CITY OF LEXINGTON
WORKSHOP AGENDA
Thursday, November 21, 2019
Immediately following Council meeting
City Hall

1. **Call to Order:** Mayor Murphy

2. **Roll Call:** DeVries – Harris - Hughes

3. **Discussion Items:**

   A. Discuss Revised 2020 Proposed Budget — pp. 1-3
   B. Discuss Utility Rates – Water – Sewer – Stormwater — pp. 4-9
   C. Discuss Notice of Violation Gross Alpha Maximum Contaminant Level — pp. 10-17
   D. Discuss Proposed Lexington Lofts Development — pp. 18

4. **Staff Input**

5. **Council Input**

6. **Adjourn**

To:	Mayor Murphy and Council Members
From:	Bill Petracek, City Administrator; Hristo (Chris) Galiov, Finance Director
Date:	November 14, 2019
Re:	(Revised) 2020 Proposed Budget

In this memo you will find:

Item A. – Proposed Levy and Budget Transfers: This is a revised breakdown of the proposed levy and budget transfers that the finance director and I are recommending we execute in the 2020 Budget. This will ensure that your revenues and expenses will balance in each accounting fund based on the proposed budgetary expenses.

If you recall, I had discussed at the October 17th Council Workshop 2020 Budget discussions that if the Lexington Lofts project was not approved, we would need to increase the General Levy by 3% to increase our revenues for the 2020 Budget.

With the Lexington Lofts project not moving forward at this time, and the loss of the anticipated revenue collected from the fees paid for the project – building permit, sale of property, water and sewer connection fees, park dedication fees - we are recommending a 3% increase to the General Levy, which equates to $30,695.17 increase to our revenues for the forthcoming year to fund our increase to the General Fund operations and maintenance budget. This would have been offset by the sale of Tot Park revenue and building permit fees. We should increase the General Levy more than 3%, but we can make due with a combination of levy increase and fund balance transfer.

Item B. – Recommended Budget Priorities: With the recalculation of the proposed 2020 Budget, here are my recommendations for the budget priorities and the items I would recommend that be excluded– highlighted in red - in next year's budget, due to the amount of 2020 revenues available. We will have discussions about these recommended priorities at the workshop.

A. Proposed Levy and Budget Transfers

1. We will need to increase the General Levy 3% to offset the increase General Fund operations and maintenance budget expenses with a $40,000 transfer from General Fund reserves.
2. We recommend not transferring $25,000.00 from the Capital Fund revenue to reduce the Debt Levy and let the Debt Levy fund the debt for past street projects – Hamline Ave, Flowerfield Road, Restwood Road, North and South Highway Drive.
3. Transfer $125,000 from Liquor Fund to General Fund to offset General Levy
4. Transfer $150,000 from Lovell Fund to General Fund for Parkview lawsuit
5. $130,000 available from Park Dedication fees for Memorial Park improvements
6. We will be having a discussion in November about adjusting the water and sewer utility fees.

B. Recommended Budget Priorities

General Fund

1.	Tree trimming and removal	**$20,000**

Capital Improvements Fund

1.	Salt Storage Shed (additional funds)	**$50,000**
2.	Grounds Improvement at City Hall	**$16,000**
3.	Memorial Parks Road asphalt and parking lot upgrades	**$20,000** **(Split Park Dedication/Capital)**
4.	Street Improvement – Mill & Overlay Jackson Ave	**$94,400**
5.	Skid Loader (Split water/sewer/capital)	**$36,000**
6.	Woodland Road street improvements	**$112,463**
7.	Dunlap Avenue improvements	**$ 43,612.**

Fire Equipment Replacement Fund/Fire Relief 10%Fund

No Requests for 2020 Budget **$0.00**

Enterprise Funds: -

Water Utility

1.	Utility billing /SCADA computer upgrades	(Split Water/Sewer)	**$12,500**
2.	Meter Reading Software Upgrade – Badger		**$3,500**
3.	Meter Reading Softward Upgrade – Banyon		**$3,000**
4.	Skid Loader -	(Split water/sewer/capital)	**$12,000**

Sewer Utility

1.	Utility billing /SCADA computer upgrades	(Split Water/Sewer)	**$12,500**
2.	Skid loader –	(Split water/sewer/capital)	**$12,000**

Liquor Fund

1.	Beer Department expansion	**$40,000**
2.	Municipal Liquor Store North Parking Lot repairs (Mill & Overlay)	**$30,000**
3.	Digital Sign replacement	**$50,000**

Special Funds

Park Dedication Fund

1.	Memorial Parks Road asphalt and parking lot upgrades	**$130,000**
($130,000 Park Dedication fees/$20,000 Capital Fund monies		
2.	**Concession Stand Remodel Architect**	**$25,000**
3.	**Concession Stand Improvements**	**$25,000**
4.	**Riding fertilizer**	**$16,000**

To: Mayor Murphy and City Council
From: Bill Petracek, City Administrator
Date: November 14, 2019
Re: Utility Rates – Water – Sewer - Stormwater

For discussion, I have enclosed a copy of a utility rate study that we received for participating in the survey process. Nexus, the company that conducted the study, is an advanced engineering and environmental service-consulting firm that specializes in water and wastewater resources consulting.

The study surveyed utility providers that primarily serve populations of 5,000 people or less throughout Minnesota, North Dakota, South Dakota, Montana, Wyoming, Iowa, and Utah. I have enclosed the survey conducted only on Minnesota communities of less than 5,000 people.

As you will note, of the communities that were surveyed in Minnesota, the City of Lexington ranked the lowest for combined monthly charges for water, wastewater, and storm water utility rates. This is not something that we should take pride in. All this says is that we are not charging enough to our users to maintain our water, sewer, and storm water utility systems. This is an extremely dangerous path to continue and jeopardizes the future maintenance of our utilities.

