



**REGULAR CITY COUNCIL MEETING
RICHFIELD MUNICIPAL CENTER, COUNCIL CHAMBERS
APRIL 26, 2022
7:00 PM**

INTRODUCTORY PROCEEDINGS

Call to order

Pledge of Allegiance

Open forum

Each speaker is to keep their comment period to three minutes to allow sufficient time for others. Comments are to be an opportunity to address the Council. Please refer to the City Council web page for additional ways to submit comments or call 612-861-9711/ email kwynn@richfieldmn.gov with questions. Call into the open forum by Dialing 1-312-535-8110, Use webinar access code: 2450 804 2490

Approve the Minutes of the: (1) Special Closed Executive Session of April 11, 2022; (2) Joint City Council, Planning Commission and HRA Work Session of April 12, 2022; and (3) Regular City Council Meeting of April 12, 2022.

PRESENTATIONS

1. Proclamation to recognize Arbor Day 2022

AGENDA APPROVAL

2. Approval of the Agenda

3. **Consent Calendar contains several separate items, which are acted upon by the City Council in one motion. Once the Consent Calendar has been approved, the individual items and recommended actions have also been approved. No further Council action on these items is necessary. However, any Council Member may request that an item be removed from the Consent Calendar and placed on the regular agenda for Council discussion and action. All items listed on the Consent Calendar are recommended for approval.**

A. Consideration of the approval of the first reading of an ordinance rezoning property at 7700 Pillsbury Avenue South from Mixed Use - Neighborhood to Planned Mixed Use (PMU) and schedule a second reading for May 10, 2022.

Staff Report No. 70

B. Consideration of the use of Coronavirus Local Fiscal Recovery Funds as established under the American Rescue Plan Act by claiming the standard allowance for the replacement of lost public sector revenue.

Staff Report No. 71

4. Consideration of items, if any, removed from Consent Calendar

PUBLIC HEARINGS

5. Public hearing and second reading of transitory ordinance providing funding for certain capital improvements from the Liquor Contribution Special Revenue Fund.

Staff Report No. 72

6. Public hearing and second reading of an ordinance amending Subsection 210.01 of the City Code related to City Council salaries for 2023 and 2024.

Staff Report No. 73

CITY MANAGER'S REPORT

7. City Manager's Report

CLAIMS AND PAYROLLS

8. Claims and Payroll

COUNCIL DISCUSSION

9. Hats Off to Hometown Hits

10. Adjournment

Auxiliary aids for individuals with disabilities are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9739.



CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

Special Closed City Council Executive Session

April 11, 2022

CALL TO ORDER

The Closed Executive Session was called to order by Mayor Regan Gonzalez at 4:00 p.m. in the Bartholomew Room.

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

Council Members Absent: None

Staff Present: Sack Thongvanh, Assistant City Manager; Michael Allen, Attorney; Melissa Poehlman, Community Development Director; and Julie Urban, Assistant Community Development Director

ITEM #1	CLOSED MEETING PURSUANT TO MINNESOTA STATUTES, SECTION 13D.05, SUBD. 3(B) FOR AN ATTORNEY-CLIENT PRIVILEGED MEETING TO DISCUSS A PENDING HOUSING DISCRIMINATION COMPLAINT FILED WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ON DECEMBER 17, 2014, ENTITLED "MICAH ET AL V. STATE OF MINNESOTA, ET AL
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The Closed Executive Session was convened as permitted by attorney-client privilege pursuant to Minnesota State Statute 13D.05, subd. 3(b).

ADJOURNMENT

The work session was adjourned by unanimous consent at 6:59 p.m.

Date Approved: April 26, 2022

Maria Regan Gonzalez
Mayor

Kari Sinning
City Clerk

Katie Rodriguez
City Manager



CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

Joint City Council, Planning Commission, and HRA Work Session

April 12, 2022

CALL TO ORDER

The work session was called to order by Mayor Regan Gonzalez at 6:00 p.m. in the Bartholomew Room.

Council Members Present: Maria Regan Gonzalez, Mayor; Mary Supple; Simon Trautmann (6:05 p.m.); Sean Hayford Oleary; and Ben Whalen

Council Members Absent: None.

Planning Commission Members Present: James Rudolph, Chair; Brett Stursa; Brendan Kennealy; and Ben Surma

Planning Commission Members Absent: Kathryn Quam and Eddie Holmwig-Johnson

HRA Members Present: Mary Supple, President; Maria Regan Gonzalez; Lee Ohnesorge; and Gordon Hanson (not yet confirmed).

HRA Members Absent: Erin Vrieze Daniels

Staff Present: Katie Rodriguez, City Manager; Melissa Poehlman, Community Development Director; Sack Thongvanh, Assistant City Manager; Joe Powers, City Engineer; Ben Manibog, Transportation Engineer; Chris Swanson, Management Analyst; and Kari Sinning, City Clerk

Others Present: Rich Dippolito and Lauren Robinson, Brixmor Property Group

ITEM #1	INTRODUCTORY PRESENTATION OF REDEVELOPMENT PROPOSAL FOR THE HUB SHOPPING CENTER BY REPRESENTATIVES OF BRIXMOR PROPERTY GROUP
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City Manager Rodriguez stated the agenda item is informational and to gather initial feedback on the proposed plans and then introduced Community Development Director Poehlman. Director Poehlman then turned the meeting over to Rich Dippolito from Brixmor Property Group.

Rich Dippolito detailed the HUB area currently and the proposed plan that includes residential and the current tenants that have longer leases. The plan focuses on creating greenspaces and allowing for walk-up restaurants. Dippolito explained that they would be asking for Tax Increment Financing to help with the funding for the development.

Mayor Regan Gonzalez stated that the leaders from Partnership Academy were present and contact information should be shared to improve both developments.

Council Member Hayford Oleary expressed his excitement for the development plans however the proposed plans brought up some concerns such as the potential for a large vacancy in the main retailer in the future, the location of the residential component in reference to public transportation along Nicollet, many drive-thru sites along 66th Street, and that there is only one north-south connection instead of two that would follow the Comp Plan. He urged the developers to look further into the future and bring more pedestrian friendly ideas.

Chair Rudolph was impressed with the proposed plans and looks forward to the redevelopment of the historic area.

Council Member Whalen echoed Council Member Hayford Oleary's comments and expressed additional concerns for the underutilization of the space with several single story buildings instead of residential above retail spaces and the large size of parking available. He was excited about outdoor spaces and residential space but stated that there is more opportunity to build up instead of out. Dippolito explained that they are retail developer and do not know much about residential developments.

Council Member Supple thanked them for bringing the proposed plans and expressed curiosity about the smaller, locally owned retail tenants. Dippolito stated that the proposed plan highlighted retailers that had long-term leases and if those small business owners would like to extend their leases they would be happy to talk with them.

Commissioner Stursa expressed gratitude for the proposed plans but asked the developers to focus more on pedestrian/people orientation versus vehicle. She also asked about the affordability of the residential housing. Dippolito stated that they are working with their residential partners and the goal is to have an affordability aspect.

Commissioner Surma expressed concern for accessibility for public transit users and brought up the idea of moving the Walgreens closer to the public transit stop along Nicollet. Commissioner Surma also asked if the plans would alter the curb lines. Dippolito stated that there is no plan to change the curb lines and appreciated the comment about the pharmacy having access to those bus stops.

Commissioner Hanson was excited for grocery store option and asked about the affordability of lease rates for smaller, locally-owned retail shops. He stated that he would support the use of higher density of the site to provide more residential housing. He also commented that this would be a great opportunity for their company to expand their expertise and push the boundaries of what they are capable of.

Dippolito asked what density would be appropriate for this site. Director Poehlman stated that the Comp Plan has a this site for a high density of about 100 to 150 units per acre and the general allowance for height would be around six stories but there is flexibility since this is a planned unit

development. Chair Rudolph brought up that a residential building the size of City Bella would be a good fit for this site. Council Member Hayford Oleary agreed with Chair Rudolph and added that there has been push to build apartment buildings at the Hub from residents.

Council Member Trautmann expressed gratitude for the discussion of the proposed plans and expressed concern for the amount of drive-thru buildings and limited green spaces for the community. He encouraged Bixmor to think about the future that would keep people living, working, and shopping in Richfield.

Commissioner Kennealy was fortunate to have this discussion and stated that they should focus on transportation by car being the least attractive option. Commissioner Kennealy also expressed excitement and support for the increased density and height.

Mayor Regan Gonzalez stated that the proposed plans are good however we are interested to be creative to make this more functional for the community and expressed that, as a part of Downtown Richfield, this site is very important for the community and the revitalization of this would be multi-generational. She mentioned partnering with Holy Angels and Partnership Academy to benefit our entire community. She also asked about when they could share the details of who the grocery retailer would be. Dippolito stated that they would not be able to disclose that information until they are allowed but once they are able to they will let the City know.

Council Member Whalen asked about the possibility of doing a multi-level grocery and also asked Brixmor to keep in mind the redevelopment and the residents of and along 65th Street that might not want to look at the back of buildings. He also stated that an unattractive parking structure would be better than so much of the area being surface parking and would allow for more density much like the areas of 50th and France.

Council Member Hayford Oleary appreciated how ambitious the proposed plans are and expressed hope that they would go further with the opportunities. He also expressed delight about the quick timeframe they stated to redevelop the site but would like to see the project take longer and get done right than be rushed.

Director Poehlman stated the next steps would be for Brixmor to digest the feedback from tonight's work session and to work with the City to create a sketch plan. She also stated that staff would keep Council and Commissioners informed as the process moves forward.

Mayor Regan Gonzalez thanked everyone for the discussion.

ADJOURNMENT

The work session was adjourned by unanimous consent at 6:41 p.m.

Date Approved: April 26, 2022

Maria Regan Gonzalez
Mayor

Kari Sinning
City Clerk

Katie Rodriguez
City Manager



CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

Regular Council Meeting

April 12, 2022

CALL TO ORDER

The meeting was called to order by Mayor Regan Gonzalez at 7:00 p.m. in the Council Chambers.

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; Rachel Lindholm, Sustainability Specialist; Melissa Poehlman, Community Development Director; Joe Powers, City Engineer; Sack Thongvanh, Assistant City Manager; Chris Swanson, Management Analyst; Jane Skov, IT Manager; Kelly Wynn, Administrative Assistant; and Kari Sinning, City Clerk

Others Present: Lisa Hendricks, Executive Director of Partnership Academy

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

Administrative Assistant Wynn stated that there was a phone call from Eric Huckleberry regarding a complaint against the organics collection and the frustrations with the hauler.

APPROVAL OF MINUTES

M/Whalen, S/Trautmann to approve the minutes of the: (1) City Council Work Session of March 22, 2022; (2) Regular City Council Meeting of March 22, 2022; (3) Special City Council Work

Session of March 23, 2022; (4) Special City Council Work Session of March 24, 2022; and (5) Joint City Council, Community Services and Planning Commission Work Session of March 28, 2022.

Motion carried 5-0.

ITEM #1	PRESENTATION IN RECOGNITION OF EARTH DAY 2022
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Mayor Regan Gonzalez read aloud the proclamation and presented it to Sustainability Specialist Lindholm.

Sustainability Specialist Lindholm shared the environmental efforts that the City has done.

Mayor Regan Gonzalez appreciated the work the Sustainability Commission has done and shared that the City has inspired residents to be more environmentally conscious and sustainability.

Council Member Whalen echoed the appreciation of the commission and Sustainability Specialist Lindholm and mentioned the sustainability resources for residents on the City website.

Council Member Hayford Oleary expressed gratefulness for the work that Sustainability Specialist Lindholm has done especially regarding organized hauling. He shared that all of the policy decisions come together for the sustainability of the community and they happen throughout the year.

Council Member Trautmann appreciated the leadership of Sustainability Specialist Lindholm and how the efforts affected the community as a whole to be more sustainable.

Council Member Supple thanked Sustainability Specialist Lindholm’s leadership and the efforts of all for a more sustainable community.

ITEM #2	APPROVAL OF THE AGENDA
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M/Hayford Oleary, S/Supple to approve the amended agenda with the removal of item 7.

Motion carried 5-0

ITEM #3	CONSENT CALENDAR
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City Manager Rodriguez presented the consent calendar.

- A. Consider the approval of a resolution authorizing acceptance of a donation received by Richfield Recreation Services Department from Jill Mithun for Wood Lake Nature Center in the amount of \$100,000 and to authorize the Recreation Services Director to apply the funds for Wood Lake Nature Center. (Staff Report No. 53)

RESOLUTION NO. 11959

RESOLUTION ACCEPTING A DONATION RECEIVED BY THE RICHFIELD RECREATION SERVICES DEPARTMENT FROM JACQUELINE (JILL) MITHUN FOR WOOD LAKE NATURE CENTER IN THE AMOUNT OF \$100,000 AND AUTHORIZING THE

RECREATION SERVICES DIRECTOR TO EXECUTE THE ASSOCIATED GRANT

- B. Consider the approval of a resolution of support for Public Works' regional solicitation grant application for federal funding to Metropolitan Council for the installation of pedestrian and bicycle infrastructure on 73rd St near Centennial Elementary. (Staff Report No. 54)

RESOLUTION NO. 11960

RESOLUTION OF SUPPORT FOR CENTENNIAL ELEMENTARY REGIONAL SOLICITATION APPLICATION

- C. Consider the approval of a resolution of support for Public Works' regional solicitation application for federal funding to the Metropolitan Council for a pedestrian and bike connection on 73rd St and modernizing the 73rd St pedestrian bridge over I-35W. (Staff Report No. 55)

RESOLUTION NO. 11961

RESOLUTION OF SUPPORT FOR 73RD ST TRAIL AND BRIDGE REGIONAL SOLICITATION APPLICATION

- D. Consider the approval of a resolution of support for Public Works' regional solicitation grant application for federal funding to Metropolitan Council for the modernization of 76th St from Xerxes Ave to Sheridan Ave. (Staff Report No. 56)

RESOLUTION NO. 11962

RESOLUTION OF SUPPORT FOR W 76TH ST MODERNIZATION REGIONAL SOLICITATION APPLICATION

- E. Consider approval of an agreement for improvements to the railroad's existing public road at-grade crossing with Progressive Rail Incorporated as part of the 65th Street Reconstruction Project. (Staff Report No. 57)
- F. Consider the approval of the resolutions to adjust the City's Municipal State Aid Street (MSAS) network. (Staff Report No. 58)

RESOLUTION NO. 11963

RESOLUTION REVOKING MUNICIPAL STATE AID DESIGNATION FROM CERTAIN CITY STREETS

RESOLUTION NO. 11964

RESOLUTION FOR MUNICIPAL STATE AID DESIGNATION OF CERTAIN CITY STREETS

- G. Consider adoption of a resolution authorizing the purchase of a permanent lighting easement at 800 W 65th St for the 65th Street Reconstruction Project. (Staff Report No. 59)

RESOLUTION NO. 11965

RESOLUTION AUTHORIZING THE CITY OF RICHFIELD TO MAKE PAYMENT FOR THE PURCHASE OF A PERMANENT LIGHTING EASEMENT AT 800 W 65TH ST (PID# 27-028-24-23-0110) AS A PART OF THE 65TH ST RECONSTRUCTION PROJECT

- H. Consider the adoption of a resolution supporting the repeal of the exclusion of Hennepin and Ramsey counties from receiving motor vehicle lease sales tax (MVLST) funds and a return to the original MVLST county state aid formula. (Staff Report No. 60)

RESOLUTION NO. 1196

RESOLUTION OF SUPPORT FOR THE REPEAL OF THE EXCLUSION OF HENNEPIN AND RAMSEY COUNTIES FROM RECEIVING MOTOR VEHICLE LEASE SALES TAX (MVLST) FUNDS AND A RETURN TO THE ORIGINAL MVLST COUNTY STATE AID FORMULA

- I. Consider the approval of the bid tabulation and award a contract to Visu-Sewer, Inc., for the 2022 Sanitary Sewer Rehabilitation Program in the amount of \$591,774.00 and authorize the City Manager to approve contract changes up to \$175,000 without further City Council consideration. (Staff Report No. 61)
- J. Consider the approval of the first reading of an ordinance amending Subsection 210.01 of the City Code related to City Council salaries for 2023 and 2024. (Staff Report No. 62)
- K. Consider the approval of the Hennepin County Youth Sports Program Grant Resolution to submit a grant for youth curling equipment and authorize staff to execute the grant agreement if awarded. (Staff Report No. 64)

RESOLUTION NO. 11967

RESOLUTION AUTHORIZING GRANT APPLICATION AND AGREEMENT UNDER HENNEPIN YOUTH SPORTS PROGRAM FOR CURLING EQUIPMENT

- L. Consider the approval of the Hennepin County Youth Sports Program Grant Resolution to submit a grant for accessible picnic tables and authorize staff to execute the grant agreement if awarded. (Staff Report No. 65)

RESOLUTION NO. 11968

RESOLUTION AUTHORIZING GRANT APPLICATION AND AGREEMENT UNDER HENNEPIN YOUTH SPORTS PROGRAM FOR ACCESSIBLE PICNIC TABLES

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

Council Member Hayford Oleary expressed thankfulness for the donation to Wood Lake from the Mithun family. He also mentioned the significance of items B and C that will allow for better pedestrian and bike transportation to the school and neighborhood.

Council Member Trautmann recognized Jill Mithun and reflected on how people invest in the community and thanked staff for submitting applications for financing and funding that are outside of the city's tax base.

Council Member Supple thanked the Mithun family and recognized the importance of the sewer rehabilitation project.

Motion carried 5-0.

ITEM #4	CONSIDERATION OF ITEMS, IF ANY, REMOVED FROM CONSENT CALENDAR
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None.

ITEM #5	CONSIDER A RESOLUTION APPROVING THE CONTRACT WITH THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS LOCAL 1215 FOR THE CONTRACT PERIOD JANUARY 1, 2022 THROUGH DECEMBER 31, 2023 AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT. (STAFF REPORT NO. 67)
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Council Member Whalen presented Staff Report 67.

City Manager Rodriguez acknowledged and appreciated HR Manager Krista Guzman and the firefighters for the negotiations.

Council Member Whalen echoed the appreciation of the firefighters and everyone else that has worked on the negotiations to make similar benefits and rates to all employees.

M/Whalen, S/Supple to adopt a resolution approving the provisions of the 2022-2023 labor agreement with the International Association of Firefighters Local 1215 bargaining unit and authorize the City Manager to execute the agreement.

RESOLUTION NO. 11969

RESOLUTION APPROVING LABOR AGREEMENT BETWEEN THE CITY OF RICHFIELD AND THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS (IAFF), LOCAL 1215 BARGAINING UNIT FOR THE YEAR 2022 AND 2023

Council Member Trautmann expressed appreciation for the firefighters throughout the pandemic and their essential function to the community.

Mayor Regan Gonzalez mentioned the firefighter badging ceremony that was held last week and recognized the fire department and their families for their dedication during the staff shortage.

Council Member Supple was appreciative of the professional development that was happening in the fire department even during the difficult moments.

Motion carried 5-0.

ITEM #6	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. 63)
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Council Member Supple presented Staff Report 63.

Community Development Director Poehlman stated that this item is only for the applicant to prepare a plan for the parking within the timeframe, not to build specifically.

Council Member Supple offered an amendment to the resolution that would go to the end of the lease ending in January 31, 2024 instead of two years which would be April 2024 causing a gap.

Council Member Hayford Oleary stated that the timeframe is already short comparatively to the other agreements and would not support the amendment to the resolution as the applicant would have to create alternative plans if there is a gap in parking.

Council Member Whalen asked the applicant if the proposed resolution would coincide with the timeframe they have for the project. Lisa Hendricks stated that the resolution would work with their timeframe and hoped that the agreement be drafted quickly, would not include provisions to revoke their certificate of occupancy, and the fee structure of the penalties. Council Member Whalen asked about the status of the agreement and Community Development Director Poehlman stated that the agreement would be done separately from this agenda item and City Attorney Tietjen stated that a draft agreement could be available at the end of next week.

Council Member Hayford Oleary asked the applicant if they are planning on pursuing the amendment to permit structured parking now or in the future which is a public hearing for the April 25 Planning Commission meeting. Lisa Hendricks stated that they will be not be pursuing the permit at this time if this item is approved. Council Member Hayford Oleary asked staff to clarify that if the applicant pays the fines that the certificate of occupancy would not be affected. Director Poehlman stated that it would be of the best interest to retain the ability to revoke a permit but the language in the agreement would state specifically the penalties and if revocation were to happen which is not something that the City would want to do.

Council Member Supple made a motion for an amended resolution; there was no second and motion was withdrawn.

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

RESOLUTION NO. 11970

RESOLUTION APPROVING AN AMENDMENT TO A 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

Council Member Hayford Oleary asked for clarification on imposing penalties. Director Poehlman stated that it would be detailed in the contract with a timeline that would help the applicant achieve success without financial penalties. Council Member Hayford Oleary thanked staff for utilizing Council's feedback from the previous meeting into tonight's resolution.

Council Member Whalen echoed the last comment from Council Member Hayford Oleary and appreciated the work that the applicant and staff did to come to a resolution.

Council Member Supple was pleased that the project can move forward as she understands the importance of providing more space for education but expressed concerns about parking during the winter if there is no parking close to the building.

Mayor Regan Gonzalez thanked the young student leader and others from Partnership Academy for coming to the meeting tonight.

Motion carried 5-0.

Lisa Hendricks thanked staff and council for working through the issues with Partnership Academy to find a resolution.

ITEM #7	CONSIDER A RESOLUTION APPROVING A REQUEST FOR AN AMENDED PLANNED UNIT DEVELOPMENT, FINAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT TO ALLOW A MIRCO-BREWERY AND BREWPUB/TAPROOM AT 6402 LYNDAL AVENUE SOUTH. (STAFF REPORT NO. 68)
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Agenda Item Removed.

