



AGENDA CITY COUNCIL WORK SESSION

January 22, 2024 - 6:30 PM
Lakeville Water Treatment Facility

Members of the public can participate in person at the Lakeville Water Treatment Facility, 18400 Ipava Avenue. Members of the public may join the meeting via [Teams Meeting](#), **Meeting ID: 280 091 545 848** or by calling **Toll Number 1-323-433-2142**; **Conference ID: 678 432 13#**. The mayor will allow for public comments and questions at the appropriate time.

The City Council is provided background information for agenda items in advance by staff and appointed commissions, committees, and boards. Decisions are based on this information, as well as City policy, practices, input from constituents, and a council member's personal judgment.

1. Call to order, moment of silence and flag pledge
2. Citizen Comments
3. Discussion Items
 - 6:35 p.m. a. Legislative Roundtable and 2024 Legislative Priorities Courtney Miller
 - 7:05 p.m. b. Regional Public Safety Training Facility Preliminary Design Allyn Kuennen
 - 7:45 p.m. c. Lakeville Fire Relief Association Pension Amendment Request Justin Miller
 - 8:15 p.m. d. Cannabis Zoning Discussion Tina Goodroad
4. Items for Future Discussion
5. Committee/ City Administrator Updates
6. Adjourn



Date: 1/22/2024

Legislative Roundtable and 2024 Legislative Priorities

Proposed Action

Staff recommends adoption of the following motion: No action required. Staff seeks feedback from the legislative delegation regarding the 2024 legislative priorities.

Overview

Each year, the City Council adopts a set of priorities in advance of the legislative session. The 2024 primary priorities include:

- State Mandates on Local Authority
- Post Office Improvements
- School Resource Officers
- Regional Public Safety Training Facility
- Storage of Railroad Cars within Urban Residential Areas
- Capacity Improvements at County Road 50 and Interstate 35 Bridge

The City welcomes our state, county, and Metropolitan Council representatives to this work session to share and discuss Lakeville's legislative priorities.

Supporting Information

1. 2024 Legislative Priorities

Financial Impact: \$ Budgeted: No Source: Envision Lakeville Community Values: Good Value for Public Service Report Completed by: Courtney Miller, Assistant to the City Administrator
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City of Lakeville
2024 Legislative Priorities



Adopted: December 18, 2023

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Primary Legislative Priorities

A. State Mandates on Local Authority:

Lakeville opposes statutory changes which erode local control and authority including, but not limited to:

- Mandates that limit the city's ability to manage our development standards, zoning regulations, and the use of right-of-way.
- Unfunded mandates that cause increased property taxes which impede the city's ability to fund traditional services.
- Regulations prohibiting the imposition of infrastructure fees so new development pays its fair share of the off-site, as well as the on-site, costs of public infrastructure to adequately serve the new development.

B. Post Office Improvements:

In March of 2021 the United States Postal Service released its 10-year plan, 'Delivering for America,' to return the organization to financial sustainability and achieve service excellence while maintaining universal six-day mail delivery and expanding seven-day package delivery. The Lakeville Post Office currently struggles to make consistent daily deliveries to residents, much less expanding to delivery seven days a week. The report indicates the successful implementation of the 10-year plan requires partnership from legislative and regulatory stakeholders. The City of Lakeville has contacted our local elected federal representatives and requested a review of the operations of the Lakeville Post Office. It is essential, for a growing city of over 75,000 residents, that the Federal Government implement improvements to Lakeville's Post Office including the renovation and expansion of the sorting and distribution facility, upgrades to technology, increased staffing and training, and updated vehicle fleet and logistics to provide improved customer service and consistent and reliable handling, sorting and delivery of mail services.

C. School Resource Officers:

Minn. Stat. Ch. 121A governs student rights, responsibilities, and behavior. In 2023, the legislature included provisions in the omnibus education bill amending this chapter to limit the use of force toward students by school resource officers (SROs). The amended law generated conflicting legal interpretations and created ambiguity for SROs around when use of certain restraints is authorized in school settings and whether SROs retain the authority to use reasonable force as provided in Minn. Stat. § 609.06. Due to ambiguity in the law and potential civil and criminal liability risks, some local law enforcement agencies suspended or terminated SRO contracts with school districts. Lakeville supports the Legislature and Governor working with stakeholders, including law enforcement, local government, and education organizations, to clarify laws pertaining to the authority SROs have in schools.

D. Regional Public Safety Training Facility:

A permanent, dedicated public safety training facility within Dakota County, available to all jurisdictions within the south metro and Greater Minnesota area, would improve training for public safety employees. It would allow for more consistent and routine training opportunities, as well as allowing for employees to maintain certifications. A regional public safety training facility would help ensure our safety personnel have the highest degree of training possible to serve the public. In 2023, the Minnesota Legislature prioritized increasing training and equipment for public safety personnel by passing a bonding bill through which the city received \$7,170,000. This amount is to design, construct, furnish, and equip the renovation of an existing building for a new regional public safety training center. The facility will include physical and virtual training areas, tactical training rooms, a firing range, classrooms, and meeting areas. The city has engaged an architect to complete the plans and specifications for constructing the facility with an anticipated project completion in 2025.

The estimated completion cost is \$14-\$20 million. Many of the jurisdictions within Dakota County and the south metro area, including Burnsville, Apple Valley, Farmington, Northfield, Eagan, and Rosemount have provided written support for the public safety training facility. This project would have no impact on State Operating Subsidies as the City of Lakeville would own and operate the facility, with the other jurisdictions providing operational support through membership or user fees to ensure the operational costs are shared among the jurisdictions benefiting from the facility. The city seeks additional state and federal funding to close any financial gaps.

E. Storage of Railroad Cars within Urban Residential Areas:

An active but little used section of freight railroad track runs through the City of Lakeville. Most of the track runs through residential neighborhoods or are adjacent to residential homes. While the railroad track is classified as an active line, several sections are in poor condition and the track is only used for the storage of inactive rail cars. Expanding rail capacity within industrial areas has the potential to increase development opportunities and addresses the concerns of residential property owners regarding safety and visual blight. The city was awarded \$750,000 in Federal Funding (Fiscal Year 2023) for engineering design and \$7,000,000 in State Funding for construction. Additional state and federal resources should be provided that will incentivize rail car storage areas within industrial areas and outside of residential neighborhoods.

F. Capacity Improvements at County Road 50 and Interstate 35 Bridge:

The City has invested over \$22 million dollars in capital infrastructure improvements along the County Road 50 corridor and within the Interstate 35 interchange area in preparation for future safety and capacity improvements at the I-35/CSAH 50 interchange. In addition, the City borrowed \$1,830,000 through the Metropolitan Council's Right-of-Way Acquisition Loan Fund (RALF) to acquire a vacant restaurant and an underutilized retail building. Replacing the Interstate 35 bridge (deficient in age and capacity), improving mobility along the Interstate 35 corridor (E-ZPass lanes), and making safety and capacity improvements at the I-35 and CSAH 50 interchange will provide

the needed regional infrastructure to extend the METRO Orange Line along the interstate corridor, promote new commercial and industrial development at County Roads 50 & 70, and encourage additional job creation and tax base.

Additional Legislative Priorities

Local Control, Municipal Revenue & Taxation

A. Regulation of Adult-Use Cannabis and Cannabinoid Products:

The 2023 legislative session enacted legislation making Minnesota the 23rd state across the country to legalize adult-use cannabis. The new law, ch. 342, created a statewide regulatory framework for adult-use cannabis establishing state-issued licenses for the industry from seed to sale. The regulatory structure includes local regulation, with cities responsible for registering certain cannabis businesses that are licensed by the state and conducting compliance checks. The law requires businesses to comply with local zoning ordinances, authorizes cities to implement license limits, and authorizes cities to implement ordinances to establish a petty misdemeanor for public use of cannabis and cannabinoid products. These authorizations aside, cities have very limited discretion in the regulation of the industry. In addition to the adult-use cannabis market, cities continue to navigate the regulation of cannabinoid products legalized by the 2022 legislative session under chapter. § 151.72. As the Office of Cannabis Management is created and rulemaking is conducted, cities have continued to implement local licenses for the products.

Finally, the new law authorizes cities to impose an interim ordinance to study the issue and restrict, regulate, and prohibit cannabis businesses until January 1, 2025. However, estimates from state agencies and the rulemaking timeline established by law indicates that final rules will not be available until early 2025. The authority to conduct an interim ordinance study should better align with the establishment of rules for the new law to allow cities to properly study the issue. Many questions remain for what is to be seen from the Office of Cannabis Management and the cannabis industry as it is established. Cities will be a critical component of the regulation and enforcement of this industry.

In any future legislation, the following should be considered:

- The timeline authorized for interim ordinances to conduct studies on the adult-use cannabis industry should be extended to better align with the conclusion of rulemaking for ch. 342 to provide adequate time for cities to study the rules once adopted.
- Any legislation considered should be responsive to the needs of cities as they arise from the implementation of this industry, including evaluating and potentially increasing the appropriation provided through the Local Government Cannabis Aid fund to ensure adequate funding for local governments to respond to challenges resulting from the cannabis industry.
- Legislation should increase, and at a minimum maintain, any discretion and local control granted to cities in current legislation.

- The City opposes any proposals to diminish local control related to the cannabis industry.

B. Expansion of Wine and Strong Beer Sales in Grocery/C-Stores:

Lakeville opposes any legislation that would allow the expansion of the sale of wine and strong beer in grocery and convenience stores due to significant detrimental economic impacts on city revenues and the negative affect on preventing drunk driving and underage alcohol sales and consumption. Minnesota law allows grocery stores, gas stations, convenience stores and wherever beer is sold to sell 3.2 beer.

C. Elections:

Cities are essential in administering state and federal election laws and conducting voting activities. To strengthen the effectiveness of election administration, the Legislature should:

- Seek input from cities on proposed changes to voter registration, election law, and needed improvements and updates to the Statewide Voter Registration System (SVRS);
- Provide Cities with ongoing and sufficient funding through the Voting Operations, Technology, and Election Resources Account (VOTER) fund to provide cities with resources to conduct elections and meet the mandated requirements outlined in the statute.
- Provide ongoing resources to cities that administer absentee balloting and early voting for the extended early voting period and additional weekend hours required during a general election.
- Ensure that local government units are fully reimbursed for all anticipated and unanticipated costs of conducting the presidential nomination primary.

D. Met Council Governance:

The 17-member Metropolitan Council has 16 members, who represent geographic districts within the Twin Cities seven-county metropolitan area, with one member serving at large. However, they are all appointed by and serve at the pleasure of the Governor and typically fall within the current governor's party affiliation. To provide a governance structure which is more representative of our respective communities, local governments (cities and counties) should be afforded an opportunity to provide input in the selection process for members who represent local interest in regional planning efforts.

E. Revenue Restrictions:

The City of Lakeville strongly opposes levy limits and other financial restrictions imposed upon local governments. Local taxpayers hold their local elected officials accountable for local government spending and taxing decisions. When the state imposes levy limits, reverse

referenda, or other fiscal restraints on local elected officials, it negatively impacts the ability of cities to meet the needs of their residents and removes the autonomy of local officials.

F. Data Practices Act:

The City of Lakeville supports a comprehensive periodic review of the Minnesota Government Data Practices Act (MGDPA) which was first enacted in 1979, over 40 years ago. Times have changed, specifically with technology. In 1979, cities were mainly maintaining data in paper form. Legislators from that time could not have imagined where technology would be today. The MGDPA should be updated to address those changes. The City of Lakeville should support these efforts:

- Provide additional state funding to assist Cities with meeting the increasing complexity of managing government data and records.
- State funding should be provided for statewide data practices training.
- Allow Cities to charge for the staff time required to comply with wide-ranging data requests regardless of where copies of the data are requested.

G. Fiscal Disparity Fund Distribution:

The City of Lakeville supports the Fiscal Disparities Program and any effort to modernize and improve the program to fund the needs of the metro area.

H. Targeting Property Tax Relief Directly to Individuals:

The City of Lakeville supports targeting property tax relief directly to individuals as opposed to direct aid programs like Local Government Aid (LGA), and believes that income, not property value, is the most appropriate measure of "ability to pay" property taxes. Lakeville supports additional property tax relief to those in greatest need by directing dollars to the circuit breaker program from programs such as LGA. The circuit breaker income adjusted property tax relief program provides direct assistance to those homeowners in greatest need, whether those local homeowners reside in a city which receives direct aids from the State.