I want you to take into consideration that our Water Fund that maintains our water system currently does not have any financial reserves, which is the result of remodeling our well house in 2016-17. We have many projects – fire hydrant replacement, water tower painting, and others - that need to be completed. These projects are on hold because we do not have any reserves to cover the costs.

In addition, our storm water fund has been operating at deficit for many years. This is not as critical as our water and sewer funds, but it is something that we need to address and fix in 2020.

I am strongly recommending that we increase our water and wastewater rates 5% for 2020, and plan for another 5% rate hike in 2021 until we are charging an adequate amount. In addition, we would re-evaluate our rates in 2022.

We also are in the process of recalculating our storm water utility rates, as well. The city engineer will be providing a recommendation in 2020 for those new charges.

SURVEY BACKGROUND

We are pleased to present this compilation of the 2019 regional water, wastewater, stormwater, and solid waste utility rates, as well as commercial water and wastewater utility rates. The following pages summarize the typical residential monthly bills for each utility (excluding solid waste). The bills are based on 6,000 gallons of water and wastewater usage, although we realize that some communities either round up or down based on the volume of water used and wastewater generated. The monthly stormwater charges are also reported. Individual comparisons of the water, wastewater, stormwater, and solid waste utilities are presented, along with a typical total utility bill comparison based on the combined monthly cost of these services (excluding solid waste). Communities surveyed included primarily those serving less than 5,000 people throughout Minnesota, North Dakota, South Dakota, Montana, Wyoming, Iowa, and Utah.

You will readily note that the monthly utility costs among communities are highly variable. This can be attributed to a number of factors, such as water source, community size, presence/absence of a mechanical wastewater treatment plant, topography, condition of the existing infrastructure, and local policies relative to depreciation and capital improvement funding.

The information presented can be used to determine where a community would rank based on a typical monthly residential utility bill with consumption of 6,000 gallons, bearing in mind this variability.

This survey was conducted both as support for ongoing revenue adequacy, cost of service, and rate planning analyses underway by AE2S Nexus and as a planning resource for communities in the region. On a regional and national scale, utilities are responding to economic challenges through increased operational efficiencies, comprehensive capital improvement planning, and judicious rate planning. Forecasting required rate increases in conjunction with capital improvement planning enables utilities to meet annual operation and maintenance cash flow requirements, as well as provide sufficient funds for needed capital improvements. Financial planning is an integral part of comprehensive asset management. In terms of rate planning and design, knowledge of the cost of service associated with serving individual customer classes assists in making equitable and justifiable rate planning decisions. Annual review of capital improvement planning, revenue adequacy, and rate planning is a critical step toward achieving and maintaining financial health for your utility.

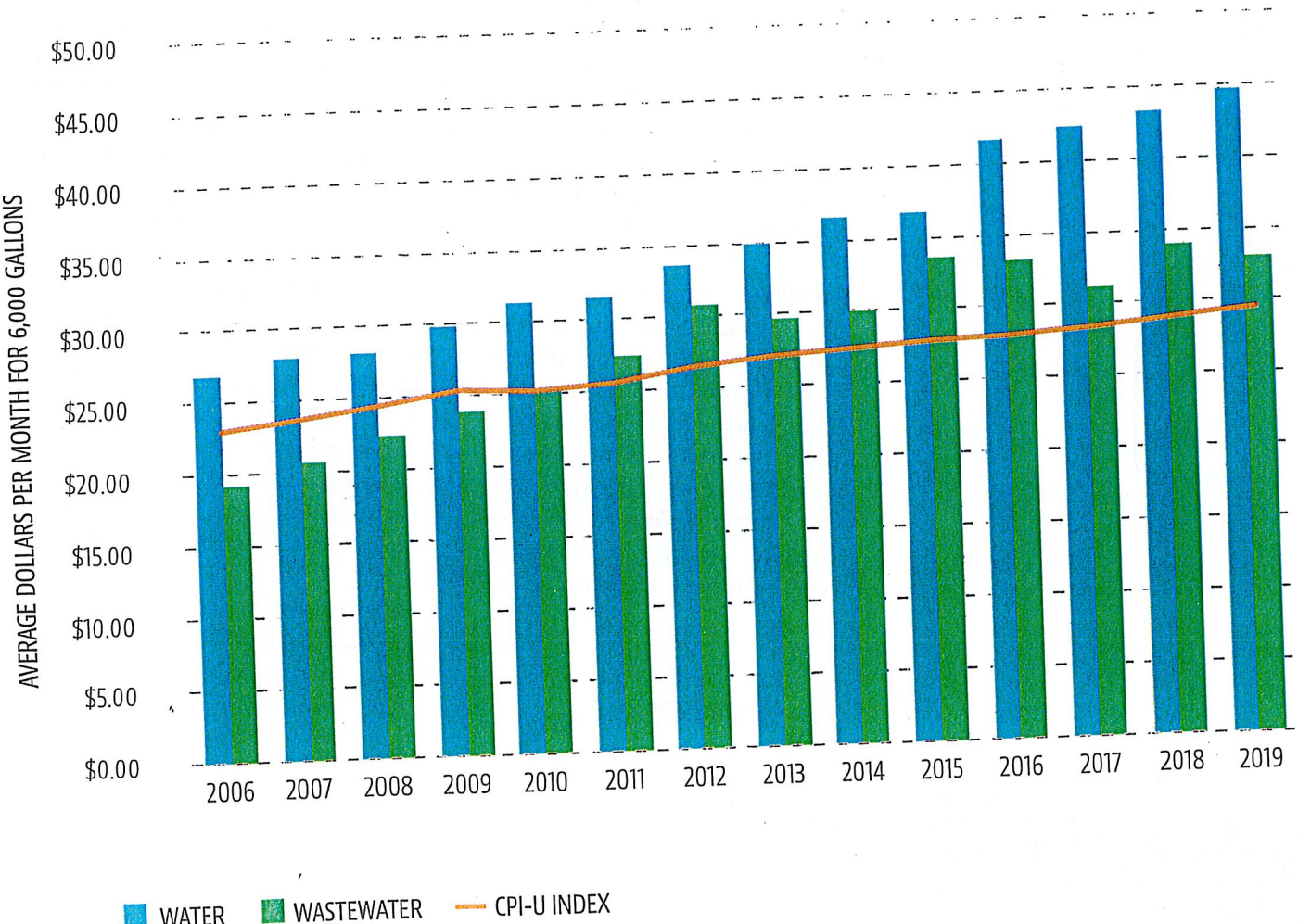
If there is anything we can do to improve the quality of this survey in the future, please let us know. If you have questions about this survey, or if you would like more information about our financial/asset management services, please contact Shawn Gaddie at 701-746-8087 or Shawn.Gaddie@ae2s.com.