ITEM #8	CONSIDER A REQUEST FOR A SITE PLAN APPROVAL AND A VARIANCE FOR A DAYCARE, TAKE-OUT RESTAURANT, AND EVENT SPACE AT 6436 PENNAVENUE SOUTH. (STAFF REPORT NO. 69)
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Council Member Trautmann presented Staff Report 69.

M/Trautmann, S/Supple to approve a proposed site plan and deny a variance at 6436 Penn Avenue South

RESOLUTION NO. 11971

RESOLUTION APPROVING A SITE PLAN AND DENYING A VARIANCE FOR OFF-STREET PARKING FOR A DAYCARE, TAKE-OUT RESTAURANT, AND EVENT SPACE AT 6436 PENN AVENUE SOUTH

Council Member Hayford Oleary asked about securing parking through a covenant. Director Poehlman stated that this is a common problem and it is difficult to get permanent rights to use someone’s property for parking. Council Member Hayford Oleary expressed confusion on why the reduction for bicycle parking stalls would not be applied. Director Poehlman stated that it was brought up at the Planning Commission and the zoning code is written so that the Council may offer the reduction however the use of this space is questionable on how many people would bike to pick up their child from daycare or go to an event. Council Member Hayford Oleary understood the statement and stated that it is tough to guess how people are going to travel to destinations. He also stated that he does not agree with the denial of the variance as there would be options.

Council Member Whalen wished that the applicant was here to ask what events would be happening at the venue and how people would be arriving to the venue. Director Poehlman did not speak directly to the applicant about the proposed event center. Council Member Whalen stated that parking should not stop a business from starting however the plans are very disproportionate to the parking available.

Council Member Trautmann echoed the hesitation of Council Member Whalen and asked if the applicant would have to return with another variance or covenant. Director Poehlman stated that this would be the final decision unless the applicant decided to appeal.

Mayor Regan Gonzalez expressed sadness that they could not come back to council for approval. Director Poehlman stated that the business would still be able to operate so long as they find the additional parking. Council Member Trautmann asked for further clarification and Director Poehlman stated that the site plan is conditionally approved on the applicant meeting the parking requirements so that the item does not need to be brought back to Council.

Council Member Supple asked if they were to only to do the daycare and take-out that they would be able to operate. Director Poehlman stated that they can submit revised building plans without the event center to be approved for only the daycare and take-out which would not need further Council action.

Council Member Hayford Oleary expressed his support for the item in light of the discussion and stated that the bar is too high for our parking requirements.

Motion carried 5-0.

ITEM #9	CITY MANAGER’S REPORT
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City Manager Rodriguez thanked Council for their patience in returning to in-person meetings and mentioned the updates that have happened to Council Chambers for hybrid meetings. She gave a brief covid update.

Council Member Whalen asked about the laptops in Council Chambers being used for work sessions and City Manager Rodriguez stated that she would ask about the use of them in other conference rooms.

ITEM #10	CLAIMS AND PAYROLL
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M/Trautmann, S/Supple that the following claims and payrolls be approved:

U.S. Bank	4/12/2022
A/P Checks: 304986 – 305350	\$1,383,351.68
Payroll: 169259 – 169565	<u>\$ 771,233.40</u>
TOTAL	\$2,154,585.08

Motion carried 5-0

ITEM #11	HATS OFF TO HOMETOWN HITS
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Council Member Whalen thanked Communications and Engagement Manager Neil Ruhland for his leadership on both the communications side and the community engagement side and wished him well for his future endeavors. He also thanked the Planning Commission for their work on finding compromise and solutions to the brewery project and shared his disappointment for the permit being pulled.

Council Member Supple mentioned the Friendship City Commission’s ox cart display at City Hall and the Arts Commission’s poetry around Richfield Lake that would be updated. As Earth Day approaches, she thanked residents that she has seen picking up trash as the snow melts. She also called attention to the Community Development department as they have gone above and beyond as the work session prior to the meeting was a discussion regarding the redevelopment of the Hub. She also wished the best for Communications Manager Ruhland.

Council Member Hayford Oleary commented briefly on the item that was pulled from the agenda by stating that our residents really care about this community and support the development of

Downtown Richfield. He also thanked the staff that worked on the proposed development to address the concerns and issues around it.

Council Member Trautmann thanked Brixmor for coming to the work session to discuss the redevelopment of the Hub. He congratulated Neil Ruhland who helped to build trust and left the city better than he found it and wished him well. He extended great appreciation to Mayor Regan Gonzalez as she will not be running for reelection and stated how she has influenced the community for the better.

Mayor Regan Gonzalez thanked Council Member Trautmann for the kind words and stated that she loved her time as Mayor to make Richfield a better community. She also thanked Communications Manager Neil Ruhland for his excellent work and shared excitement for his future. She echoed the thanks to Community Development staff for their exceptional work while being understaffed and in reference to the item that was pulled from the agenda, she appreciated people’s passion and excitement and reiterated that residents should be respectful even if opinions differ. She also mentioned that the Gene and Mary Jacobson Outstanding Citizen Award nominations are being accepted until April 29.

ITEM #12	ADJOURNMENT
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The meeting was adjourned by unanimous consent at 8:13 p.m.

Date Approved: April 26, 2022

Maria Regan Gonzalez
Mayor

Kari Sinning
City Clerk

Katie Rodriguez
City Manager



Proclamation of the City of Richfield

WHEREAS, Arbor Day will be celebrated nationwide on Friday, April 29th, and will provide people across the nation an opportunity to celebrate the importance of trees and forests to our economy, culture, history, and future; and

WHEREAS, Arbor Month is celebrated in Minnesota during the month of May, to promote the value and planting of trees; and

WHEREAS, Arbor Day 2022 marks the 150th Anniversary of the original United States Arbor Day celebration held on April 10th, 1872 in Nebraska City, Nebraska; and

WHEREAS, Trees are of great value as they provide clean air and water, shade and energy savings, wildlife habitat, recreational opportunities, wood products, and jobs while reducing stormwater runoff and capturing and storing carbon from the atmosphere, thereby offsetting greenhouse gas emissions; and

WHEREAS, Properly planting and caring for a diverse mix of trees makes community forests more resilient by minimizing the impacts of diseases, insects, and other stressors such as climate change and providing long-term community and environmental benefits; and

WHEREAS, Thoughtfully choosing, planting, and caring for a diverse mix of trees now supports resilient communities into the future; and

WHEREAS, Arbor Day was celebrated in conjunction with Earth Day by the City of Richfield through a tree planting, buckthorn pulling, and litter clean-up event at Wood Lake Nature Center on April 24th.

NOW, THEREFORE, I, MARIA REGAN GONZALEZ, Mayor of the City of Richfield, do hereby proclaim April 29th, 2022 as Arbor Day in the City of Richfield as a way of promoting tree stewardship and mindful choices to help preserve and enhance our urban forest.

PROCLAIMED this 26th day of April, 2022.

Maria Regan Gonzalez, Mayor



STAFF REPORT NO. 70
CITY COUNCIL MEETING
4/26/2022

REPORT PREPARED BY: Ryan Krzos, Planner

DEPARTMENT DIRECTOR REVIEW: Melissa Poehlman, Community Development Director
4/12/2022

OTHER DEPARTMENT REVIEW:

CITY MANAGER REVIEW: Katie Rodriguez, City Manager
4/20/2022

ITEM FOR COUNCIL CONSIDERATION:

Consideration of the approval of the first reading of an ordinance rezoning property at 7700 Pillsbury Avenue South from Mixed Use - Neighborhood to Planned Mixed Use (PMU) and schedule a second reading for May 10, 2022.

EXECUTIVE SUMMARY:

MWF Properties (Applicant) has submitted requests for land use approvals for a multi-family development at 7700 Pillsbury Avenue South. The proposal consists of 55 residential units within a four-story building. The subject property is zoned Mixed Use - Neighborhood and is guided as Medium Density Residential by the 2040 Comprehensive Plan. The proposed rezoning to Planned Mixed Use allows the Applicant to pursue a Planned Unit Development (PUD). As a PUD, the Applicant is requesting flexibility with regard to standards contained in the zoning ordinance. Flexibility is granted in exchange for efficient use of land and resources, to encourage innovation in planning and building, and for a well-designed project successfully integrated into the neighborhood. In addition to the PUD the Applicant is seeking approval of a Comprehensive Plan Amendment.

The Planning Commission held a public hearing for the proposed development on April 25. At the time of writing this report, the public hearing had not yet taken place. A summary of the hearing and the Planning Commission's recommendation will be provided at the Council meeting.

This first reading of rezoning is an administrative requirement and does not obligate the Council to approve the ordinance upon second reading; nor does it obligate the Council to approve the specific development plans. A second reading, Comprehensive Plan Amendment, and final development plans will be considered by the Council on May 10, 2022.

RECOMMENDED ACTION:

By motion: Approve a first reading of an ordinance that amends Richfield Zoning Code Appendix I to change the zoning designation of 7700 Pillsbury Avenue South from Mixed Use Neighborhood (MU-N) to Planned Mixed Use (PMU).

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

- The subject property was originally the site of the City Garage/Public Works facility offices. After garage operations were moved to the new Public Works facility at 66th Street and Trunk Highway 77, the property was transferred to the Housing and Redevelopment Authority (HRA) to be marketed for redevelopment.
- Since 2019, the Applicant has been working with the HRA to develop 55 units of work force housing on the site.
- The Applicant presented the conceptual plans for the proposal at a work session on October 18, 2021. The feedback related to land use aspects proposal were primarily in regard to ensuring that the site provides sufficient quality of life amenities for residents. In response to this feedback the plans were revised to include first story patios near the street level along 77th Street and balconies for multiple units on the south of the building.
- Per City policy for land use requests that involve Comprehensive Plan Amendments and rezoning, the Applicant held a neighborhood meeting on April 13th. Two adjoining property owners attended the meeting and asked questions and expressed concern regarding compatibility with their commercial property. The Applicant believes they will be able to address most of the concerns by managing their activities during construction.

B. POLICIES (resolutions, ordinances, regulations, statutes, etc):

Comprehensive Plan and Zoning District Designations

- The City's 2040 Comprehensive Plan designates this site as Medium Density Residential. The Applicant is pursuing an amendment to re-guide the site as High Density Residential. The High Density Residential future land use category is intended to allow for multi-family uses at a density of 35 to 100 units per acre primarily located in areas convenient to transportation, shopping and social services necessary to support higher concentrations of people. The proposed 55-unit multi-family building on the .94 acre site (exclusive of right-of-way easements) would fall within the specified High Density guidelines. The proposed zoning change from Mixed Use - Neighborhood to Planned Mixed Use will allow for flexibility in administering specific requirements of the Zoning Code, in exchange for superior design and a project that meets the needs of the community. This first reading is an administrative requirement and does not obligate the Council to approve the ordinance upon second reading.

C. CRITICAL TIMING ISSUES:

- **60-DAY RULE:** The 60-day clock 'started' when the application was deemed on March 24, 2022. A decision is required by May 23, 2022 or the City must notify the applicant that it is extending the deadline (up to a maximum of 60 additional days or 120 days total) for issuing a decision.
- A second reading of the proposed ordinances is scheduled for May 10, 2022, alongside consideration of other required land use applications.

D. FINANCIAL IMPACT:

- The required application fees have been paid.

E. LEGAL CONSIDERATION:

- A public hearing was held before the Planning Commission on April 25. Notice of the public hearing was mailed to properties within 500 feet of the proposed development and published in the Sun Current newspaper.
- At the time of writing this report, the public hearing had not yet taken place. A summary of the hearing and the Planning Commission's recommendation will be provided at the Council meeting.

ALTERNATIVE RECOMMENDATION(S):

- Deny a first reading, finding that the rezoning would not be in the public interest.

PRINCIPAL PARTIES EXPECTED AT MEETING:

Ryan Schwickert and Peter Worthington, MWF Properties LLC

ATTACHMENTS:

Description	Type
▢ PUD Ordinance - 7700 Pillsbury Ave	Ordinance

- | | |
|--------------------------------------|-----------------|
| ▣ Project Narrative | Backup Material |
| ▣ Proposed Rendering | Backup Material |
| ▣ Proposed Civil and Landscape Plans | Backup Material |
| ▣ Proposed Architectural Plans | Backup Material |
| ▣ Zoning Map | Exhibit |
| ▣ 2040 Comp Plan Designations | Exhibit |

ORDINANCE NO. _____

**AN ORDINANCE RELATING TO ZONING;
AMENDING APPENDIX I TO THE RICHFIELD CITY
CODE BY REZONING 7700 PILLSBURY AVENUE
SOUTH FROM MIXED USE - NEIGHBORHOOD
(MU-N) TO PLANNED MIXED USE (PMU)**

THE CITY OF RICHFIELD DOES ORDAIN:

Section 1. Section 8, Paragraph 1 of Appendix I of the Richfield Zoning Code (Mixed Use - Neighborhood) is repealed.

~~(1) M-16 (NE corner of 78th and Wentworth). Lot 4, Block 6, R.C. Soen's Addition.~~

Sec. 2. Section 8, Appendix I of the Richfield Zoning Code (Planned Mixed Use) is amended to add a new Paragraph 11 to read as follows:

(11) M-16 (SE corner 77th and Pillsbury). Lot 4, Block 6, R.C. Soen's Addition.

Sec. 3. This ordinance is effective in accordance with Section 3.09 of the Richfield City Charter.

Passed by the City Council of the City of Richfield, Minnesota this 10th day of May, 2022.

Maria Regan-Gonzalez, Mayor

ATTEST:

Kari Sinning, City Clerk

Richfield Flats

Planning & Zoning Application Project Narrative

March 15, 2022

Legal Description of Site: Lot 6, Block 4, "R. C. Soens Addition"

Description of the Project:

The proposed project will be 55 units of affordable housing restricted to residents earning up to 60% of the Area Median Income (AMI). Five (5) of the units will be restricted to residents earning up to 50% of the AMI. Two (2) of the units will be restricted to 30% AMI. There will be a mix of 1-, 2- and 3-bedroom units in four levels of apartments over one level of underground parking. Surface parking will also be provided. All apartments will have in-unit laundry equipment. Community spaces include a Tot Lot, Fitness Center, Mailroom, Package receiving room, Study, Community Room, and Exterior Patio. Trash and recycling will be handled internally via chutes to an interior, garage level trash room. There will be a staffed Leasing/ Management Office with on-site maintenance, and secure fob entry system.

We believe high density housing is an appropriate use for this site due to the location along a main arterial roadway, 77th St, it being within walking distance of a bus route, and also the proximity to I494 and the surrounding commercial uses. In speaking with the HRA and City of Richfield, we found that it was important to incorporate "family housing" components and other components to this project. It is a tight site, but we were able to accommodate the following requests from the City and HRA:

- *Added exterior patios to some of the north-facing units on the first floor to connect residents to the outside.
- *Added French balconies on a number of south-facing units to connect residents to the outside.
- *Community Room now includes an exterior patio for additional use for residents.
- *Added four "study/lounge" areas on 3 floors of the building for residents to utilize.
- *Added 15 3-bedroom units to accommodate larger families.
- *Increased green space/tot lot area as much as possible.
- *More bike racks.

Anticipated Completion Date: December 2023

Impact on Adjacent Properties:

The site is bounded by roads on two sides, railroad on one side and a storage facility on the fourth side. Accordingly, the proposed development will have no impact on the adjacent properties. However, we do expect the residents to bring additional business to nearby shops and services, some of which are only a few blocks away.



7700

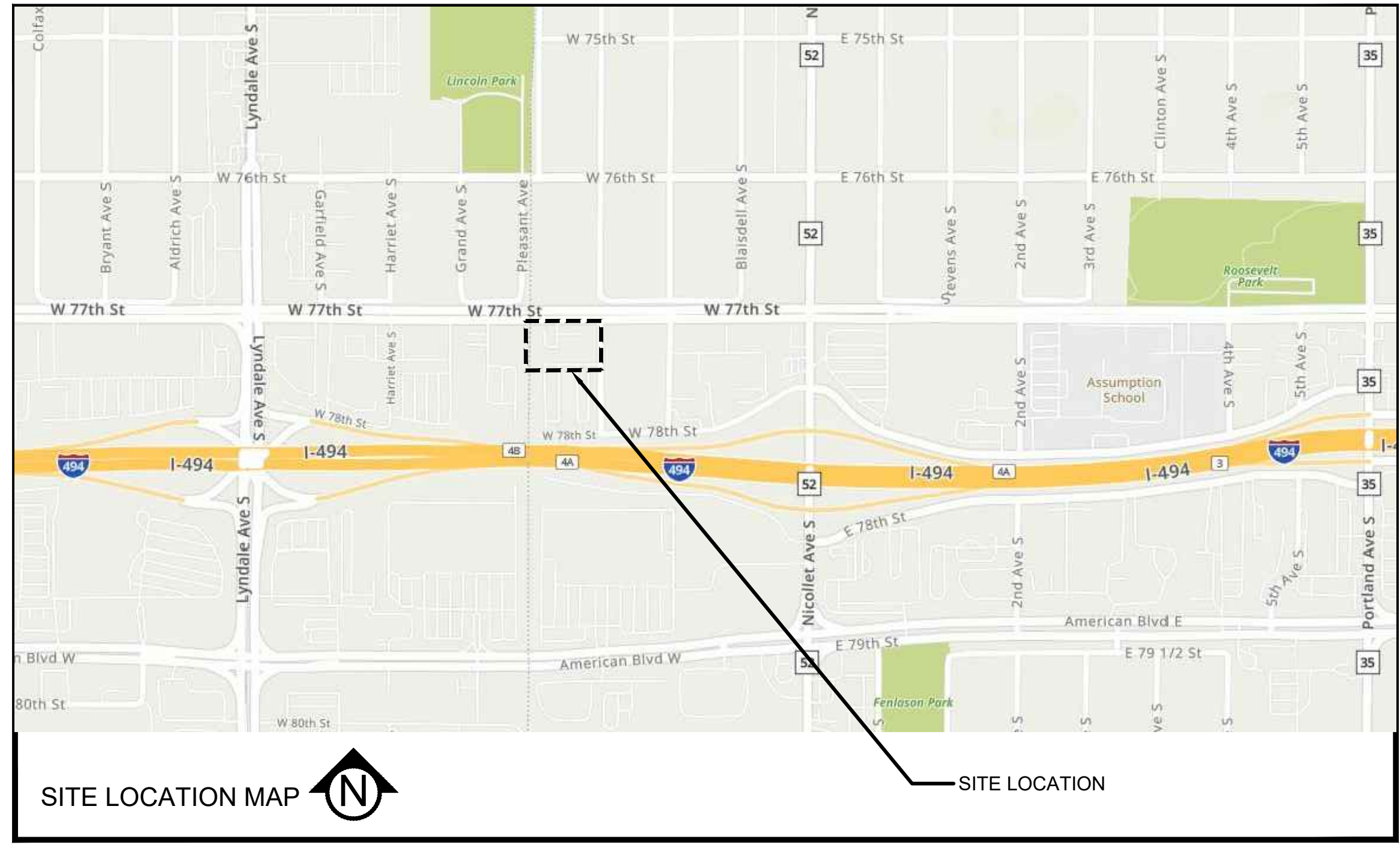
RICHFIELD FLATS

RICHFIELD FLATS

RICHFIELD, MINNESOTA

ISSUED FOR: CITY SUBMITTAL

PRELIMINARY:
NOT FOR
CONSTRUCTION



RICHFIELD FLATS
7700 PILLSBURY AVE S, RICHFIELD, MN 55423
MWF PROPERTIES
7645 LYNDALE AVE S, MINNEAPOLIS, MN 55423

PROJECT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS AND CONTRACT HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Jordan Krogman
JORDAN KROGMAN
DATE: 4/11/22 LICENSE NO. 485236

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
03/15/22	CITY SUBMITTAL
4/11/22	CITY RESUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

DRAWN BY: DK, FJ, JL REVIEWED BY: DK
PROJECT NUMBER: 21484

TITLE SHEET
C0.0
© COPYRIGHT 2022 CIVIL SITE GROUP, INC.

ARCHITECT:
MILLER HANSON ARCHITECTS
218 WASHINGTON AVENUE NORTH, SUITE 230
MINNEAPOLIS, MN 55401
612-332-5420

DEVELOPER / PROPERTY OWNER:
MWF PROPERTIES
7645 LYNDALE AVE SOUTH
MINNEAPOLIS, MN 55423

ENGINEER / LANDSCAPE ARCHITECT:
CIVIL SITE GROUP
5000 GLENWOOD AVE
GOLDEN VALLEY, MN 55422
CONTACT: DAVID KNAEBLE
763-234-7523

SURVEYOR:
CIVIL SITE GROUP
5000 GLENWOOD AVE
GOLDEN VALLEY, MN 55422
CONTACT: RORY SYNSTELIEN
612-615-0060

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



Know what's below.
Call before you dig.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V1.0	SITE SURVEY
C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
C5.3	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES & DETAILS
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE

DESCRIPTION OF PROPERTY SURVEYED

Lot 6, Block 4, "B. C. Soens Addition"
Torrens Property - Certificate of Title No. 1441398
(Abstract Property)

GENERAL SURVEY NOTES

1. Bearings are based on the Hennepin County Coordinate System (1986 Adjustment).
2. Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut of the fire hydrant located at the westerly side of the northerly entrance to subject property, as shown hereon. Elevation = 849.63.
3. We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably detected. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

ALTA/NSPS LAND TITLE SURVEY NOTES
(Numbered per Table A)


1. Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
 2. Site Address: 7700 Pillsbury Avenue South, Richfield, Minnesota 55423
 3. This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053CD4507, effective date of November 4, 2016.
 4. The Gross land area is 57,531 +/- square feet or 1.321 +/- acres.
 5. Zoning information was not provided.
- Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
6. (A) Exterior dimensions of buildings at ground level as shown hereon.
 - Note: No buildings exist on subject property at the time of this survey.
 8. Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observe all site features located on the subject property.
 9. No striped parking stalls observed on the subject property at the time of this survey.
 10. We are not aware of any division walls or party walls on this site.
 11. The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from the Hennepin County Interactive Property Map web site.
 12. Evidence of recent earth moving work, building construction, or building additions was not observed in the process of conducting the fieldwork.
 17. We are unaware of any proposed changes in street right of way lines. Evidence of recent street or sidewalk construction or repairs was not observed in the process of conducting the fieldwork.
 18. We are unaware of any platable off-site easements or servitudes.