The City of Lakeville also supports modifications to the homestead market value exclusion program. The general parameters of the program have not changed since 2011 and recent trends in residential home values have significantly reduced the value of the exclusion for many homeowners. The legislature should adjust the program to reflect the increases in market values.

I. Earned Sick and Safe Time

The legislature should amend Minn. Stat. § 181.9445, subd. 5 to incorporate a well-defined "public employee" definition, to include unique positions in which there is not a formal employer-employee relationship such as paid on-call fire fighters, election judges, or other non-traditional positions.

Transportation

A. Transportation System Improvement and Maintenance Funding:

The City of Lakeville supports State efforts to bolster financial resources needed to address road, highway, and freight rail improvements. The City of Lakeville also supports efforts to provide cities with adequate tools to fund maintenance and improvements to local roadways. Current levels of funding for roads and highways are inadequate to maintain existing road and highway needs and meet the needs of growing areas such as Lakeville. Lakeville recognizes the need for additional transportation funding statewide and will continue to advocate for additional resources to maintain the State's transportation infrastructure. In addition, cities still lack the authority to use additional tools for city street improvements; such resources continue to be restricted to property taxes and special assessments. It is imperative that alternative authority be granted to municipalities for this purpose to relieve the burden on the property tax system. The City of Lakeville will be financing millions of dollars in street maintenance and reconstruction projects with property taxes over the next several years. Street maintenance and reconstruction projects will be the most significant contributing factors to future property tax increases. This is in addition to millions of dollars in project costs financed from other sources such as special assessments and municipal state-aid street funding.

B. Dan Patch Commuter Rail Corridor:

Lakeville is opposed to any State or Federal funding that supports the study, planning, design or engineering of the Dan Patch Corridor.

Economic Development

A. Expansion of the Job Creation Fund (JCF) and Minnesota Investment Fund (MIF):

The City of Lakeville supports the expansion of state programs to allow cities the ability to provide competitive incentive packages. The Job Creation Fund provides financial incentives to new and expanding businesses that meet certain job creation and capital investment targets. The Minnesota Investment Fund provides financing to help add new workers and retain high-quality jobs on a statewide basis. Both programs have successfully been used in Lakeville and are needed economic development tools.

The City of Lakeville supports fully funding the Minnesota Job Skills Partnership and other workforce training programs administered by the Department of Employment and Economic Development, the Department of Human Services, and the various education agencies.

B. Expansion of Broadband Highspeed Internet:

Access to highspeed internet is essential for businesses and cities to compete in a global economy. Many commercial and residential areas within Lakeville do not have access to

consistent and reliable broadband service. To promote economic development and to insure reliable highspeed broadband internet access the following steps should be implemented:

1. Fully fund the Border-to-Border Broadband Grant Program and continue to encourage public/private sector collaboration.
2. Support measures to authorize and encourage cities and other local units of government to play a direct role in providing broadband infrastructure and/or services.
3. Offer incentives to private sector service providers to respond to local or regional needs and to collaborate with cities and other public entities to deploy broadband infrastructure.
4. Remove barriers, restrict anti-competitive practices that prevent or impede cities, municipal utilities, schools, libraries, and other public sector entities from collaborating and deploying broadband infrastructure and services at the local and regional level.

C. Tax Increment Financing (TIF):

Cities need greater flexibility to use TIF for community and economic development that supports residents and businesses. Further restrictions of TIF would render the tool less effective and hinder local efforts to support job creation, housing and redevelopment. The Legislature should consider expanding the use of TIF to assist in the development of technological infrastructure and products, biotechnology, research, transportation and transit-oriented development, non-retail commercial projects, and modifying the various provisions of existing TIF law to better facilitate redevelopment and housing activities.

Housing

A. City Role in Housing:

The city values living options for people of all ages and stages of life. Lakeville strives to be a community where residents can live and age in place. Lakeville will accommodate individuals and families at all stages of life and strive to meet the housing, transportation, education, shopping, access to health care and other needs of all demographic groups within the city. Funding for life cycle, workforce and affordable housing is the responsibility of State and Federal governments and should not be borne solely by local property taxpayers. In addition, the city opposes any mandated housing requirements. Cities can facilitate the production and preservation of life cycle, workforce and affordable housing by:

1. Applying for State or Federal funding from applicable grant and loan programs.
2. Working with developers and residents to blend life cycle and affordable housing into new and existing neighborhoods.
3. Establishing standards that encourage lifecycle and affordable housing.



Date: 1/22/2024

Regional Public Safety Training Facility Preliminary Design

Proposed Action

Staff recommends adoption of the following motion: No formal action needed, for discussion only.

Overview

In 2023 the city hired Leo A Daly Architects to develop plans and specifications for the construction of a regional public safety training facility. Leo A. Daly's proposal included a two-phase approach. Phase one included design meetings with staff and potential regional partners to develop a preliminary building layout, site design, and cost estimates. Phase two will include a final budget and costs, the construction schedule, the development of a business pro forma (that will analyze training requirements, outside agency revenue potential, operating costs, and an operation vs revenue recovery analysis), as well as the preparation of the bid package that will include the final building design, civil engineering plans and specifications for the construction of the facility.

Leo A Daly has completed the first phase of the design process and staff would like to present their findings to the City Council prior to moving to phase two. Staff and representatives from Leo A Daly look forward to presenting the information to the City Council at the January 22nd work session.

Supporting Information

1. Regional Public Safety Training Facility Council Presentation

Financial Impact: Budgeted: No Source: Envision Lakeville Community Values: Safety Throughout the Community Report Completed by: Allyn Kuennen, Assistant City Administrator
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LEO A DALY



CITY OF LAKEVILLE

Regional Public Safety Training Facility
Council Workshop

January 22, 2024

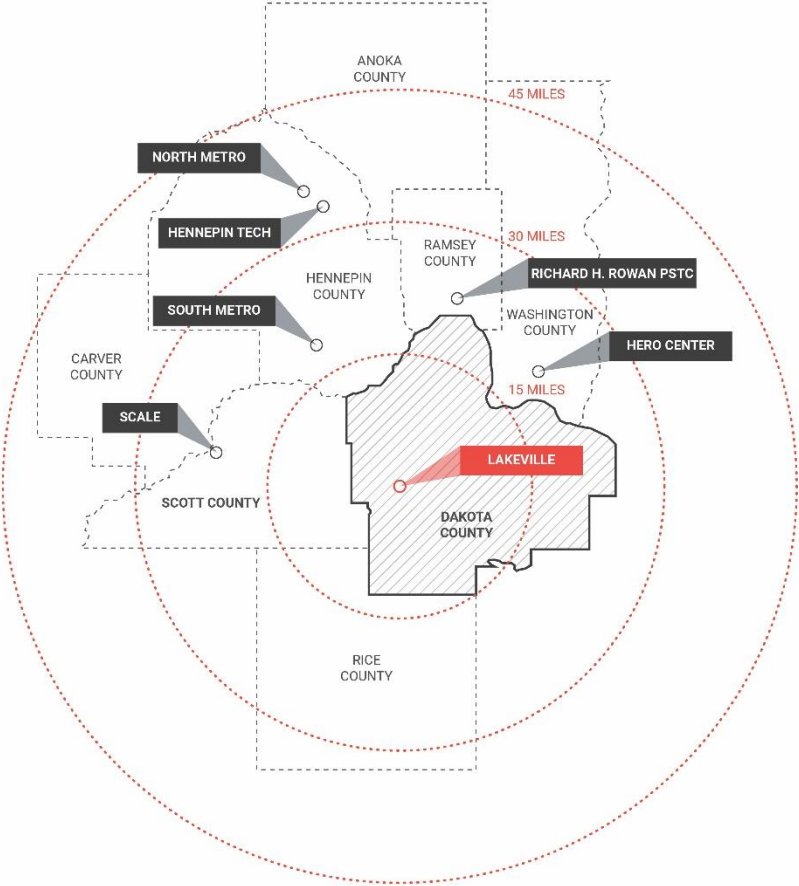


PHASE 1 – PREDESIGN REVIEW



Task Name	Duration	Start	Finish
LPSTF Overall Project Schedule_R1	657 days	Tue 10/17/23	Wed 4/22/26
Phase 1: Space Needs Review	37 days	Tue 10/17/23	Wed 12/6/23
Project KO meeting	0 days	Tue 10/17/23	Tue 10/17/23
Weekly Meetings	31 days	Wed 10/25/23	Wed 12/6/23
Space Needs Review - Lakeville	0 days	Wed 10/25/23	Wed 10/25/23
Design Charette	0 days	Wed 11/1/23	Wed 11/1/23
Concept Refinement	0 days	Wed 11/8/23	Wed 11/8/23
Plans Review / Schedule / Budget Review - Teams Call	0 days	Wed 11/15/23	Wed 11/15/23
No Meeting - Thanksgiving Week	0 days	Wed 11/22/23	Wed 11/22/23
Phase 1 Report Review - Cost Estimate	0 days	Wed 12/6/23	Wed 12/6/23
Phase 1.1: Proforma	41 days	Wed 11/15/23	Wed 1/10/24
Task 1 - Lakeville Training Requirements	16 days	Wed 11/15/23	Wed 12/6/23
Collection of Lakeville PD/FD Training Hour Requirements	11 days	Wed 11/15/23	Wed 11/29/23
Review Data / Request Similar Data to Additional Agencies	0 days	Wed 11/29/23	Wed 11/29/23
LAD to Organize Data - Lakeville Only	5 days	Thu 11/30/23	Wed 12/6/23
Review Results of Data - Lakeville Only	0 days	Wed 12/6/23	Wed 12/6/23
Task 2 - Outside Agencies	20 days	Wed 12/13/23	Wed 1/10/24
Roudtable Meeting with Other Agencies	0 days	Wed 12/13/23	Wed 12/13/23
Feedback Review / Other Agency Data Review	0 days	Wed 12/20/23	Wed 12/20/23
Adjust Phase 1 Design, if Required Based Upon Feedback	15 days	Thu 12/21/23	Wed 1/10/24
Task 3 - Operating Analysis	25 days	Thu 12/7/23	Wed 1/10/24
Establish Utility Costs	10 days	Thu 12/7/23	Wed 12/20/23
Establish Administrative Costs & Maintenance Budget	10 days	Thu 12/7/23	Wed 12/20/23
Establish Utility Usage Based Upon Revised Phase 1 Design	11 days	Wed 12/27/23	Wed 1/10/24
Task 4 - Operations vs Revenue Recapture Analysis	11 days	Wed 12/27/23	Wed 1/10/24
Finalize Operations vs Revenue Recovery	11 days	Wed 12/27/23	Wed 1/10/24
Council Workshop	0 days	Mon 1/22/24	Mon 1/22/24

