



CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

Regular Council Meeting Virtual via WebEx

March 22, 2022

CALL TO ORDER

The meeting was called to order by Mayor Regan Gonzalez at 7:00 p.m. virtually via WebEx.

Council Members Present: Maria Regan Gonzalez, Mayor; Mary Supple; Simon Trautmann; Sean Hayford Oleary; and Ben Whalen

Council Members Absent: None

Staff Present: Katie Rodriguez, City Manager; Mary Tietjen, City Attorney; Melissa Poehlman, Community Development Director; Julie Urban, Assistant Community Development Director; Ryan Krzos, City Planner; Nellie Jerome, Assistant City Planner; Olivia Wycklendt, Civil Engineer; Kristin Asher, Public Works Director; Amy Markle, Recreation Services Director; Rachel Lindholm, Sustainability Specialist; Jane Skov, IT Manager; Kelly Wynn, Administrative Assistant; and Kari Sinning, City Clerk

Others Present: Lisa Hendricks, Founder of Partnership Academy; Sean Elder, TenSquare Director of Real Estate Development; Courtney Poja, Cornerstone Senior Director of Advancement;

PLEDGE OF ALLEGIANCE

Mayor Regan Gonzalez led the Pledge of Allegiance.

OPEN FORUM

Administrative Assistant Wynn reviewed the options to participate:

- Participate live by calling 612-861-0651 during the open forum portion
- Call prior to meeting 612-861-9711
- Email prior to meeting kwynn@richfieldmn.gov

Katie Shepherd, 7301 17th Ave S, is a representative of Richfield for Equitable Public Safety (REPS) who thanked Council for meeting with the group over the past year and shared information about racial inequalities in the Richfield Police Department. Shepherd also stressed the importance of racial equity in the City's strategic planning so that Richfield can be the community where people of all races, ethnicities, and backgrounds feel welcomed, safe and valued.

While waiting for additional comments, Mayor Regan Gonzalez asked for clarification of when City Council meetings would be returning to in-person. Administrative Assistant Wynn stated that in-person meetings would begin on April 1 with the first City Council meeting on April 12. She also stated that remote participation for the open forum and public hearings would continue.

Andrea Solano, 7225 Harriet Ave, shared concerns of neighborhood safety near the high school due to a suspicious house on the block.

Arielle Thomas, 6424 Humboldt Ave, supported the expansion of Partnership Academy. Additional comments were received regarding this agenda item of which Council asked for a summary of those comments to be read during the agenda item.

APPROVAL OF MINUTES

M/Supple, S/Hayford Oleary to approve the minutes of the: (1) Special City Council Work Session of March 7, 2022; (2) Joint Council, HRA and Planning Commission Work Session of March 8, 2022; (3) Regular City Council Meeting of March 8, 2022; and (4) Special City Council Work Session of March 15, 2022.

City Clerk Sinning took roll call vote:

- Regan Gonzalez: AYE
- Supple: AYE
- Trautmann: AYE
- Hayford Oleary: AYE
- Whalen: AYE

Motion carried 5-0

ITEM #1 APPROVAL OF THE AGENDA

M/Trautmann, S/Whalen to approve the agenda.

City Clerk Sinning took roll call vote:

- Regan Gonzalez: AYE
- Supple: AYE
- Trautmann: AYE
- Hayford Oleary: AYE
- Whalen: AYE

Motion carried 5-0

ITEM #2 CONSENT CALENDAR

City Manager Rodriguez presented the consent calendar.

- A. Consider a resolution approving a request for a Conditional Use Permit to allow a Class III restaurant (fast food/convenience restaurant) at 4 - 66th Street East (Richfield Shoppes). (Staff Report No. 42)

RESOLUTION NO. 11954

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A RESTAURANT AT 4 - 66TH STREET EAST

- B. Consider the approval of a bid tabulation and award of contract to Park Construction Co. for the 2022 Concrete and Mill and Overlay Project in the amount of \$320,771.38 and authorize the City Manager to approve contract changes under \$175,000 without further City Council consideration. (Staff Report No. 43)
- C. Consider a resolution of support for the development of affordable, supportive housing for people with the lowest incomes on the property located at 6613-25 Portland Avenue. (Staff Report No. 44)

RESOLUTION NO. 11955

RESOLUTION SUPPORTING THE DEVELOPMENT OF AFFORDABLE, SUPPORTIVE MULTIFAMILY HOUSING IN THE VICINITY OF 6613-25 PORTLAND AVENUE

- D. First reading of transitory ordinance providing funding for certain capital improvements from the Liquor Contribution Special Revenue Fund. (Staff Report No. 45)
- E. Consider approval of a service level agreement with Dialog One, LLC for translation and Interpretation3 services. (Staff Report No. 46)
- F. Consider the approval of both a sidewalk and utility easement and a temporary construction easement at Nicollet Avenue and 70th Street with Hennepin County so intersection upgrades can be completed. (Staff Report No. 47)
- G. City Coalition Letter Commenting on Xcel Energy's 2020-2031 Integrated Distribution Plan (Staff Report No. 48)

RESOLUTION NO. 11956

RESOLUTION APPROVING THE CITY OF RICHFIELD AS A SIGNATORY ON THE MINNESOTA LOCAL GOVERNMENT COALITION LETTER IN RESPONSE TO XCEL ENERGY'S INTEGRATED DISTRIBUTION PLAN (IDP)

M/Whalen, S/Supple to approve the consent calendar.