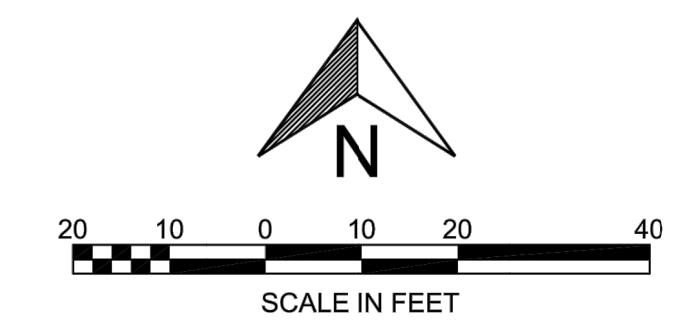
SURVEY REPORT

1. This map and report was prepared with the benefit of a Commitment for Title Insurance issued by First American Title Insurance Company, File No. 1999204-HPLS, dated November 4, 2021. We note the following with regards to Schedule B of the herein referenced Title Commitment:
 - a. Item no. 1-4, 12 and 14 are not survey related or relevant to this parcel.
 - The following are numbered per the referenced Title Commitment:
 - (9). Easement for railroad purpose as contained in the deed recorded December 31, 1909, in Book 671, Page 219 as Document No. 549274, as evidenced by the plat of R.C. Soens Addition, recorded May 17, 1946, in Book 12, Page 10 as Document No. 220662. Said easement is a 25 foot strip of land lying adjacent to the west of subject property, as shown hereon. Does not appear to affect subject property.
 - (10). Terms, conditions, covenants, provisions and easements as contained in Declaration of Restrictions of R.C. Soens Addition, recorded May 17, 1946 as Document No. 220663. Document provides for a utility easement over the rear 5 feet of subject property. As shown hereon along the west line of subject property.
 - (11). Covenants, conditions, restrictions, obligations, provisions, and easements as contained in the Declaration of Easements, dated April 5, 1993, recorded April 14, 1993, as Document No. 227976. Document provides for a street and utility easement over the northerly 60 feet of subject property, as shown hereon.
 - (13). Rights of way for railroads, switch tracks or spur tracks, if any, and right of the railroad company to the use, operation, maintenance and repair of same. We have shown hereon the location of railroad tracks lying westerly of the subject property. We did not observe any railroads, switch tracks or spur tracks lying within the subject property.
2. Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
 - (A). We have located and shown hereon 1/2 inch iron pipes found near the southeast and southwest property corners. Said corners lie approximately 0.7 to 0.9 feet northerly of said property corners. Said iron pipes do not appear to match record or measured plat distances. We have set new monuments at said property corners, as shown hereon.
 - (B). A chain link fence crosses the south property line near the southwest corner of subject property, as shown hereon.

ALTA CERTIFICATION

To: Housing and Redevelopment Authority in and for the City of Richfield, a public body corporate and politic; and First American Title Insurance Company. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(A), 7(a), 8, 9, 10, 13, 16, 17, and 18 of Table A thereof. The fieldwork was completed on 1-28-2022. Dated this 8th day of February, 2022.

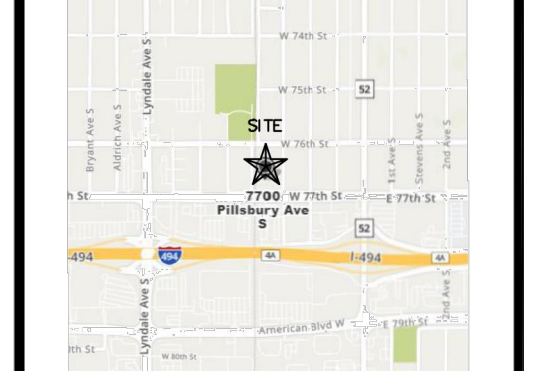

Rory L. Systelien
rory@civilsitegroup.com Minnesota License No. 44565



Linetype & Symbol Legend

—E—	ELECTRIC LINE	⊠	AIR CONDITIONER	⊠	UTILITY VAULT
-E-E-	ELECTRIC LINE (RECORD)	⊠	CABLE TV BOX	⊠	UTILITY MANHOLE
-F-	FIBER/COMM. LINE	⊠	ELECTRIC MANHOLE	⊠	ELECTRICAL OUTLET
-F-F-	FIBER/COMM. LINE (RECORD)	⊠	ELECTRIC TRANSFORMER	⊠	HAND HOLE
G	GASMAIN	⊠	ELECTRICAL METER	⊠	BOLLARD
G-G	GASMAIN (RECORD)	⊠	FIBER/COMM. MANHOLE	⊠	FLAG POLE
—S—	OVERHEAD UTILITIES	⊠	GUY WIRE	⊠	FUEL TANK
—S-S-	SANITARY SEWER	⊠	GAS METER	⊠	HANDICAP SYMBOL
—S-S-	SANITARY SEWER (RECORD)	⊠	GAS MANHOLE	⊠	LIGHT POLE
—S—	STORM SEWER	⊠	GAS VALVE	⊠	MAIL BOX
—S-S-	STORM SEWER (RECORD)	⊠	ROOF DRAIN	⊠	SEWER CLEAN OUT
T	TELEPHONE LINE	⊠	STORM MANHOLE	⊠	SANITARY MANHOLE
T-T	TELEPHONE LINE (RECORD)	⊠	CATCH BASIN	⊠	FLARED END SECTION
W	WATERMAIN	⊠	TELEPHONE BOX	⊠	TELEPHONE MANHOLE
W-W	WATERMAIN (RECORD)	⊠	TRAFFIC SIGNAL	⊠	HYDRANT
X	CHAINLINK FENCELINE	⊠	FIRE CONNECTION	⊠	POST INDICATOR VALVE
X-X	WOODEN FENCELINE	⊠	WATER MANHOLE	⊠	WATER VALVE
—	GUARDRAIL	⊠	WATER VALVE	⊠	WELL
4"	CONCRETE SURFACE				
▨	PAVER SURFACE				
▨	BITUMINOUS SURFACE				
▨	GRAVEL/LANDSCAPE SURFACE				

VICINITY MAP



REVISION SUMMARY

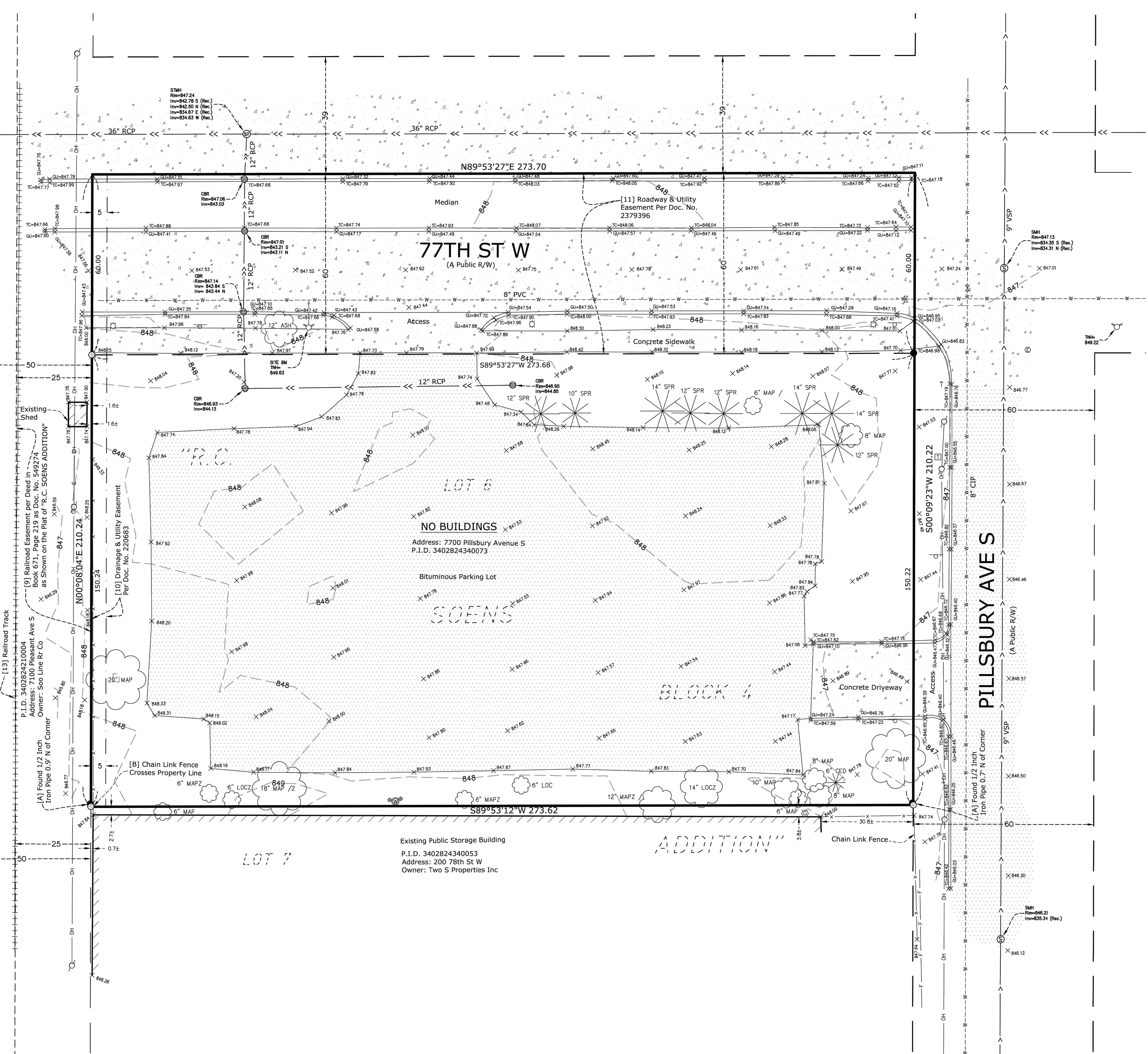
DATE	DESCRIPTION

PROJECT NO. 21484.00

ALTA/NSPS LAND TITLE SURVEY

V1.0

MINNEAPOLIS, NORTHFIELD & SOUTHERN RY.



Existing Public Storage Building
P.I.D. 3402824340053
Address: 200 78th St W
Owner: Two S Properties Inc

Existing Shed
P.I.D. 3402824210004
Address: 7100 Pleasant Ave S
Owner: Soens Inc

[A] Found 1/2 inch iron pipes 0.9 ft N of Corner

[B] Chain Link Fence Crosses Property Line

[C] Found 1/2 inch iron pipes 0.7 ft N of Corner

[D] Found 1/2 inch iron pipes 0.9 ft N of Corner

[E] Found 1/2 inch iron pipes 0.9 ft N of Corner

[F] Found 1/2 inch iron pipes 0.9 ft N of Corner

7700 Pillsbury Avenue S
Richfield, Hennepin County, Minnesota 55423

Miller Hanson Partners

1201 Hawthorne Avenue, Hennepin County, Minneapolis, MN 55403

CLIENT

PROJECT

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.


RORY L. SYSTELIEN
DATE 2-8-2022 LICENSE NO. 44565

QA/QC

FIELD CREW / SW
DRAWN BY / MM
REVIEWED BY / CJ
UPDATED BY /

PROJECT NO. 21484.00

ALTA/NSPS LAND TITLE SURVEY

V1.0

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

RICHFIELD FLATS
7700 PILLSBURY AVE S, RICHFIELD, MN 55423
MWF PROPERTIES
7646 LYNDALE AVE S, MINNEAPOLIS, MN 55423

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble
David J. Knaeble
DATE 4/11/22 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
03/15/22 CITY SUBMITTAL
4/11/22 CITY RESUBMITTAL

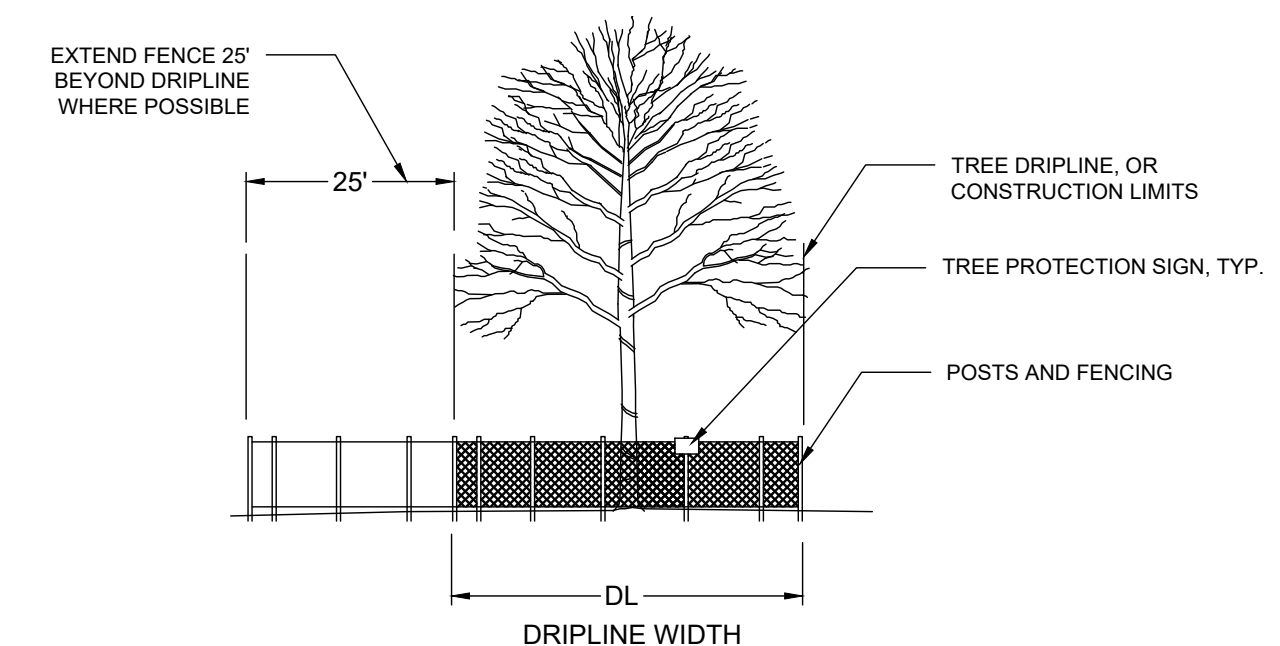
DRAWN BY: DK, FJ, JL REVIEWED BY: DK
PROJECT NUMBER: 21484
REVISION SUMMARY
DATE DESCRIPTION

REMOVALS PLAN

C1.0
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REMOVAL NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
- REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
- EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
- MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
- DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
- PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
- VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
- ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



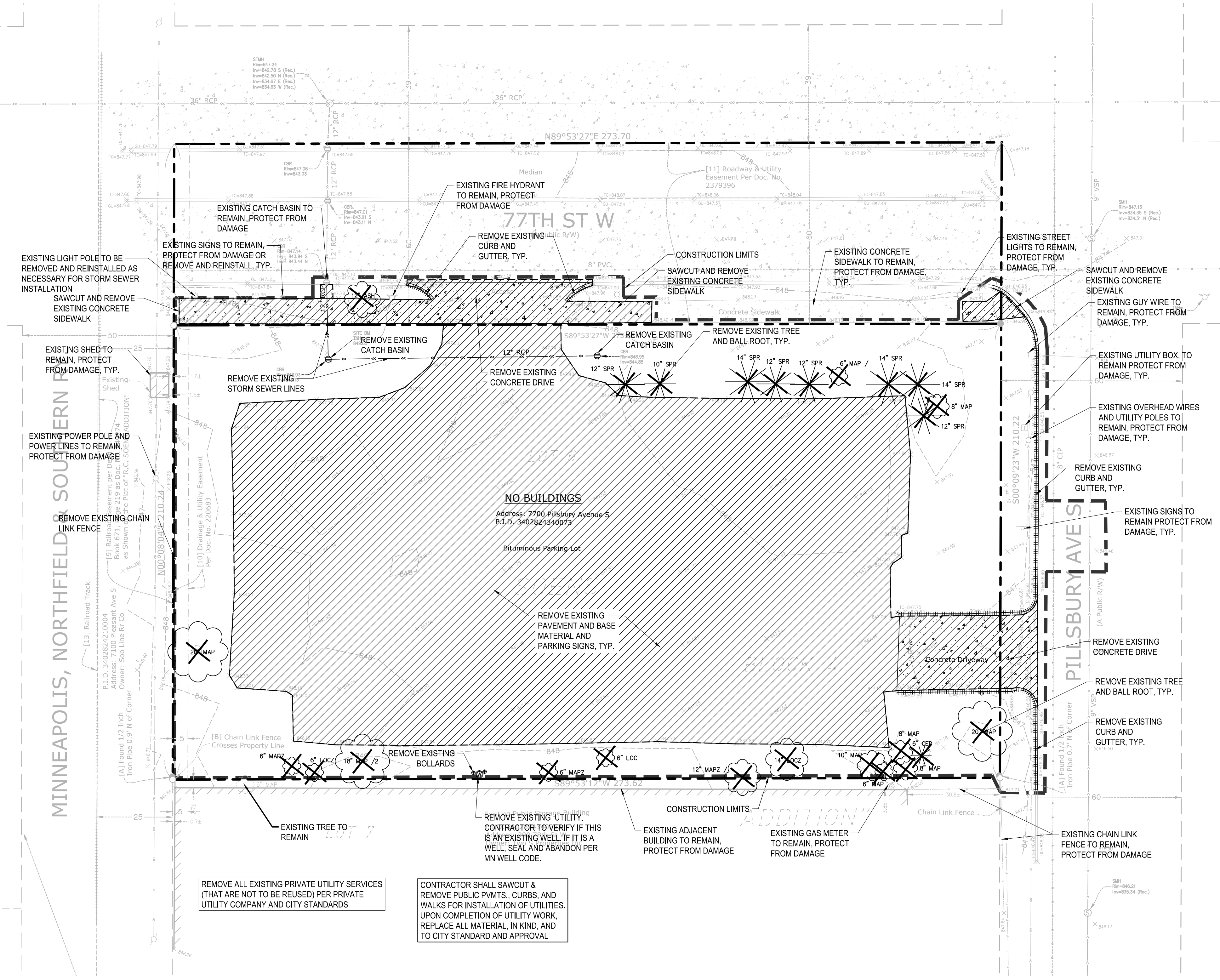
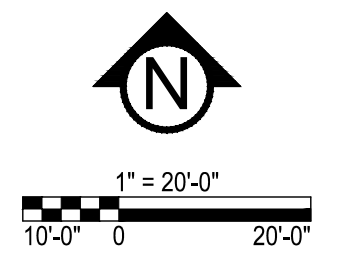
FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

1 TREE PROTECTION
NTS

NO	CAL	SPECIES	REMOVE
1	6	CED	X
2	8	MAP	X
3	8	MAP	X
4	6	MAP	X
5	10	MAP	X
6	12	ASH	X
7	20	MAP	X
8	14	LOCZ	X
9	12	MAPZ / 2 TRUNK	X
10	6	MAPZ	X
11	6	LOC	X
12	18	MAP / 2 TRUNK	X
13	6	LOCZ	X
14	6	MAP	X
15	6	MAPZ	X
16	20	MAP	X
17	12	SPR	X
18	10	SPR	X
19	14	SPR	X
20	12	SPR	X
21	12	SPR	X
22	6	MAP / 5 TRUNK	X
23	14	SPR	X
24	14	SPR	X
25	12	SPR	X
26	8	MAP	X
Total Trees Removed			24

REMOVALS LEGEND:

- 1125 --- EX. 1' CONTOUR ELEVATION INTERVAL
- [Hatched Box] REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- [Dashed Line] REMOVE CURB AND GUTTER, IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- [Circle with X] TREE PROTECTION
- [X] TREE REMOVAL - INCLUDING ROOTS AND STUMPS



CITY OF RICHFIELD REMOVAL NOTES:

- RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

REMOVE ALL EXISTING PRIVATE UTILITY SERVICES (THAT ARE NOT TO BE REUSED) PER PRIVATE UTILITY COMPANY AND CITY STANDARDS

EROSION CONTROL NOTES:
SEE SWPPP ON SHEETS SW1.0 - SW1.3

CONTRACTOR SHALL SAWCUT & REMOVE PUBLIC PVMTS., CURBS, AND WALKS FOR INSTALLATION OF UTILITIES. UPON COMPLETION OF UTILITY WORK, REPLACE ALL MATERIAL, IN KIND, AND TO CITY STANDARD AND APPROVAL

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

RICHFIELD FLATS
7700 PILLSBURY AVE S, RICHFIELD, MN 55423
MWF PROPERTIES
7646 LYNDALE AVE S, MINNEAPOLIS, MN 55423

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble
David J. Knaeble
DATE: 4/11/22 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
03/15/22 CITY SUBMITTAL
4/11/22 CITY RESUBMITTAL