REGIONAL ASSET



LAKEVILLE REGIONAL PUBLIC SAFETY TRAINING CENTER

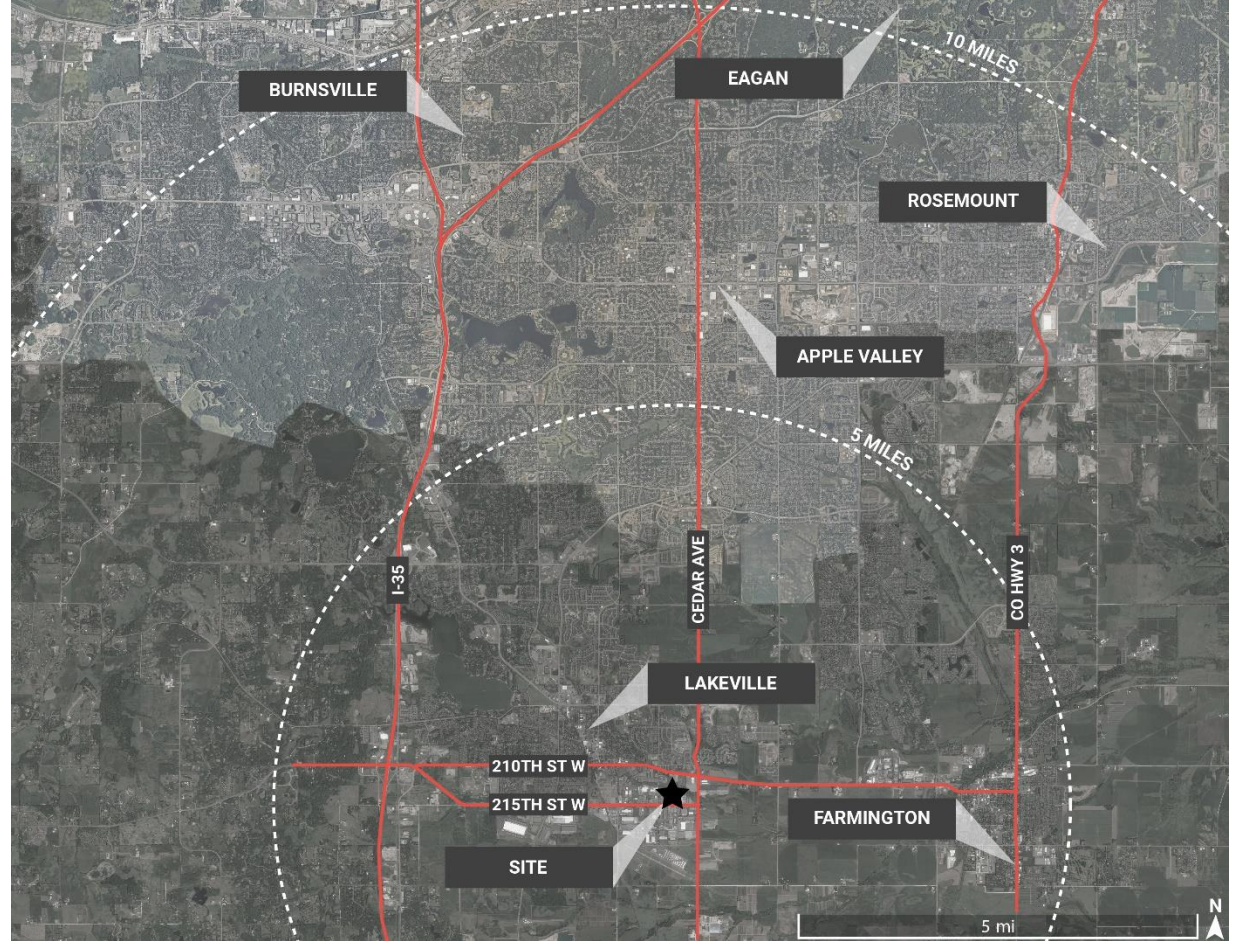
7700 214TH Street West
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SOUTH METRO REGION



LEO A DAILY



LAKEVILLE REGIONAL PUBLIC SAFETY TRAINING CENTER

7700 214TH Street West
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SITE

Old Public
Works Facility



LAKEVILLE REGIONAL PUBLIC SAFETY TRAINING CENTER

7700 214TH Street West
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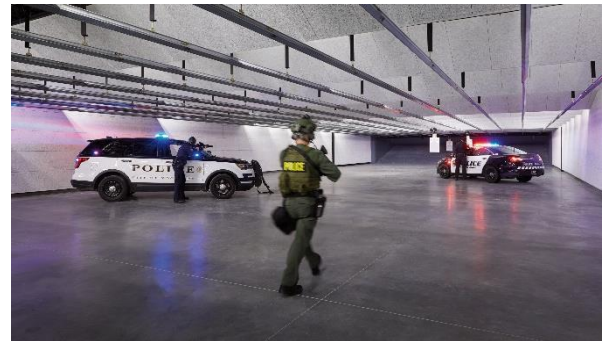
LEO A DAILY

SIMILAR FACILITIES



LAKEVILLE REGIONAL PUBLIC SAFETY TRAINING FACILITY

RANGE SPACE



RANGE SUPPORT SPACES

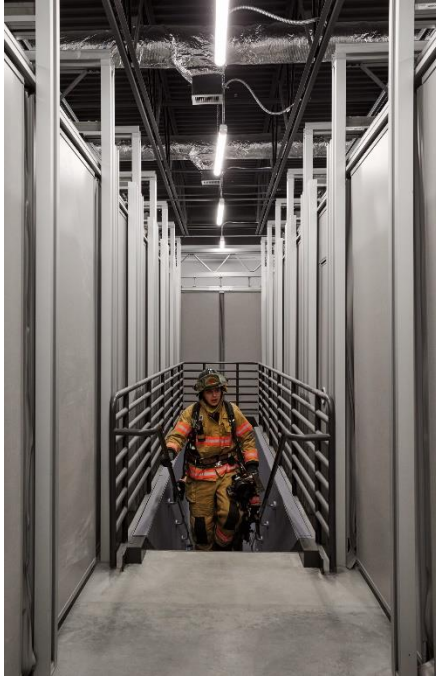


LAKEVILLE REGIONAL PUBLIC SAFETY TRAINING FACILITY



REALITY BASED TRAINING

INTERIOR



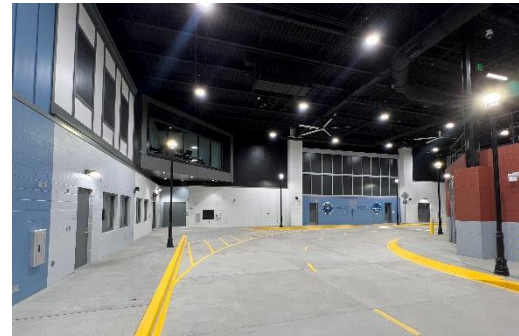
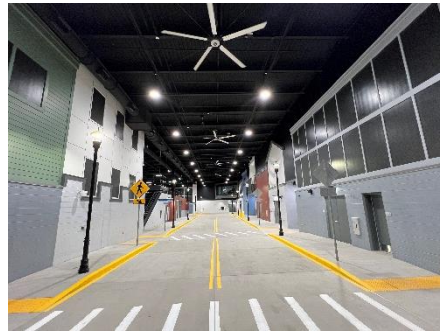
LEO A DAY

LAKEVILLE REGIONAL PUBLIC SAFETY TRAINING FACILITY

Lakeville, MN
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REALITY BASED TRAINING

INTERIOR



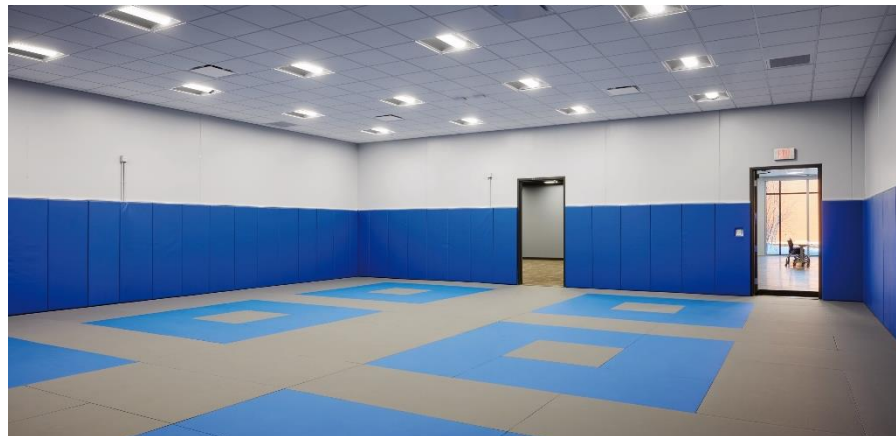
LAKEVILLE REGIONAL PUBLIC SAFETY TRAINING FACILITY

REALITY BASED TRAINING

EXTERIOR



MATS ROOM



VIRTUAL REALITY



CLASSROOM SPACE



PROGRAM HIGHLIGHTS

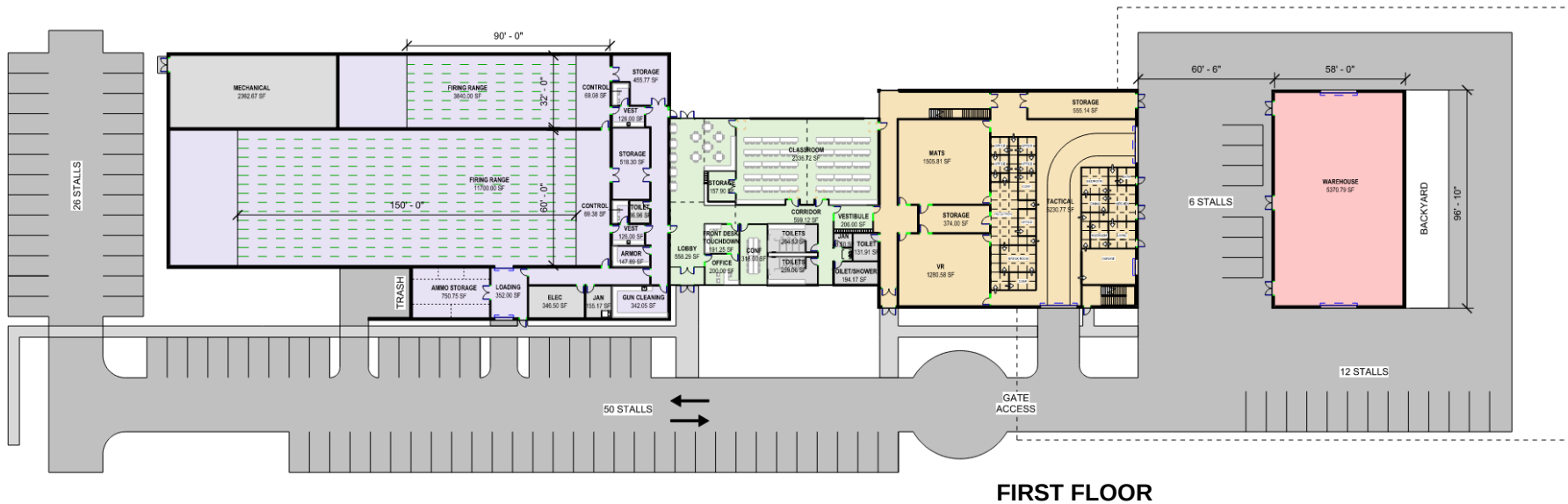
ROOM NAME		SF
LEVEL 1		
MECHANICAL		2,419
FIRING RANGE	25 YARD RANGE WITH (6) 4'-0" WIDE LANES	3,868
FIRING RANGE	50 YARD RANGE WITH (13) 4'-0" WIDE LANES	11,722
LOADING	COVERED LOADING WITH OVERHEAD DOORS INTO RANGE	382
AMMO STORAGE	STORAGE FOR BOTH LAKEVILLE AND PARTNER/MEMBER AGENCIES	762
GUN CLEANING	8 STATIONS AT 4 FEET PER STATION	266
CLASSROOM	45 OR 100 PERSON CLASSROOM WITH OPERABLE PARTITION DIVIDER	2,315
BREAK	KITCHENETTE WITH SEATING FOR APPROX. 35 PEOPLE	375
LOBBY	MAIN ENTRY POINT WITH DISPLAY CASE	1,149
OFFICE	ONE PERSON OFFICE	193
FRONT DESK	CHECK-IN DESK WITH TOUCHDOWN DESK SPACE	191
CONFERENCE RM	12 PERSON CONFERENCE ROOM	310
MATS	PADDED ROOM FOR USE OF FORCE AND DEFENSE TRAINING	1,506
VR	VIRTUAL REALITY TRAINING SPACE	1,322
TACTICAL	FLEXIBLE, OPEN TRAINING SPACE WITH MOVEABLE WALL SYSTEMS	5,226
LEVEL 2		
MECHANICAL		927
TRAINING	FLEXIBLE, OPEN TRAINING SPACE	4,896
TOTAL BUILDING SF		46,339 SF



PRELIMINARY FLOOR PLANS



SECOND FLOOR



CONSTRUCTION COST

\$20,308,429 base construction cost

+

\$1,172,405 for the warehouse
(precast concrete construction)

=

\$21,480,834,000 construction cost
(escalated to mid-point of construction)



