



MINUTES CITY COUNCIL MEETING

**December 1, 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, 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; Fire Chief, Mike Meyer; Human Resource Director, Alissa Frey; City Engineer, Zach Johnson

3. Citizen Comments

Beth Loudon, 12330 210th Street West, addressed the City Council regarding the Southwest Study Area AUAR review and submitted two handouts for the record. She stated her opposition to the proposed amendments to the 2040 Comprehensive Plan and related zoning map changes.

Bob Erickson, 19081 Inndale Drive, addressed the City Council regarding the Southwest Study Area AUAR review and submitted a handout for the record.

4. Additional agenda information

Lakeville Baseball Association requested that Item 6.d, AIM Electronics, Incorporated Proposal for the Purchase of an Outdoor Video Display and Accessories for the Grand Prairie Park Baseball Facility, be removed from the agenda.

5. Presentations/Introductions

a. Swearing-In & Badging of Firefighters

Fire Chief Mike Meyer introduced four new Fire Fighters at the meeting.

b. Park and Recreation Quarterly Report

Park and Recreation Director Joe Masiarchin presented Park and Recreations Quarterly Report.

6. Consent Agenda

Motion was made by Bermel, seconded by Wolter, to remove Item D (AIM Electronics,

Incorporated – Proposal for the Purchase of an Outdoor Video Display and Accessories for the Grand Prairie Park Baseball Facility), to move Item H (Resolution Abating the Reassessment for Removal of a Hazardous Building) to Action Items as 7A, and to approve the agenda as amended.

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

- a. Check Register Summary**
- b. Minutes of the 11/17/2025 City Council Meeting**
- c. Joint Powers Agreement Regarding the Domestic Preparedness Committee**
- d. ~~AIM Electronics, Incorporated Proposal for the Purchase of an Outdoor Video Display and Accessories for Grand Prairie Park Baseball Facility~~**
- e. Final Order for the Southwest Study Area Alternative Urban Areawide Review (AUAR)**
- f. Grant Agreement with Minnesota Department of Natural Resources for East Lake Habitat Improvements Phase 2**
- g. 2026 Community Waste Abatement Grant Agreement with Dakota County**
- i. Teamsters Labor Agreement 2026-2027**
- j. 2026 Pay Plan Resolutions**
- k. Police LELS MOU for 2026 Wages**
- l. Preserve of Lakeville Fourth Addition Contract Amendment**
- m. Easement Acquisition Agreement for 185th Street Improvements**
- n. Accepting Donation of Real Property**

7. Action Items

h. Resolution Abating the Reassessment for Removal of a Hazardous Building

Motion was made by Lee, seconded by Volk, to approve a Resolution Abating the Reassessment for Removal of a Hazardous Building.

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

a. Kyla Crossing Second Addition Preliminary Plat, Comprehensive Plan and Zoning Map Amendments

Bill Ryan, with Topaz, LLC, presented his proposal for Kyla Crossing Second Addition. The proposal includes 18 single-family lots on 7.64 acres located north of Kenwood Trail and west of Ipava Avenue.

Community Development Director Goodroad provided the staff report and added that this request includes amending the 2040 Comprehensive Land Use Plan from Medium/High Density Residential to Low Density Residential to reflect the proposed density of 3.0 units per acre, and a corresponding Zoning Map amendment from RM-2, Medium Density Residential District, to RST 2, Single and Two-Family Residential District. The Planning Commission held a public hearing on November 20, 2025, and one comment was recieved. The applicant submitted a revised landscape plan on November 20 to address Stipulation No. 8 from the November 10 planning report. The Planning Commission unanimously recommended approval.

Motion was made by Volk, seconded by Wolter, to approve a resolution approving the Kyla Crossing Second Addition preliminary plat, a resolution approving Comprehensive Plan Amendment, and an ordinance approving a Zoning Map amendment, and adopt the findings of fact dated December 1, 2025.

