



2025

WEEKLY UPDATE

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: JUSTIN MILLER, CITY ADMINISTRATOR
DATE: November 7, 2025

"Coming together is a beginning. Keeping together is progress. Working together is success." – Henry Ford

PUBLIC WORKS

Streets, Fleets, Constructions Services and Utilities

- Streets continue to complete fall road sweeping and right-of-way tree pruning.
- Staff will be out staking plow routes in preparation for the first snowfall.
- Utility staff have been cleaning environmental manholes in the stormwater collection system.
- Utility staff completed annual maintenance on all pressure-reducing valves and air relief valves in the water distribution system.
- The MN Department of Health collected scheduled PFAS samples at the WTP this week.

Environmental Resources/Forestry

- The 2025/26 private property ash inspections have begun with 310 properties identified in this year's survey. Letters were mailed to properties the week of September 29. To date, 66 ash trees have been removed from 40 properties, and 76 trees are in process at 50 additional properties.
- Stump removal work is complete for the 2025 season. In total, 212 stumps with a combined total of 6,283 diameter inches of stump flare have been removed.
- Fall tree planting for the 2023 Shade Tree Bonding grant is complete, with 170 trees planted to replace ash trees at Rolling Oaks, Meadows, Marion Fields, Sleepy Hollow and Aronson Parks.

PARKS AND RECREATION

Recreation and Heritage Center

- The flashing is being added to the new roof at the Heritage Center and is set to be finished by next week.
- Don't forget to pick up your Metro Dining Cards (MDC) before they are gone. You can use 138 coupons once a month at different locations around the Twin Cities. For just \$30, you can purchase

them at either the Park and Recreation office or at the Heritage Center. They make great stocking stuffers!

- Prevent, Protect, Prepare: Fire Safety 101 is going to be held on November 13 at 1 p.m. at the Heritage Center. Join our very own Lakeville Fire Inspector, Jay O’Connell, as he shares essential tips on preventing fires, staying safe at home, and preparing for various emergencies. Please call the Heritage Center at 952-985-4620 to sign up.
- Mark your calendar for December 6 from 9 a.m. to noon for the annual Holiday Bake Sale at the Heritage Center. This is in conjunction with Santa’s Store, put on by the Parks and Recreation Department.
- Recreation staff continues to conduct interviews for seasonal warming house attendants. Each season, we hire approximately 50 seasonal staff members. We currently have over 40 staff members hired and are looking to fill a few more positions.

Arts Center

- Nearly 2,000 people participated in art activities at the Arts Center this week!
- Pub Night kicked off its first WEDNESDAY event! We had a very full house, delicious gyros from Byblos and the musical stylings of Grimm and Cruz. Whistles and cheers were heard throughout the night!
- Expressions is in their final week of rehearsal before moving into the theater on Sunday for Tech Week! Tickets are selling fast. Get yours today <https://www.lakevilleareaartscenter.com/1266/A-Hunting-Shack-Christmas>.
- Fall Classes are in full swing; eleven pottery, three glass, one knitting, one woodcut cards, and two painting classes began this week!
- Castle Co. is performing OZ Retold Thu.-Sun. to sold-out houses. Between the cast, crew, and patrons, approximately 1,000 people will pass through the theater in the next four days.
- Pottery students and Arts Center staff volunteered their time and talents over the last two weeks and created more than 100 bowls for the Empty Bowls fundraiser (proceeds go to 360 Communities) in December.

COMMUNICATIONS

- [Sun Thisweek](#): publishes November 14.
- Media productions for social media:
 - Lakeville City Council Meeting: [November 3](#)
 - Hiring [Warming House Attendants](#)
 - [A Hunting Shack Christmas](#) at the Arts Center November 15-29
 - FiRST Center [Timelapse](#)
 - [Holidays at the Arts Center 2025](#)
 - Lakeville Area Arts Center [Holiday Art Classes](#)
 - Meet the Cast: *A Hunting Shack Christmas*: “[Junie and Big Paulie](#)”
 - LPD: [Keeping Kids Safe Online](#) (Tips from SROs)
 - LPD: [Firearms Training](#)

Upcoming Meetings of the Council

November 17, 2025	Regular Meeting	6:00 p.m.
November 24 2025	Work Session	6:00 p.m.
December 1, 2025	Regular Meeting	6:00 p.m.