LEO A DAILY

LOEFFLER CONSULTING COMPANY			
Project Name:	Lakeville Public Safety Training Facility		
Project Location:	Lakeville, MN		
Description:	New Construction - B3		
Owner:	City of Lakeville		
Architect:	LEO A DAILY		
Date:	Tuesday, December 19, 2023		
Project Lead:	Jonathan Murray		
Project Team:	Jonathan Murray		
Escalation:	5.00%		
Design Level:	Concept		
Print Date:	11/20/2023		
Delivery Method:	CM@R		
Reviewed By:	JM		
Project Area / Total Cost per SF:		45,350	\$447.82
SECTION	DESCRIPTION	TOTAL	SQ. FT. COST
01 00 00	General Conditions	\$1,245,754	\$27.47
01 00 00	Building Permit, Plan Check Fee and State Surcharge	Excluded \$0	\$0.00
01 00 00	SAC and WAC Fees	by Owner \$0	\$0.00
01 00 00	Special Inspections / Testing	by Owner \$0	\$0.00
02 00 00	Structure Demolition	\$75,000	\$1.65
03 00 00	Concrete	\$2,619,485	\$57.76
04 00 00	Masonry	\$319,410	\$7.04
05 00 00	Metals	\$1,256,543	\$27.71
06 00 00	Wood, Plastics & Composites	\$65,216	\$1.44
07 00 00	Thermal & Moisture Protection	\$1,118,138	\$24.66
08 00 00	Openings	\$386,663	\$8.53
09 00 00	Finishes	\$666,543	\$14.70
10 00 00	Specialties	\$80,375	\$1.77
11 00 00	Range & Tactical Equipment	\$1,995,295	\$44.00
12 00 00	Furnishings	Window Treatments Only \$10,000	\$0.22
21 00 00	Fire Protection Systems	\$158,725	\$3.50
22 00 00	Plumbing	\$352,175	\$7.77
23 00 00	HVAC	\$3,721,768	\$82.07
26 00 00	Electrical	\$1,175,013	\$25.91
27 00 00	Communications (Cabling, Data and Voice)	\$168,025	\$3.71
28 00 00	Electronic Safety and Security Systems	\$147,388	\$3.25
31 00 00	Earthwork	\$298,216	\$6.58
32 00 00	Exterior Improvements	\$277,825	\$6.13
33 00 00	Site Utilities	\$450,000	\$9.92
	SUBTOTAL COST	\$16,587,554	\$365.77
	General Liability Insurance	1.00% \$165,876	\$3.66
	Builders Risk Insurance	0.25% \$41,884	\$0.92
	Performance and Payment Bond	1.15% \$193,146	\$4.26
	Contractor Fee	3.50% \$594,596	\$13.11
	Contingency	10.00% \$1,758,306	\$38.77
	TOTAL AMOUNT - 2023 Dollars	\$19,341,361	\$426.49
	Escalation to 1st Half 2025	5.00% \$967,068	\$21.32
	TOTAL AMOUNT - Escalated	\$20,308,429	\$447.82
Alternates:			
1	Deduct 2-Story Tactical Space (Cost per SF)	Deduct	\$307.00/SF
2	Deduct Smaller Range	Deduct	\$2,686,659
3	Add Cold Storage Warehouse (Pre-Engineered Metal Building)	Add	\$825,638
4	Add Cold Storage Warehouse (Pre-Cast)	Add	\$1,172,405

PROJECT COST

\$21,480,834,000 Construction Cost

\$2,776,589 Soft Cost

\$24,257,423 Project Cost

\$7,170,000 State of Minnesota

\$17,087,423 TOTAL CAPITAL COST

Contingencies:

Escalation: 5% to 07/2025 or \$967k

Design and Construction: 10% or \$1.76 million

Soft Cost: 15% or \$362k



LEO A DALY

[illegible]

COST

CONSIDERATIONS -

Examples under consideration

Value Engineering Options

Approximate Value \$

Less precast in lieu of metal building (warehouse building)	(\$350,000)
Less 6'-0" of width on the 50-yard range	*(\$650,000)
Smaller Reality-Based Training (-1,600 sf x 2 levels)	(\$900,000)

Program Deletion Options (Not Desired)

Eliminate warehouse building	(\$1,100,000)
Eliminate smaller 25-yard range	*(\$3,000,000)

* Preliminary estimate



USER MATRIX

Contractual Options

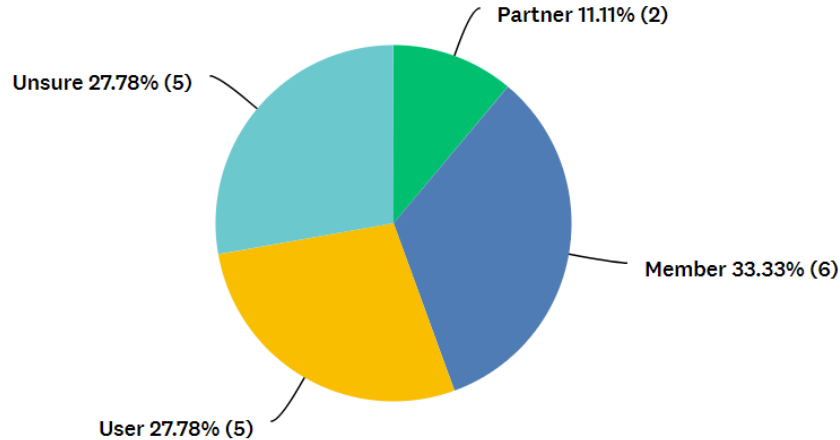
- Owner
- JPA's
- Annual, or 3-5 Year Memberships
- Fee for Service

	AGENCY BENEFITS			
	OWNER	PARTNER	MEMBER	USER
1st to schedule	Priority			
Priority scheduling		1 st Choice	2 nd Choice	Remaining Hours
Rates	\$	\$\$	\$\$\$	\$\$\$\$
Storage Space	X	X	?	
	AGENCY OBLIGATIONS			
Capital costs	X	?		
Design ownership	X	?		
Responsibility for building operations	X	?		
Responsibility O&M	X	?		
Annual fee	X	X	X	
Fee for service				X

Survey Results

Based upon your agency's needs, please indicate which of the following levels you think your agency may be interested in.

Answered: 18 Skipped: 0



Survey Results

PARTNER

Northfield PD
Lakeville PD

MEMBER

Faribault PD
Burnsville PD
Rice County Sheriff
Savage PD
Apple Valley PD
Farmington PD

USER

Mendota Heights PD
Burnsville Fire
Hastings PD
Eagan PD
South St. Paul PD

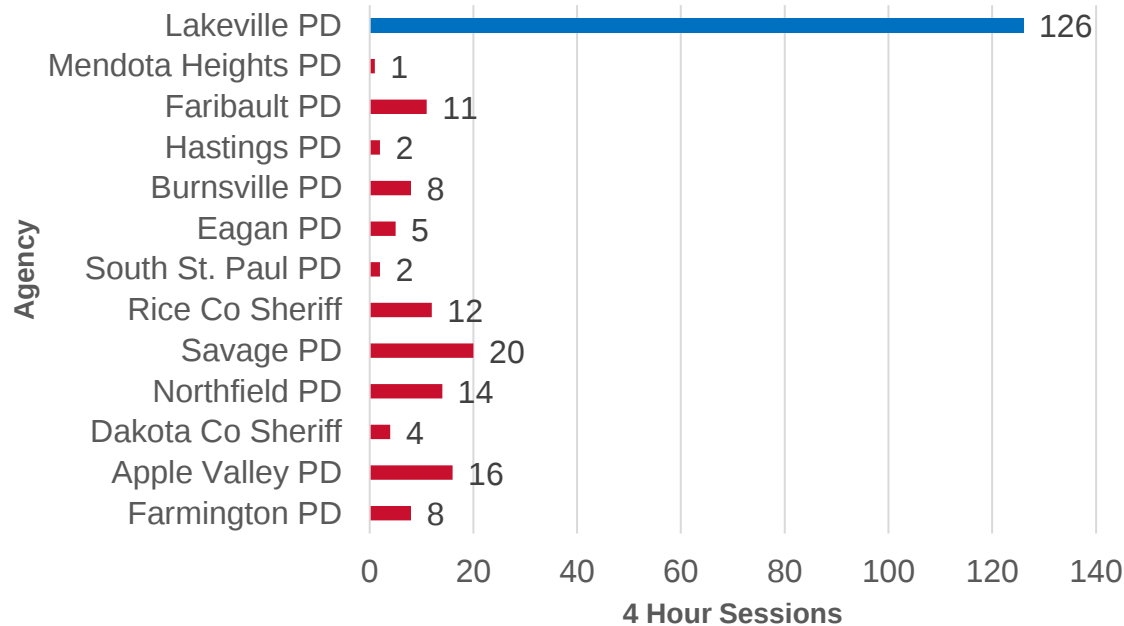
UNSURE

Mendota Heights Fire
Dakota County Sheriff
Inver Grove Heights PD
West St. Paul PD
MN DNR - Forestry

Survey Results

How many 4-hour sessions per year would your organization need access to a firing range at this facility?

Answered: 17 Skipped: 0

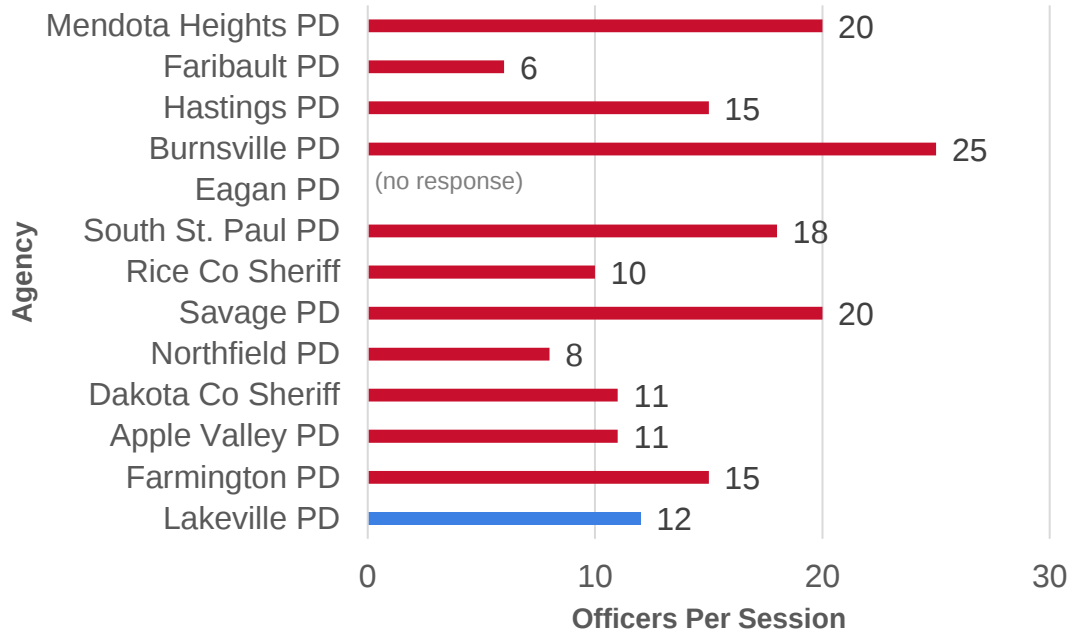


* Organizations with no 4-hour sessions needed are not represented in the graph

Survey Results

Desired average number of officers per firing range session:

Answered: 17 Skipped: 0

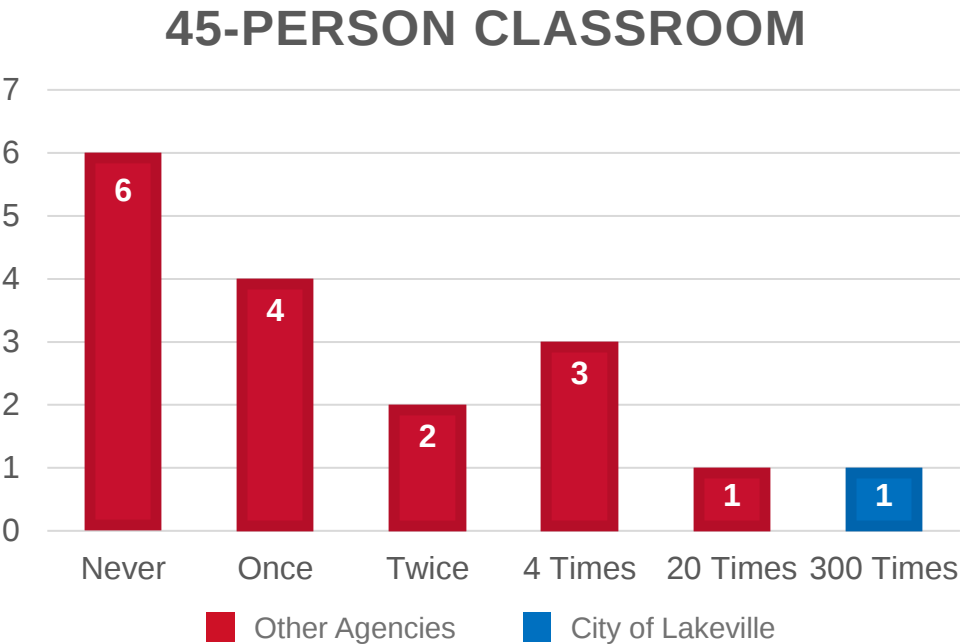


* Organizations with no 4-hour sessions needed are not represented in the graph

Survey Results

How often would your organization utilize the following facilities if they were available for a reasonable fee?