REVISION SUMMARY
DATE DESCRIPTION

DRAWN BY: DK, FJ, JL REVIEWED BY: DK
PROJECT NUMBER: 21484

DATE DESCRIPTION

SITE PLAN

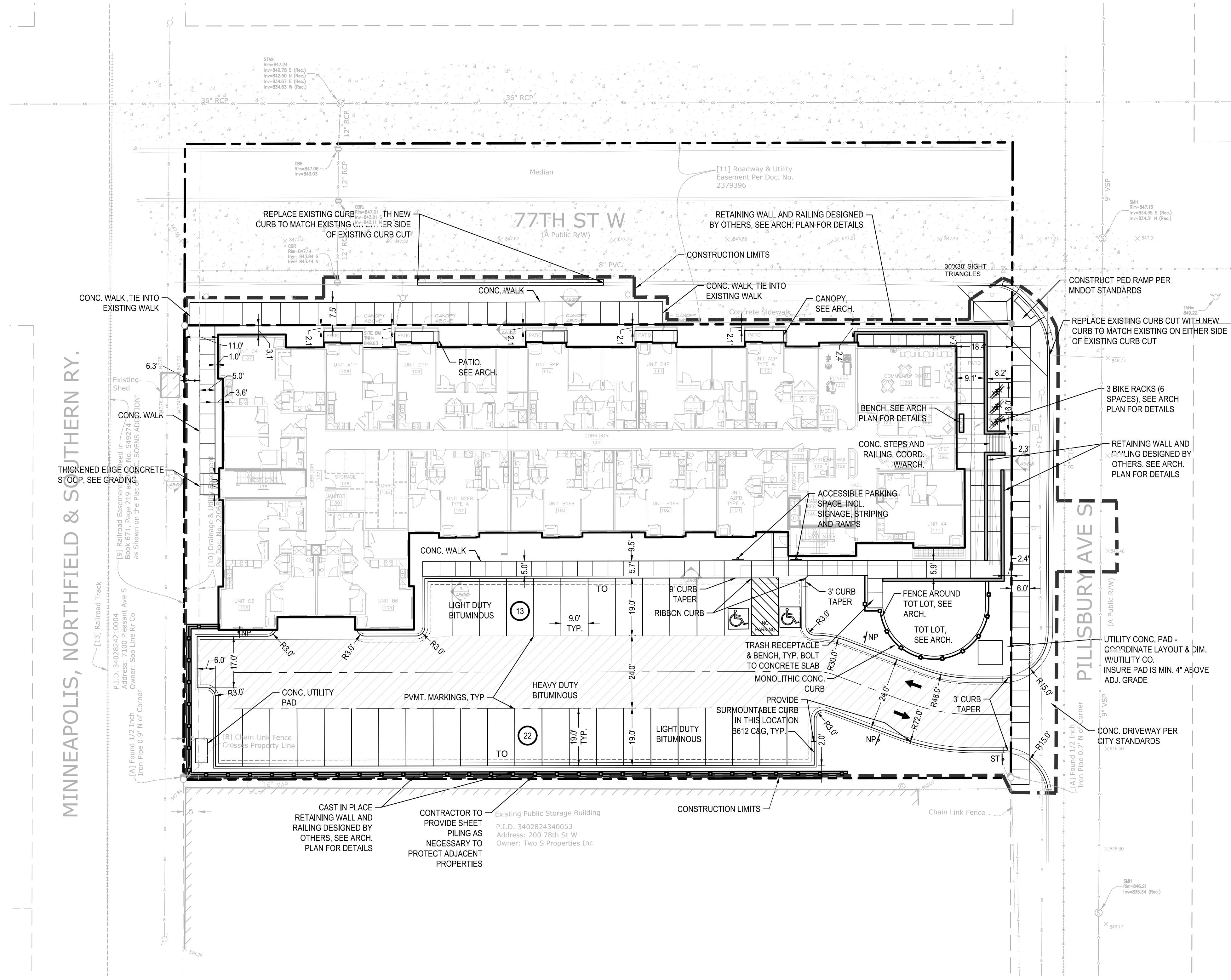
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SITE LAYOUT NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB, BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
HC = ACCESSIBLE SIGN
NP = NO PARKING FIRE LANE
ST = STOP
CP = COMPACT CAR PARKING ONLY
ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT PAINT.



CITY OF RICHFIELD SITE SPECIFIC NOTES:

- ENGINEERING MUST BE PRESENT TO INSPECT ALL CONCRETE FORMS WITHIN ROW PRIOR TO CONCRETE POUR. MINIMUM 24 HOUR NOTICE REQUIRED.
- TRAFFIC SIGNS AND DEVICES SHALL BE INSTALLED, DIRECTING TRAFFIC WITHIN THE AREA AND TRAFFIC ENTERING OR LEAVING THE AREA PER THE MMUTCD.
- ALL SQUARE HAND HOLE CASTINGS IN REPLACED SIDEWALK WILL NEED TO BE REPLACED WITH NEW ROUND HAND HOLE CASTINGS APPROVED BY CITY OR COUNTY.
- STREET SIGNS IN THE PUBLIC ROW TO MEET CITY REQUIREMENTS. SIGNS LOCATED IN CONCRETE SHALL BE IN 4" SLEEVES OR MOUNTED TO STREETLIGHTS. COORDINATE WITH THE CITY OF RICHFIELD FOR APPROVED LOCATION OF SIGNS.

OPERATIONAL NOTES:

SNOW REMOVAL:	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OF-SITE.
TRASH REMOVAL:	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES:	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE AREA TABLE:

SITE AREA CALCULATIONS		EXISTING CONDITION	PROPOSED CONDITION
BUILDING COVERAGE	0 SF	0.0%	17,513 SF 42.6%
ALL PAVEMENTS	26,953 SF	65.6%	17,041 SF 41.5%
ALL NON-PAVEMENTS	14,158 SF	34.4%	6,557 SF 15.9%
TOTAL SITE AREA	41,111 SF	100.0%	41,111 SF 100.0%

IMPERVIOUS SURFACE		EXISTING CONDITION	PROPOSED CONDITION
EXISTING CONDITION	26,953 SF	65.6%	34,554 SF 84.1%
PROPOSED CONDITION	34,554 SF	84.1%	7,601 SF 18.5%
DIFFERENCE (EX. VS PROP.)	7,601 SF	18.5%	

GENERAL GRADING NOTES:

- CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS ARE DESIGNED AS SHOWN WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE. CONTRACTOR TO ENSURE GRADES FOLLOW THESE REQUIREMENTS IN THE FIELD DURING CONSTRUCTION.
- PROPOSED SITE SLOPES HAVE BEEN DESIGNED TO NOT EXCEED 3:1. CONTRACTOR TO ENSURE GRADES ON SITE FOLLOW THESE REQUIREMENTS IN THE FIELD DURING CONSTRUCTION.
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
- TOLERANCES
 - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- MAINTENANCE
 - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
 - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDD AND MULCHED.
 - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

**PRELIMINARY:
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CONSTRUCTION**

RICHFIELD FLATS
7700 PILLSBURY AVE S, RICHFIELD, MN 55423
MWF PROPERTIES
7646 LYNDALE AVE S, MINNEAPOLIS, MN 55423

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David J. Knaebie
David J. Knaebie
DATE: 4/11/22 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
03/15/22	CITY SUBMITTAL
4/11/22	CITY RESUBMITTAL

REVISION SUMMARY

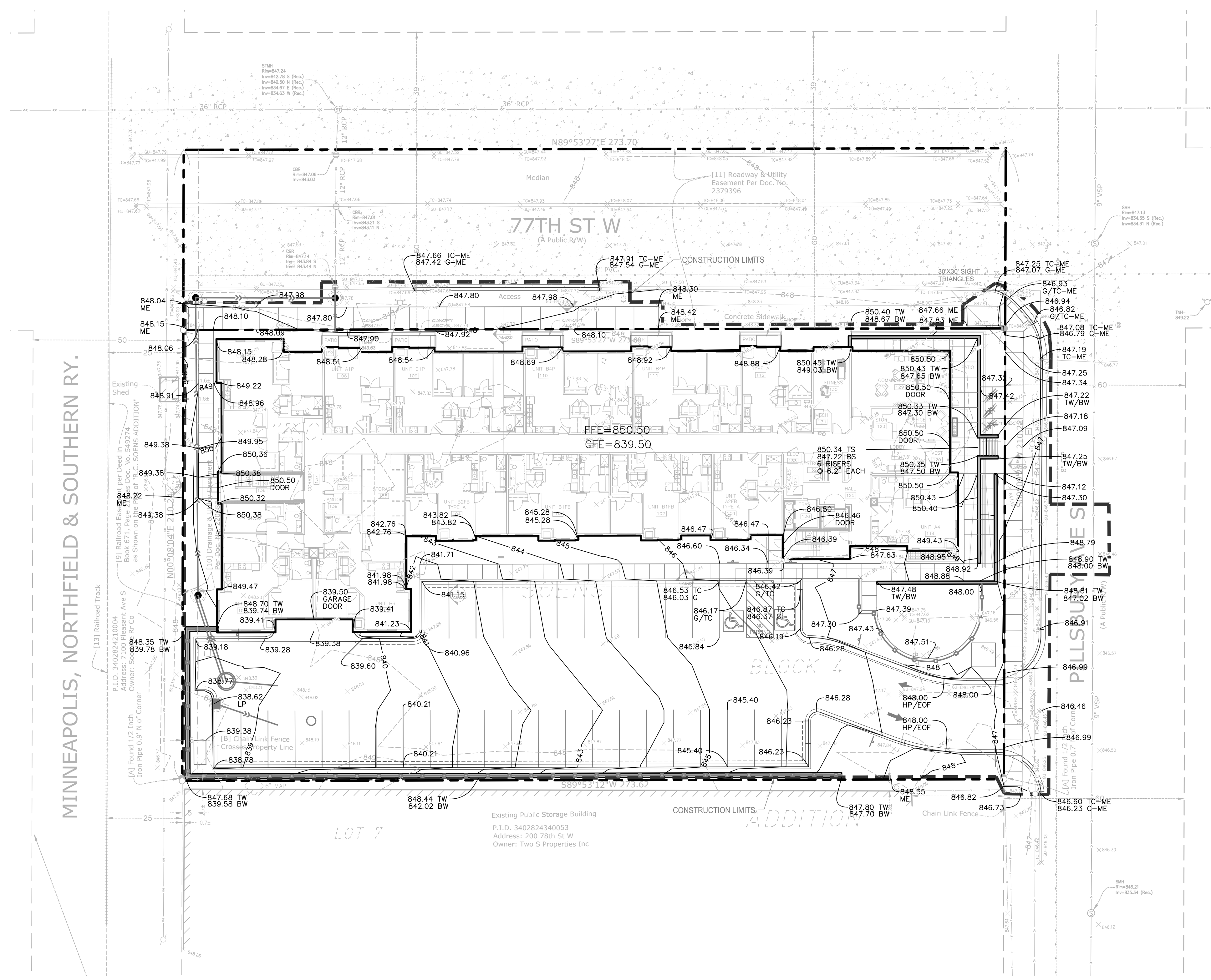
DATE	DESCRIPTION

DRAWN BY: DK, FJ, JL REVIEWED BY: DK
PROJECT NUMBER: 21484

GRADING PLAN

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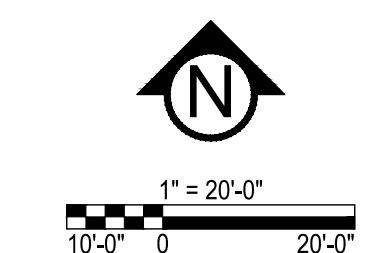
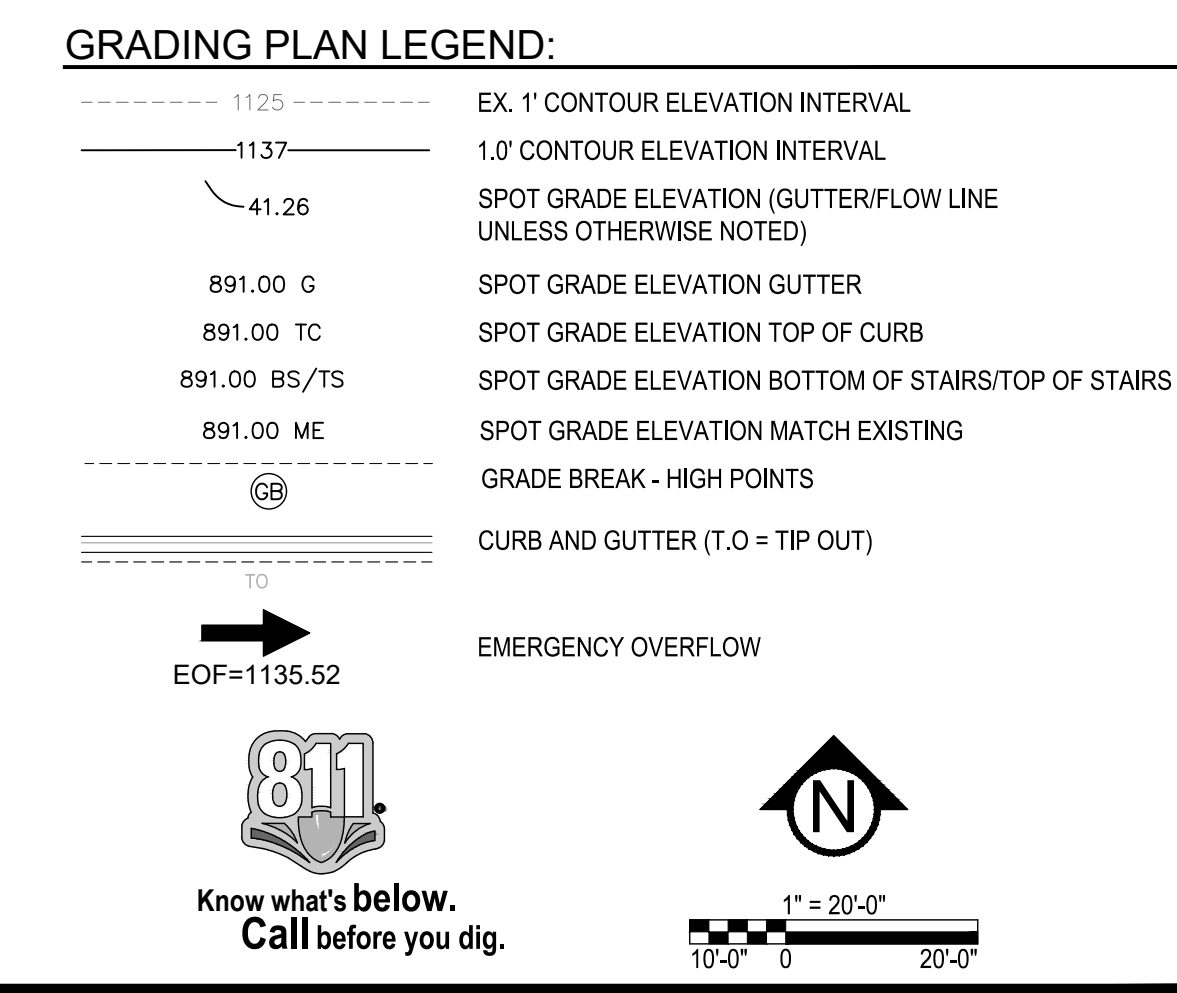


CITY OF RICHFIELD GRADING NOTES:

- RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.3



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PROJECT

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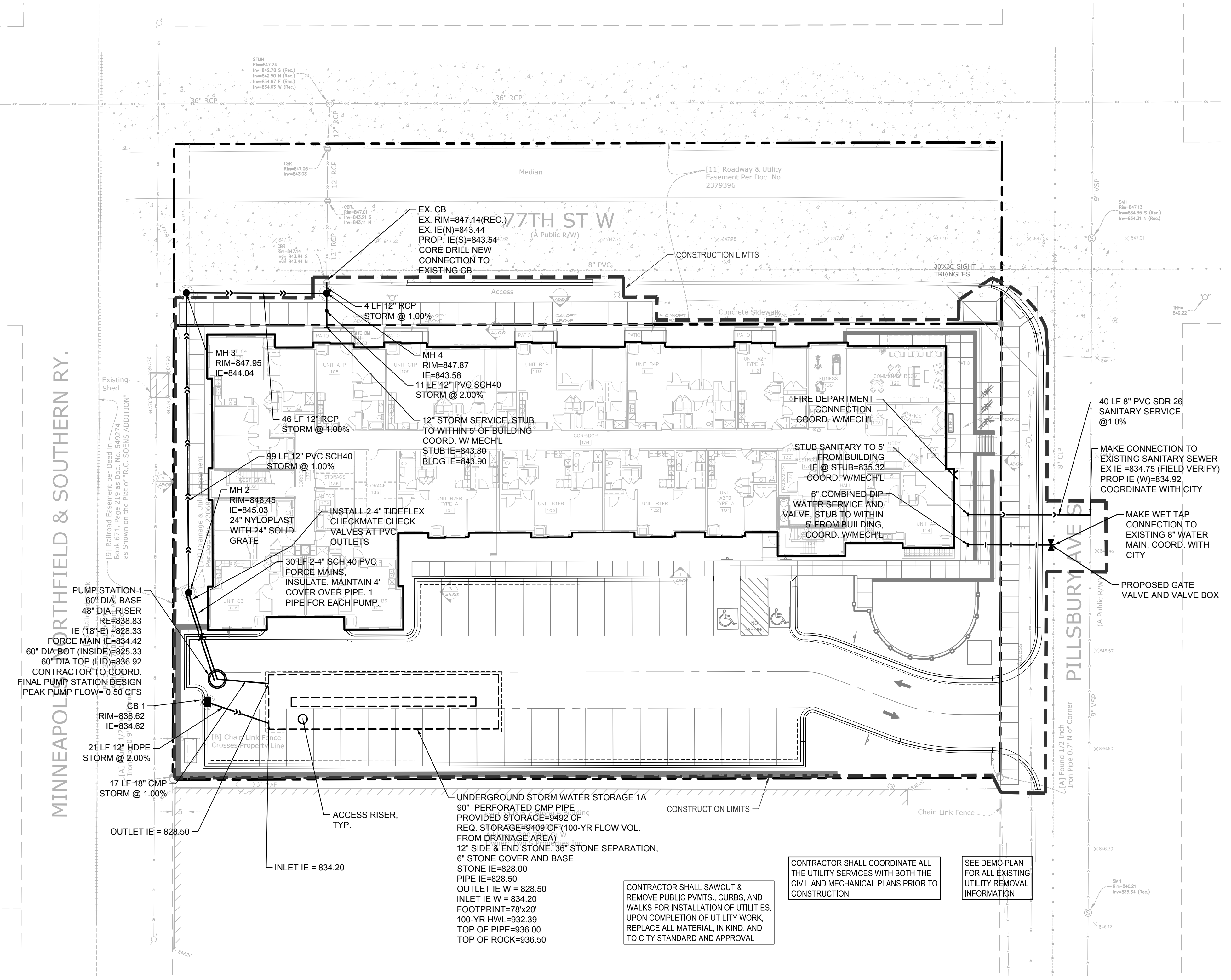
REVISION SUMMARY
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UTILITY PLAN

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GENERAL UTILITY NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1186) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEER ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.
- FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.



CITY OF RICHFIELD UTILITY NOTES:

- WATER AND SANITARY SEWER SERVICES INCLUDING HYDRANTS, CLEAN-OUTS, AND SHUTOFF VALVES SHALL CONFORM TO CITY SPECIFICATIONS.

UNDERGROUND STORM WATER STORAGE 1A
90" PERFORATED CMP PIPE
PROVIDED STORAGE=9492 CF
REQ. STORAGE=9409 CF (100-YR FLOW VOL. FROM DRAINAGE AREA)
12" SIDE & END STONE, 36" STONE SEPARATION,
6" STONE COVER AND BASE
STONE IE=828.00
PIPE IE=828.50
OUTLET IE W = 828.50
INLET IE W = 834.20
FOOTPRINT=78'x20'
100-YR HWL=932.39
TOP OF PIPE=936.00
TOP OF ROCK=936.50

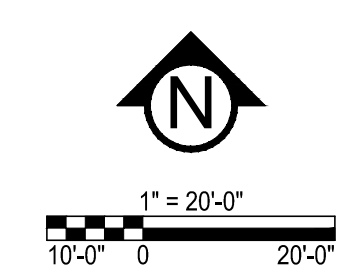
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CONTRACTOR SHALL COORDINATE ALL THE UTILITY SERVICES WITH BOTH THE CIVIL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.