Informational Attachments:

- Police Department Weekly Report
- Fire Department Weekly Report
- Lakeville Liquors Weekly Report
- Thrive! November 2025
- Finance and Commerce Article
- October 2025 Permits Release



Lakeville Police Department Update

Sunday, October 26 – Saturday, November 1, 2025

918 Calls for Services



237 TRAFFIC STOPS



31 SUSPICIOUS ACTIVITY



4 DOMESTICS



29 AUTO ACCIDENTS



4 THEFTS



13 CRISIS MENTAL HEALTH
19 WELFARE CHECKS
0 SUICIDE THREAT/
ATTEMPT/DEATH



14 ALARM BURGLAR
0 FIRE ALARM



5 FRAUD



14 ANIMAL CALLS



0 BURGLARY



28 MEDICALS



5 VANDALISM/DAMAGE
PROPERTY



2 DRUG ACTIVITY



5 CHILD PROTECTION



15 DISTURBANCES



3 DRUNKENNESS



2 MISSING PERSON



0 SHOPLIFTING



Lakeville Police Department Update

Sunday, October 26 – Saturday, November 1, 2025

Weekly Review

Please note, the Weekly Review does not include all calls to which the Lakeville Police Department responded. Incidents included here are based on severity, impact on public safety or other factors.

- Officers responded to multiple reports of a possible structure fire in the 19XXX block of Judicial Road. Upon arrival, they determined the homeowner was burning demolition debris. While the homeowner possessed a valid burn permit, the fire had grown out of control. The homeowner was cited for the violation.
- Officers conducted a traffic stop on a vehicle displaying impounded plates. The driver was cited for driving after revocation; and the passenger, who was the vehicle's owner, was cited for failing to comply with a prior impoundment order. The plates were seized.
- A vehicle was cited for a school bus stop arm violation at 205th Street and Gunnison Drive.
- A fraud victim reported suspicious activity on their bank accounts after responding to a text message they believed was from their bank. Unfortunately, approximately \$17,000 was withdrawn through multiple unauthorized transactions. The investigation remains ongoing, and this serves as a reminder to stay alert to the tactics used by scammers.
- An informational report was completed regarding a scam attempt in which the reporting party was contacted by someone claiming to represent a law enforcement agency. The caller stated that the victim's brother was in jail and required \$1,500 for an ankle monitoring bracelet. The reporting party recognized the call as a scam, and no money was lost.
- Officers stopped a vehicle speed and equipment violation, and the driver was found to be displaying signs of impairment. The driver performed poorly on the standard field sobriety tests and was arrested. The driver provided a DMT sample of .13 and was charged with third-degree DWI and released to a sober party.
- Officers responded to a two-vehicle property damage crash at Cedar Avenue and 170th Street. The at-fault driver received a citation for failure to yield, and the victim driver received a citation for no insurance.
- Multiple crashes occurred at Kenwood Trail and 185th Street and the at-fault drivers were cited for failure to yield when entering the roundabout.
- Officers responded to a theft in progress at 17XXX Kenrick Avenue. The suspect had cut open several packages and concealed merchandise on his person. He was apprehended outside after he failed to pay for the items. He was cited and trespassed.
- Officers documented a two-vehicle crash at Cedar Avenue and Glacier Way where one vehicle started to proceed into the intersection and was rear-ended by the vehicle behind it as they thought the vehicle was going. Luckily, no injuries were reported, and no tows were required. A traffic accident report was completed.