Council Member Supple expressed excitement for Item C and the importance of low income housing.

Council Member Whalen appreciated all of the good things that this consent agenda contains that better Richfield and thanked staff for the work on the items.

Council Member Trautmann agreed with the comments from Council Member Whalen and asked about the restaurant from Item A. City Planner Krzos introduced the owner of the new restaurant, Veronica Velazquez, who explained the foods at the restaurant and the expected open date.

City Clerk Sinning took roll call vote:

- Regan Gonzalez: AYE
- Supple: AYE
- Trautmann: AYE
- Hayford Oleary: AYE
- Whalen: AYE

Motion carried 5-0.

ITEM #3	CONSIDERATION OF ITEMS, IF ANY, REMOVED FROM CONSENT CALENDAR
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None.

ITEM #4	PUBLIC HEARING AND SECOND READING OF THE TRANSITORY ORDINANCE TO REAFFIRM WARD BOUNDARIES TO CONFORM TO REDISTRICTING REQUIREMENTS PURSUANT TO MINNESOTA STATUTES AND CITY CHARTER AND CONSIDERATION OF A RESOLUTION ESTABLISHING PRECINCT BOUNDARIES AND POLLING LOCATIONS. (STAFF REPORT NO. 49)
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Council Member Whalen presented Staff Report 49.

City Clerk Sinning stated the reason for the changes in polling places and the renumbering of the precincts.

Council Member Whalen opened the public hearing.

Administrative Assistant Wynn gave the options for participating in the public hearing and stated that there were no callers.

M/Whalen, S/Hayford Oleary to close the public hearing.

City Clerk Sinning took roll call vote:

- Regan Gonzalez: AYE
- Supple: AYE
- Trautmann: AYE
- Hayford Oleary: AYE
- Whalen: AYE

Motion carried 5-0.

M/Whalen, S/Supple to approve the second reading of the transitory ordinance establishing new ward boundaries following the 2020 census data and conforming to redistricting requirements pursuant to Minnesota Statutes and City Charter.

**BILL NO. 2022-5
TRANSITORY ORDINANCE NO. 19.23**

**AN ORDINANCE ESTABLISHING THE BOUNDARIES OF COUNCIL
WARD DISTRICTS PURSUANT TO SECTION 2.03 OF THE CITY
CHARTER OF THE CITY OF RICHFIELD**

City Clerk Sinning took roll call vote:

Regan Gonzalez: AYE
Supple: AYE
Trautmann: AYE
Hayford Oleary: AYE
Whalen: AYE

Motion carried 5-0.

M/Whalen, S/Supple to approve a resolution establishing new precinct boundaries and polling locations.

RESOLUTION NO. 11957

**RESOLUTION ESTABLISHING BOUNDARIES OF ELECTION
PRECINCTS; AMENDING RESOLUTION NO. 10640**

Council Member Supple thanked City Clerk Sinning for all the work she did on redistricting and mentioned a precinct finder on the City’s website that will help voters with their new locations.

Council Member Hayford Oleary complimented City Clerk Sinning particularly on the process of anticipating future developments that will hopefully lead to well-balanced convenient voting.

Mayor Regan Gonzalez thanked City Clerk Sinning for her leadership during the redistricting process that makes it easier for voters and residents to participate.

Council Member Trautmann also thanked City Clerk Sinning and mentioned the legacy of voting at Sheridan Hills for his family and understood the reasoning behind the change as Richfield is a growing city.

City Clerk Sinning took roll call vote:

Regan Gonzalez: AYE
Supple: AYE
Trautmann: AYE
Hayford Oleary: AYE
Whalen: AYE

Motion carried 5-0.

ITEM #5	CONSIDER A REQUEST FOR AN AMENDED PLANNED UNIT DEVELOPMENT, FINAL DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF A BUILDING ADDITION TO AN ELEMENTARY SCHOOL AT 6500 NICOLLET AVENUE SOUTH. (STAFF REPORT NO. 50)
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Council Member Hayford Oleary presented Staff Report 50.

City Planner Krzos added that staff has worked hard with the applicant to develop a flexible outcome and solution to future parking needs and mentioned that the expansion of the building would need additional parking of which a lease with the Hub owners might not be sufficient.

Council Member Hayford Oleary asked for clarification about the options that were given to Partnership Academy and stated that the applicant wants to do something different than what staff proposes. City Planner Krzos stated that the applicant wants to move forward with the expansion without the need to provide additional parking.

Management Analyst Swanson read aloud a couple of comments that were emailed before the meeting from a teacher, Claire Jordan, and a prospective parent, Loretia Tyus, that were both in support of the Partnership Academy expansion. Additional comments were also received via email and are included at the end of these minutes.

M/Hayford Oleary, S/Whalen to approve the attached resolution authorizing an amended Planned Unit Development, a Final Development Plan, and a Conditional Use Permit.