Answered: 17 Skipped: 0

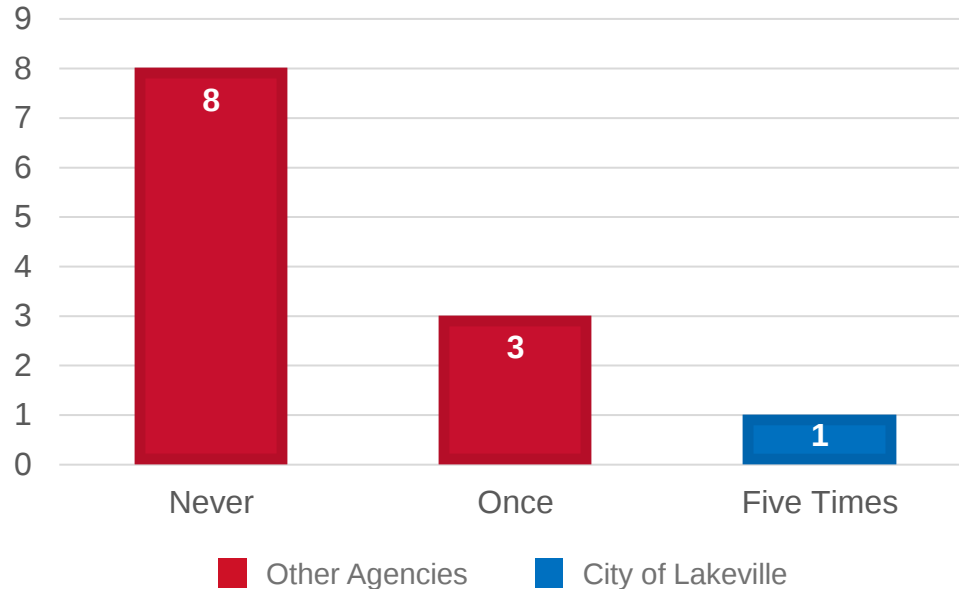


Survey Results

How often would your organization utilize the following facilities if they were available for a reasonable fee?

Answered: 17 Skipped: 0

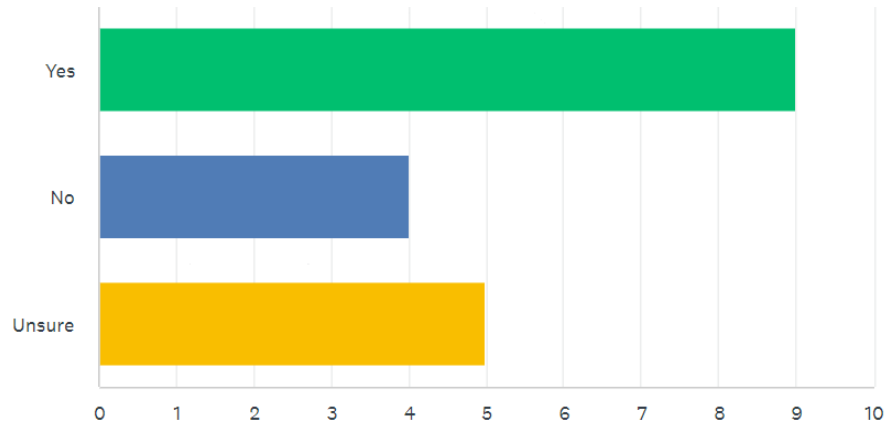
100-PERSON CLASSROOM



Survey Results

Would your organization consider hosting a regional training event at this facility?

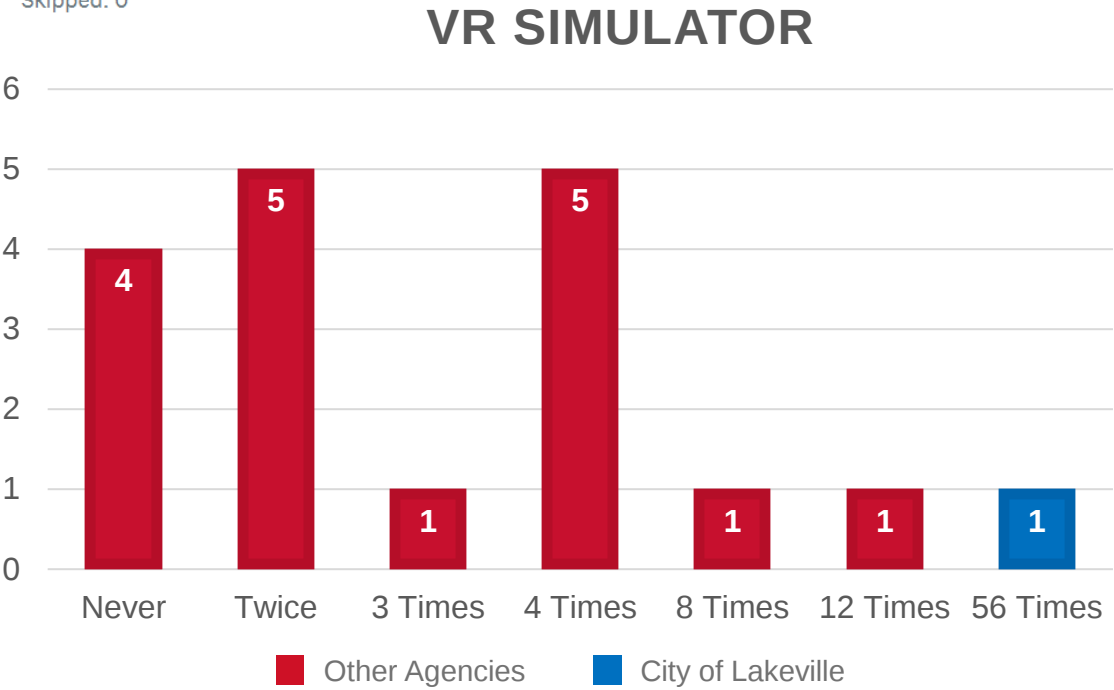
Answered: 18 Skipped: 0



Survey Results

How often would your organization utilize the following facilities if they were available for a reasonable fee?

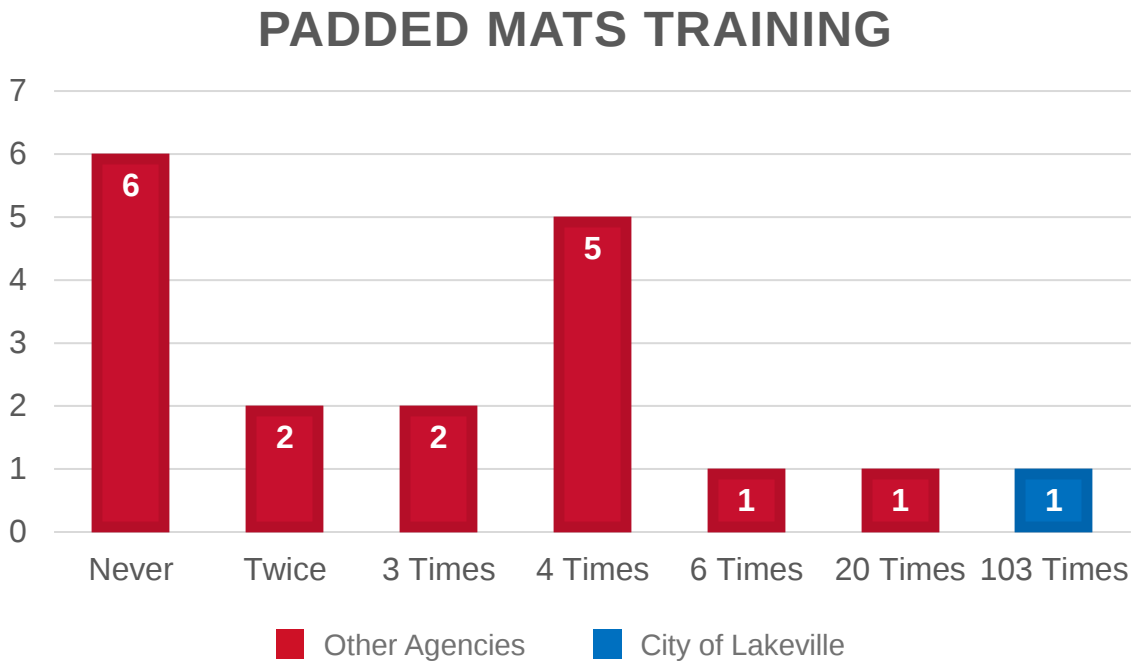
Answered: 17 Skipped: 0



Survey Results

How often would your organization utilize the following facilities if they were available for a reasonable fee?

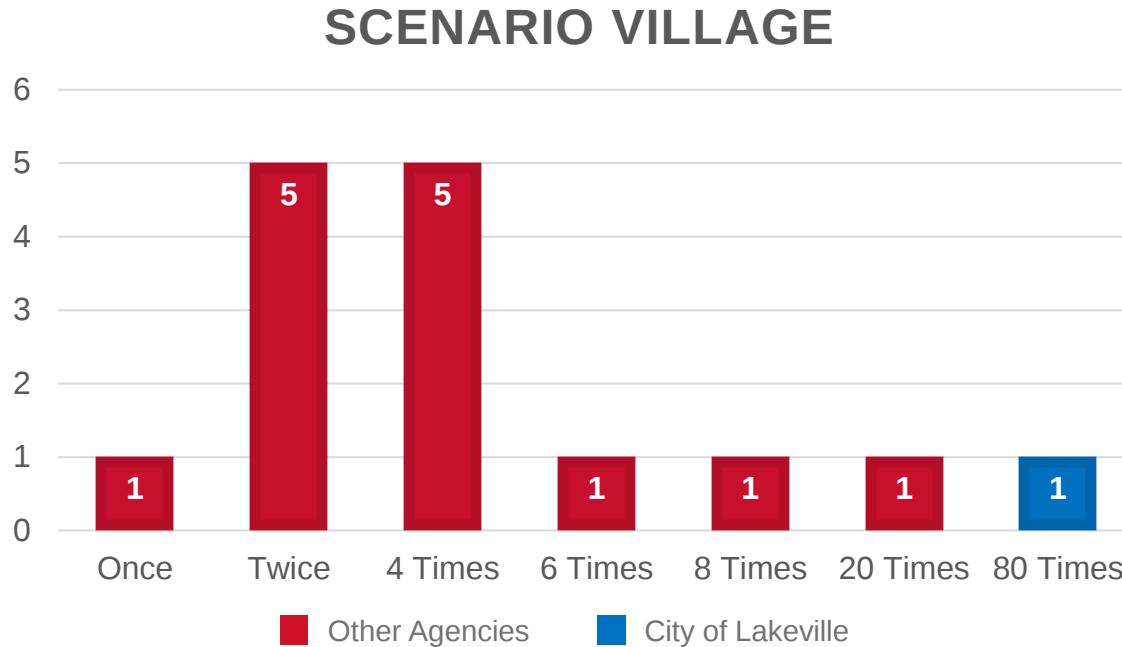
Answered: 17 Skipped: 0



Survey Results

How often would your organization utilize the following facilities if they were available for a reasonable fee?

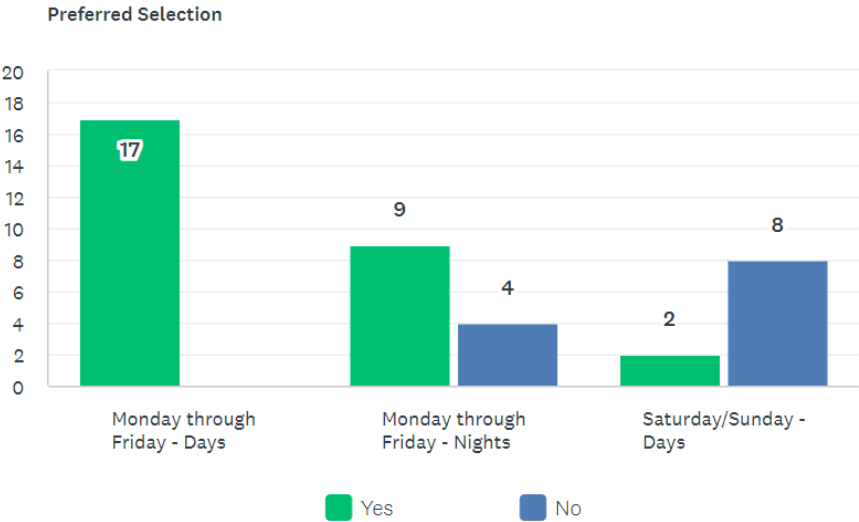
Answered: 17 Skipped: 0



Survey Results

Please indicated your organization's preferred time for access hours to the training facility.