INCREASING CHARGES FOR WATER AND WASTEWATER SERVICE

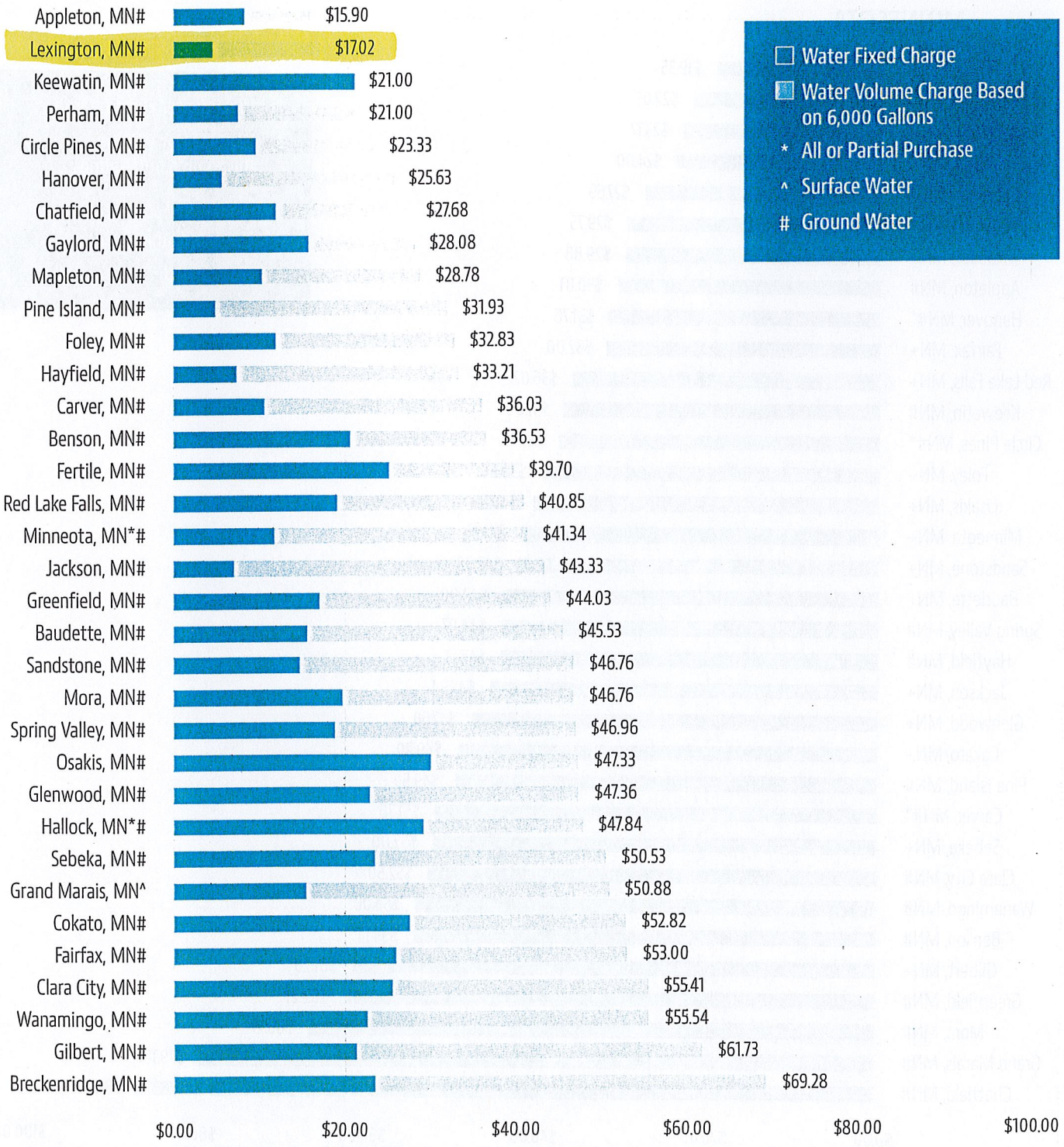
The graph below depicts the change in the average cost of water and wastewater service to residential users over 14 years. The blue and green bars represent the average residential charge for 6,000 gallons of water and wastewater, respectively, each year based on data provided by survey respondents in that year. The orange line illustrates the Consumer Price Index for all urban consumers (CPI-U) each year. The CPI-U price statistic is a general indication of inflation or deflation, measured as the average change in the price of consumer items—goods and services that people buy for day-to-day living. The CPI-U (orange line) on the graphic below illustrates the general percent change in goods and services from one year to the next.

A comparison between the blue and green bars to the CPI-U gives an indication of how the average cost of water and wastewater utility service, respectively, has changed since 2006 as compared to one measurement of inflation/deflation. These changes could be a reflection of a number of factors, such as capital improvements driven by regulatory mandates, efforts to catch up on deferred capital investment, capital investment and rate increase initiatives to address water supply issues related to drought, and efforts to implement sustainability measures such as full-cost pricing.