Council Member Whalen appreciated the clarification that Council Member Hayford Oleary asked about and asked Lisa Hendricks, founder of Partnership Academy, to speak about the practicality of the options that staff recommends. Lisa Hendricks thanked Council and staff for their efforts on this project and explained that the options given by staff would lead to a delay because they would not be able to acquire the adjacent property quickly and building structured parking would have to go through the Planning Commission/City Council and financing that would significantly delay the timeline. Hendricks mentioned that they do have a lease agreement with the Hub that goes through 2024 for parking however they could not find other parking that would be a longer term lease in the area. Hendricks stated that the two options given by staff could be done but they are asking for time to implement those additional parking spaces.

Council Member Whalen asked staff to speak about previous experiences that has happened when giving temporary conditions to applicants and what would happen if the recommended is not agreed upon. City Planner Krzos shared the experiences that the city has pursued with a couple of auto dealerships that were given extra time and the difficulty that the city had to enforce the parking code.

Council Member Whalen shared his thought of staff parking along the streets and has heard resident feedback of concern about that.

Council Member Hayford Oleary shared his mixed feelings on this issue and stated that there is an obligation to hold to our minimum parking requirements. He showed support of giving the applicant more flexibility for a lease agreement with the Hub and having Partnership Academy return with a plan in two years or start paying penalties much like Audi.

Council Member Trautmann asked staff to speak about the affect the options would have with respect to the redevelopment of the hub area. City Planner Krzos explained that the City wants the Hub redevelopment to be as successful as possible and that the owners of the Hub have not stated that they would provide additional surplus parking beyond what they currently offer. City Planner Krzos stated that the applicant could pursue leasing the parking from the Hub and secure additional land from the medical office should the need arise for additional parking which would help future goals of the Hub redevelopment that would not sacrifice any developable area for the Hub.

Mayor Regan Gonzalez asked if there is a possibility of creating a condition that if the applicant does not secure the property by a certain date that they would have to build the structured parking. Community Development Director Poehlman stated that this is an option that Council could pursue but mentioned that there are difficulties because the situation for the school could change that could result in the revocation of the certificate of occupancy.

Council Member Supple asked for clarification on how the development of the three options happened. City Planner Krzos explained that the options are a result of the discussion from the

Planning Commission meeting. Council Member Supple shared her concerns of guaranteeing the purchase of the medical office or the lease of additional parking from the Hub would happen of which the only guaranteed solution would be the structured parking and asked about the timeline of building the structured parking. Lisa Hendricks introduced Sean Elder, Director of Real Estate Development from TenSquare, who stated the project would be subject to the public approval process that could delay the construction that would make it difficult to be completed for the 2023-2024 school year. Sean Elder also explained that financial bonds the school has would allow them to have contingencies.

Council Member Whalen asked for clarification if the medical office was purchased that the building would be taken down and a surface lot would be created of which the applicant agreed. He then also asked for clarification that the city does not allow for standalone parking lots to be created. City Planner Krzos stated that the additional surface parking would be added to their existing parking. Council Member Whalen shared his concern for the lack of appeal of either using medical office land as surface parking or building a small parking structure. He also asked about the process used with Audi and how that would work with this project. Director Poehlman stated that a resolution that was passed by Council to extend the agreement for Audi to build the additional parking structure. She also stated that Council could do the same with this project with deadlines and penalties. Council Member Whalen understood the reason for the parking minimums and stated that the benefits outweigh the negatives of school staff potentially parking along side streets.

Mayor Regan Gonzalez agreed with Council Members Whalen and Supple and asked if there was a way to make sure the applicant follows through with the additional parking. Director Poehlman stated that if the applicant does not meet the requirements of the permit that it could be revoked.

Council Member Hayford O'Leary stated that a two-year agreement much like the Audi one would make the most sense due to the volatile nature of the purchasing market and Hub redevelopment.

Council Member Trautmann asked what would happen if the current parking leased from the Hub were to cease. City Planner Krzos stated that there is a contingency plan that they would have to create parking spaces in the current playground area.

Council Member Whalen commented to the applicant about offering some commercial space in the purchased land if that is a possibility. Sean Elder stated that keeping the current building would not meet the parking requirements.

Council Member Supple asked what the next steps are considering the options are to go with the staff recommendation or to come up with a compromise similar to the Audi agreement. City Attorney Tietjen stated that the current motion could be amended or withdrawn and there could be an alternative motion to direct staff. Director Poehlman stated that staff could create an amended motion or be directed to return at the next council meeting for approval. Sean Elder mentioned the timing of tax exempt bonds of which Director Poehlman stated that they could be approved at the same meeting.

Council Member Hayford O'Leary withdrew the current motion.

Motion and second withdrawn.

M/Hayford O'Leary, S/Supple to direct staff at the next council meeting to provide an amended resolution that within two years requires the applicant to comply with the parking options that were described or comply with the parking requirements at that time.

Council Member Supple asked Council Member Hayford Oleary to clarify the intent of the new motion. Council Member Hayford Oleary stated the Audi-like agreement would be more recommended and wanted to acknowledge that the parking requirements may change within two years.

Council Member Whalen asked for clarification of the escrow account that Audi has with the City. Director Poehlman stated that money was given upfront for the account and that if they do not comply the City is allowed to retain that money. She stated that the resolution that would be brought back to Council would direct staff to craft an agreement with the City Attorney and Partnership Academy that would include the details. Council Member Whalen asked the applicant if the escrow monies would be feasible for Partnership Academy. Sean Elder stated the escrow obligation would have to be reviewed by bond council.