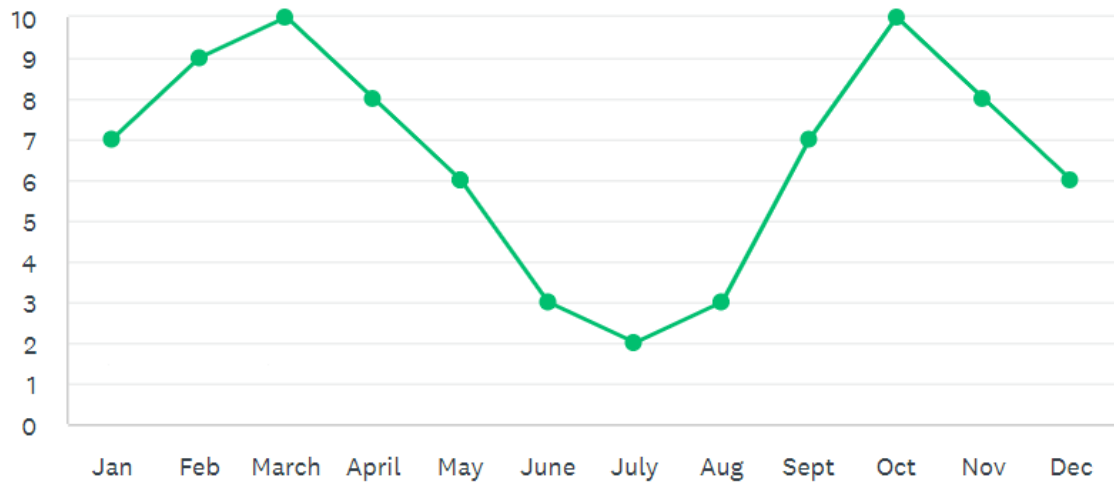
Answered: 17 Skipped: 1



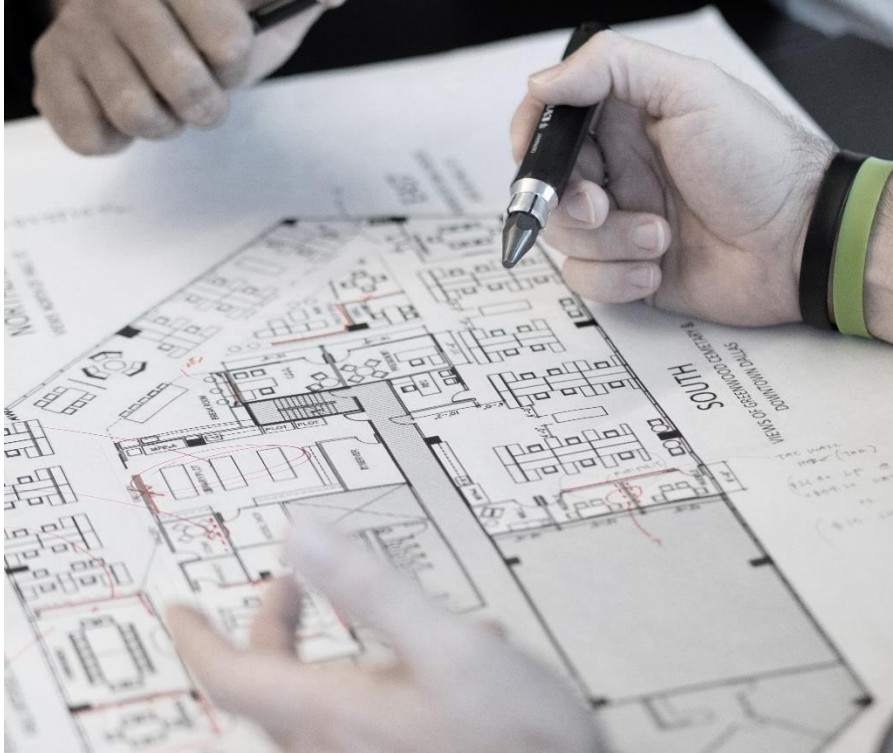
Survey Results

Which months do you anticipate using the facility?

Answered: 14 Skipped: 3



PHASE 2 – DESIGN & BIDDING



DESIGN

Anticipated Start by
February 2024

Completion by
November 2024



BIDDING /
NEGOTIATION

Anticipated
Completion by
February 2025

PHASE 3 – CONSTRUCTION



CONSTRUCTION
START

Anticipated by
April 2025



CONSTRUCTION
END

Anticipated
Completion by
April 2026

MOVE-IN & OPEN FOR BUSINESS



CLOSEOUT

Anticipated
Completion by
May - June 2026



OPEN TO
AGENCIES

Anticipated
July 2026

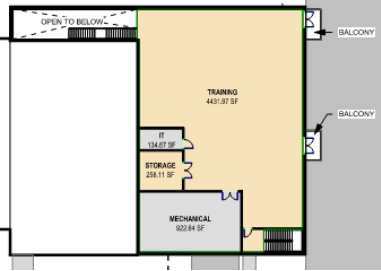
LRPSTF

LEO A DAILY

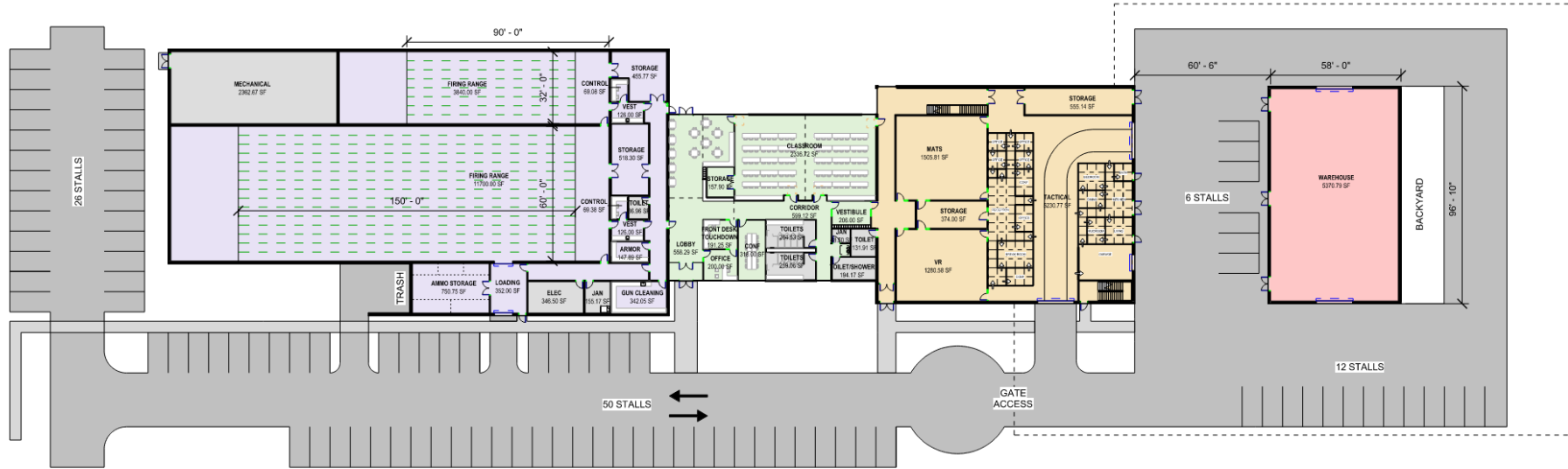


Q&A

PRELIMINARY FLOOR PLANS



SECOND FLOOR



FIRST FLOOR



Date: 1/22/2024

Lakeville Fire Relief Association Pension Amendment Request

Proposed Action

Staff recommends adoption of the following motion: No formal action required. Staff seeks direction on how to proceed.

Overview

Attached is a memo from the Lakeville Fire Relief Association requesting changes to their pension vesting schedule and annual pension benefit level.

Supporting Information

1. Fire Relief Board Memo

Financial Impact: \$ Budgeted: No Source: Envision Lakeville Community Values: Safety Throughout the Community Report Completed by: Justin Miller, City Administrator

Memorandum

To: Mayor Luke Hellier and Lakeville City Council
From: Lakeville Fire Relief Association (“LFRA”)
Copy: Mike Meyer, Fire Chief
Julie Stahl, Finance Director
Date: January 9, 2024
Subject: Amendment to Fire Relief Pension Benefit

Mayor Hellier and Lakeville City Council,

We come before you amidst significant change and opportunity at Lakeville Fire Department (“LFD”). In less than two months, LFD will evolve into a hybrid department, with both full-time and traditional paid-on-call (“POC”) firefighters providing fire and rescue services to the City of Lakeville. The viability and success of this transition is conditioned on maintaining a strong and committed foundation of at least fifty (50) POC firefighters at LFD.

Understandably, a change to 140 years of tradition elicits a wide range of questions, concerns, and emotions. Not surprisingly, retention, recruitment and cultural solidarity are the most pervasive and important themes expressed by our membership.

As the elected voice for all LFD POC firefighters, the LFRA Board has invested significant time and effort over the past 12 months to organize and address our members’ trepidations. The process involved candid conversations, membership surveys, and engagement with external stakeholders and investment professionals. We are pleased to report that we have developed a financially viable plan to ensure continuity of exceptional service for the City of Lakeville.

Proposed Amendments to LFRA Pension Benefit (Effective Upon City Council Approval):

Vesting Schedule Change:

- Current: Full vesting at 20 years; partial vesting initiating at 7 years of service (48%).
- Request: Full vesting at 20 years; partial vesting initiating at 5 years of service (40%).

Annual Pension Benefit Level:

- Current: \$12,000
- Request: \$15,000

This request is supported by both new and long-tenured POC firefighters and aligns with the substantial increases in personal risk and overall time commitment directly attributable to Lakeville's significant growth. In fact, since 2014 LFD's POC hours worked have increased by 96%. Furthermore, the scope of practice and expertise required of every LFD POC firefighter has expanded considerably to require increased training and administration of advanced care. This request is also consistent with other neighboring departments' improvements to their respective pension benefit plans.

LFRA has worked diligently to manage the pension in a way that optimizes the value to its members while also demonstrating fiscal responsibility to the City's taxpayers. In fact, the LFRA pension fund has required no direct investment from the City for over eight years. As evidenced by the independent financial projections provided by CliftonLarsonAllen, coupled with historical fund performance, this proposal allows the pension fund to remain financially sound and sufficiently funded over the next three years (*See Appendix – CliftonLarsonAllen LLP Data*).

Year	Municipal Contribution	State Fire Aid	Pension Benefit Level
2025	\$0		\$15,000
2024	\$0		\$15,000
2023	\$0	\$575,879	\$12,000
2022	\$0	\$508,676	\$12,000
2021	\$0	\$429,690	\$10,000
2020	\$0	\$407,568	\$9,195
2019	\$0	\$377,598	\$8,395
2018	\$0	\$361,701	\$7,595
2017	\$0	\$347,635	\$7,225
2016	\$0	\$342,276	\$6,877
2015	\$0	\$335,889	\$6,742
2014	\$60,000	\$312,542	\$6,610
2013	\$60,000	\$309,365	\$6,513
2012	\$44,804	\$217,958	\$6,417
2011	\$44,804	\$213,067	\$6,230
2010	\$178,380	\$196,224	\$6,230
2009	\$0	\$191,073	\$6,230
2008	\$92,071	\$224,674	\$6,000
2007	\$85,933	\$264,923	\$5,820
2006	\$83,511	\$304,523	\$5,725
2005	\$81,000	\$284,395	\$5,500
2004	\$125,140	\$291,147	\$5,400
2003	\$48,467	\$220,209	\$5,300

Over the past ten years, LFRA has partnered with the City and this Council to advance a meaningful pension benefit for all LFD POC firefighters. We should collectively take great pride in the progress made on this benefit to date. Due to these efforts, the pension benefit is the most impactful and actionable mechanism to attract paid-on-call talent and encourage tenure at LFD. Accordingly, the City has this opportunity to deliver an emphatic statement of support for LFD's POC firefighters by expressing its unanimous support for this proposal. With your prompt approval, we are confident that the necessary stability will be achieved during the LFD's imminent transition.

