



MINUTES CITY COUNCIL WORK SESSION

April 28, 2025 - 7:00 PM

Lakeville City Hall, Marion Conference Room

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

Mayor Hellier called the meeting to order at 7:00 p.m.

2. Citizen Comments

Bob Erickson addressed the City Council about the events at the Lakeville Area Arts Center.

3. Discussion Items

a. Presentation of the 2024 Dakota County Housing Needs Assessment

At the April 28, 2025, work session, Patrick Bowen from Bowen National Research presented key findings from the countywide Housing Needs Assessment, with specific insights for Lakeville. Dakota County Commissioner Mary Liz Holberg, Commissioner Bill Droste, Community Development Director Tony Schertler, and Community Development Staff Lisa Alfson were also in attendance. The study projects continued household growth in Lakeville through 2029, particularly among adults aged 25–34 and those 65 and older. All new renter households are expected to earn \$50,000 or more, while new homeowners are projected to earn over \$100,000. Approximately 13,000 individuals commute into Lakeville for work daily, many of whom represent potential future residents if housing options were more attainable.

Lakeville's housing market is facing significant challenges in both rental and ownership segments. Over 500 households live in substandard housing, and more than 4,300 are cost-burdened. Affordable rental options are extremely limited, with 0% vacancy among affordable units and rents ranging from \$1,900 to \$3,400 for non-conventional rentals. For-sale inventory is also critically low, with a 0.6% availability rate, and most homes are priced above \$400,000. These conditions contribute to substantial housing gaps: Dakota County is short an estimated 8,339 rental units and 20,113 for-sale units between 2024 and 2029, with Lakeville contributing notably to these figures.

The report recommends several strategies, including increasing development capacity, setting short- and long-term housing goals, encouraging collaboration between the County and municipalities, and supporting senior and workforce housing. Other actions include regulatory updates, expanded outreach, and fostering public-private development partnerships. These measures aim to improve affordability, housing availability, and meet the diverse needs of current and future residents.

The City Council asked several questions related to rental properties: are the management companies local or national, and if the study can clarify who is moving into rentals by age group and income level. Patrick Bowen explained that the data that was collected is not granular enough to get that detailed. The City Council asked the member from Dakota County to provide them with different ideas and incentives to help the City fill the gaps.

b. 2025-2026 City of Lakeville Hunting Map

Park and Recreation Director Joe Masiarchin explained that each year, staff reviews the current hunting map to determine whether any changes are needed to the permitted hunting zone. Staff has proposed several changes in 2025 as a result of the new development in the city. The changes are noted in the delineated red areas on the map that was provided to the City Council in their packet.

Additionally, staff requested updates to the hunting rules to ensure they align with the current City Ordinance.

The City Council reviewed the proposed changes to the map and the hunting rules and agreed with all suggested changes.

c. FiRST Center Membership Plan

Assistant City Administrator Allyn Kuennen and Police Chief Brad Paulson laid out the marketing plan for memberships to the FiRST Center. Staff has reviewed different membership models from several public safety training facilities throughout the metro area to ensure Lakeville's membership cost and benefits are consistent with those around us, while providing the annual income required to operate the facility.

The City Council directed staff to move forward with the marketing plan for memberships.

4. Items for Future Discussion

Council member Wolter requested a future discussion on trash hauling in the City.

5. Committee/ City Administrator Updates

Bermel: Attended the recent I-35 Solutions Alliance meeting. The group discussed upcoming construction.

Wolter : Attended LUAC

Hellier: Announced that he and Councilmember Lee would be attending the ALF Ambulance Board meeting on Thursday. They will receive a tour of the new facility.

Volk: Attended the Lakeville Arenas Board of Directors meeting and stated that the Personnel Committee will meet in May.

6. Adjourn

Motion was made by Volk, seconded by Wolter, to adjourn at 8:17 p.m.

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

Respectfully Submitted,

Taylor Snider, Assistant to the City Administrator

Luke M. Heller, Mayor