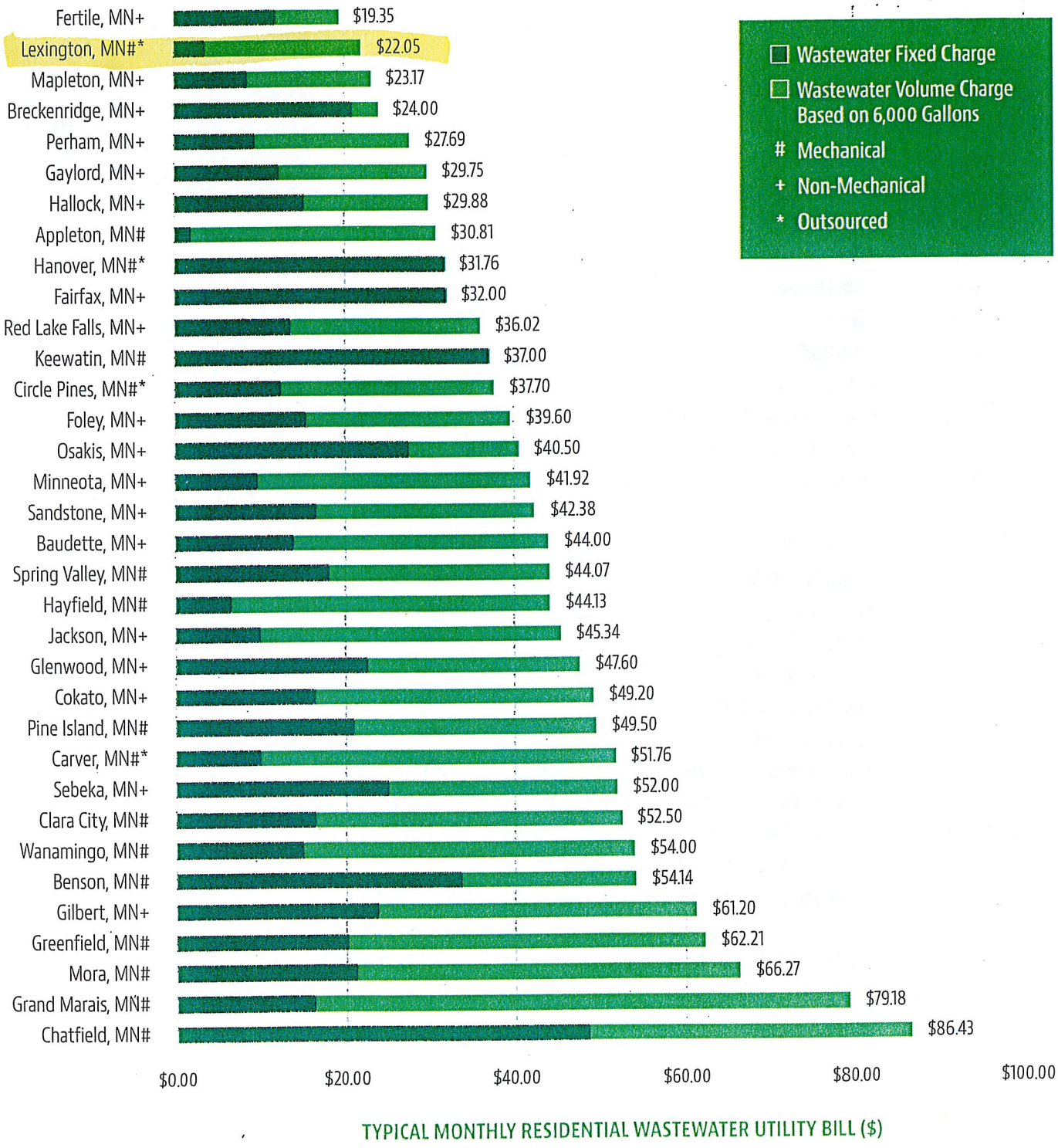
AVERAGE MONTHLY RESIDENTIAL WATER AND WASTEWATER CHARGE FOR 6,000 GALLONS WATER/WASTEWATER FROM 2006-2019 SURVEY RESPONDENTS