Long Term LFRA Pension Benefit Vision

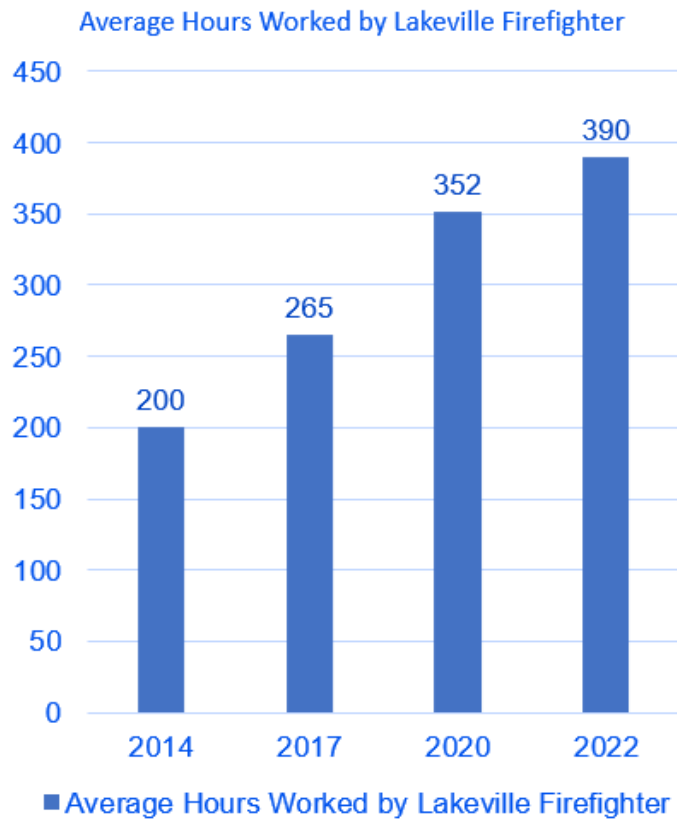
As a Board, we feel it is important to also share the long-term vision of the LFRA pension benefit. While this proposal is undoubtedly a significant step forward, there is a strong desire from the LFD POC member base to further modernize the vesting schedule in upcoming years. As previously noted, we are in the midst of significant change in both the department, as well as the fire service industry. In the coming years, it is our intention to adjust our pension vesting schedule to better align with the current state of the department and fire service. These adjustments, we believe, will also serve as a vital recruiting tool as the department continues to have a need for paid-on-call firefighters. We look forward to partnering with the city throughout this process.

Thank you for your continued commitment to strongly support the men and women of the Lakeville Fire Department.

Respectfully Submitted,

Lakeville Fire Relief Association

Appendix



Pension Level/City Contribution History

Year	Investment Earnings	Municipal Contribution	State Fire Aid	Total
2023	\$2,044,879	\$0	\$575,879	\$2,620,758
2022	(\$2,204,578)	\$0	\$508,676	(\$1,695,902)
2021	\$1,871,403	\$0	\$429,690	\$2,301,093
2020	\$1,715,829	\$0	\$407,568	\$2,123,397
2019	\$1,904,143	\$0	\$377,598	\$2,281,741
2018	(\$314,875)	\$0	\$361,701	\$46,826
2017	\$1,175,892	\$0	\$347,635	\$1,523,527
2016	\$551,474	\$0	\$342,276	\$893,750
2015	\$39,474	\$0	\$335,889	\$375,363
2014	\$490,870	\$60,000	\$312,542	\$863,412
2013	\$1,156,305	\$60,000	\$309,365	\$1,525,670
2012	\$420,119	\$44,804	\$217,958	\$682,881
2011	(\$93,663)	\$44,804	\$213,067	\$164,208
2010	\$560,847	\$178,380	\$196,224	\$935,451
2009	\$976,119	\$0	\$191,073	\$1,167,192
2008	(\$1,264,827)	\$92,071	\$224,674	(\$948,082)
2007	\$375,096	\$85,933	\$264,923	\$725,952
2006	\$383,941	\$83,511	\$304,523	\$771,975
2005	\$181,458	\$81,000	\$284,395	\$546,853
2004	\$274,403	\$125,140	\$291,147	\$690,690
2003	\$395,012	\$48,467	\$220,209	\$663,688
Totals 2003-2023	\$10,639,321	\$904,110	6,717,012	\$18,260,443
<i>Percentage of total</i>	<i>58.3%</i>	<i>5.0%</i>	<i>36.8%</i>	<i>100%</i>

Relevant Fire/Public Safety Workforce Data

Overall there has been an urgent crisis to recruit and retain on-call firefighters across the nation. There are a number of factors that contribute to the difficulty of recruiting and retaining on-call firefighters. These include:

- Low pay: On-call firefighters are typically paid on a per-call basis, and the pay is often low, especially relative to the risks and demands of the job.
- Demanding schedule: On-call firefighters are required to be available to respond to calls at all times, both day and night. This can be difficult to balance with a full-time job and family commitments.
- Lack of benefits: On-call firefighters often do not receive the same benefits as full-time firefighters, such as health insurance and paid time off.
- Dangerous work: Firefighting is a dangerous job, and on-call firefighters are at just as much risk as full-time firefighters.

The following data reflects the urgency and impacts of this crisis:

- A 2022 survey by the National Volunteer Fire Council found that 70% of volunteer fire departments are struggling to recruit and retain volunteers.
- A 2023 report by the US Government Accountability Office found that low pay is the most commonly cited barrier to recruiting and retaining firefighters.
- A 2023 study by the National Fire Protection Association found that the number of volunteer firefighters in the US has declined by 20% since 1990.

Specifically, to the Lakeville Fire Department we have a target of 90 firefighters and are currently staffed at 73 (81% of target) and trending downward.

CliftonLarsonAllen LLP Data

5/20 Vesting Calculations

	Annual Benefit Value			Fund Performance	
		10%	8%	5%	2%
2024	15,000	110.4	108.5	105.8	103
2025	15,000	115.3	111.6	106	100.7
2026	15,000	119.6	113.9	105.6	97.8 (289k)

Average Return-7.23%

LFD Years of Service (Current)

Years of service	# of active members
0 - 2 years	18
3 - 6 years	15
7 - 10 years	18
11 - 14 years	11
15 - 20 years	13
20 +	3
Total	78



Date: 1/22/2024

Cannabis Zoning Discussion

Proposed Action

Staff recommends adoption of the following motion: No formal action needed. Staff seeks direction on how to proceed with zoning cannabis uses/businesses.

Overview

Legalization of cannabis was signed into law on May 30, 2023. Commercial growing, processing, and retail sales will fall under the regulation of the new state Office of Cannabis Management (OCM), who will begin licensing as early as January 1, 2025. OCM will be responsible for all commercial regulation including licensing, split between cultivation, manufacturing, distribution, and retail. Cities are responsible for registration. If the business has a valid state license, passes the compliance checks, and has paid all the fees and taxes, the city must issue the registration. The State statute requires that a city must issue at least one registration per 12,500 residents. For Lakeville, this means at least six registrations.

Municipal regulations are generally preempted. Cities may not ban use (except in public spaces as the city has already done), possession, or transportation. Cities cannot prohibit businesses from operating if they are licensed by the state. However, cities do have a role when it comes to zoning. Cannabis businesses are viewed as any other type of legal business, subject to the City's general zoning regulations. A condition of obtaining a full-strength retail license will be demonstrating compliance with local zoning regulations. Local ordinances can be adopted to regulate reasonable restrictions on the time, place, and manner of operation of a cannabis business.

The statute also specifically mentions setbacks that may be incorporated into ordinances: 1,000 feet from a school and 500 feet from a daycare, residential treatment facility or "attraction within a public park that is regularly used by minors: like a playground, play field, etc." These limitations are not required but an option. The statute also specifically states that businesses can sell between 10:00 a.m. and 9:00 p.m.

Staff is asking the City Council to consider appropriate zoning districts for cultivation, manufacturing, distribution, and retail locations (dispensaries) and whether the uses should be permitted, conditional, interim, or accessory. The I-1, Light Industrial and I-2, General Industrial zoning districts allow for manufacturing, warehouse and distribution as permitted uses. Cultivation/manufacturing of cannabis is typically conducted internally due to temperature control requirements. However, staff recommends discussing the use of greenhouse structures, which would require amendments to design requirements in the industrial districts.

Retail sales are permitted in the C-1, Neighborhood Business District, C-2, Highway Commercial District, C-3, General Commercial District and C-CBD, Commercial-Central Business District. A dispensary would be considered a retail use. Considering the possible distance limitations allowed by statute, these retail districts are the most impacted by the limitations.

Two maps have been prepared that display the distance limitations over the zoning districts. The first, with all the permitted restrictions, and the second showing only the restrictions on schools and parks but not including daycares.

The Planning Commission provided input on the different types of cannabis uses (growing/manufacturing, distribution, and retail sales) and the appropriate zoning district(s) for each at their work session on November 16th. There was consensus that dispensaries should have distance limitations for schools and parks, but daycares are not necessary. The commission also spoke to the need to be consistent with how liquor stores are treated. The Economic Development Commission also discussed cannabis at their meeting on December 12, 2023. The commission concluded that ordinances should include requirements to mitigate odors in both manufacturing and retail establishments. The commission also felt starting with all allowed restrictions for dispensaries would be best with the ability to reduce the limits in the future.

Staff is seeking City Council input at this time so that zoning ordinances can be updated before the OCM begins issuing licenses (possibly as early as later this year). Policy questions include:

Should these uses be permitted, conditional, interim, or accessory?

Does the council want to distinguish between zoning districts (such as allowing in certain districts but not others)?

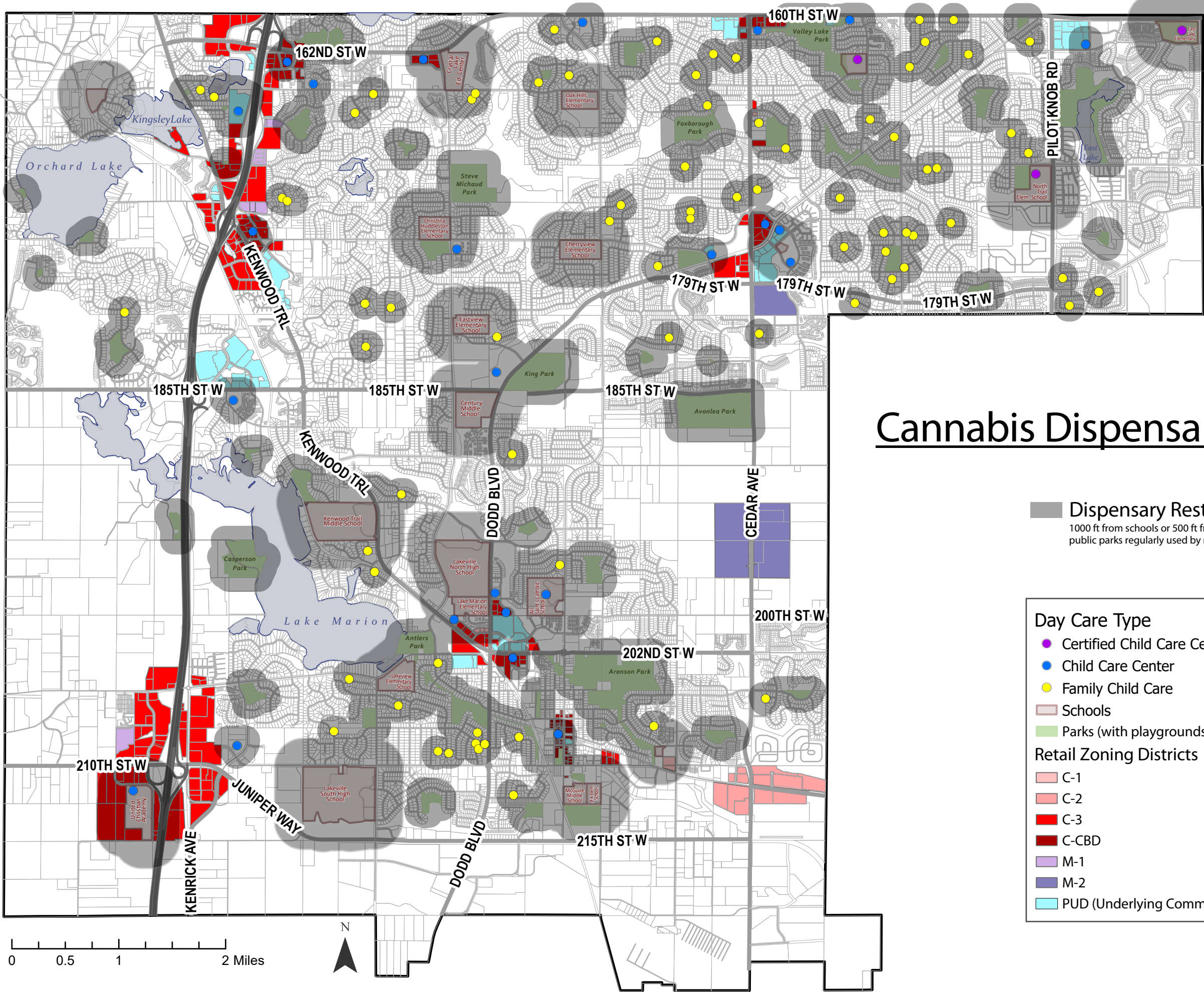
Does the council want to use the distance limitations as allowed by state statute (and/or for both schools and day care facilities)?