Lakeville Fire Department Update Sunday, October 26–Saturday, November 1



FIRES
2



VEHICLE ACCIDENTS
5



MEDICAL
51



FIRE ALARMS
8



GOOD INTENT
9



HAZARDOUS
CONDITIONS
2



SERVICE CALLS
2



INSPECTIONS
36



PLAN REVIEW
9



PRE-PLANS
36



PERMITS ISSUED
11



TEMP HEAT PERMITS
7



COMMUNITY EVENTS
2

Fire Prevention School Visits:
Hypointe Childcare
CLEC / Small Wonders

Lakeville Liquors

November 2 - November 8, 2025

Weekly Summary

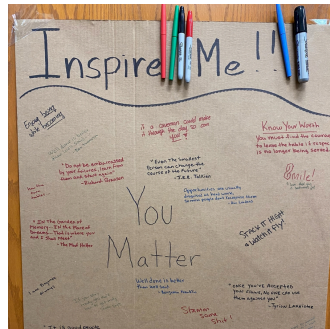


Store Highlights

Heritage Location	Galaxie Location	Kenrick Location	Keokuk Location
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Heritage's Bourbon raffle is live. There will be a Bourbon silent auction starting next Wednesday. Look around the store sporadically for treasures hidden in the shelves!



The Galaxie team has a poster that encourages one another to inspire each other. Team members can leave a quote for others to read. Some are fun, some are inspirational.



New month, new cocktail spotlight! Crop pumpkin Vodka makes an outstanding and seasonally appropriate toddy when mixed with warm water and Filthy Gold Rush mixer!



Keokuk staff had fun dressing up for Halloween. Sales were brisk as was the weather!

Minden Mill Single Estate Whiskey

Minden Mill is a Single Estate Whiskey crafted by the Nevada Distillery of the Year. This week, many of us had the pleasure of meeting with Joe O'Sullivan, their head distiller, and learning more about Minden Mill.

Bourbon - Notes of cherry cola and vanilla with light spice and a long, sweet finish

Rye - Aromas of candied fruits and spice for a long, lingering finish

American Single Malt - Innovative process aged 5 years in a system of oloroso sherry, ex-bourbon and American oak casks. Notes of stone fruit and almond with a long, evolving finish.



Metrics

October Sales Summary				Change in %
Heritage	\$467,186	2024	\$473,889	Decrease 1.4%
Galaxie	\$511,476	2024	\$522,563	Decrease 2.1%
Kenrick	\$401,811	2024	\$390,403	Increase 2.9%
Keokuk	\$478,108	2024	\$463,392	Increase 3.2%
Combined	\$1,858,581	2024	\$1,850,247	Increase 0.5%
October Customer Count				Change in %
Heritage	16,162	2024	16,800	Decrease 3.8%
Galaxie	18,608	2024	19,517	Decrease 4.7%
Kenrick	15,025	2024	14,631	Increase 2.7%
Keokuk	15,299	2024	14,879	Increase 2.8%
Combined	65,094	2024	65,827	Decrease 1.1%
October Sales Per Transaction				Change in %
Heritage	\$28.91	2024	\$28.21	Increase 2.5%
Galaxie	\$27.49	2024	\$26.77	Increase 2.7%
Kenrick	\$26.74	2024	\$26.68	FLAT +
Keokuk	\$31.25	2024	\$31.14	FLAT +
Combined	\$28.55	2024	\$28.11	Increase 1.6%

January 1 - October 31 Sales Summary				Change in %
Heritage	\$4,492,026	2024	\$4,611,236	Decrease 2.6%
Galaxie	\$4,948,695	2024	\$5,233,202	Decrease 5.4%
Kenrick	\$3,812,835	2024	\$3,937,165	Decrease 3.2%
Keokuk	\$4,533,066	2024	\$4,594,476	Decrease 1.3%
Combined	\$17,786,622	2024	\$18,376,079	Decrease 3.2%
January 1 - October 31 Customer Count				Change in %
Heritage	156,111	2024	160,948	Decrease 3.0%
Galaxie	182,017	2024	189,929	Decrease 4.2%
Kenrick	141,053	2024	144,680	Decrease 2.5%
Keokuk	143,140	2024	141,140	Increase 1.4%
Combined	622,321	2024	636,697	Decrease 2.3%
January 1 - October 31 Sales Per Transaction				Change in %
Heritage	\$28.77	2024	\$28.65	FLAT +
Galaxie	\$27.19	2024	\$27.55	Decrease 1.3%
Kenrick	\$27.03	2024	\$27.21	FLAT -
Keokuk	\$31.67	2024	\$32.55	Decrease 2.7%
Combined	\$28.58	2024	\$28.86	FLAT -

- Fantastic finish to October! Congratulations to all stores for pushing through the end of the month! We have a busy holiday season quickly approaching. Good time to revisit GUEST!
- **SUNDAY** - our final all-staff meeting will be held on Sunday, November 9 at 9 a.m. in the Emporium Room.

