MINUTES
CITY COUNCIL MEETING

October 6, 2025 - 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, Wolter
   Absent: Council Member Volk

   Staff Present: Justin Miller, City Administrator; Andrea McDowell Poehler, City Attorney; Julie Stahl, Finance Director; 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**
   Brian Koehn, with the organization *Moms Demand Action* spoke in support of legislation restricting assault weapons.

4. **Additional agenda information**
   None

5. **Presentations/Introductions**

   a. **Civic Pledge Proclamation**
   Mayor Lee proclaimed the week of October 6th-10th, 2025, as a week to stand together for respect, dialogue, and democracy.

   b. **Recognition of Police Department Promotions**
   Police Chief Paulson recognized recent promotions within the Lakeville Police Department, including the following staff:
   Lieutenants: Jeff Hanson, Thor Howe, and Jeremy Lerfald
   Sergeants: Thomas Danielson, Allison Shank, Nicholas Jacobson, Sarah Urman, and Casey King

   c. **Public Works Department Quarterly Update**
   Public Works Director Paul Oehme presented the Public Works 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, Wolter
Absent: Council Member Volk

a. Check Register Summary

b. Minutes of the 09/15/2025 City Council Meeting

c. Minutes of the 09/22/2025 City Council Work Session

d. Resolution Awarding Construction Contract and Authorizing Funding for Launch Park Wetland Restoration

e. Resolution Awarding Construction Contract to Sunram Construction for Stormwater Management Basin Maintenance

f. Amendment to Contract with Summit Fire Protection Corporation

g. Contract for City Hall Interior Painting

h. Contract for Lakeville Area Art Center Boiler Replacement

i. Authorize Funding and Approve Landscaping Services with Friedges Landscaping for Avonlea 4th Addition and Avonlea 5th Addition

j. Professional Services Supplemental Agreement to Repaint the Water Tower in the Dakota Heights Neighborhood

k. Lease Agreement for Storage of Public Works Equipment

l. Authorize Early Decertification of TIF 22 and Return Excess Tax Increment Funds to Dakota County

m. Call Public Hearing Relating to Imposition of Service Charge for Special Services District No.1

n. Resolution Approving the Selection of the Brazos Citation Software Solution

o. Kenyon Green Encroachment Agreement

p. Rescue Truck Purchase

q. Resolution Appointing Members to the Youth Advisory Commission

r. Change Order for Highview Ave Trail Repair and Laigle Ave Cul-de-sac Installation

s. DNR License for Utility to Cross Public Waters

t. Amend the 2025 General Fund and Building Fund Budgets

u. Resolution Authorizing Temporary Closing of City Streets for the Downtown Lakeville Boo (DLBoo) Event

v. Master Agreement with Lakeville Lacrosse for Facility Use

w. Contract with Action Target to Supply Tactical Wall System for the FiRST Center

x. Amelia Meadows 2nd Addition Final Plat

y. Master Agreement with Lakeville Baseball Association for Facility Use and Sponsorships

z. Supplemental Agreement with Irrigation by Design, Inc. (IBD) for King Park Irrigation Filtration Installation

aa. APPRO Development/NPL Expansion - Site Improvement Performance Agreement

bb. Naming Rights Agreement Between the City of Lakeville, Lakeville Baseball Association and Jeff Belzer's Todd Chevrolet, Incorporated for the Grand Prairie Park Grandstand

cc. Resolution Awarding Agreement for Abatement and Demolition with Rachel Contracting at 17622 Dodd Boulevard

dd. Supplemental Agreement with Bolton & Menk for Professional Services for Platting of 17622 Dodd Boulevard

ee. Marketplace At Cedar Final Plat

7. Action Items

a. Acknowledge Receipt of 2024 Annual Comprehensive Financial Report

Finance Director Stahl presented the 2024 Annual Comprehensive Financial Report (ACFR) and auditor communications for City Council review and approval. The audit, conducted by CliftonLarsonAllen, LLP, resulted in an unmodified opinion indicating the City's financial statements fairly present its financial position as of December 31, 2024.

Mr. Ezra Koetz, Manager with CliftonLarsonAllen, provided an overview of the audit findings. The report was finalized and submitted to the State Auditor's Office and the Government Finance Officers Association by the extended September 30, 2025 deadline. The delay was attributed to staff transitions and the City's ERP conversion process. Staff anticipates the 2025 report will return to the standard schedule.