What other information does the council want to review prior to considering a zoning ordinance text amendment?

Supporting Information

1. Cannabis Dispensary Restrictions
2. Cannabis Dispensary Restrictions with No Daycare
3. Planning Commission Work Session Minutes November 16, 2023
4. Economic Development Commission Minutes December 12, 2023

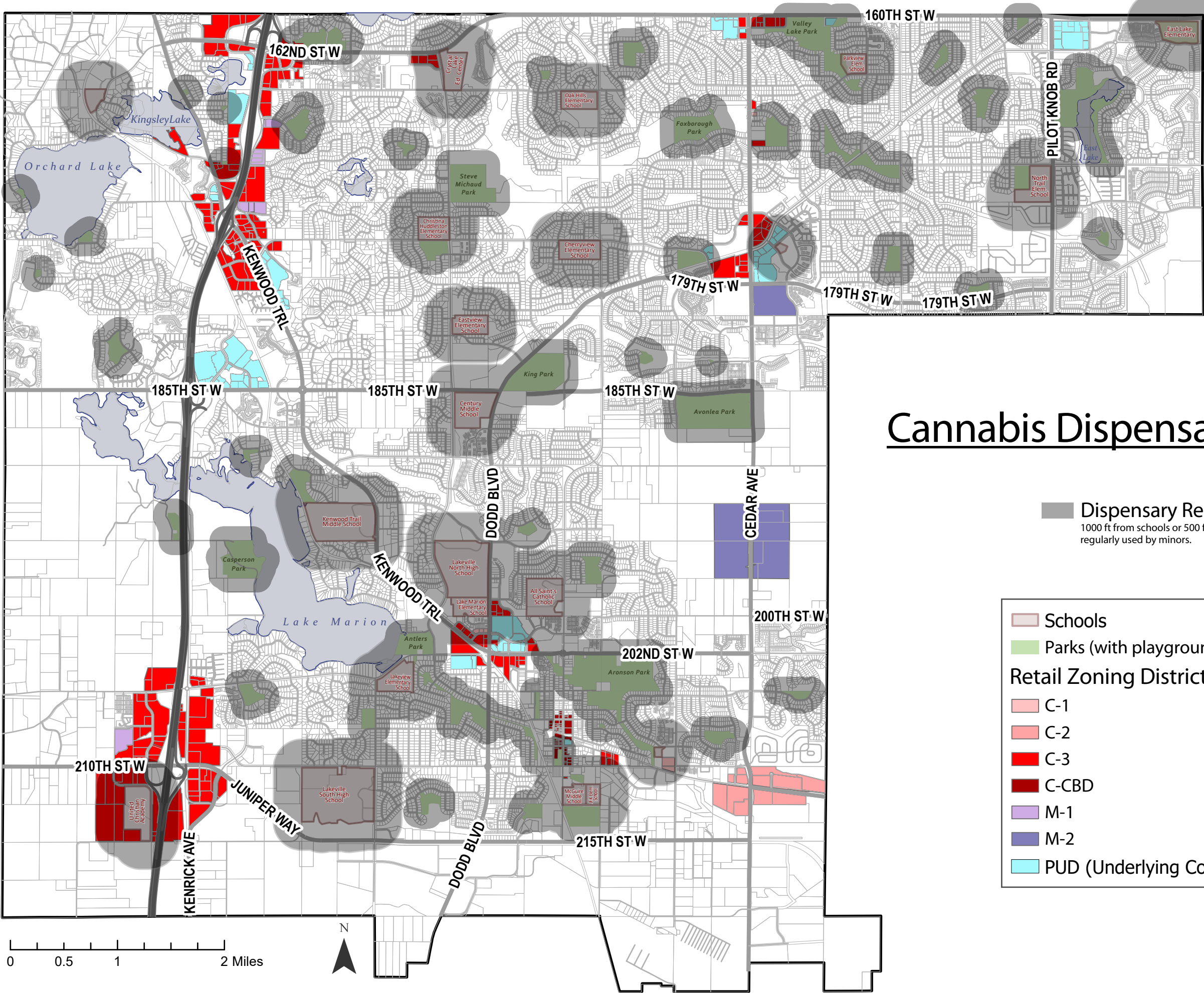
Financial Impact: \$0 Budgeted: No Source: Envision Lakeville Community Values: Safety Throughout the Community Report Completed by: Tina Goodroad, Community Development Director
--



Cannabis Dispensary Restrictions

Dispensary Restricted Area
1000 ft from schools or 500 ft from day care facilities & public parks regularly used by minors.

- Day Care Type**
- Certified Child Care Center
 - Child Care Center
 - Family Child Care
- Schools**
- Parks (with playgrounds, ball fields, etc.)**
- Retail Zoning Districts**
- C-1
 - C-2
 - C-3
 - C-CBD
 - M-1
 - M-2
 - PUD (Underlying Commercial Use)



Cannabis Dispensary Restrictions

 Dispensary Restricted Area
1000 ft from schools or 500 ft from public parks
regularly used by minors.

-  Schools
-  Parks (with playgrounds, ball fields, etc.)
- Retail Zoning Districts
-  C-1
-  C-2
-  C-3
-  C-CBD
-  M-1
-  M-2
-  PUD (Underlying Commercial Use)

**CITY OF LAKEVILLE
PLANNING COMMISSION WORK SESSION MINUTES
November 16, 2023**

Vice Chair Christine Zimmer called the work session to order at 6:00 p.m.

Members Present: Vice Chair Christine Zimmer, Scott Einck, Pat Kaluza, Brooks Lillehei, Jason Swenson, and Amanda Tinsley

Members Absent: Chair Jenna Majorowicz, Patty Zuzek, and Surya Ganesan

Staff Present: Planning Director Daryl Morey, Community Development Director Tina Goodroad, and Associate Planner Kris Jenson

Others Present: Steve Volauvka, Remedy Bar

Downtown Parking Study

Community Development Director Tina Goodroad presented the downtown parking study. She stated City staff and our consultant presented the draft study to downtown businesses and incorporated their feedback into the study. After the study is approved by the City Council, the recommendations contained in the study, including wayfinding signage, will be implemented.

The Planning Commission made the following comments:

- Timely snow removal is important to preserve downtown parking spaces in the winter. Director Goodroad stated the City is working to have snow removed from the City-owned parking lots more frequently.
- Access to businesses must be preserved during snow removal operations.
- It was noted that some residents sell on-street parking spaces during Pan-O-Prog. Staff noted that it is illegal and will inform the Police Department.
- Does the study incorporate bicycle parking at the trailheads? Director Goodroad stated that it does.

Cannabis Zoning Regulations

Director Goodroad presented background on the state legalization of cannabis in May 2023, which has created the need for City regulations and zoning as outlined in her November 7th memo. She stated full strength retail cannabis businesses cannot also sell the THC level products currently allowed today. She stated that businesses growing/manufacturing cannabis will be allowed in industrial zoning districts and businesses selling cannabis (dispensaries) will be allowed in commercial zoning Districts.

The Planning Commission made the following comments:

- If a dispensary is legally established meeting the distance requirements from a school, day care, etc. and a day care is established at a later date within the restricted distance, does the dispensary have to close?
- The dispensary distance restrictions established by the State should initially be incorporated into the City Code and then those regulations can be revisited to determine if they need to be adjusted.
- There was consensus that the distance restrictions for dispensaries should be limited to schools and parks and not day care centers.
- Concern was expressed about odor control, especially in the case of multiple tenant retail buildings.
- Does the State have a requirement concerning ventilation systems for dispensaries, especially in the case of a multiple tenant building?
- Should the City regulate cannabis dispensaries any differently than liquor and tobacco given that the product being sold is legal?
- Will a CUP be required for dispensaries and/or manufacturing?
- Concern was expressed about robberies since dispensaries are predominately a cash business.
- The commercial PUDs should be added to the Cannabis Dispensary Restrictions map.

The work session adjourned at 7:26 p.m.

Respectfully submitted,

Daryl Morey, Planning Director

**CITY OF LAKEVILLE
ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
December 12, 2023**

1. Chair Seiler called the meeting to order at 4:00 p.m. in the Marion Conference Room.

Members Present: Comms. Rick Bjorklund, Lowell Collman, Joe Eykyn, Bob Gillen, Jack Matasosky, Andrew Phillips, Don Seiler, Glenn Starfield

Ex-officio Members Present: Mayor Luke Hellier, City Administrator Justin Miller, Chamber President Krista Jech

Members Absent: Comm. Jessica Christiansen, Sara Lundberg

Staff Present: Tina Goodroad, Community Development Director; Kati Bachmayer, Economic Development Coordinator

2. **Approval of October 24, 2023 Meeting Minutes**

Comms. Collman / Gillen moved to approve the minutes of the October 24 meeting.
Motion carried unanimously.

3. **Downtown Parking Needs Assessment Presentation**

Ms. Goodroad presented the final outcomes of the Downtown Parking Needs Assessment. The study identified eight strategies to improve district-wide downtown parking. 1. Monitor utilization, 2. Create shared parking agreements, 3. Manage on-street parking for short-term users and patrons, 4. Revive existing public lots, 5. Consider revising the City's parking requirements, 6. Create dedicated employee parking, 7. Rekindle the Special Services District, 8. Adhere to snow removal policies. Based on these results, the City plans to making improvements to directional parking signage and the west public lot near Howland Avenue and 209th Street West, as well as place a trailhead amenity near the northwest corner of the west public lot.

Commissioners recommended promoting the trailhead amenity when it's in place as a way to encourage visitors to park in the west public lot. Comm. Matasosky encouraged the City to revisit its commercial and industrial parking ordinances to see if a reduction in required parking could be achieved while still meeting customer needs.

4. Cannabis Zoning Discussion

Ms. Goodroad presented information related the legalization of cannabis and the legislative impacts the City can expect. A similar conversation has been held with the Planning Commission and will be held with the City Council. EDC members were asked to provide feedback on city ordinances and zoning requirements regarding future cannabis retail establishments and growing or processing facilities. Many commissioners expressed concern around odor – both in a retail setting and industrial setting. It was recommended to add language to the city code that would address the odor concerns and require mitigation strategies to minimize it. Ms. Goodroad advised the EDC that city staff would consider defining terms related to cannabis businesses to remove any real or perceived ambiguity.

5. Project Updates

- a. **Development Update** – Ms. Bachmayer shared a PowerPoint presentation that highlighted recent business openings and celebrations. Two highlights included the ribbon cutting ceremony on November 17 at Allina Health Lakeville North Clinic and Panda Express's grand opening on November 28.

6. Marketing Efforts

- a. **Outreach** – N/A
- b. **Events** – N/A

Commissioners expressed an interest in a work plan for 2024 to identify key focuses and strategies for the group; external speakers at future meetings were encouraged.

7. Adjourn

Meeting adjourned at 4:54 p.m.

Respectively submitted by:

Kati Bachmayer, Economic Development Coordinator