Alfred Adler

“Empathy is seeing with the eyes of another, listening with the ears of another and feeling with the heart of another.”



November 2025 - Vol. 9, No. 11
Lakeville, Minnesota - Positioned to Thrive

The Thrive! Business Newsletter is intended to provide timely information on new and expanding businesses, information on community business events and monthly development statistics for the City of Lakeville.

To learn more about economic development projects, visit LakevilleBusiness.com/developmentmap.

Lakeville Development News

Best Brains Learning Center held a ribbon cutting ceremony on September 26 to celebrate opening at 17600 Cedar Avenue. The business specializes in teaching students ages 3 to 14 math, English, abacus and coding.

Children's Dental Care & Orthodontics has completed construction on its 2,571-square-foot addition at 17677 Cedar Avenue and held a ribbon cutting celebration on October 13. The additional space has allowed the business to add orthodontics services.

Building permits were recently issued to:

- Tropical Smoothie Café for tenant improvements at 17685 Kenwood Trail.
- NPL Construction for a new 11,500-square-foot office/warehouse building to be constructed at 8150 215th Street West.
- Metropolitan Pediatrics to remodel the second floor tenant space at 20520 Keokuk Avenue.

During the October 20 City Council meeting, the City Council approved a conditional use permit to allow the construction of a **Taco Bell with a drive-thru service window** in the Marketplace at Cedar development.

During the November 3 City Council meeting, a conditional use permit for **Mister Car Wash** received approval. This project is proposed to be constructed in the Marketplace at Cedar development.



tropical SMOOTHIE CAFE

Metropolitan Pediatrics

Mister®

npl
— A CENTURI COMPANY

TACO BELL

Thank You!

The City of Lakeville has proclaimed October as Manufacturing Month and we're celebrating our local manufacturing businesses!

This gift basket is possible thanks to our generous donors.

Gold Sponsors:



Likewise Partners



Silver Sponsors: Airlake Development, Dakota Electric Association & Scannell Properties

Bronze Sponsors: Express Employment Professionals & Minnesota Energy Resources

Building Permits Report

The City has issued building permits with a total valuation of \$315,710,904 through October. This compares to a total valuation of \$216,547,726 for building permits issued through October 2024.

The City issued permits for 190 single-family homes through October with a total valuation of \$65,746,893. This compares to 245 single-family home permits through October 2024 with a total valuation of \$74,706,000.

The City has also issued 259 townhome permits with a total valuation of \$65,701,985 through October, compared to 110 townhome permits with a total valuation of \$25,856,001 during the same period in 2024.

Lakeville ranked #1 in Twin Cities residential building permits according to Housing First Minnesota. [Visit LakevilleMN.gov](https://www.lakevillemn.gov) for more information on year-to-date building permit totals.

Lakeville Community Development Department | [LakevilleBusiness.com](https://www.lakevillebusiness.com)

City of Lakeville | 20195 Holyoke Avenue | Lakeville, MN 55044 US

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Lakeville development surges with new projects and plans

Brian Martucci



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The Blueprint

- Lakeville advancing major industrial, civic, and utility projects.
- [Olam Holdings](#) proposes 1.3M-square-foot industrial campus on city's edge.
- [FiRST Center](#), new fire station, and [Dakota Electric](#) HQ under way.
- City outlines 2050 plan for Cedar Avenue corridor and future growth.

By now, it's old news that U.S. multifamily developers are holding their fire amid high interest rates and economic uncertainty. The Twin Cities metro is no exception: Cities across the 13-county region [approved just six multifamily units in July](#), down from 154 a year earlier.

The slower pace is more noticeable in the core cities and inner suburbs, where infill multifamily was a key growth engine earlier this decade. Development in the outer suburbs has held up better thanks to a decent pipeline for lower-density housing, private commercial and [industrial projects](#), and a mini-boom in the civic sector.

Lakeville has seen its fair share of all three.