There was further discussion that clarified the above and Director Poehlman stated that the current motion does not include any details and that staff would work with Partnership Academy and the City Attorney to create the agreement. Council Member Hayford Oleary stated that this was the intent of the motion.

City Clerk Sinning took roll call vote:

- Regan Gonzalez: AYE
- Supple: AYE
- Trautmann: AYE
- Hayford Oleary: AYE
- Whalen: AYE

Motion carried 5-0.

ITEM #6	CONSIDER CITY COUNCIL'S APPROVAL OF THE MAYOR'S APPOINTMENT OF TWO HOUSING AND REDEVELOPMENT AUTHORITY (HRA) COMMISSIONERS. (STAFF REPORT NO. 51)
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Council Member Supple presented Staff Report 51.

M/Supple, S/Hayford Oleary to approve the Mayor's (1) reappointment of Erin Vrieze Daniels as an HRA Commissioner for a four year term expiring February 28, 2026; and (2) appointment of Gordon Hanson as an HRA Commissioner for a two year term expiring February 28, 2024.

Council Member Supple explained the difference in the term expirations as the two year is to fill a vacancy and create staggering within the authority. She expressed excitement in looking forward to working with them.

Council Member Hayford Oleary asked for clarification of the term lengths going forward. Community Development Director Poehlman stated that they would be five-year terms once they are staggered.

Council Member Whalen stressed the importance of HRA/EDA to the City and expressed optimism for the future process of recruitment.

City Clerk Sinning took roll call vote:

- Regan Gonzalez: AYE

Supple: AYE
Trautmann: AYE
Hayford O'leary: AYE
Whalen: AYE

Motion carried 5-0.

ITEM #7	CONSIDER AN APPROPRIATION OF AMERICAN RESCUE PLAN ACT FUNDING TO VOLUNTEERS ENLISTED TO ASSIST PEOPLE AND CORNERSTONE TO SERVE IMMEDIATE HOUSING AND SAFETY NEEDS OF COMMUNITY MEMBERS NEGATIVELY IMPACTED BY THE COVID-19 PANDEMIC. (STAFF REPORT NO. 52)
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Council Member Trautmann presented Staff Report 52.

Community Development Director Poehlman stated that they give to these organizations through social services and the additional funds would help to provide more services to residents.

Courtney Poja expressed appreciation for the opportunity. Council Member Trautmann shared that through his law practice that there has been a spike in domestic violence cases and stressed the importance of offering these services to the community.

M/Trautmann, S/Supple to approve a resolution allocating \$120,000 in American Rescue Plan Act funding for rent and utility assistance and violence intervention services to households negatively impacted by the COVID-19 pandemic, and authorizing the Mayor and City Manager to execute service contract amendments with Volunteers Enlisted to Assist People and Cornerstone to provide these services.

RESOLUTION NO. 11958

RESOLUTION APPROVING AN ALLOCATION OF AMERICAN RESCUE PLAN ACT FUNDING TO VEAP AND CORNERSTONE

Council Member Whalen appreciated this use of the funds and encouraged long-term investment of the ARPA funds to combat issues within the community.

Council Member Trautmann appreciated the good work of VEAP.

Mayor Regan Gonzalez thanked the organizations for their importance in the community and shared brief history of how organizations like VEAP and Cornerstone have impacted her involvement in public service as an adult.

City Clerk Sinning took roll call vote:

Regan Gonzalez: AYE
Supple: AYE
Trautmann: AYE
Hayford O'leary: AYE
Whalen: AYE

Motion carried 5-0.

ITEM #8	CITY MANAGER’S REPORT
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City Manager Rodriguez gave a brief covid update and stated that in-person meetings will begin on April 1.

ITEM #9	CLAIMS AND PAYROLL
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M/Trautmann, S/Whalen that the following claims and payrolls be approved:

U.S. Bank	3/22/2022
A/P Checks: 304644 – 304985	\$1,962,324.37
Payroll: 168954 – 169258	<u>\$ 739,810.03</u>
TOTAL	\$2,702,134.40

City Clerk Sinning took roll call vote:

- Regan Gonzalez: AYE
- Supple: AYE
- Trautmann: AYE
- Hayford Oleary: AYE
- Whalen: AYE

Motion carried 5-0

ITEM #10	HATS OFF TO HOMETOWN HITS
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Council Member Hayford Oleary mentioned career day at the high school and shared an appreciation for a respectful conversation that he had with residents although they had disagreeing views.

Council Member Whalen lifted up the Augsburg Adventure Park and all those that have contributed to the success of the playground.

Council Member Supple thanked the Communications team for the Annual Report and the Community Development staff for the year-in-review of the HRA/EDA at the HRA meeting.

Council Member Trautmann expressed appreciation for those that advocate for community services like Partnership Academy, VEAP, and Cornerstone as they important function of what makes Richfield a great place to live and thrive.

Mayor Regan Gonzalez echoed the comments of Council Member Supple regarding the year-in-review of the HRA/EDA as it showcases the good works the authorities do to support the community. She also lifted up the community education classes and Spring/Summer recreational programs that were delivered to the residents and encouraged everyone to participate.

ITEM #11	ADJOURNMENT
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The meeting was adjourned by unanimous consent at 9:08 p.m.