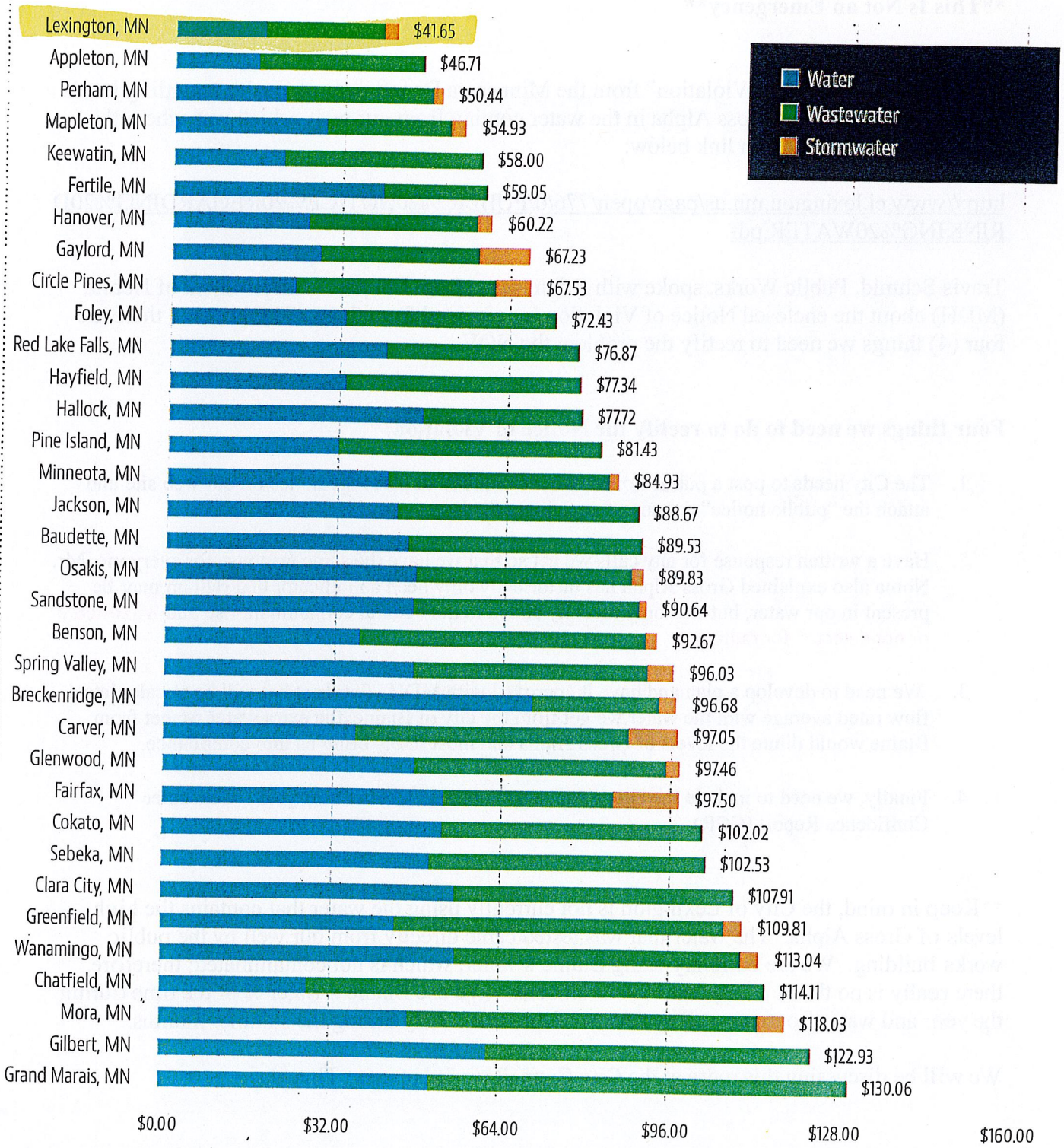
MINNESOTA


Appleton, MN# $15.90
Lexington, MN# $17.02
Keewatin, MN# $21.00
Perham, MN# $21.00
Circle Pines, MN# $23.33
Hanover, MN# $25.63
Chatfield, MN# $27.68
Gaylord, MN# $28.08
Mapleton, MN# $28.78
Pine Island, MN# $31.93
Foley, MN# $32.83
Hayfield, MN# $33.21
Carver, MN# $36.03
Benson, MN# $36.53
Fertile, MN# $39.70
Red Lake Falls, MN# $40.85
Minneota, MN*# $41.34
Jackson, MN# $43.33
Greenfield, MN# $44.03
Baudette, MN# $45.53
Sandstone, MN# $46.76
Mora, MN# $46.76
Spring Valley, MN# $46.96
Osakis, MN# $47.33
Glenwood, MN# $47.36
Hallock, MN*# $47.84
Sebeka, MN# $50.53
Grand Marais, MN^ $50.88
Cokato, MN# $52.82
Fairfax, MN# $53.00
Clara City, MN# $55.41
Wanamingo, MN# $55.54
Gilbert, MN# $61.73
Breckenridge, MN# $69.28
$0.00
$20.00
$40.00
$60.00
$80.00
$100.00
Water Fixed Charge
Water Volume Charge Based on 6,000 Gallons
* All or Partial Purchase
^ Surface Water
# Ground Water
TYPICAL MONTHLY RESIDENTIAL WATER UTILITY BILL ($)

MINNESOTA


Fertile, MN+ $19.35
Lexington, MN#* $22.05
Mapleton, MN+ $23.17
Breckenridge, MN+ $24.00
Perham, MN+ $27.69
Gaylord, MN+ $29.75
Hallock, MN+ $29.88
Appleton, MN# $30.81
Hanover, MN#* $31.76
Fairfax, MN+ $32.00
Red Lake Falls, MN+ $36.02
Keewatin, MN# $37.00
Circle Pines, MN#* $37.70
Foley, MN+ $39.60
Osakis, MN+ $40.50
Minneota, MN+ $41.92
Sandstone, MN+ $42.38
Baudette, MN+ $44.00
Spring Valley, MN# $44.07
Hayfield, MN# $44.13
Jackson, MN+ $45.34
Glenwood, MN+ $47.60
Cokato, MN+ $49.20
Pine Island, MN# $49.50
Carver, MN#* $51.76
Sebeka, MN+ $52.00
Clara City, MN# $52.50
Wanamingo, MN# $54.00
Benson, MN# $54.14
Gilbert, MN+ $61.20
Greenfield, MN# $62.21
Mora, MN# $66.27
Grand Marais, MN# $79.18
Chatfield, MN# $86.43
Wastewater Fixed Charge
Wastewater Volume Charge Based on 6,000 Gallons
Mechanical
+ Non-Mechanical
* Outsourced
$0.00
$20.00
$40.00
$60.00
$80.00
$100.00
TYPICAL MONTHLY RESIDENTIAL WASTEWATER UTILITY BILL ($)

MINNESOTA


Water
Wastewater
Stormwater
Lexington, MN $41.65
Appleton, MN $46.71
Perham, MN $50.44
Mapleton, MN $54.93
Keewatin, MN $58.00
Fertile, MN $59.05
Hanover, MN $60.22
Gaylord, MN $67.23
Circle Pines, MN $67.53
Foley, MN $72.43
Red Lake Falls, MN $76.87
Hayfield, MN $77.34
Hallock, MN $77.72
Pine Island, MN $81.43
Minneota, MN $84.93
Jackson, MN $88.67
Baudette, MN $89.53
Osakis, MN $89.83
Sandstone, MN $90.64
Benson, MN $92.67
Spring Valley, MN $96.03
Breckenridge, MN $96.68
Carver, MN $97.05
Glenwood, MN $97.46
Fairfax, MN $97.50
Cokato, MN $102.02
Sebeka, MN $102.53
Clara City, MN $107.91
Greenfield, MN $109.81
Wanamingo, MN $113.04
Chatfield, MN $114.11
Mora, MN $118.03
Gilbert, MN $122.93
Grand Marais, MN $130.06
$0.00
$32.00
$64.00
$96.00
$128.00
$160.00