An ambitious industrial proposal, but no data centers (yet)

With [more than 40 proposed, approved or under-construction tracts](#) in the city's pipeline, much of the residential action is in the single-family space. Denser housing projects are also moving forward, like the [roughly 100 combined townhome and twinhome units](#) the Lakeville City Council approved in May.

The city's highest-profile recent and proposed projects, however, are commercial, industrial and civic. The biggest — and least certain at the moment — is a [San Francisco developer's proposal](#) to bring at least 1.3 million square feet of industrial and possibly office to a 152-acre site on the city's southern fringe, between Kaparia and Jacquard avenues south of 215th Street.

The developer, Olam Holdings 1 LLC, completed an [Alternative Urban Areawide Review](#) for the site in June. Finance & Commerce reported in March that one scenario envisions four buildings between 210,000 and 250,000 square feet on the site's south side and four buildings between 100,000 and 140,000 square feet on the north side. The other envisions seven buildings between 100,000 and 375,000 square feet.

“Getting the AUAR out of the way gives [Olam] the ability to do the platting,” said Tina Goodroad, Lakeville community development director. The timeline for that is uncertain, however, and likely depends on how quickly the developer can line up potential users for the site.

One thing Goodroad said is probably *not* coming to the Olam site is a large-scale data center. The

city has been in talks with brokers about potential data center sites around town, but short-term power availability for the notoriously energy-intensive facilities has proved to be a sticking point. One candidate site had a five-year wait for power upgrades, Goodroad said.

“We just haven’t had the same level of serious interest in data centers that some of our neighbors have had — not because we’re preventing it, just because it’s not the right site at the right time,” Goodroad said.

Other south metro cities have indeed had better luck attracting data center proposals, if not finished projects.

Meta is building an \$800 million, 715,000-square-foot data facility in Rosemount and earlier this year [bought more land nearby](#) that could host additional IT capacity. A Denver-based developer’s controversial proposal for a [multi-building data campus in Farmington](#) received key city and Metropolitan Council approvals earlier this year before getting bogged down in lawsuits filed by local opponents. The same developer has proposed similarly-sized facilities in Rosemount and Cannon Falls, [according to the Star Tribune](#), while Oppidan hopes to build slightly smaller — but still massive — campuses in Hampton and Apple Valley.

First responders, utilities and pickleball

Lakeville might not be the Twin Cities’ next IT hotspot, but it’s still pushing plenty of dirt. The city itself is directly involved in at least four significant planned or under-construction projects within its borders.

One is a revamp of its popular Antlers Park to add a new pavilion, shelter buildings and “so many amenities,” Goodroad said. Another is the city’s newest green space, Grand Prairie Park, which is [undergoing phased development](#) near the intersection of 185th Street and Cedar Avenue. Ten pickleball courts opened there in August, with the south metro’s first proper cricket pitch to follow soon.

Lakeville is also building tens of thousands of square feet of indoor civic space.

Its [fire department modernization project](#) will combine two older stations into one larger, state-of-the-art facility on a 12-acre site across from the city’s central maintenance plant and a new water treatment facility at 7570 179th St. W. The city expects construction to begin next year and continue in parallel with two other fire station modernization projects.

Lakeville will also host the FiRST Center, [40,000 square-foot regional public safety training hub](#) at 7777 214th Street West. With an armory, firing range, tactical training grounds and specialized facilities for fire and EMS training, the city says the FiRST Center will fill a critical public safety gap in the south metro.

Not far from the future FiRST Center is one of the larger private, non-industrial projects currently planned for Lakeville: the [new headquarters for Dakota Electric Association](#), the cooperative electricity provider for much of Dakota County. The 176,700-square-foot building will have office, warehouse and storage space commensurate with a growing utility serving a growing part of the metro, Jon Beyer, Dakota Electric’s vice president for energy and member services, said in April.

The Dakota Electric project begins heavy work just as national cold storage developer RL Cold wraps construction on its [292,000-square-foot campus in the Airlake Industrial Park](#). As the FiRST Center will do for public safety, the RL Cold project fills a need in what the company said last year is an “underserved” regional market for climate-controlled food warehousing. Goodroad said the company is now in the process of cooling the facility — a lengthy endeavor for a building with 50-

foot clear heights and enough space to fit 34,000 pallets.