SEE DEMO PLAN FOR ALL EXISTING UTILITY REMOVAL INFORMATION

UTILITY LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER



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JORDAN M. LOCKMAN
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03/15/22 CITY SUBMITTAL
4/11/22 CITY RESUBMITTAL

DRAWN BY: DK, FJ, JL REVIEWED BY: DK
PROJECT NUMBER: 21484

REVISION SUMMARY
DATE DESCRIPTION

LANDSCAPE PLAN

REVISION SUMMARY
DATE DESCRIPTION

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 3" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF CRUSHED AND SCREENED 1-1/2" ROCK MULCH.
- ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

MULCH SCHEDULE				
AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	NO	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	3" DEPTH, SCREENED 1-1/2" ROCK MULCH	VARIABLES - SEE LANDSCAPE PLAN	YES	SEE DETAIL SHT. L1.1
MAINT. STRIP AT BUILDING FOUNDATION	3" DEPTH, SCREENED 1-1/2" ROCK MULCH	VARIABLES - SEE LANDSCAPE PLAN	YES	SEE DETAIL SHT. L1.1

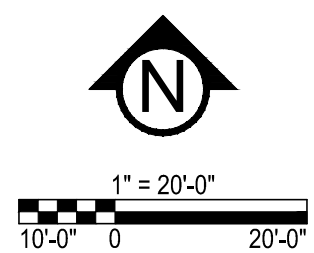
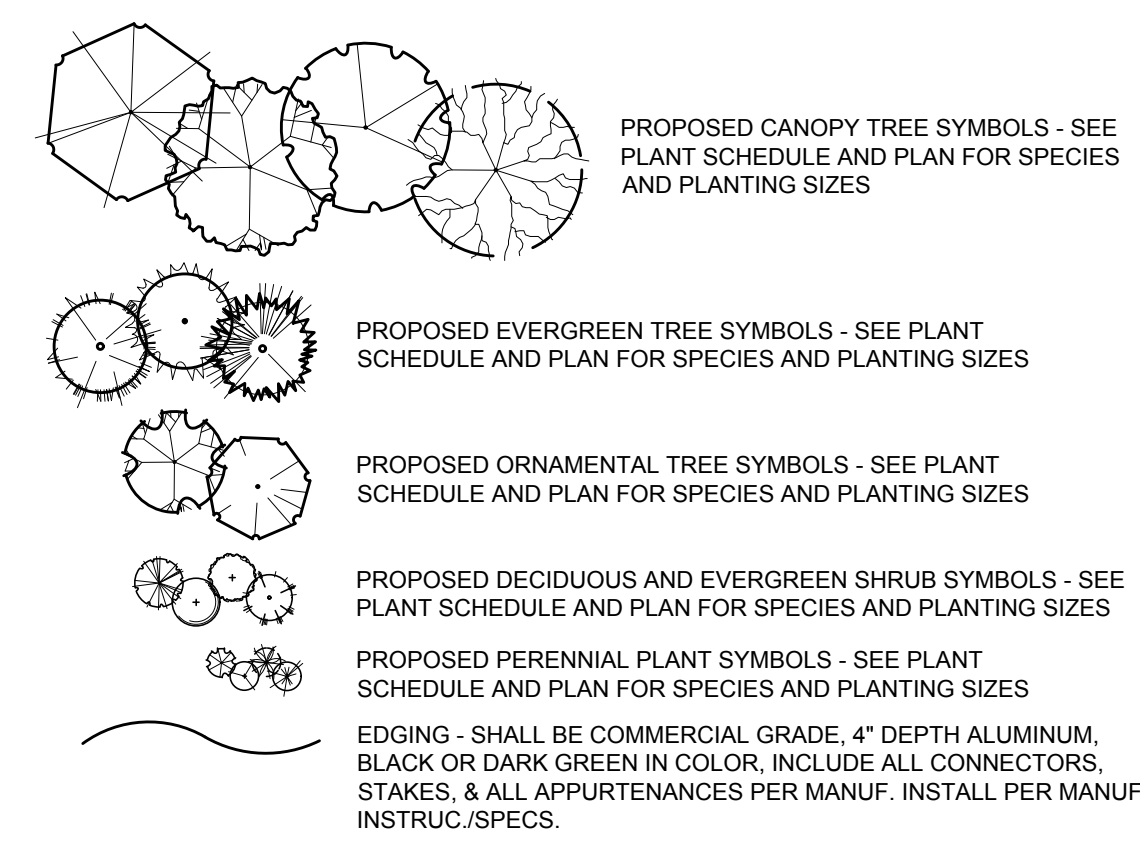
NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION. PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS

REQUIRED LANDSCAPE CALCULATIONS:	
NUMBER OF DWELLING UNITS	55
6 TREES PROVIDED	REQ. NUMBERS
MATERIAL TYPE	
BUILDING HEIGHT STORIES	4
OVERSTORY/CONIFER TREES REQUIRED	55
TREES PROVIDED	6
BOULEVARD TREES PROVIDED	7

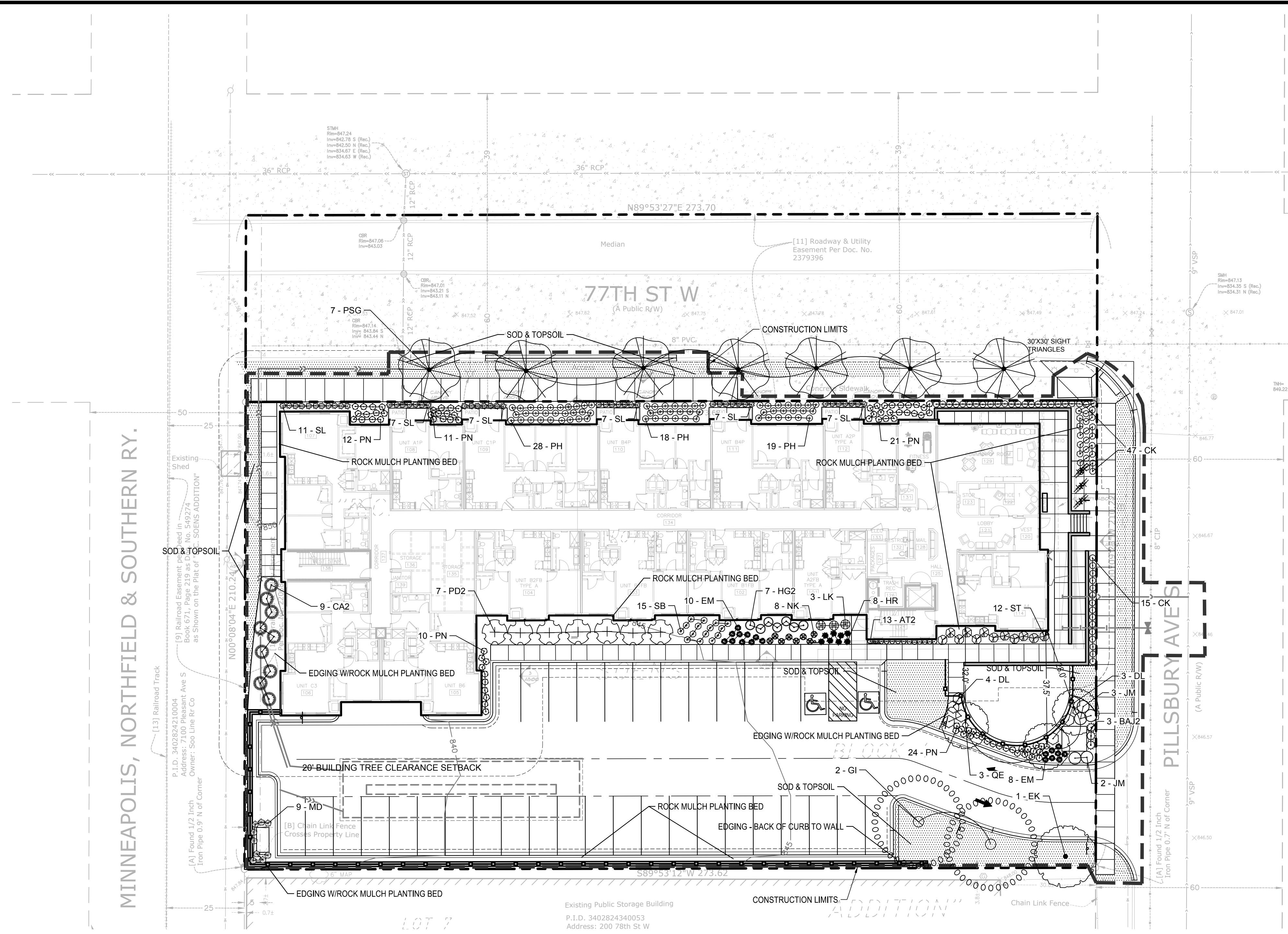
REQUIRED SIZES FOR PROPOSED 4 STORY			
Caliper Size Inches	2.5	3.5	4.5
4 Stories	22(40%)	17(30%)	17(30%)

GROUND COVER SCHEDULE		
GROUND COVERS	COMMON / BOTANICAL NAME	SIZE
	Blue Grass Based / Sod Commercial grade, locally grown, "Big Roll" preferred	Sod

LEGEND



L1.0



PLANT SCHEDULE					
TREES	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
PSG	7	Princeton Sentry Ginkgo / Ginkgo biloba 'Princeton Sentry'	2.5" Cal. B&B	NOT NATIVE	N
GI	2	Skyline Honey Locust / Gleditsia triacanthos inermis 'Skycole' TM	3.5" CAL. B&B	NATIVE CULTIVAR	
EK	1	Espresso Kentucky Coffeetree / Gymnocladus dioica 'Espresso'	2.5" Cal. B&B	NATIVE CULTIVAR	Y
QE	3	Crimson Spire Oak / Quercus x 'Crimschmidt' TM	2.5" CAL. B&B	NOT NATIVE	
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
CA2	9	Arctic Fire Dogwood / Cornus sericea 'Arctic Fire'	#5 CONT	NATIVE CULTIVAR	Y
DL	7	Dwarf Bush Honeysuckle / Diervilla lonicera	#5 CONT	NATIVE	Y
HG2	7	Gemo St. Johnswort / Hypericum kalmianum 'Gemo'	#2 CONT	NATIVE CULTIVAR	Y
JM	5	Mint Julep Juniper / Juniperus chinensis 'Mint Julep'	#5 CONT	NOT NATIVE	N
BAJ2	3	Blue Arrow Juniper / Juniperus Scopulorum 'Blue Arrow'	#5 CONT	NOT NATIVE	N
MD	9	Bee Balm / Monarda didyma	---		
PD2	7	Diabolo Ninebark / Physocarpus opulifolius 'Diabolo'	#5 CONT	NATIVE CULTIVAR	Y
ST	12	Birchleaf Spirea / Spiraea betulifolia 'Tor'	#5 CONT	NOT NATIVE	Y
GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
CK	62	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT		
PH	66	Heavy Metal Switch Grass / Panicum virgatum 'Heavy Metal'	#1 CONT	NATIVE CULTIVAR	
PN	79	Northwind Switch Grass / Panicum virgatum 'North Wind'	#1 CONT	NATIVE CULTIVAR	
SL	46	Little Bluestem Grass / Schizachyrium scoparium	#1 CONT	NATIVE	
SB	15	Blue Heaven Little Bluestem / Schizachyrium scoparium 'Blue Heaven'	#1 CONT	NATIVE CULTIVAR	
PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
AT2	13	Summer Beauty Globe Lily / Allium tanguticum 'Summer Beauty'	#1 CONT	NOT NATIVE	Y
EM	18	Magnus Purple Coneflower / Echinacea purpurea 'Magnus'	#1 CONT	NOT NATIVE	Y
HR	8	Daylily / Hemerocallis x 'Rosy Returns'	#1 CONT	NOT NATIVE	Y
LK	3	Kobold Blazingstar / Liatris spicata 'Kobold'	#1 CONT	NATIVE CULTIVAR	Y
NK	8	Kit Kat Nepeta / Nepeta x faassenii 'Kit Kat'	#1 CONT	NOT NATIVE	Y

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

RICHFIELD FLATS
7700 PILLSBURY AVE S, RICHFIELD, MN 55423
MWF PROPERTIES
7646 LYNDALE AVE S, MINNEAPOLIS, MN 55423

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble
David J. Knaeble
DATE 4/11/22 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
03/15/22	CITY SUBMITTAL
4/11/22	CITY RESUBMITTAL

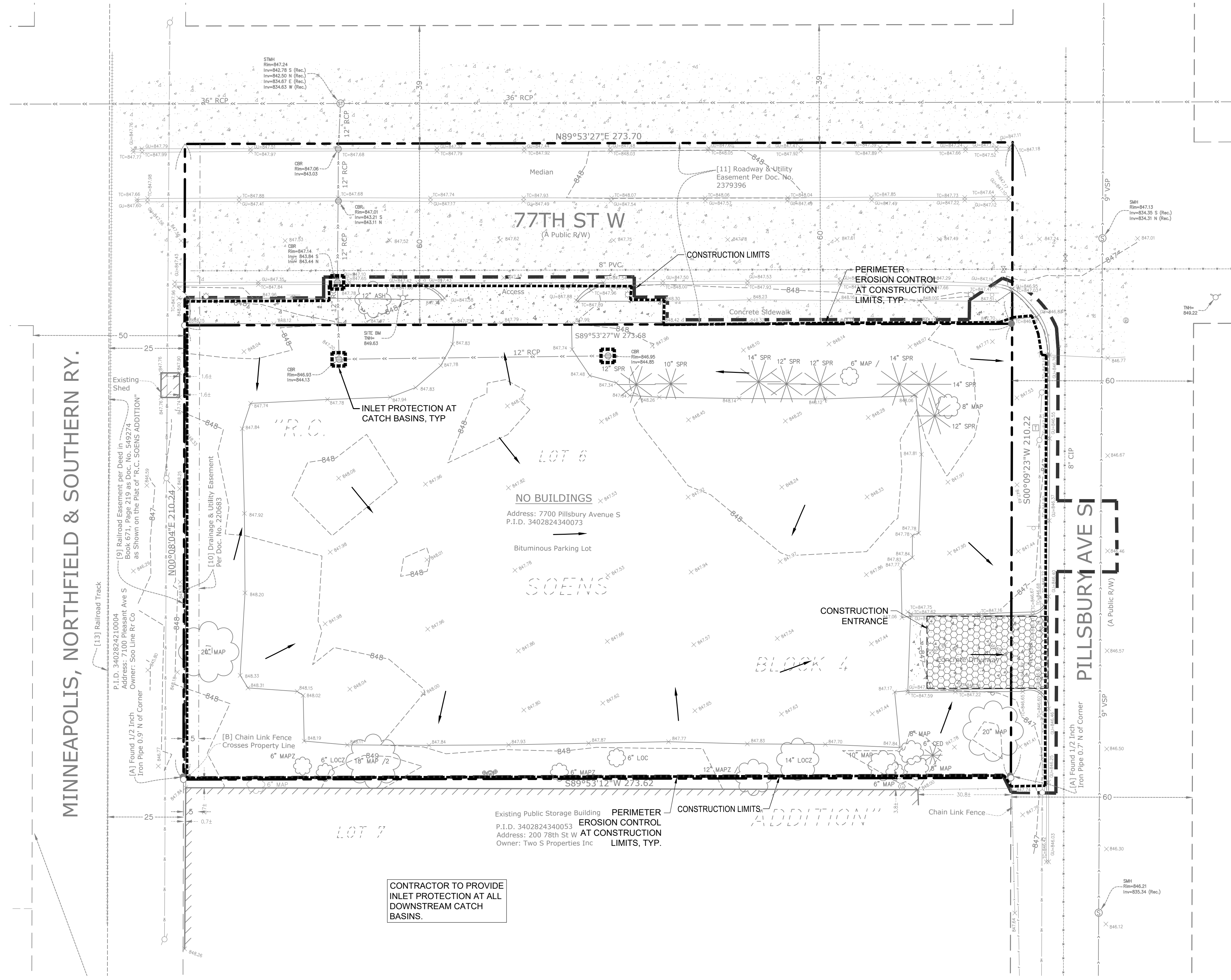
REVISION SUMMARY	
DATE	DESCRIPTION

DRAWN BY: DK, FJ, JL REVIEWED BY: DK
PROJECT NUMBER: 21484

REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS

SW1.0



CITY OF RICHFIELD EROSION CONTROL NOTES:
1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

CONTRACTOR TO PROVIDE INLET PROTECTION AT ALL DOWNSTREAM CATCH BASINS.

- SWPPP NOTES:**
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
 - THIS PROJECT IS LESS THAN ONE ACRE AND WILL NOT REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
 - SEE SHEETS SW1.0 - SW1.3 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
 - SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
 - CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

LEGEND:

----- 1125 -----	EX. 1' CONTOUR ELEVATION INTERVAL
→	DRAINAGE ARROW
-----	SILT FENCE / BIOROLL - GRADING LIMIT
□	INLET PROTECTION
▨	STABILIZED CONSTRUCTION ENTRANCE



Know what's below.
Call before you dig.



1" = 20'-0"
10'-0" 0 20'-0"

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NOT FOR
CONSTRUCTION**

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7700 PILLSBURY AVE S, RICHFIELD, MN 55423
MWF PROPERTIES
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PROJECT

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David J. Knaebie
David J. Knaebie
DATE 4/11/22 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
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4/11/22	CITY RESUBMITTAL

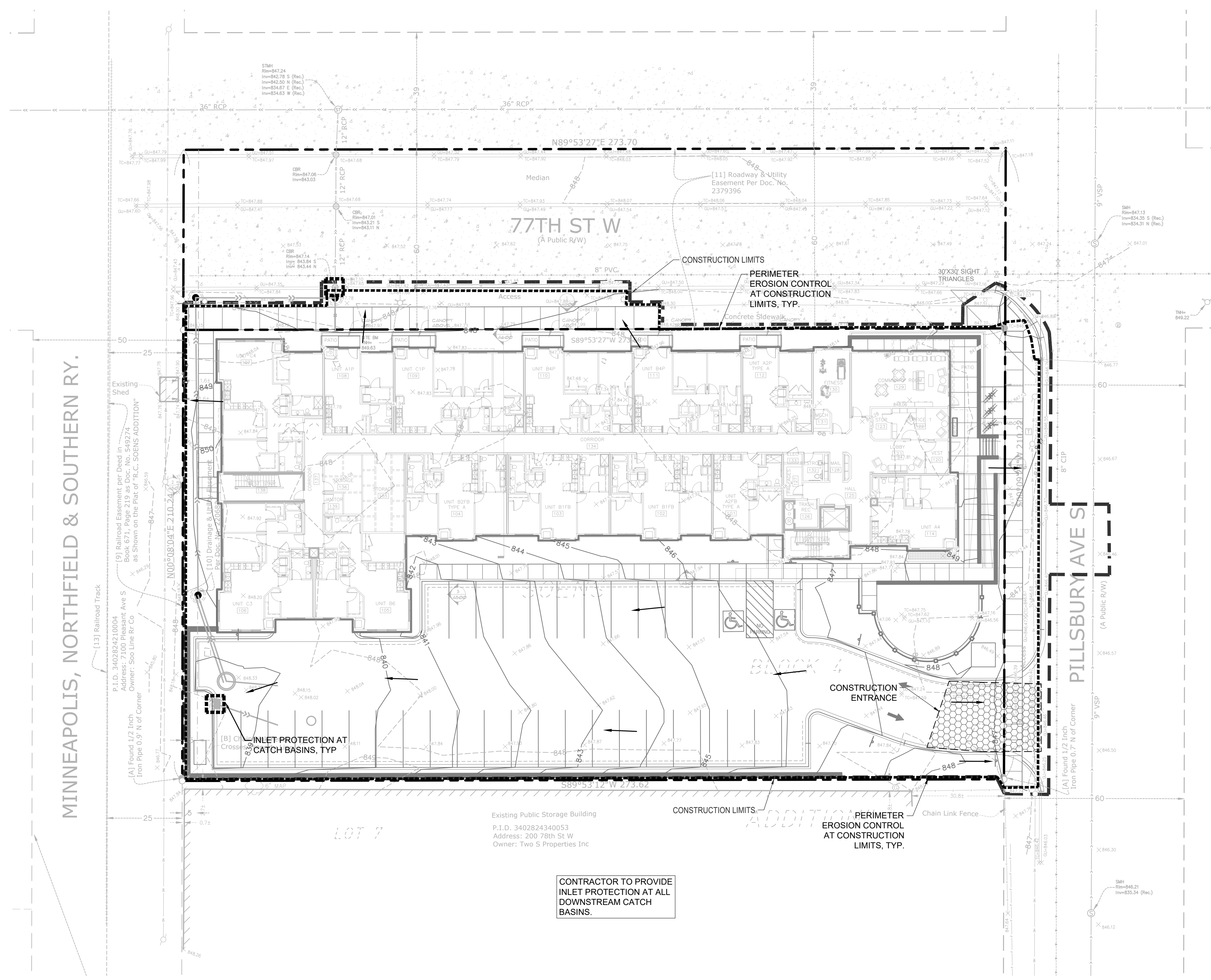
DRAWN BY: DK, FJ, JL REVIEWED BY: DK
PROJECT NUMBER: 21484

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

SW1.1
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CITY OF RICHFIELD EROSION CONTROL NOTES:
1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

CONTRACTOR TO PROVIDE INLET PROTECTION AT ALL DOWNSTREAM CATCH BASINS.