To: Mayor Murphy and City Council
From: Bill Petracek, City Administrator
Date: November 14, 2019
Re: Notice of Violation Gross Alpha Maximum Contaminant Level

****This Is Not an Emergency****

We received a "Notice of Violation" from the Minnesota Department of Health regarding levels exceeding the limits of Gross Alpha in the water coming from our well, which was where the water was tested. Click on link below:

http://www.ci.lexington.mn.us/page/open/776/0/PUBLIC%20NOTICE%20REGARDING%20DRINKING%20WATER.pdf

Travis Schmid, Public Works, spoke with Brian Noma from Minnesota Department of Health (MDH) about the enclosed Notice of Violation we received from them. Travis stated there are four (4) things we need to rectify the problem the NOV.

Four things we need to do to rectify the Notice of Violation:

1. The City needs to post a public notice; we are required to place the notice on our web site and attach the "public notice" document explaining the issue.

2. Have a written response for any calls we get so that we have the same response for everyone. Mr. Noma also explained Gross Alpha has historically only been an indicator that radium may be present in our water, but was only recently added to the Federal contaminant list, and we tested 0 or not detected for radium.

3. We need to develop a plan and have it approved with MDH. Our best bet will be to calculate a flow rated average with the water we get from the city of Blaine, the extra water we get from Blaine would dilute the levels of Gross Alpha and most likely bring us into compliance.

4. Finally, we need to include the Gross Alpha contaminate level in next year's Consumer Confidence Report (CCR).

**Keep in mind, the City of Lexington is not currently using the water that contains the high levels of Gross Alpha. The water that was tested came directly from our well by the public works building. We are currently using Blaine's water, which is not contaminated; therefore, there really is no threat of any kind to our citizens. We use Blaine's water ¾ of the time during the year and water from our well system ¼ of the time – only during the summer months.

We will be discussing this more at the City Council workshop next Thursday.

PUBLIC NOTICE

IMPORTANT INFORMATION ABOUT YOUR DRINKING WATER

City Lexington Water System Has Levels of Gross Alpha Above Drinking Water Standards

Our water system is in violation of a drinking water standard. Although this is not an emergency, as our customers, you have a right to know what happened, what you should do, and what we are doing to correct this situation.

We routinely monitor for the presence of drinking water contaminants. We are currently in violation for exceeding the standard, or maximum contaminant level (MCl), of 15.4 picoCuries per liter (pC ill) for gross alpha. The average from the most recent samples collected in May and Jun'e 2019 was 17.5 pCill at the Well #1 Entry Point.

Gross Alpha occurs naturally within the groundwater. Some people who drink water containing gross alpha in excess of the MCl over many years may have an increased risk of getting cancer.

What should I do?

- There is nothing you need to do. **You do not need to** boil your water or take other corrective actions. However, if you have specific health concerns, consult your doctor.

- If you have a severely compromised immune system, have an infant, are pregnant, or are elderly, you may be at increased risk and should seek advice from your health care providers about drinking this water.

This is not an emergency. You do not need an alternative source of water, such as bottled water. However if you have specific health concerns, consult your doctor. Home water treatment units are available to reduce gross alpha and radium 226 and radium 228, which include water softening, reverse osmosis, and distillation. It is recommended that these home water treatment units be certified to ensure gross alpha and radium removal. The use of carbon filters is not recommended for removal of radionuclides, as they may accumulate in the filter over time.

City of Lexington water system is exploring methods to reduce the levels of gross alpha, which may include an alternative water source or water treatment. You will be informed when our public water system has reduced the levels of gross alpha and meets the standard.

Please share this information with all other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.

For more information, please contact:

Travis Schmid
City of Lexington Public Works

Phone: 763-784-6849

This notice is being sent to you by City of Lexington Water System

Distribution Date: November 14, 2019

PWSID 1020032

DEPARTMENT OF HEALTH

PROTECTING, MAINTAINING & IMPROVING THE HEALTH OF ALL MINNESOTANS

October 31, 2019

Lexington City Council
c/o Mr. Bill Petracek, City Administrator
Lexington City Hall
9180 Lexington Avenue
Lexington, Minnesota 55014

Dear Council Members:

SUBJECT: **NOTICE OF VIOLATION --** Gross Alpha Maximum Contaminant Level Exceedance, Lexington, Anoka County, PWSID 1020032

Enclosed are the results of the most recent radiochemical samples collected from your public water system in accordance with Minnesota Rules, Chapter 4720 and the Safe Drinking Water Act.

Quarterly monitoring for radiochemicals was being conducted on your water system to determine if your system meets the maximum contaminant level (MCL) for gross alpha and combined radium 226+228. Because Well #1 is designated as a seasonal well, water samples were collected by your system operator for two quarters in 2018 and 2019. The average of results has exceeded the MCL for gross alpha. Your public water system is required to notify the public of the MCL exceedance and take corrective action. The following is a summary of the results:

Sampling Site: Well #1 Entry Point

Contaminant: ***Combined Radium (-226 & -228)***
MCL: Average >5.4 pCi/L

Date Collected	Results	Units	Sample#	Average
07/15/2019	Not Detected	pCi/L	19G0899-01	0.0
05/14/2019	Not Detected	pCi/L	19E1090-01	0.0
07/17/2018	Not Detected	pCi/L	18G1128-01	0.0
05/09/2018	Not Detected	pCi/L	18E0825-01	0.0

Contaminant: ***Gross Alpha in Water***
MCL: Average >15.4 pCi/L

Date Collected	Results	Units	Sample#	Average
07/15/2019	11.00	pCi/L	19G0899-01	**17.5**
05/14/2019	28.00	pCi/L	19E1090-01	19.6
07/17/2018	16.00	pCi/L	18G1128-01	15.5
05/09/2018	15.00	pCi/L	18E0825-01	15.0

Your system is not required to continue quarterly monitoring while you are out of compliance, but you are required to collect one sample annually and post a public notice every 3 months that your system remains out of compliance.