Date Approved: April 12, 2022



Maria Regan Gonzalez
Mayor



K
City Clerk



Kati Rodriguez
City Manager

Dear Richfield City Council,

My name is Amanda Allgaier. I have been a Kindergarten teacher at Partnership Academy for 10 years. I hope you will consider approving this project. Any delay will have a significant impact on our students and community.

Thank you for your consideration.

Amanda Allgaier
she/her/hers
Kindergarten Teacher
Partnership Academy

Dear Richfield City Council,

My name is Simone Schneider and this is my first year working at Partnership Academy. Partnership Academy is the fourth school that I have worked at in my teaching career and I have been absolutely blown away with how exceptional it is. It is a fantastic school and it is a pleasure to work with the students and staff here. With all the tumultuousness of the surrounding districts it feels like such a gift to our community to have this safe and nourishing school. Although our school building is new and wonderful, we simply don't have enough room for all the students and staff that we have. Additionally, there are over forty students on the preschool waiting list for the 2022-2023 school year and I would love to see another preschool class open to accommodate more families. On a personal level, I have been so impressed with the Partnership Academy preschool program that I have my own child on the waiting list for attendance in the fall. I hope that you will consider approving the expansion project for our school. Any delay in construction will have a significant impact on being able to serve our students and community to our highest potential.

Thanks for your consideration.

Best,

Simone Schneider
She/Her/Hers
Fourth Grade Teacher
Partnership Academy

Dear Richfield City Council,

My name is AJ. I have worked at Partnership Academy for 2 years. I hope you will consider approving the expansion construction. Any delay in construction will have a significant impact on being able to serve our students and community to our highest potential. We have many students on a waitlist to attend our school and the only thing preventing us from serving those students is space.

Thanks for your consideration.

AJ Johnson
(she/her)
Middle School Literacy Teacher
Partnership Academy

Dear Richfield City Council,

My name is Heather Busch and I am a teacher at Partnership Academy. I have been in education for more than 15 years and seen many different schools. Partnership Academy is doing something significant in the Richfield community. They are raising the bar on education for students across the city while attending to the students' emotional needs sensitively. I hope that you will consider approving the building project. Any delay will have a significant impact on our ability to serve our students and

community. We would be able to start construction right away in order to accommodate our students in families who deserve a great education. Thank you for your consideration

Heather Busch (she/her)
Partnership Academy
3-5th Grade Intervention

Dear Richfield City Council,

My name is Stephanie Chavez Estrada. I have worked at Partnership Academy for 6 years and serve as the Middle School Special Education Lead Teacher. I have worked at PA since we were located inside the Assumption Church. Space was always difficult to find and affected the way our teachers taught and the way student's learned. We were so grateful when we were able to move into our very own building, but continue to have the same issues with spacing. We have had amazing enrollment numbers and thus we continue to grow. Currently, Special Education students are receiving services in the hallway and are continuously distracted. Taking disabilities into consideration, students with a specific learning disability, ADHD, language disorders, etc need more enclosed spaces in order to fully grasp the concepts being taught and make enough growth to reach their IEP goals. I hope you will consider approving this project. Any delay in construction will have a significant impact on being able to serve our students and community to our highest potential. Thanks for your consideration.

Stephanie Chavez Estrada
She/Her/Hers
Special Education Lead Teacher

Dear Richfield City Council,

My name is Ishana. I have worked at Partnership Academy for 3 years. I hope you will consider approving this project. Any delay in construction will have a significant impact on being able to serve our students and community to our highest potential. Thanks for your consideration

Ishana Lee
Covid 19 & Operations Specialist
Partnership Academy

Dear City Council,

Hello, my name is Lizbeth Briones. I am writing to share our support for Partnership Academy's expansion project. My child has been at Partnership for 2 years. We love the school, it has helped my son grow academically in many ways.

This new space will offer needed classrooms to bolster the small group, individualized programs for our students. It will also allow the school to increase the number of preschool students it can serve. This is an immediate need in the community highlighted by the long waiting list. I urge you to approve this project!

Sincerely,
Lizbeth Briones

Hello City Council,

I know you have been working closely with some of my colleagues on PA's expansion project. I can't emphasize how critical it is for our school community that we can move forward with our expansion. We are bursting at the seams with overwhelming demand for preschool services as well as small group instruction for English Learners (Emergent Bilinguals), Special Education, and Intervention. Our scholars are literally squeezed into every nook and cranny of our existing space -- our demand has already exceeded our new building's capacity.

We feel it is an Equity imperative that the students of color in our building should get an exceptional learning experience with the resources, supports, and spaces that make their success possible. Through the pandemic, our enrollment has expanded to about 530 families, and we have over 30 families on our preschool waiting list, 20 of whom would be immediately admitted if our expansion is approved. I can go on and on about the dedicated staff, supportive families, and promising results. This is a very unique and amazing community, and we hope to continue our partnerships in Richfield to better serve our families.

Please do not hesitate to reach out with any questions or needs as you consider our proposal.

Molly Schwaiger
She/Her/Hers
Principal
Partnership Academy

Dear Richfield City Council,
My name is Shannon Jaeger. I have worked at Partnership Academy for 14 years and currently teach middle school science. I hope you will consider approving the project for expansion that Partnership Academy is proposing. Any delay in construction will have a significant impact on being able to serve our students and community to our highest potential. We currently do not have enough space to meet the needs of our students. We have multiple advisory classes doubled up in the same classroom, small groups do not have quiet spaces and are being held in the hallway, and spaces not traditionally used as learning spaces have become student spaces. These solutions to the lack of space in our school are not ideal and definitely not sustainable. Please strongly consider approving this project so that we can better meet the needs of our learning community. Thank you for your time and consideration.