Motion was made by Bermel, seconded by Wolter, to acknowledge receipt of the City of Lakeville Annual Comprehensive Financial Report for the Year Ended December 31, 2024.
Roll call vote was taken on the motion. Ayes - Hellier, Bermel, Lee, Wolter
Absent: Council Member Volk

b. Public Hearing on the application for LFT Club Operations Company, Inc. dba "Life Time" for an On-Sale Intoxicating Liquor License

Life Time, 18425 Dodd Boulevard, applied for an On-Sale Intoxicating Liquor License to serve alcoholic beverages at its Outdoor Bistro and pool deck. The business currently holds an On-Sale Wine and 3.2% Malt Liquor License. A background investigation conducted by the Police Department revealed no basis for denial.

Mayor Hellier opened the public hearing at 6:49 p.m.
There were no public comments.

The Mayor closed the public hearing at 6:50 p.m.

Motion was made by Lee, seconded by Bermel, to grant an On-Sale Intoxicating Liquor License for LFT Club Operations Company, Inc. at 18425 Dodd Boulevard.
Roll call vote was taken on the motion. Ayes - Hellier, Bermel, Lee, Wolter
Absent: Council Member Volk

c. Public Hearing for the Proposed 2026-2030 Capital Improvement Plan and Street Reconstruction Plan and the Intent to Issue General Obligation Street Reconstruction Bonds and General Obligation Capital Improvement Bonds

Finance Director Julie Stahl, and City Engineer Zach Johnson presented the proposed 2026–2030 Capital Improvement Plan (CIP) and Street Reconstruction Plan, along with a resolution declaring the City's intent to issue general obligation street reconstruction bonds and general obligation capital improvement bonds.
The CIP provides the financial framework for infrastructure improvements over the next five years and was previously discussed at the August 25, 2025, work session. Following coordination with Dakota County and further staff review, several project adjustments were made, including schedule changes, cost updates, and fund consolidations.The Planning Commission reviewed the 2026–2030 CIP at its September 18, 2025 meeting and recommended adoption, finding the plan consistent with the Comprehensive Plan.Adoption of the resolutions provides the City with the flexibility to issue bonds for eligible projects as outlined, but does not authorize specific bond sales or project approvals. Approval of the Street Reconstruction Plan required a two-thirds vote of the Council.
Mayor Hellier opened the public hearing at 7:03 p.m.

Bob Erickson, 19081 Inndale Drive, addressed the City Council. Mr. Erickson added that if project 2609 is approved, it would be subject to the AUAR approval.

There were no other public comments.

Motion was made by Bermel, seconded by Lee, to close the public hearing at 7:08 p.m.
Voice vote was taken on the motion. Ayes - Hellier, Bermel, Lee, Wolter
Absent: Councilmember Volk

Motion was made by Bermel, seconded by Wolter, to approve all three of the 1) Resolution Adopting the 5-Year Capital Improvement Plan (2026–2030) and Approving the Issuance of General Obligation Capital Improvement Bonds, 2) the Resolution Adopting the 5-Year Street Reconstruction Plan (2026–2030) and Approving the Issuance of General Obligation Street Reconstruction Bonds, and 3) the Resolution Declaring the Official Intent of the City of Lakeville to Reimburse Certain Expenditures from the Proceeds of Bonds to be Issued by the City.
Roll Call vote was taken on the motion. Ayes - Hellier, Bermel, Lee, Wolter
Absent: Council Member Volk

d. Public Hearing and Resolution Adopting Assessment for Unpaid Special Charges

Finance Director Julie Stahl, presented information regarding the assessment of unpaid special charges to property taxes in accordance with State Statute. These charges include costs incurred by the City for nuisance abatement activities such as grass mowing, weed removal, property maintenance, false alarm fees, unpaid utility bills, and tree removal charges.

Public notice of the assessment hearing was mailed to affected property owners, posted on the City's website, and published in the newspaper. Delinquent Utility Bills: Delinquent utility accounts will be certified to property taxes, including a $50 service charge and interest at a rate of 18% per annum from October 6, 2025, through December 31, 2026. Approximately six percent of Lakeville utility customers are affected by the certification process. Nuisance Abatement and False Alarm Charges Affected parcels will be assessed the actual contractual costs incurred, reinspection fees, a $50 administrative fee, and interest at 18% per annum from October 6, 2025, through December 31, 2026. Tree Removal Charges Affected parcels will be assessed the actual contractual cost incurred, a $50 administrative fee, and interest at a rate of 4.3% per annum for the assessment period specified.