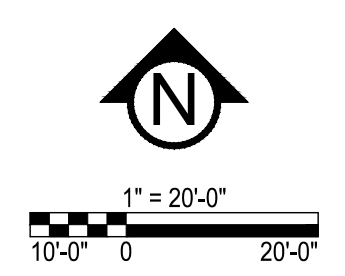
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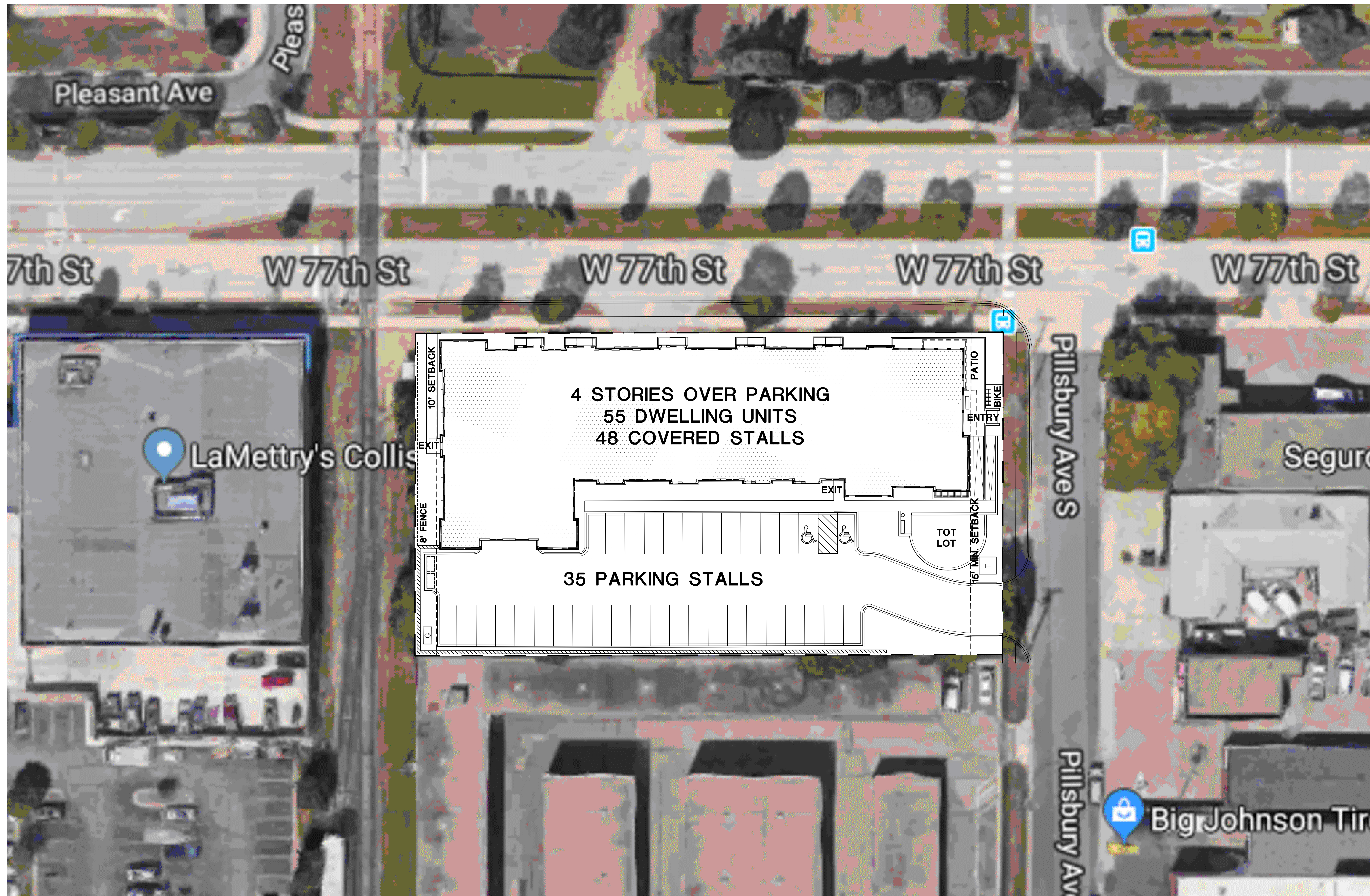
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LEGEND:

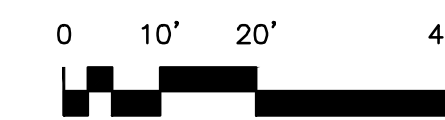
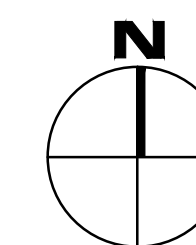
- 1125 EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE





- 55 DWELLING UNITS:**
- 13 1BR Units
 - 27 2BR Units
 - 15 3BR Units

1 SITE PLAN
1" = 20'-0"



ISSUE & REVISION

COMM #1903

DEVELOPER
Richfield Flats,
Limited Partnership

**RICHFIELD
FLATS**
7700 Pillsbury Ave. S.
Richfield, MN

218 Washington Avenue North
Suite 230
Minneapolis, Minnesota 55401

**MILLER
HANSON**
architects

WE HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE PROFESSIONAL ETHICS AND UNDER THE LAWS OF THE STATE OF MINNESOTA.

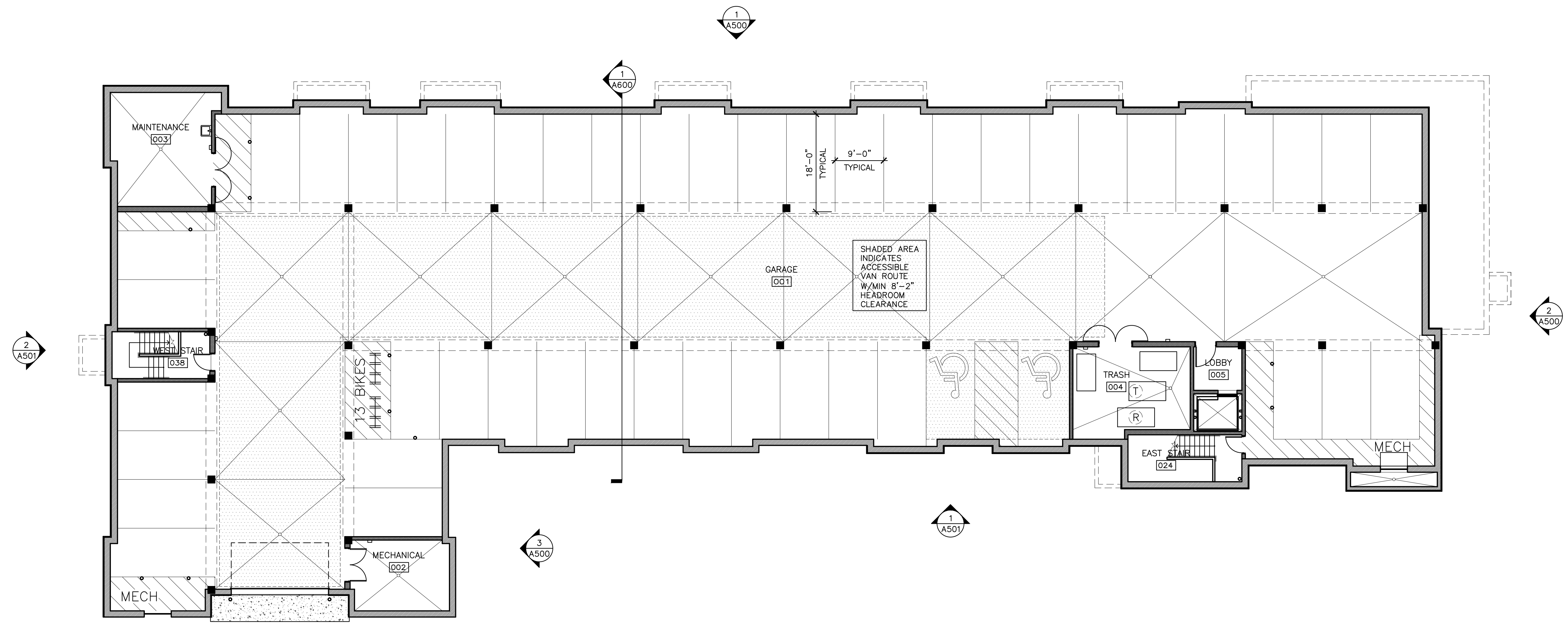
NAME: KENT SIMON
DATE: MARCH 15, 2022 NO. 16390

SITE PLAN

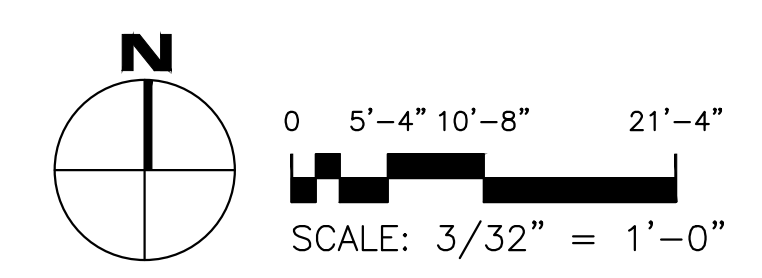
A200

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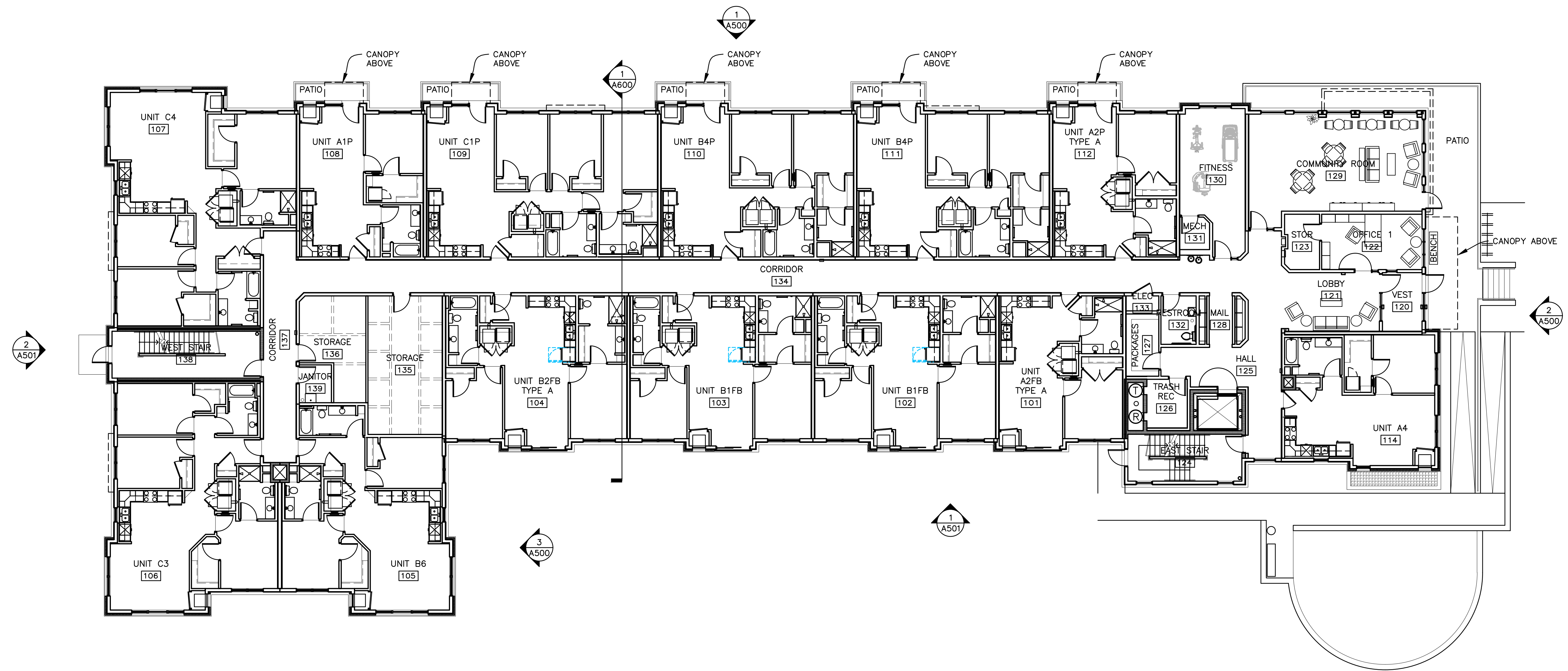
PRELIMINARY NOT FOR CONSTRUCTION



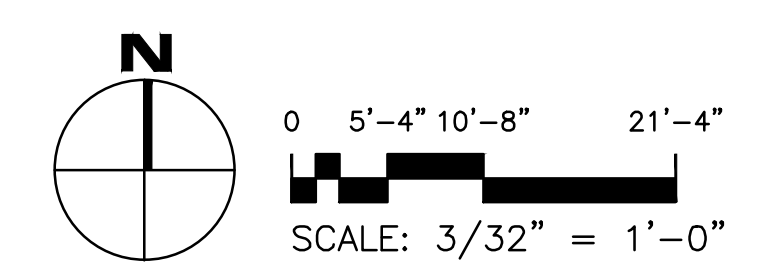
1 GARAGE LEVEL PLAN
3/32" = 1'-0"



PRELIMINARY NOT FOR CONSTRUCTION



1 FIRST FLOOR PLAN
3/32" = 1'-0"



DEVELOPER
Richfield Flats,
Limited Partnership

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Minneapolis, Minnesota 55401
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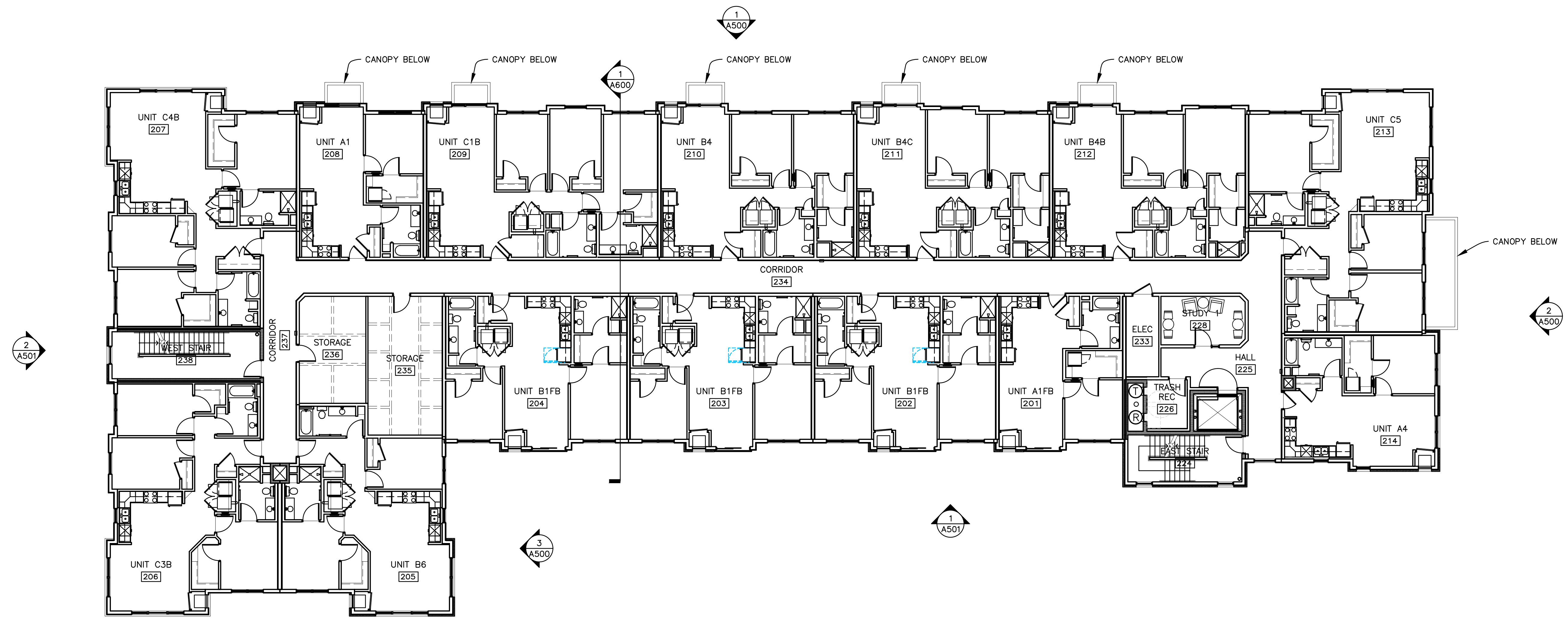
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NAME: KENT SIMON
DATE: MARCH 15, 2022 NO. 16390

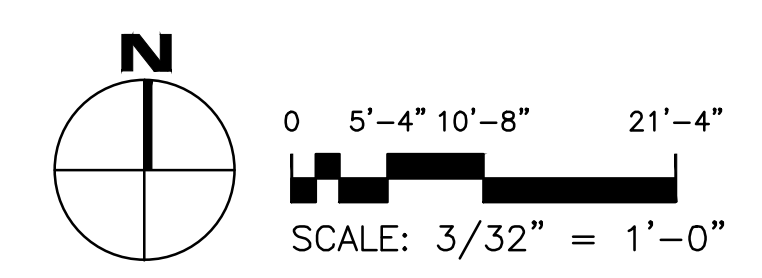
FIRST FLOOR PLAN

A310

PRELIMINARY NOT FOR CONSTRUCTION



1 SECOND FLOOR PLAN
3/32" = 1'-0"



DEVELOPER:
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Limited Partnership

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FLATS**
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Richfield, MN

218 Washington Avenue North
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Minneapolis, Minnesota 55401
012-392-6420
www.millerhanson.com

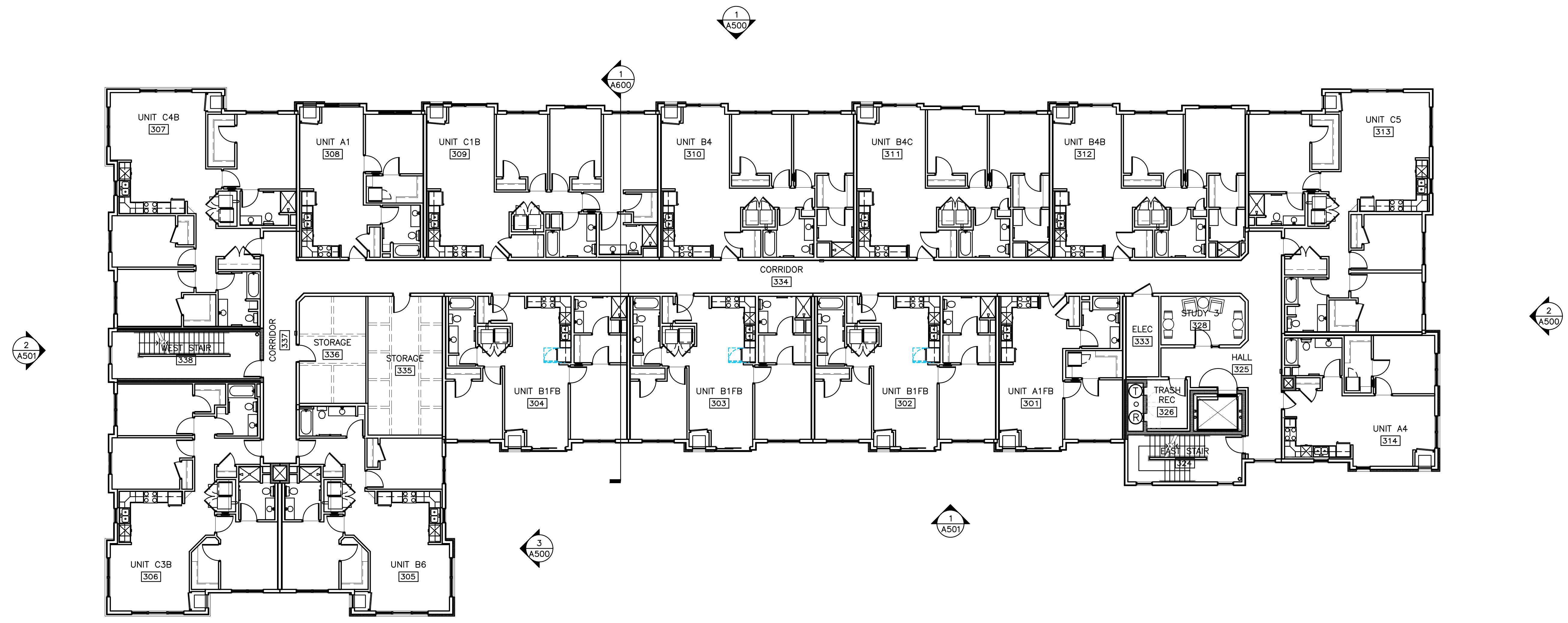
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ARCHITECTS STATE THAT THEIR ARCHITECTURAL OR
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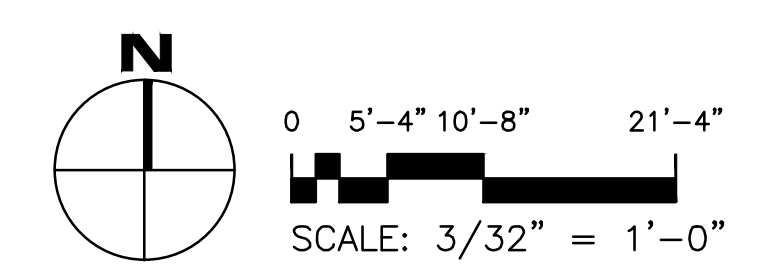
NAME: KENT SIMON
DATE: MARCH 15, 2022 NO. 16390

SECOND FLOOR PLAN
A320

PRELIMINARY NOT FOR CONSTRUCTION



1 THIRD FLOOR PLAN
3/32" = 1'-0"



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NAME: KENT SIMON
DATE: MARCH 15, 2022 NO. 16390

THIRD FLOOR PLAN
A330

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DEVELOPER:
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Limited Partnership