A sample public notice is enclosed. **Within 30 days (and every 3 months thereafter until the violation has been resolved),** this notice or one containing similar information must be provided to the persons served by your water system by one of the following methods: 1) published in the local newspaper, 2) direct mail to every residence, or 3) hand delivered to every residence served by your water system. A copy of the public notice and the enclosed certification form verifying delivery of the notice from the person responsible for your water system must be submitted to Bonnie Shafer at this office within 10 days of distribution. Additional certification forms are enclosed for your convenience to use for future posting requirements, if needed.

We recommend that your public water system study the alternatives available for reducing the levels of gross alpha to acceptable levels. A consulting engineering firm may be needed to assist in this study.

Your public water system is required to submit a detailed plan of action and timetable to the MDH **within the next 45 days.** The action plan must include adequate measures to bring your water system into compliance with the MCL criteria which may include infrastructure improvements.

Community water supplies may be eligible for below-market-rate loans to plan, design and construct improvements to treatment, storage and distribution systems through the Drinking Water Revolving Loan Fund (DWRF). Priority use of this fund is given to projects that are necessary to correct MCL violations.

This report should be placed in your records and a copy maintained on or near the water system premises and available for public inspection for not less than ten (10) years. Please contact Anna Schliep at 651/201-4667 or email anna.schliep@state.mn.us to schedule a meeting to draft the plan of action and discuss the forthcoming Compliance Agreement.

Sincerely,

Karla R. Peterson, P.E., Supervisor
Community Public Water Supply Unit
Environmental Health Division
P.O. Box 64975
St. Paul, Minnesota 55164-0975

KRP:CLS
Enclosure
cc: Water Superintendent
Brian A. Noma, MDH St. Paul District Office

MINNESOTA MDH DEPARTMENT OF HEALTH

Final Report

Minnesota Department of Health
Public Health Laboratory
Environmental Laboratory Section
601 Robert St. N., P.O. Box 64899
St. Paul, MN 55164-0899
651-201-5300

PWSID: 1020032
System Name: Lexington
City: Lexington

Program Code: HC

Type: B

Date Received: 07/16/19 09:58
Rep. Temp. (°C): 20.9

Collector Name: Travis Schmid
Collector ID: None

MDH Sample Number: 19G0899-01

Location ID: E01
Sampling Point: Well #1 Entry Point

Collect Date: 07/15/19
Collect Time: 09:00
Matrix: Drinking Water

Field Residual Chlorine Result: None
Field Fluoride Result: None
Field pH Result: None
Field PO_4 Result: None

Results were produced by the Minnesota Department of Health, except where noted.

Radiochemical Parameters

Analyte	Result	Reporting Limit	Counting Uncertainty	Units	Batch	Prepared	Analyzed	Init.	Method	Qualifiers
Gross Alpha	11	3.0	3.1194	pCi/L	B9H0597	08/26/19 09:47	09/01/19 00:00	JJF	EPA 900.0	
Radium-226	<1.00	1.0	0.1271	pCi/L	B9H0294	08/13/19 11:51	09/12/19 00:00	SAP	EPA 903.0/904.0	

MDH Sample Number: 19G0899-01RE1

Location ID: E01
Sampling Point: Well #1 Entry Point

Collect Date: 07/15/19
Collect Time: 09:00
Matrix: Drinking Water

Field Residual Chlorine Result: None
Field Fluoride Result: None
Field pH Result: None
Field PO_4 Result: None

Results were produced by the Minnesota Department of Health, except where noted.

Radiochemical Parameters

Analyte	Result	Reporting Limit	Counting Uncertainty	Units	Batch	Prepared	Analyzed	Init.	Method	Qualifiers
Radium-228	<1.00	1.0	0.8953	pCi/L	B9I0102	08/13/19 11:51	09/13/19 16:54	SAP	EPA 903.0/904.0	

Authorized by:

Paul Moyer, Environmental Laboratory Manager
Public Health Laboratory, Minnesota Department of Health

MINNESOTA MDH DEPARTMENT OF HEALTH

Minnesota Department of Health
Public Health Laboratory
Environmental Laboratory Section
601 Robert St. N., P.O. Box 64899
St. Paul, MN 55164-0899
651-201-5300

Final Report

PWSID: 1020032

Results were produced by Minnesota Department of Health, except where noted.

Batch B9H0294 - Radiochemistry Ra-226 Ra-228 Prep

Blank (B9H0294-BLK1) — Prepared: 08/13/19 11:51 Analyzed: 09/12/19 00:00

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Radium-226	<	1.0	pCi/L							SAP	

LCS (B9H0294-BS1) — Prepared: 08/13/19 11:51 Analyzed: 09/12/19 00:00

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Radium-226	9.8	1.0	pCi/L	10.29		95	90-110			SAP	

LCS Dup (B9H0294-BSD1) — Prepared: 08/13/19 11:51 Analyzed: 09/12/19 00:00

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Radium-226	10.8	1.0	pCi/L	10.29		105	90-110	10	20	SAP	

Duplicate (B9H0294-DUP1) — Source: 19G1099-01 Prepared: 08/13/19 11:51 Analyzed: 09/12/19 00:00

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Radium-226	0.3	1.0	pCi/L		<			4	20	SAP	