Shannon Jaeger
Middle School Science Teacher
She/Her
Partnership Academy

Dear Richfield City Council,
My name is Arielle Thomas. I live in Richfield and next year my two sons (twins) will be in preK at Richfield Public Schools (RDLS). I would have LOVED to send my sons to Partnership Academy. It is the ONLY full day completely preK programs in Richfield. As a teacher and as a mom, I know the importance of early childhood education and the struggles so many parents face, paying for daycare/preschool.

I have worked at Partnership Academy for 4 years. I hope you will consider approving this project. Any delay in construction will have a significant impact on being able to serve our students and community to our highest potential. Thanks for your consideration.

Arielle Thomas

Dear Richfield City Council,
My name is Mary Kondrak. I have worked at Partnership Academy for 6 years and I am also a Richfield resident. I hope you will consider approving this project. As an early childhood special education teacher, I can attest to the positive impact that this expansion will have on our youngest students in Richfield to be able to have adequate space and services for our growing school and community.

Mary Kondrak
Early Childhood Special Education Teacher
Partnership Academy

Dear Richfield City Council,

My name is Doug Schleif. As a Richfield resident and the Assistant Principal at Partnership Academy, I have numerous thoughts on why Richfield should consider approving this building project.

Partnership Academy started as a vision with a goal of providing a safe learning community for our local Latinx population. The school started with 75 students and in the past 20 years has consistently grown. Currently, we are at 530 students with a waiting list of students that would like to attend but unfortunately, we do not have the space. While our population continues to be mostly Latinx, over the past five years we have become more diverse with an increase in the number of white and black students that now attend. Throughout these twenty years, this learning community has continued to get stronger, and we continue to strive for academic, civic, and social excellence.

Partnership Academy is an asset to my community. Preventing or delaying its growth would be unfortunate. I ask that the City Council approve the Partnership Academy plan without any contingencies. Any delay in construction will have a significant impact on our ability to serve our learning community to our highest potential.

Sincerely,
Doug Schleif
6244 2nd Ave. S

Dear Richfield City Council,

Hello, my name is Ashley Leary and I have worked at Partnership Academy for the past 15 years. For many years we have dreamed of a new building and were thrilled when that dream became a reality a few years ago with our new location at 6500 Nicollet Avenue. Our new location has added visibility in the community and our enrollment has grown significantly. We are running out of space to run the individualized programming we feel helps students thrive. I urge you to approve our project. It will provide necessary space to service our students and do so in a timely manner so it does not disrupt our school year. The past two years of this pandemic have had a significant effect on our students and we want to be able to give them the support they need and be able to provide a normal school year next year! Any delay in construction will have a significant impact on being about to serve our students and community in this next school year.

Ashley Leary
Data Coordinator/Math Coach
Partnership Academy Charter School

Dear Richfield City Council,

My name is Stephany Martinez, I have worked at Partnership Academy for 1 1/2 years. I hope you will consider approving this project. Any delay in construction will have a significant impact on being able to serve our students and community to our highest potential. It will make a big difference in spaces mostly for our special education program. Since we have a lot of students needing quiet space or to focus with their accommodations.

Thanks for your consideration.
Ms.Stephany

Dear Richfield City Council,

My name is Kelly Schmidt. I have worked at Partnership Academy for 6 years. I hope you will consider approving our project! Any delay in construction will have a significant impact on our ability to serve our students and community to our highest potential.

Thanks for your consideration!

Kelly Schmidt, MA, CCC-SLP
Speech Language Pathologist, Partnership Academy

I would like to see this new project for the future and have more space for generation, thank you.

Antonio Pinos Rodriguez

Hola buenas tardes envío este correo para apoyar ala escuela PA para ampliarla más a mi si me interesa porque es una escuela segura y muy buena y pienso mandar mi otra hija a estudiar ahí

Hello, good afternoon, I am sending this email to support the PA school to expand it further if I am interested because it is a safe and very good school and I plan to send my other daughter to study there.

Yo Rebeca Linares, mama de Mitzy Genis apoyo al proyecto para expandir el nuevo proyecto para que mi ija tenga más espacio y y nuevas oportunidades de aprender y apoyo a ala directora ms rosa y a los maestros en el nuevo proyecto primero dios lo lograremos. Y yo apoyo a partnership academy es una buena escuela.

I, Rebeca Linares, mother of Mitzy Genis, support the project to expand the new project so that my daughter has more space and new opportunities to learn, and I support the director, Ms. Rosa, and the teachers in the new project, first, God, we will achieve it. And I support partnership academy as it is a good school.

Good afternoon,

My name is Jake Kizewski. I've been an employee at Partnership Academy for the past 14 years. In that time, I have fallen in love with our school community and the mission we strive to carry out on a daily basis. The demand for our program continues to build. We need to expand to meet the needs of our students and community. This is highlighted by a 40+ child waitlist in our preschool program.

It is with this that I share this message. I am urging the Richfield City Council to approve, without contingency, Partnership's expansion plans. Any delay in the construction is going to have a significant impact on our ability to best serve our students and in turn our community.