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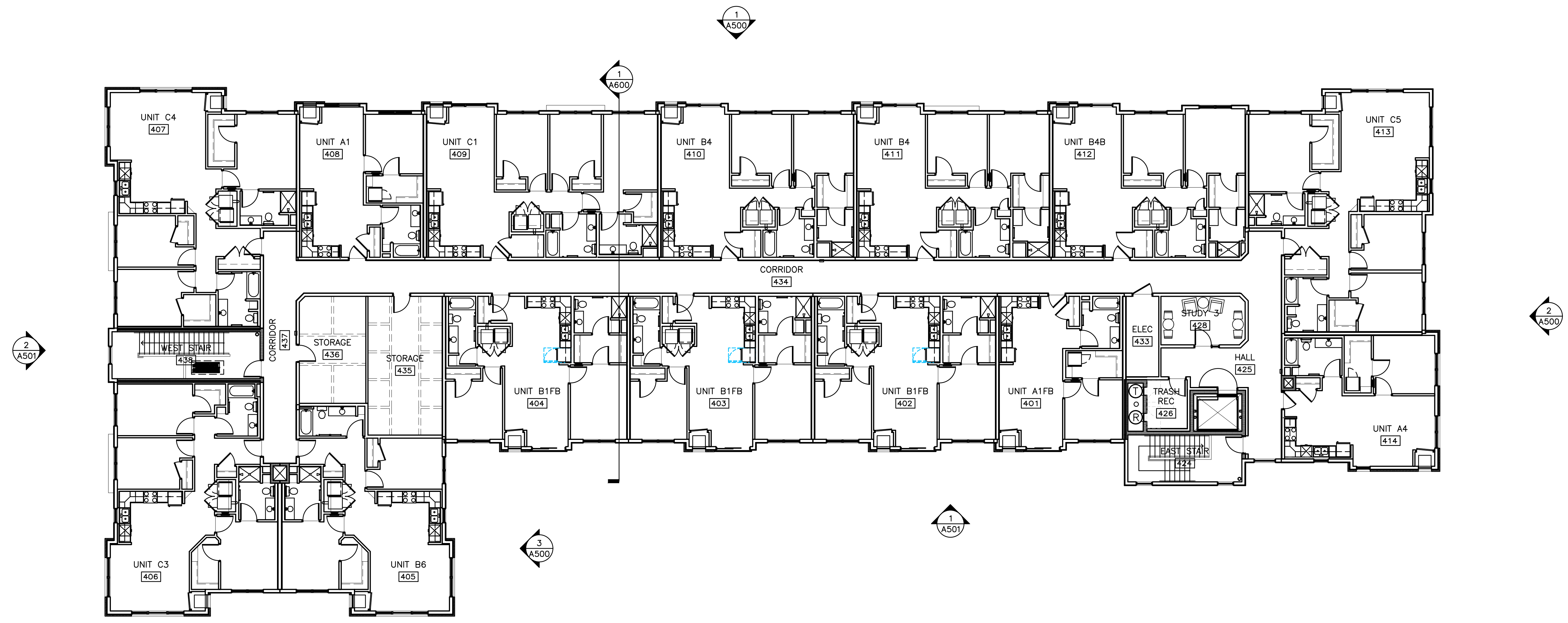
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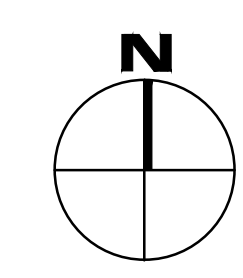
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NAME: KENT SIMON
DATE: MARCH 15, 2022 NO. 16390

FOURTH FLOOR PLAN

A340



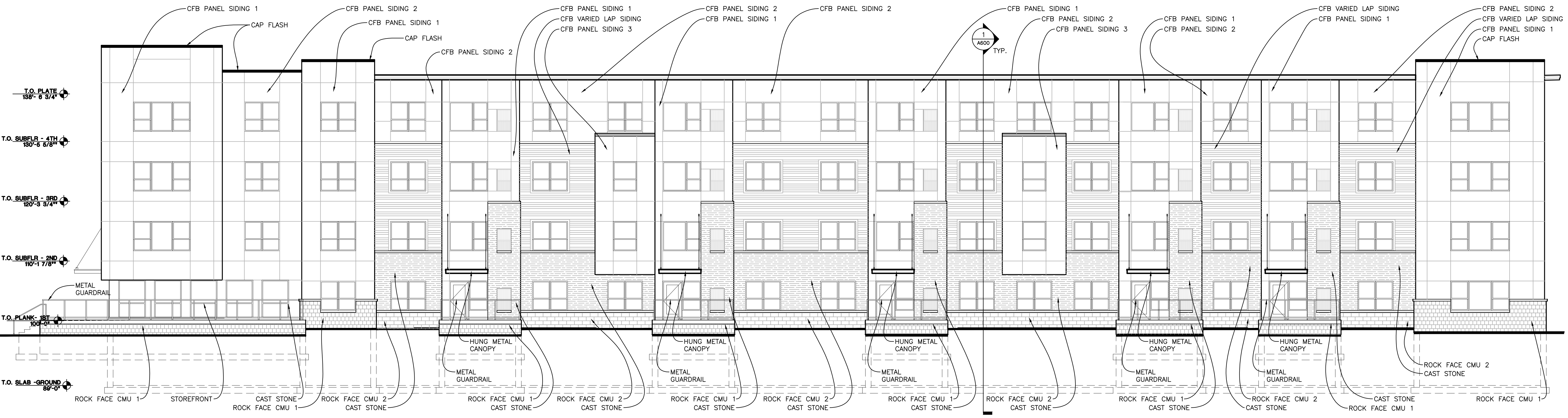
1 FOURTH FLOOR PLAN
3/32" = 1'-0"



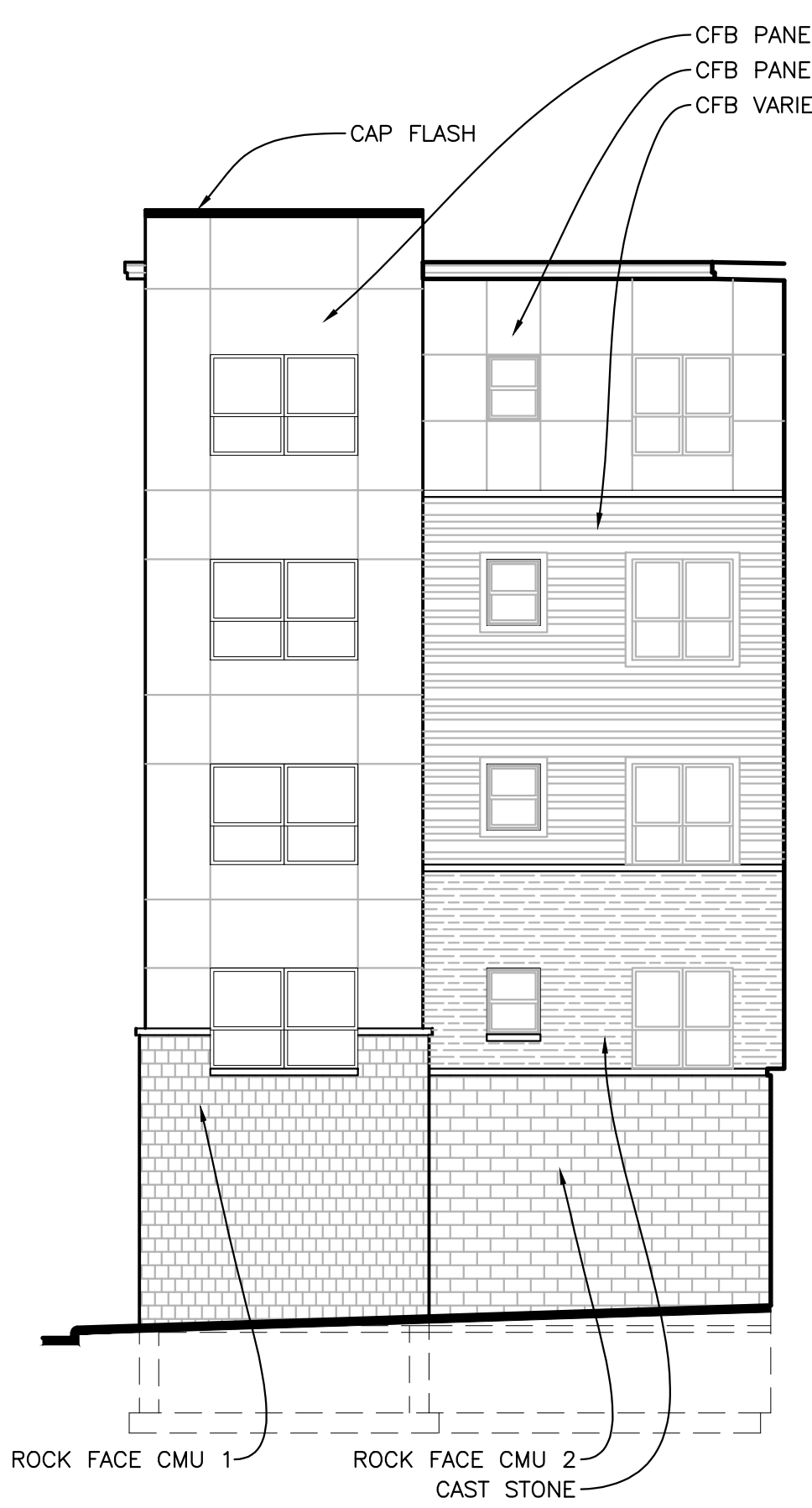
0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

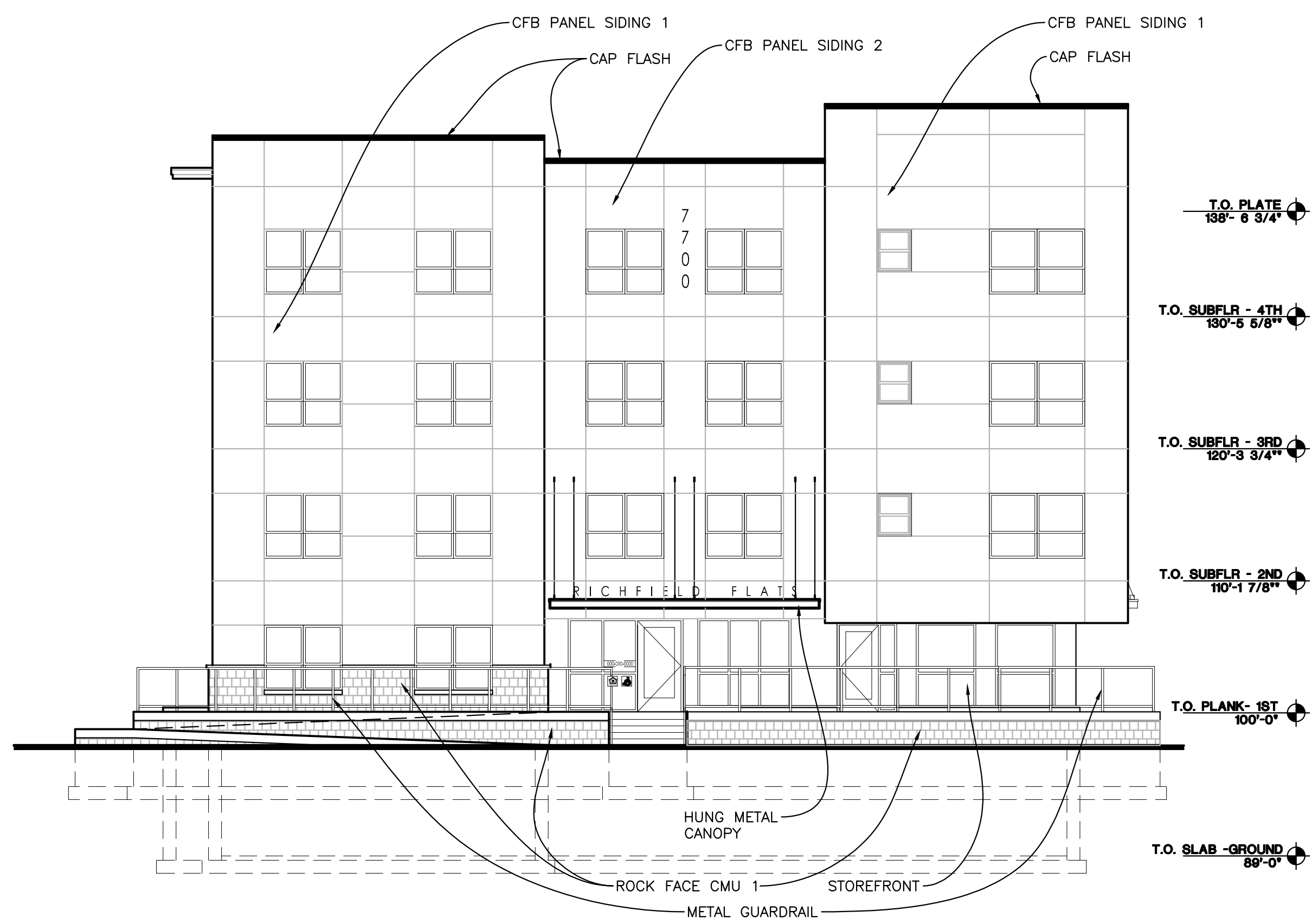
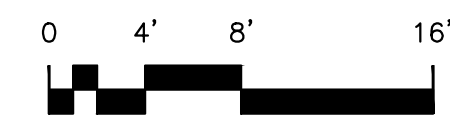
PRELIMINARY NOT FOR CONSTRUCTION



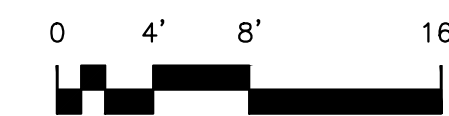
1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



3 PARTIAL EAST EXTERIOR ELEVATION
1/8" = 1'-0"



2 PARTIAL EAST EXTERIOR ELEVATION
1/8" = 1'-0"



DEVELOPER:
Richfield Flats,
Limited Partnership

**RICHFIELD
FLATS**
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Richfield, MN

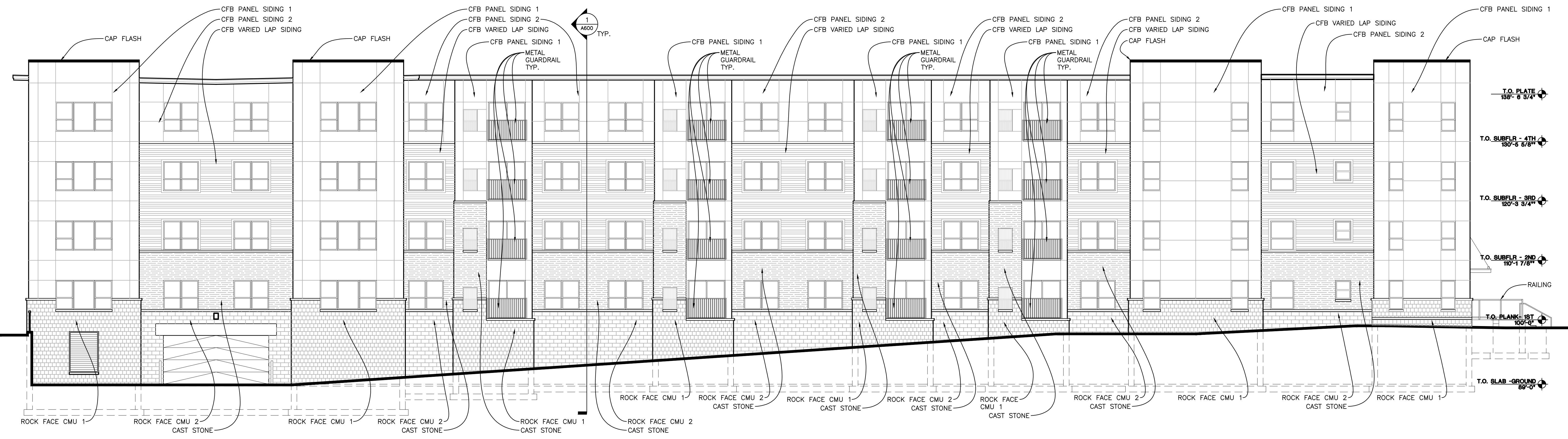
218 Washington Avenue North
Suite 230
Minneapolis, Minnesota 55401
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PROFESSIONAL SEAL AND REGISTERED ARCHITECT
REPORT WAS PREPARED UNDER MY DIRECT
SUPERVISION AND I AM A REGISTERED ARCHITECT
UNDER THE LAWS OF THE STATE OF MINNESOTA
NAME: KENT SIMON NO. 16350
DATE: APRIL 11, 2022

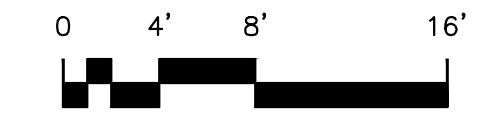
EXTERIOR ELEVATIONS

A501

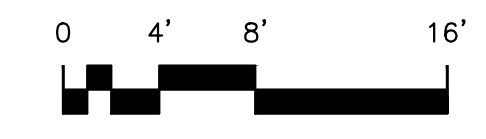
PRELIMINARY NOT FOR CONSTRUCTION



1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

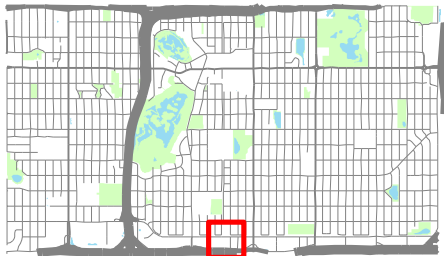
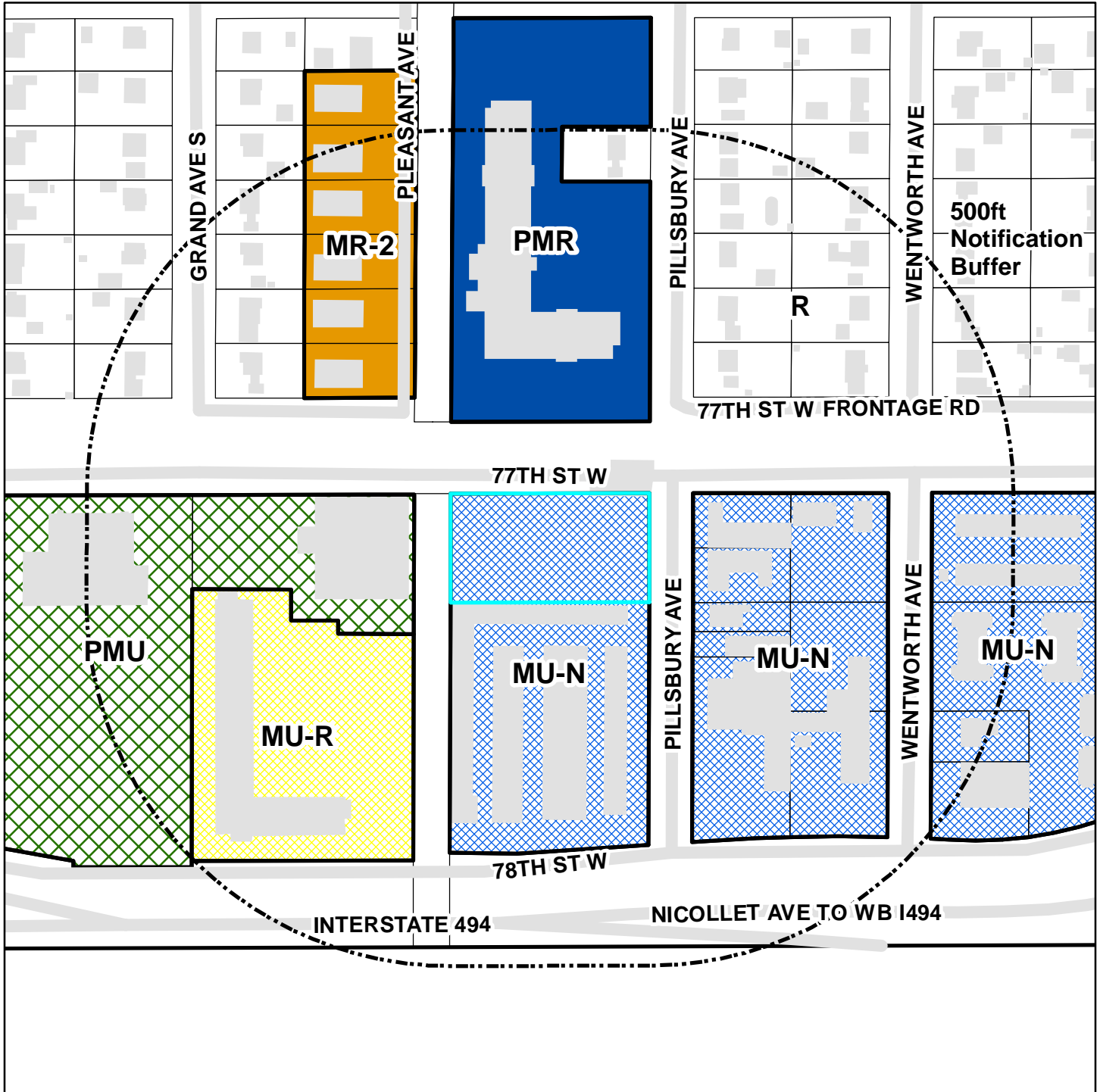




