alternative 3 is not under consideration. Additional discussion

included limitations on expanding production capacity at existing sites and potential funding opportunities.

Council directed staff to further evaluate rate impacts and financing strategies for Alternative 2 to reduce impacts on the public.

c. Central Maintenance Facility Needs Study

Public Works Director Paul Oehme presented the staff report.

Council talked about being able to do option 1, for the water treatment facility, and have money to do the storage.

Council would like to do something to expand and keep the fleet inside but would like to look if there are ways to reduce some of the cost.

10. Council/Committee Updates

None

11. Announcements

a. Next City Council Meeting April 20, 2026

b. Special City Council Joint Meeting with ISD 194, Monday, April 27, 2026

12. Adjourn

Motion was made by Volk, seconded by Bermel, to adjourn at 8:01 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