Jake Kizewski
Operations Director
Partnership Academy

Good Afternoon,

My Name is Lactetia. I'm a parent of a preschool applicant for Partnership academy. My child is currently number 16 on the waiting list due to not having enough availability for preschoolers. I am coming to you today to ask if you could please approve the PA project without contingency! That way my child can begin preschool this coming Fall. Thank you.

Lactetia Tyus

Good evening,

I am a parent of a 4 year old who didn't get accepted in partnership in the lottery. I support to have an expansion where more kids can get the opportunity to be in preschool at a young age. Be able to socialize and have an education without waiting a year or their name being drawn from a box if they get enrolled or not.

Sincerely,

Elena

Dear city council, we hereby request your approval for the expansion of the partnership academy school, as the mother of 2 students currently in grade 2 and 7, I hope that you can give us your point in favor to be able to enlarge the school, and that more can enter 40 students to preschool since my daughter is one more little girl on the waiting list and I pray to God that we achieve it since I could be able to work and help my family with the expenses that are stronger every day and I also see it on the side that my daughter can have a good learning at a young age because in the future she could speak English and be useful in the city we live in, which is Richfield and I also think that her being in the school and me working contribute one more granite to the economy of the city itself, with longing and enthusiasm we await your prompt approval to be able to achieve it, thank you very much on behalf of the Latino community.

Cyndi Franco

Dear Richfield City Council,
I live in Richfield for 17 years and have worked at Partnership Academy for one year as a reading tutor. Please consider approving the Academy's expansion project. Any delay in construction will have a significant impact on being able to serve our students and community to our highest potential.

Mary Beckman
6711 Lake Shore Drive South
Richfield, MN 55423

Dear Richfield City Council,
My name is Lourdes. This is my first year at Partnership Academy, and hoping for many more. I hope you will consider approving this project. Any delay in construction will have a significant impact on being able to serve our students and community to our highest potential.

Lourdes Molina
She/Her/Hers
Special Education Teacher
Partnership Academy

Dear Richfield City Council,
My name is Nikki Roberts. I have worked at Partnership Academy for 1 year. I hope you will consider approving this project. Any delay in construction will have a significant impact on being able to serve our students and community to our highest potential.

Nikki Roberts
She/Her/Hers
Associate Educator
Partnership Academy

Dear Richfield City Council,
My name is Alison Kelso. I have worked at Partnership Academy for 3 years. I hope you will consider approving this project. Any delay in construction will have a significant impact on being able to serve our students and community to our highest potential.

Dear Richfield City Council,
My name is Khalena Wise Wickstrom. I have worked at Partnership Academy for 1 year and it was proven to be a wonderful experience to be part of a school that cares and supports the local community in every way they can. In my decade of my teacher career, this is by far the best school I have encountered that truly cares about the community and their students' success.

I hope that you will consider approving this project for the school's expansion. Any delay in construction will have a significant impact on our school being able to serve our students and community to our highest potential.

Khalena Wise-Wickstrom
Float Educator
Partnership Academy

Dear Richfield City Council,

My name is Julia Ross and I have worked at Partnership Academy for 3 years. I hope that you will consider approving this project. It would truly benefit students and staff and would have an impact on being able to serve our students and entire community here at PA.

Julia Ross
1st Grade Teacher
Partnership Academy

Dear Richfield City Council,

My name is Claire Jordan and I have worked at Partnership Academy for 3 years. I hope you will consider approving the expansion project so we can begin construction immediately. Any delay in construction will have a significant impact on being able to serve our students and community to our highest potential.

Claire Jordan
PreK-2nd Grade Emergent Bilingual Teacher
Partnership Academy

Dear Richfield City Council,

My name is Randi Kay Weiland. I have worked at Partnership Academy for over 10 years. It has been exciting to see the growth the school has made since I started working here. Our new building is amazing, but we are already out of space because we have grown even more than expected. I hope you will consider approving this construction project. Any delay will have a significant impact on being able to serve our students and community to our highest potential. We are bursting at the seams trying to accommodate all of our staff and students.

Randi Kay Weiland
Literacy Coach
Partnership Academy

Dear Richfield City Council,

My name is Becky Wellington and I have worked at Partnership Academy for 10 years. I hope you will consider approving this project. Any delay in construction will have a significant impact on being able to serve our students and community to our highest potential.

Sincerely,
Becky Wellington
she/her/hers
Partnership Academy

Dear Richfield City Council,

My name is Jessica Kitzman, and I am the art teacher at Partnership Academy. I am deeply grateful to work with the students and families at partnership, and I am passionate that they deserve the very best we have to offer. I hope you will consider approving this project. Any delay in construction will have a significant impact on being able to serve our students and community to our highest potential.

With gratitude,
Jessica Kitzman

Dear Richfield City Council,

My name is Najah Charlton. I have worked at Partnership Academy for 3 years. I hope you will consider approving this project. Any delay in construction will have a significant impact on being able to serve our students and community to our highest potential.

Thanks for your consideration.
Najah Charlton

Dear Richfield City Council,

My name is Cassandra Norris. I have worked at Partnership Academy for 3 years. I hope you will consider approving this project. Any delay in construction will have a significant impact on being able to serve our students and community to our highest potential.