Matrix Spike (B9H0294-MS1) — Source: 19G1101-01 Prepared: 08/13/19 11:51 Analyzed: 09/12/19 00:00

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Radium-226	12.0	1.0	pCi/L	10.29	2.0	97	80-120			SAP	

Batch B9H0597 - Radiochemistry Alpha/Beta Prep

Blank (B9H0597-BLK1) — Prepared: 08/26/19 09:47 Analyzed: 09/01/19 00:00

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Gross Alpha	<	3.0	pCi/L							JJF	

Authorized by:

Paul Moyer, Environmental Laboratory Manager
Public Health Laboratory, Minnesota Department of Health

MINNESOTA MDH DEPARTMENT OF HEALTH

Minnesota Department of Health
Public Health Laboratory
Environmental Laboratory Section
601 Robert St. N., P.O. Box 64899
St. Paul, MN 55164-0899
651-201-5300

Final Report

PWSID: 1020032

Results were produced by Minnesota Department of Health, except where noted.

Batch B9H0597 - Radiochemistry Alpha/Beta Prep

LCS (B9H0597-BS1) — Prepared: 08/26/19 09:47 Analyzed: 09/01/19 00:00

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Gross Alpha	53.3	3.0	pCi/L	52.86		101	80-120			JJF	

Duplicate (B9H0597-DUP1) — Source: 19G0899-01 Prepared: 08/26/19 09:47 Analyzed: 09/01/19 00:00

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Gross Alpha	9.3	3.0	pCi/L		10.6			13	20	JJF	

Matrix Spike (B9H0597-MS1) — Source: 19G0898-01 Prepared: 08/26/19 09:47 Analyzed: 09/01/19 00:00

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Gross Alpha	58.6	3.0	pCi/L	52.86	12.6	87	70-130			JJF	

Matrix Spike Dup (B9H0597-MSD1) — Source: 19G0898-01 Prepared: 08/26/19 09:47 Analyzed: 09/01/19 00:00

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Gross Alpha	55.3	3.0	pCi/L	52.86	12.6	81	70-130	6	20	JJF	

Batch B9I0102 - Radiochemistry Ra-226 Ra-228 Prep

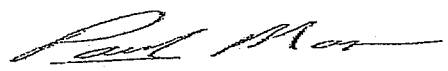
Blank (B9I0102-BLK1) — Prepared: 09/06/19 11:08 Analyzed: 09/13/19 16:54

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Radium-228	<	1.0	pCi/L							SAP	

LCS (B9I0102-BS1) — Prepared: 09/06/19 11:08 Analyzed: 09/13/19 16:54

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Radium-228	19.2	1.0	pCi/L	17.96		107	80-120			SAP	

Authorized by:



Paul Moyer, Environmental Laboratory Manager
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Final Report

PWSID: 1020032

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Batch B9I0102 - Radiochemistry Ra-226 Ra-228 Prep

LCS Dup (B9I0102-BSD1) — Prepared: 09/06/19 11:08 Analyzed: 09/13/19 16:54

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Radium-228	16.7	1.0	pCi/L	17.96		93	80-120	14	20	SAP	

Duplicate (B9I0102-DUP1) — Source: 19G0614-01RE1 Prepared: 09/06/19 11:08 Analyzed: 09/13/19 16:54

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Radium-228	1.4	1.0	pCi/L		<			102	20	SAP	WB

Matrix Spike (B9I0102-MS1) — Source: 19G1098-01RE1 Prepared: 09/06/19 11:08 Analyzed: 09/13/19 16:54

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Init.	Qualifiers
Radium-228	17.6	1.0	pCi/L	17.96	1.4	90	70-130			SAP	

Data Qualifiers and Definitions

WB Relative percent difference exceeded the laboratory acceptance limit. Result less than 5 times the RL.

Work Order Comments

Samples were received in proper condition.

Authorized by:

Paul Moyer, Environmental Laboratory Manager
Public Health Laboratory, Minnesota Department of Health

Bill Petracek

From: Kurt Glaser <kurtglaser@glaserlaw.net>
Sent: Wednesday, November 13, 2019 10:37 AM
To: Bill Petracek
Subject: Lex Loft - PUD Comparisons

Follow Up Flag: Follow up
Due By: Wednesday, November 13, 2019 2:30 PM
Flag Status: Flagged

Bill
Please take a look at this and let me know what you think. I was wrong about Ephesians when I said last night their building was 62' tall. That is the 5-story version that was rejected.

ELEMENT	M-1 / R-4 DISTRICT STANDARDS	PUD for Dominium	PUD for Ephesians	PUD for Lex Lofts
Units Per Acre	Allowed 20 Units/Acre	*35*	*56**	*54*
Height	45 Feet	*60 Feet*	*62' (rejected) 45' (constructed)*	*66'-6"*
Front Setback (Street)	35 Feet / 25 Feet	*25 Feet*	*25 Feet*	*8' / 13'*
Rear Setback	30 Feet / 25 Feet	*25 Feet*	*25 Feet*	*28'-5"*
Parking SB - Side	10' (20 from residential zone)	*10 Feet*	*10 Feet*	*0?***
Parking SB - Rear	10' (20 from residential zone)	*10 Feet*	*10 Feet*	*7*
Auto Parking	2.0 spaces per unit	*1.5*	*1.57*	*1.67*
Parking Dimensions	Surface Parking - 9' x 20'	*9' x 18'*	*9' x 16'-9" to 20' including(44) 34' tandem stalls*	*9' x 18'*
Parking Screening	Required facing residential lots	Required facing residential lots		Required facir residential lot
			*Other variances granted for *two principal structures on one lot, private road, ROW width, fire protection, patio setbacks, and signage.*	***I question this. Their parking goes t to their screening. The is more roon than 0'.*

Kurt B. Glaser
Attorney At Law
Smith & Glaser, LLC
333 Washington Avenue