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

b. Public Hearing on Ordering Improvements and Preparation of the Plans for the 2026 214th Street Reconstruction Project

Public Works Director Paul Oehme presented the Feasibility Report for the 2026 214th Street Reconstruction Project and reviewed the purpose of the public hearing, as required under Minnesota Statutes Chapter 429.

The project includes the reconstruction of portions of roadway within Imperial First Addition, Airlake Industrial Park 1st Addition, and Airlake Development Addition. Staff provided an overview of the project scope, estimated project cost of \$577,374, proposed assessment area, estimated assessments, and the City's Assessment Policy. Notice of the hearing was published and mailed to affected properties as required.

Mayor Hellier opened the public hearing at 6:50 p.m.

There were no comments from the public.

Motion was made by Bermel, seconded by Lee, to close the Public Hearing at 6:51 p.m. Voice vote was taken on the motion. Ayes - Hellier, Bermel, Lee, Volk, Wolter

City Council added that the project was necessary and feasible.

Motion was made by Bermel, seconded by Wolter, to adopt a resolution ordering the improvements and authorizing the preparation of plans and specifications for the 2026 214th Street Reconstruction Project, City Project 26-01.

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

c. Public Hearing on the Adoption of a Fee Schedule by Ordinance

Finance Director Julie Stahl explained that approval of the ordinance and accompanying resolution will update the City's permit, planning, engineering, connection, and other development-related fees, as well as revise the overall fee schedule following the required public hearing. She noted that the proposed 2026 updates reflect the annual cost-of-service review and prior Council work session discussions, and include adjustments to park shelter rental fees and the utility bill late payment charge.

Mayor Hellier opened the public hearing at 6:54 p.m.

There were no comments from the public.

Motion was made by Wolter, seconded by Volk, to close the public hearing at 6:55 p.m. Voice vote was taken on the motion. Ayes - Hellier, Bermel, Lee, Volk, Wolter

Motion was made by Wolter, seconded by Lee, to adopt the Ordinance Adopting Fees, a Summary Publication of Ordinance, and the Resolution Adopting the Fee Schedule. Roll call was taken on the motion. Ayes - Hellier, Bermel, Lee, Volk, Wolter

d. Public Budget Meeting (Truth In Taxation) for 2026 Property Tax Levy and Budget

Finance Director Julie Stahl presented the 2026 proposed property tax levy and budget as required under Minnesota's Truth-in-Taxation laws. The presentation included an overview of levy changes, budget impacts, and estimated tax effects for residential and commercial properties. The proposed 2026 levy totals \$51,986,475, representing a 6.4% increase from 2025 and a decrease from the preliminary levy adopted in September.

Budget summaries were presented, showing total 2026 revenues of approximately \$200.9 million and expenditures of \$218.7 million across all funds. The adopted General Fund budget includes \$47.37 million in revenues and \$46.53 million in expenditures, resulting in a projected net increase in fund balance.

Mayor Hellier opened the public hearing at 7:07 p.m.

There were no comments from the public.

Motion was made by Lee, seconded by Volk, to close the public hearing at 7:08 p.m.

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

The City Council thanked staff for their hard work in preparing the 2026 budget and for their efforts to keep the levy increase low and reasonable.

Motion was made by Lee, seconded by Bermel, to adopt the Resolution Adopting the 2026 Final Tax Levy, the Resolution Adopting the 2026 Budget, and the Resolution Authorizing the Purchase and Disposal of Vehicles and Equipment.

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

8. Unfinished Business

None

9. New Business

None

10. Announcements

a. Next Work Session December 8, 2025

b. Next City Council Meeting December 15, 2025

11. Adjourn to a closed session

a. Motion to close the meeting to conduct a performance evaluation of City Administrator Justin Miller pursuant to MN Statute 13 D.05 subd. 3(a)

Motion was made by Wolter, seconded by Volk, to close the meeting at 7:13 p.m. to conduct a performance evaluation of City Administrator Justin Miller pursuant to MN Statute 13D.05 subd. 3(a).

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

Respectfully Submitted,

Ann Orlofsky, City Clerk

Luke M. Heller, Mayor