7700 Pillsbury Avenue

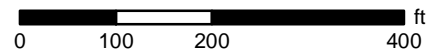
Surrounding Zoning

Case No: 22-CP-01, 22-PUD-01,
22-FDP-01, 22-RZN-01



Zoning Districts

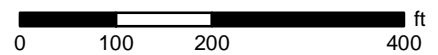
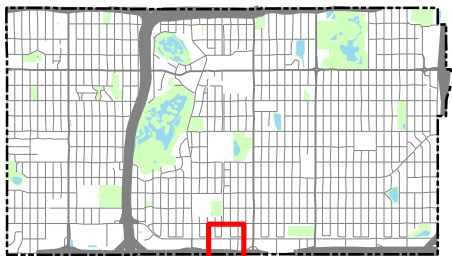
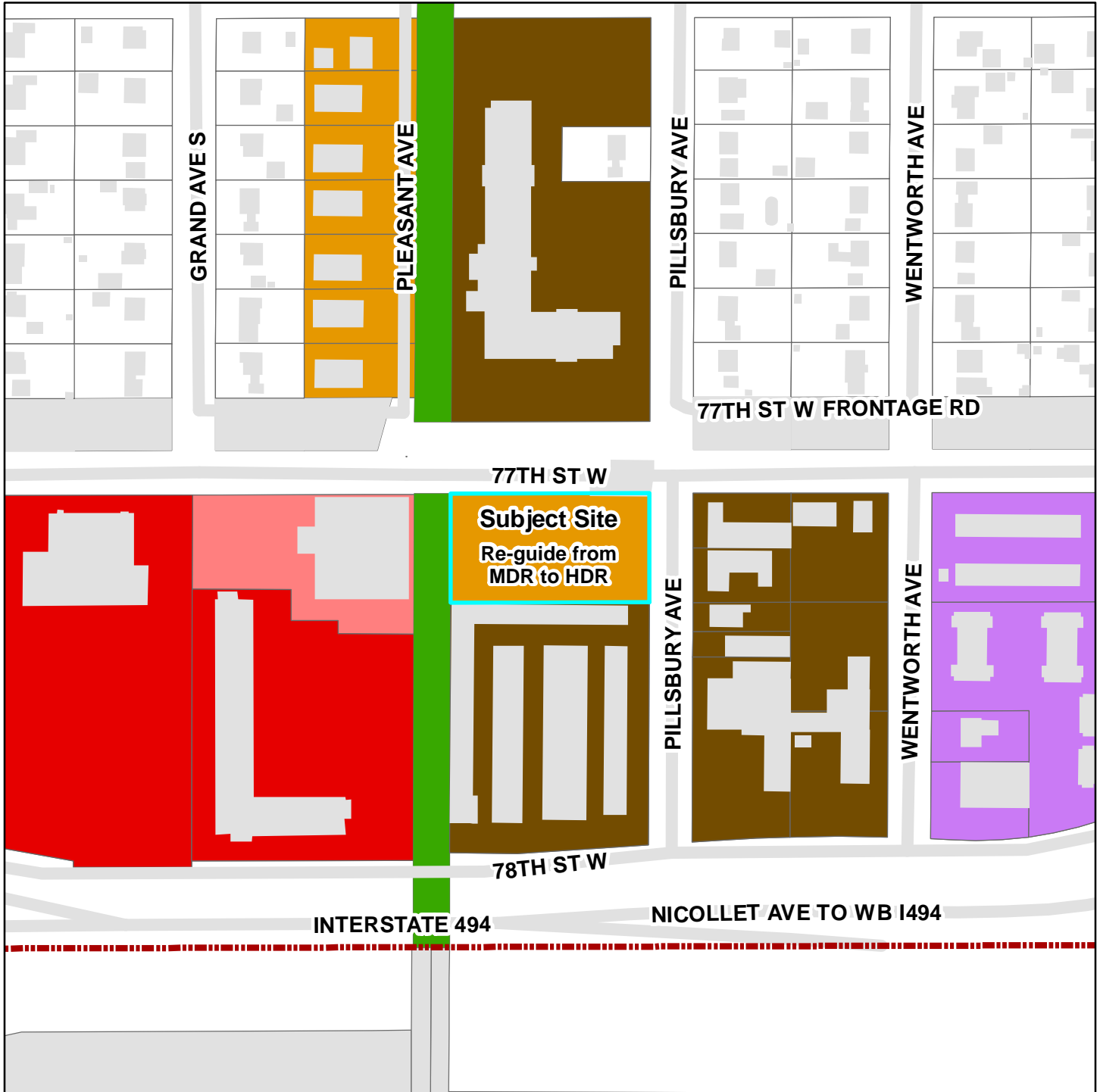
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|-------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| R Single-Family | MR-2/CAC Multi-Fam + Cedar Overlay | PC-2 Planned General Commercial | MU-C/PAC Mixed Use + Penn Overlay |
| R-1 Low-Density Single-Family | MR-3 High-Density Multi-Family | PMU Planned Mixed Use | MU-N Mixed Use-Neighborhood |
| MR-1 Two-Family | SO Service Office | MU-C Mixed Use-Community | MU-R Mixed Use-Regional |
| PMR Planned Multi-Family | C-1 Community Commercial | MU-C/CAC Mixed Use + Cedar Overlay | I Industrial |
| MR-2 Multi-Family | C-2 General Commercial | | |





7700 Pillsbury Avenue

2040 Comprehensive Plan Designations



2040 Planned Land Use

- Mixed Use
- Medium Density Residential
- Regional Commercial
- Community Commercial
- Neighborhood Commercial
- High Density Residential
- Low Density Residential
- Park
- Quasi-Public
- Right-of-Way (ROW)





STAFF REPORT NO. 71
CITY COUNCIL MEETING
4/26/2022

REPORT PREPARED BY: Chris Swanson, Management Analyst

DEPARTMENT DIRECTOR REVIEW:

OTHER DEPARTMENT REVIEW: Jodi Bursheim, Interim Finance Director

CITY MANAGER REVIEW: Katie Rodriguez, City Manager
4/20/2022

ITEM FOR COUNCIL CONSIDERATION:

Consideration of the use of Coronavirus Local Fiscal Recovery Funds as established under the American Rescue Plan Act by claiming the standard allowance for the replacement of lost public sector revenue.

EXECUTIVE SUMMARY:

Congress adopted the American Rescue Plan Act in March 2021 (ARPA) which included \$65 billion in recovery funds for cities across the country.

Richfield has been allotted a total of \$3,972,846.46 under the American Rescue Plan. The city has received half of their allocation in 2021 and the second half will be available one-year from the date of the first payment.

ARPA funds can be used under four categories:

- Replace lost public sector revenue
- Support the COVID-19 public health and economic response
- Provide premium pay for eligible workers performing essential work
- Invest in water, sewer, and broadband infrastructure

In January 2022, the Treasury Department issued its Final Rule regarding ARPA eligible uses. The Final Rule expands eligible uses and lessens the administrative burden on cities. Most importantly, the Final Rule allows a city to elect a "standard allowance" of up to \$10 million under the revenue loss category instead of actually calculating lost revenue.

Funds used under the revenue loss category may be used for the "provision of government services", which is a broad term that includes any service traditionally provided by a government with limited restrictions. These restrictions include that funds cannot be used for debt service, rainy day fund deposits, settlements, and projects that conflict or contravene the purpose of ARPA.

The costs must be incurred on or after March 3, 2021, obligated by December 31, 2024, and expended by December 31, 2026.

The city must report whether they are electing the standard allowance in their April 30, 2022, Project and Expenditure Report. The choice indicated on that report cannot be changed later.

RECOMMENDED ACTION:

By motion: approve a resolution to elect to utilize the standard allowance so the entire ARPA allocation can be used for the provision of government services, as allowed under ARPA and the Final Rule, as it offers the most flexibility to the City.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

N/A

B. POLICIES (resolutions, ordinances, regulations, statutes, etc):

Minnesota Statute 465.03 requires that every acceptance of a grant or devise of real or personal property on terms prescribed by the donor be made by resolution and adopted by two-thirds majority of the City Council.

The Administrative Services Department issued a memo on November 9, 2004, requiring that all grants and donations to departments be received by resolution and passed by more than two-thirds majority of the City Council in accordance with Minnesota Statute 465.03.

C. CRITICAL TIMING ISSUES:

The costs must be incurred on or after March 3, 2021, obligated by December 31, 2024, and expended by December 31, 2026.

The city must report whether they are electing the standard allowance in their April 30, 2022, Project and Expenditure Report. The choice indicated on that report cannot be changed later.

D. FINANCIAL IMPACT:

The total amount of ARPA grant funding Richfield is scheduled to received is \$3,972,846.46. This will be in two payments of 1,986,423.23, occurring in 2021 and 2022.

Richfield has received the 2021 payment and will receive the remaining 2022 amount within the next few months.

E. LEGAL CONSIDERATION:

None

ALTERNATIVE RECOMMENDATION(S):

The Department of Treasury is permitting recipients to determine the amount of revenue lost due to the pandemic by choosing to use either a specific revenue loss formula or by claiming a standard allowance of up to \$10 million. The City Council may choose to use the specific revenue loss formula instead of the standard allowance. This will put more restrictions on how the funds may be used.

PRINCIPAL PARTIES EXPECTED AT MEETING:

ATTACHMENTS:

Description	Type
A RESOLUTION TO ELECT THE STANDARD ALLOWANCE AVAILABLE UNDER THE REVENUE LOSS PROVISION OF THE CORONAVIRUS LOCAL FISCAL RECOVERY FUND ESTABLISHED UNDER THE AMERICAN RESCUE PLAN ACT	Resolution Letter

RESOLUTION NO.

A RESOLUTION TO ELECT THE STANDARD ALLOWANCE AVAILABLE UNDER THE REVENUE LOSS PROVISION OF THE CORONAVIRUS LOCAL FISCAL RECOVERY FUND ESTABLISHED UNDER THE AMERICAN RESCUE PLAN ACT

WHEREAS, Congress adopted the American Rescue Plan Act in March 2021 (“ARPA”) which included \$65 billion in recovery funds for cities across the country; and

WHEREAS, ARPA funds are intended to provide support to state, local, and tribal governments in responding to the impact of COVID-19 and in their efforts to contain COVID-19 in their communities, residents, and businesses; and

WHEREAS, The Fiscal Recovery Funds provides for \$19.53 billion in payments to be made to States and territories which will distribute the funds to nonentitlement units of local government (“NEUs”); and

WHEREAS, The ARPA requires that States and territories allocate funding to NEUs in an amount that bears the same proportion as the population of the NEU bears to the total population of all NEUs in the State or territory; and

WHEREAS, \$3,972,846.46 has been allotted to the City of Richfield (“City”) pursuant to ARPA; and

WHEREAS, The Coronavirus State and Local Fiscal Recovery Funds ensures that governments have the resources needed to fight the pandemic and support families and businesses struggling with its public health and economic impacts, maintain vital public services, even amid declines in revenue, and build a strong, resilient, and equitable recovery by making investments that support long-term growth and opportunity; and

WHEREAS, In May 2021, the US Department of Treasury (“Treasury”) published the Interim Final Rule describing eligible and ineligible uses of funds as well as other program provisions, sought feedback from the public on these program rules, and began to distribute funds; and

WHEREAS, on January 6, 2022, the Treasury issued the final rule. The final rule delivers broader flexibility and greater simplicity in the program, responsive to feedback in the comment process; and

WHEREAS, the final rule offers a standard allowance for revenue loss of up to \$10 million; and

WHEREAS, recipients that select the standard allowance may use that amount, in many cases their full award, for government services, with streamlined reporting requirements; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Richfield, Minnesota, the city elects the standard allowance available under the revenue loss provisions of the American Rescue Plan Act in the amount of \$3,972,846.46 to be used for the general provisions of government services.

Adopted by the City Council of Richfield, Minnesota this 26th day of April, 2022.

Maria Regan Gonzalez, Mayor

ATTEST

Kari Sinning, City Clerk



STAFF REPORT NO. 72
CITY COUNCIL MEETING
4/26/2022

REPORT PREPARED BY: Chris Swanson, Management Analyst

DEPARTMENT DIRECTOR REVIEW:

OTHER DEPARTMENT REVIEW:

CITY MANAGER REVIEW: Katie Rodriguez, City Manager
4/20/2022

ITEM FOR COUNCIL CONSIDERATION:

Public hearing and second reading of transitory ordinance providing funding for certain capital improvements from the Liquor Contribution Special Revenue Fund.

EXECUTIVE SUMMARY:

As part of the Capital Improvement Budget (CIB) and annual City Budget process, certain special revenue funds are allocated each year to fund capital projects identified through the budget process.

The source of the special revenue funds are profits derived from the City's Liquor Store operation. These profits are transferred to the Liquor Contribution Special Revenue Fund.

Before the funds can be used for the identified capital projects, the City Charter requires that a transitory ordinance be used to authorize the expenditure of the funds. In addition, the ordinance process allows for public input through a public hearing.

The proposed funding for 2022, per the approved CIB budget, totals \$500,000 and encompasses several park and recreation related projects. Please note, the report presented to council during the March 22, 2022 meeting incorrectly listed \$450,000 as the total per the approved CIB budget.

RECOMMENDED ACTION:

By Motion:

1. Approve the attached transitory ordinance providing for the expenditure of funds from the Liquor Contribution Special Revenue Fund for certain capital improvements.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

At the December 14, 2021 City Council meeting, the City Council authorized \$500,000 of Special Revenue Funds for improvements to several City capital improvements in 2022. Included in the \$500,000 are:

- Major Park Maintenance/Wood Lake Fence Repair \$ 50,000
- Community Center/Wood Lake Building Repair \$ 25,000
- Park Play Equipment Replacement \$ 180,000
- Fairwood Park Tennis Court Rebuild \$ 65,000
- Wood Lake Nature Center Building \$ 100,000
- Outdoor Pool Improvements \$ 80,000

The 2022 CIB also provides for expenditures for all types of funds contained in the budget including municipal state aid, user fees, state grants, county funds, and issuance of debt.

Authorization by ordinance is not required for expenditures other than Special Revenues.

A first reading of the attached ordinance was approved by the Council on March 22, 2022.

B. POLICIES (resolutions, ordinances, regulations, statutes, etc):

City Charter Section 7.12, Subd. 2 requires that Special Revenue Funds used for capital improvements must be authorized by ordinance.

This process provides for public input through a public hearing.

C. CRITICAL TIMING ISSUES:

Under Section 3.09 of the City Charter, a transitory ordinance becomes effective 30 days after publication of the second hearing notice.

The ordinance requirements must be completed early enough in 2022 so that the capital projects can be initiated on a timely basis, completed and the funds expended.

It is suggested that the first reading of the transitory ordinance take place on March 22, 2022 and a public hearing and second reading be completed at the April 26, 2022 City Council meeting.

D. FINANCIAL IMPACT:

While the total 2022 CIB includes total budgeted expenditures of \$26,575,000, the portion of the CIB concerning proposed funding from the Special Revenue fund is \$500,000.

- Major Park Maintenance/Wood Lake Fence Repair \$ 50,000
- Community Center/Wood Lake Building Repair \$ 25,000
- Park Play Equipment Replacement \$ 180,000
- Fairwood Park Tennis Court Rebuild \$ 65,000
- Wood Lake Nature Center Building \$ 100,000
- Outdoor Pool Improvements \$ 80,000

A transitory ordinance is necessary to finalize the appropriations utilizing special revenue funds pursuant to City Charter.

The source of Special Revenue funds is municipal liquor profits.

E. LEGAL CONSIDERATION:

The City Charter requires that a transitory ordinance be used to authorize the expenditure of Special Revenue funds.

The City Attorney has reviewed the transitory ordinance and approved of its contents and its compliance with the City Charter.

ALTERNATIVE RECOMMENDATION(S):

The City Council could decide to authorize none or only a portion of the expenditures identified from special revenue in the CIB.

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

	Description	Type
▣	TRANSITORY ORDINANCE FOR THE EXPENDITURE OF MONEY FROM THE LIQUOR CONTRIBUTION SPECIAL REVENUE FUND	Resolution Letter

BILL NO.

TRANSITORY ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE EXPENDITURE OF MONEY FROM THE LIQUOR CONTRIBUTION SPECIAL REVENUE FUND FOR CERTAIN CAPITAL IMPROVEMENTS

CITY OF RICHFIELD DOES ORDAIN:

Section 1: It is found and determined to be necessary and expedient for the City to expend money from the Liquor Contribution Special Revenue Fund for the making of capital improvements listed in Section 2 hereof, for which the City would be authorized to issue general obligation bonds.

Section 2: The capital improvements and amounts of expenditures for such improvements which are authorized to be paid from the Liquor Contribution Special Revenue Fund under Section 7.12, Subdivision 2 of the City Charter, are as follows:

Major Park Maintenance/ Wood Lake Fence Repair	\$	50,000
Community Center/Wood Lake Building Repair	\$	25,000
Park Play Equipment Replacement	\$	180,000
Fairwood Park Tennis Court Rebuild	\$	65,000
Wood Lake Nature Center Building	\$	100,000
Outdoor Pool Improvements	\$	80,000

Section 3: The expenditures herein authorized shall be made pursuant to such contracts as are authorized from time to time by Council action.

Passed by the City Council of the City of Richfield this 26th day of April, 2022.

Maria Regan Gonzalez, Mayor

ATTEST:

Kari Sinning, City Clerk



STAFF REPORT NO. 73
CITY COUNCIL MEETING
4/26/2022

REPORT PREPARED BY: Chris Swanson, Management Analyst

DEPARTMENT DIRECTOR REVIEW: Sack Thongvanh, Administrative Services Manager

OTHER DEPARTMENT REVIEW: Lourdes Landi, HR Specialist

CITY MANAGER REVIEW: Katie Rodriguez, City Manager
4/20/2022

ITEM FOR COUNCIL CONSIDERATION:

Public hearing and second reading of an ordinance amending Subsection 210.01 of the City Code related to City Council salaries for 2023 and 2024.

EXECUTIVE SUMMARY:

Chapter II, Section 210 of the City Code establishes the salaries of the City Council. Subsection 210.01, Subd. 5 provides that salaries of Council Members shall be reviewed by the City Council by May 1 in each year in which an election is held pursuant to Section 200 of the Code. An ordinance amending the salaries established by this section must not take effect until after the next succeeding municipal election.

In 2018, City Council approved an ordinance for salary adjustments which was the lesser of 3.5% or the percentage increase in the annual pay structure granted on January 1, 2018, and January 1, 2019, to the Management and General Services pay plans. The Mayor and City Council annual salary increases for those years was 3%, reflecting the Management and General Services pay plan agreement. The City has a 30 year history of providing the same cost of living increase to all of its employee groups.

The City Council salary ordinance change in 2020 was consistent with past practice, but with a slight variation due to the pandemic. On June 23, of 2020 the city council reviewed the comparable city council salaries and past practices in setting future salaries during a work session. The majority of city council expressed their desire to maintain city council salaries at the same rate, a 0% increase, in 2021 due to the financial impacts of the COVID-19 pandemic. Staff was directed to provide an economic trigger in the ordinance for 2022 which set the future salary increase to 0% if the economy had not improved, or, if the financial outlook was positive, set the salary increase to match the cost of living percentage increase granted to employees in the Management and General Services pay plan in 2021 (3%). Based on the positive outlook of the economy in 2021, city council did receive a 3% increase in their salaries for 2022.

The attached ordinance provides for increases in 2023 and 2024 to match the increases provided in the Management and General Services pay plans for those years. It is anticipated that staff will recommend a 3% cost of living increase for 2023 to be consistent with collectively bargained contracts. The anticipated 2024 cost of living increase is not known at this time.

In the past, city council has also reviewed their salaries compared to other metropolitan cities. We have attached information on other metropolitan cities' salaries. Even with the proposed 3% increase, the City

Council's salary would be in the middle of the pay scale for surrounding metropolitan cities' salaries.

RECOMMENDED ACTION:

By motion:

1). Approve the second reading of the ordinance amending Subsection 210.01 of the City Code related to City Council salaries.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

Please see executive summary.

B. POLICIES (resolutions, ordinances, regulations, statutes, etc):

Chapter II, Section 210.01, Subd. 5 of the City Code establishes the salaries of the City Council

C. CRITICAL TIMING ISSUES:

City Council needs to establish their salaries for 2023 and 2024 by ordinance before the next council election.

D. FINANCIAL IMPACT:

The future 2023 and 2024 budgets adopted by City Council will reflect the adopted increase to staff pay plans in those years.

E. LEGAL CONSIDERATION:

None

ALTERNATIVE RECOMMENDATION(S):

The City Council could defer action on this item to a future meeting or amend the current proposed salary increase.

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

Description	Type
☐ Proposed council salaries for 2023	Backup Material
☐ AN ORDINANCE AMENDING SECTION 210 RICHFIELD CITY CODE PERTAINING TO CITY COUNCIL SALARIES 2023-24 (Redline)	Ordinance

Proposed Salary Increases

Mayors Salary (2023)

<u>City</u>	<u>Salary</u>
Bloomington	\$26,400.00
Woodbury	\$14,946.00
Edina	\$14,865.00
Maplewood	\$14,579.00
Richfield (Proposed 3%)	\$13,124.88
Brooklyn Center	\$11,846.00
Inver Grove Heights	\$11,400.00
Cottage Grove	\$10,848.00
Fridley	\$10,688.53
Roseville	\$9,300.00
Oakdale	\$8,400.00
Hopkins	\$8,000.00

City Council Salary (2023)

<u>City</u>	<u>Salary</u>
Maplewood	\$12,832.00
Bloomington	\$12,396.00
Edina	\$11,826.00
Woodbury	\$11,379.96
Richfield (Proposed 3%)	\$10,187.11
Brooklyn Center	\$9,070.00
Inver Grove Heights	\$8,200.00
Cottage Grove	\$8,172.00
Oakdale	\$7,020.00
Roseville	\$7,020.00
Hopkins	\$6,000.00
Fridley (At-Large)	\$8,779.42
Fridley	\$7,761.85

BILL NO.

AN ORDINANCE AMENDING SECTION 210
RICHFIELD CITY CODE PERTAINING TO
CITY COUNCIL SALARIES

THE CITY OF RICHFIELD DOES ORDAIN:

Section 1. Subsection 210 of the Richfield City Code is hereby amended as follows:

Subdivision 1. Mayor. The annual salary of the mayor as of January 1, ~~2018-2020~~~~2022~~ is \$~~11,662~~~~12,742.6~~. Effective January 1, ~~2021~~~~2023~~, the salary of the mayor shall ~~remain at~~~~be increased by a percentage that is equal to the percentage increase in the annual pay structure granted January 1, 2023 to Management and General Services pay plans.~~ ~~\$11,662-~~

Subdivision 2. Council. The annual salary of a member of the council as of January 1, ~~2020~~~~2022~~ is \$~~9,051~~~~890.4~~. Effective January 1, ~~2021~~~~2023~~, the salary of a member of the council shall ~~remain at~~~~\$9,051-~~~~be increased by a percentage that is equal to the percentage increase in the annual pay structure granted January 1, 2023 to Management and General Services pay plans.~~

Subdivision 3. Effective January 1, ~~2022~~~~2024~~ the annual salary of the mayor and a member of the council as provided in Subdivision 1 and 2 above shall receive ~~a 0%an~~ increase ~~if the National Bureau of Economic Research (NBER) finds the economy is in recession. However, if the NBER finds that the economy is not in recession then the salary increase~~~~that~~ would match the increase granted in the Management and General Services pay plans ~~for the previous year of 2021~~~~granted January 1, 2024.~~

Section 2. Effective Date. This ordinance becomes effective on January 1, 2023.

Passed by the City Council of the City of Richfield, Minnesota this 26th day of April 2022.

Maria Regan Gonzalez, Mayor

ATTEST:

Kari Sinning, City Clerk