Mayor Hellier opened the public hearing at 7:11 p.m.

There were no comments from the public.

Motion was made by Lee, seconded by Wolter, to close the public hearing at 7:12 p.m.
Voice vote was taken on the motion. Ayes - Hellier, Bermel, Lee, Wolter
Absent: Council Member Volk

Motion was made by Lee, seconded by Bermel, to approve the Resolution Adopting Assessments for the Unpaid Special Charges.
Voice vote was taken on the motion. Ayes - Hellier, Bermel, Lee, Wolter
Absent: Council Member Volk

e. Chart House Conditional Use Permit Amendment and Variance

George Maverick, owner of the Chart House restaurant and banquet facility, requested approval to demolish the existing detached bar building and construct a new 2,660-square-foot structure.

Community Development Director Tina Goodroad explained the project requires a variance from the minimum setback from Kingsley Lake and an amendment to the existing conditional use permit to allow impervious surface coverage exceeding 25%, but remaining below the 50% maximum permitted for a natural environment lake. The Planning Commission held a public hearing on September 18, 2025, and received no public comments. The Commission unanimously recommended approval of the conditional use permit amendment and variance, subject to the conditions outlined in the resolutions.

Motion was made by Wolter, seconded by Bermel, to approve 1) a conditional use permit amendment to exceed 25% impervious surface and the findings of fact, and 2) a variance from the minimum setback requirement from Kingsley Lake and the findings of fact for 11287 Klamath Trail
Roll call vote was taken on the motion. Ayes - Hellier, Bermel, Lee, Wolter
Absent: Council Member Volk

f. Launch Park Fourth Addition Preliminary and Final Plat

Jim French, with Lakeville Flexspace, LLC, submitted a preliminary and final plat for Launch Park Fourth Addition, consisting of one lot and one outlot on a 20-acre parcel.

Community Development Director Tina Goodroad provided the background information from the staff report and added that Lot 1 (eight acres) is proposed for a garage condominium development, which is a permitted use in the I-2, General Industrial District. The outlot (12 acres) is reserved for future industrial development. The Planning Commission held a public hearing on September 18, 2025, and received no public comments. The plans were reviewed by Community Development, Fire, Engineering, and Parks & Recreation staff. Final plat approval is contingent upon execution of the Development Contract, which will be presented to the City Council once finalized.

Motion was made by Bermel, seconded by Wolter, to approve a resolution approving the preliminary and final plat of Launch Park Fourth Addition.
Roll call vote was taken on the motion. Ayes - Hellier, Bermel, Lee, Wolter
Absent: Council Member Volk

g. Spirit of Brandtjen Farm Commercial 7th Addition Preliminary and Final Plat

Rodney Hintz, with MSP Commercial Pilot Knob LLC, requested approval of the Spirit of Brandtjen Farm Commercial 7th Addition preliminary and final plat consisting of one lot and one outlot to allow construction of a 9,205-square-foot commercial building to house the Grow Pediatrics clinic and additional tenant space. The request also included vacation of an underlying public drainage and utility easement associated with the site.

Community Development Director Tina Goodroad provided the staff report and explained that the property is located south of 160th Street (CSAH 46) and east of Pilot Knob Road (CSAH 31), directly south of Valvoline Instant Oil Change and north of Hy-Vee. The Planning Commission held a public hearing on September 4, 2025, and unanimously recommended approval of the plat and easement vacation. No public comments were received.

Motion was made by Lee, seconded by Bermel, to approve 1) a resolution approving the Spirit of Brandtjen Farm Commercial 7th Addition preliminary and final plat, and 2) a resolution vacating a public drainage and utility easement.
Roll call vote was taken on the motion. Ayes - Hellier, Bermel, Lee, Wolter
Absent: Council Member Volk

8. Unfinished Business

None

9. New Business

None

10. Announcements

a. Next City Council Meeting October 20, 2025

b. Next City Council Work Session October 27, 2025

11. Adjourn

Motion was made by Lee, seconded by Wolter, to adjourn at 7:30 p.m.
Voice vote was taken on the motion. Ayes - Hellier, Bermel, Lee, Wolter
Absent: Council Member Volk

Respectfully Submitted,

Ann Orlofsky, City Clerk	Luke M. Heller, Mayor