Rounding out Lakeville's slate of major commercial construction projects is the Lakeville 35 Logistics Center, a 190,000-square-foot spec building at 21300 Juniper Way. The project already has one confirmed user: a [42,000-square-foot pickleball gym](#) that the city granted a conditional use permit in July.

“Still room to grow”

Looking ahead, Goodroad said Lakeville's 2050 comprehensive planning process is a chance for the city to take stock of its place in the south metro.

Of particular interest is Cedar Avenue between 185th and 200th Streets, which the 2040 comprehensive plan designated for “higher-intensity development — a corridor type of land use that allows mixed-use commercial [and] higher-density residential,” Goodroad said.

City planners based that designation on what seemed like a safe assumption at the time: a future extension of the Red Line bus rapid transit corridor into Lakeville's southern reaches. The Metropolitan Council shelved that concept during the COVID-19 pandemic and seems unlikely to revisit it anytime soon. The city has hired an outside firm to develop a small area plan and market analysis in the coming months, Goodroad said.

“We are doing 2050 [planning] assuming [the Red Line extension] is not going to happen at all,” she said. “It's an important study in order to help landowners understand how the city wants to guide development so they and developers are on the right path.”

It remains to be seen exactly how things shake out in that part of town, which — along with the adjacent northwestern corner of Farmington — retains an agricultural character that looks increasingly out of step with the housing and commercial subdivisions encroaching on all sides.

But Goodroad isn't overly concerned. She estimated Lakeville has more than 3,500 combined acres of residential- and industrial-guided land to develop between now and 2050.

“There's still room to grow here,” she said.

October 2025 Building Activity

Past Twelve Months

	Permits	Permitted Units	Permit Value
October 2024	675	1,018	221,967,926
November 2024	670	856	275,132,800
December 2024	484	961	247,573,437
January 2025	465	674	310,503,400
February 2025	378	384	216,045,732
March 2025	383	637	152,402,205
April 2025	617	908	190,034,368
May 2025	593	612	264,458,948
June 2025	546	730	264,343,242
July 2025	505	509	205,135,513
August 2025	556	902	280,575,295
September 2025	634	919	269,670,991
October 2025	630	788	245,543,964

Five-Year Comparisons

	Permits	Permitted Units	Permit Value
October 2021	646	1,772	323,516,946
October 2022	315	736	182,677,885
October 2023	595	915	226,270,297
October 2024	675	1,018	275,132,800
October 2025	630	788	245,543,964

	Permits	Permitted Units	Permit Value
YTD 2021	6,491	12,680	2,780,913,169
YTD 2022	5,121	14,953	2,575,238,247
YTD 2023	4,694	9,043	2,042,118,253
YTD 2024	5,283	6,844	2,134,325,540
YTD 2025	5,307	7,063	2,321,790,970

Total Multifamily Units

Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	April-25	May-25	Jun-25	July-25	Aug-25	Sept-25	Oct-25	YTD - 25
196	490	213	10	257	300	22	189	6	350	291	172	1,810

Multifamily Construction as a Percentage of Total Activity

Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	April-25	May-25	Jun-25	July-25	Aug-25	Sept-25	Oct-25	YTD - 25
23	51	32	3	40	33	4	26	1	39	32	22	25

Top Cities for Building Activity

October				YTD			
Permits		Permitted Units		Permits		Permitted Units	
Rosemount	85	Apple Valley	136	Lakeville	437	Rosemount	554
Lakeville	59	Rosemount	85	Rosemount	383	Woodbury	488
St. Michael	42	Lakeville	59	St. Michael	277	Lakeville	437
Corcoran	37	St. Michael	42	Maple Grove	253	Minneapolis	333
Cottage Grove	31	Corcoran	39	Shakopee	245	Waconia	290
Shakopee	31						

Housing First Minnesota has contracted with Keystone Report, a local research firm, to maintain a database with information about new residential construction permits around the metropolitan area. After a builder has picked up the permit from a city, Keystone Report compiles and updates weekly residential housing permits by city for 70 percent of the metropolitan-area municipalities in the greater 13-county region. Planned units are the total number of housing units planned to be built under the permits issued (one permits is issued per building which may include more than one housing unit). Permit value does not include the land/lot costs.