Thanks for your consideration.
Cassandra Norris, LICSW

Dear City Council Members. My name is Rosa Herrera and I'm writing to you in support of Partnership Academy's expansion project. I am a Founding Director of Partnership Academy so I have been there for 20 years. I can attest that our PA families love our school. In a great way we have reached max capacity at our school. The expansion will help increase the number of preschool students we can serve. This is an immediate need in our community. We have a long wait list for preschool this year. I urge you to please approve this project. I assure you this will be a win-win situation for the City of Richfield and for the families we serve.

There is a high demand for preschool services all over the cities. I know that if we expand we will be helping so many families with preschool age children. All other preschool programs in the cities have a long wait list. including PICA Headstart.

Rosa L. Herrera
Family & Community Outreach Director/Founder
Public Notary
Partnership Academy

Dear Richfield City Council,

My name is Dianna Chang and I have been with Partnership Academy since 2014. My deepest hope is that our expansion project will be considered for approval. Delays in construction would certainly have a significant impact on serving our students. Thank you for your partnership and for your support!

Dianna (Pa) Chang
Executive Coordinator

Dear Richfield City Council,

My name is Ariana Woodard. This is my first year working at Partnership Academy, and I immediately fell in love with this school and the way we put students first. I hope you will consider approving this project. We need more space to serve our students. We run a lot of small group interventions and due to the increase in enrollment we have been using every possible nook and cranny, it isn't sustainable as our students aren't able to focus as well as they should.

Ariana Woodard
Partnership Academy

Pedimos de favor que nos aprueben la expansión para el preescolar. Monica Morocho

We ask that you please approve the expansion for the preschool.

Dear Richfield City Council,

My name is Craig Noles. I have worked at Partnership Academy for 3 years. I hope you will consider approving this project. Any delay in construction will have a significant impact on being able to serve our students and community to our highest potential.

Thanks for your consideration.

Dear Richfield City Council,

My name is Whitney Strand and I am a teacher at Partnership Academy. I have been a teacher at PA for the past 8 years. Partnership Academy is doing something significant in the Richfield community. They are raising the bar on education for students across the city while attending to the students' emotional needs sensitively. I hope that you will consider approving the building project. Any delay will have a significant impact on our ability to serve our students and community. We would be able to start construction right away in order to accommodate our students and families who deserve a great education.

Thank you for your consideration,
Whitney Strand

Dear Richfield City Council,

My name is Lisa Paterson. I have worked at Partnership Academy for 6 years. I hope you will consider approving this project. Any delay in construction will have a significant impact on being able to serve our students and community to our highest potential.

Lisa Paterson
Special Education Teacher
Partnership Academy



March 17, 2022

Dear Members of the Richfield City Council,

The Partnership Academy team looks forward to seeing you at the City Council meeting on March 22!

As you know, Partnership Academy has served the Richfield and surrounding communities for 20 years. We serve over 530 amazing students in grades PreK through 8th grade. Approximately 97% of our scholars identify as BIPOC. Partnership Academy has been instrumental in partnering with families and the community to provide equitable access to high quality education that is culturally responsive, anti-racist and meets the individual needs of each student.

We have experienced unprecedented growth since moving into our newly constructed school building in 2019. This growth has placed space constraints on our current programming requiring a 6,000 sq ft addition to our property. The most notable need is the ability to provide additional space for small groups and individualized instruction which is critically needed following the Covid 19 pandemic. Additionally, we would be able to increase our free, all day preschool offerings to meet the waiting list demand which is currently at 40 students and growing.

Our team has been working closely with city staff on our development plans and appreciate the time and consideration they have put into assisting us with our desired outcome. In addition to the city staff recommendations outlined in the meeting materials we would also like you to consider an **alternate option** that would allow us to address the urgency of our timeline.

We would like to propose that the council approve our PUD **without immediate requirements to construct 80 parking stalls or acquire additional land**. Partnership Academy has an established lease for 60 parking stalls with Brixmor through January 31, 2024 with options to renew. With 37 owned stalls, this provides 97 parking spots. If the leased parking agreement is not renewed, then Partnership Academy would complete a combination of pathways to ensure parking requirements are met, including acquisition of an adjacent property and or construction of structured parking. Those costs are included as permissible debt under the school's bond covenants. This approval scenario ensures that construction can start as soon as possible and

aligns the financial obligations of the school with the timing of a potential parking need. We are respectfully requesting the Council to consider this option for the following two reasons:

1. The proposed requirements (being subject to site acquisition or structured parking approval) delay (and potentially inhibit) our ability to start construction which delays our students' access to the quality programming they deserve.
2. The proposed requirements force us to prematurely incur over \$1,100,000 in additional debt service to construct parking. We currently have parking leased through January of 2024 that suffices parking requirements with the realistic possibility of lease extension or acquiring an adjacent property in the near future which is in the best interest of the school.

Ultimately, the school will proceed with the site development as approved by the City Council. However, we feel that the recommended pathway above saves money for students' needs until it is absolutely needed and completes construction in a timely manner to best serve students.

I would like to follow up with each of you via the phone numbers listed on the City's website to discuss further and answer any questions. In the meantime, please feel free to reach out to me directly at 612-327-8323 or lhendricks@paschool.org.

Thanks in advance for your consideration,



Lisa Hendricks
Executive Director/Founder