

REGULAR CITY COUNCIL MEETING RICHFIELD MUNICIPAL CENTER, COUNCIL CHAMBERS MAY 10, 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. You may also call 612-861-9711 or email kwynn@richfieldmn.gov with questions. Call into the open forum by dialing 1-415-655-0001 Use webinar access code: 2450 346 9390 and password: 1234.

Approve the Minutes of the: (1) Joint City Council, Planning Commission and HRA Work Session of April 26, 2022; and (2) Regular City Council Meeting of April 26, 2022.

PRESENTATIONS

1. Proclamation celebrating Asian and Pacific American Heritage Month

AGENDA APPROVAL

2. Approval of the Agenda

PROPOSED ORDINANCES

3. Consider the first reading of an ordinance amending City Code Section 721 to add new Subsection 721.24 related to facility requirements for bulk deicer storage and schedule a second reading for May 24, 2022.

Staff Report No. 75

4. Consider a request for a Comprehensive Plan Amendment, rezoning from Mixed Use - Neighborhood to Planned Mixed Use, Planned Unit Development, Final Development Plan and Conditional Use Permit for a multi-family development at 7700 Pillsbury Avenue South.

Staff Report No. 76

RESOLUTIONS

Consider a resolution providing for the sale of \$10,000,000 General Obligation Bonds, Series 2022A.
 Staff Report No. 77

OTHER BUSINESS

- 6. Consider:
 - 1. Approving the bid tabulation for the 65th Street Reconstruction Project;
 - 2. Authorizing the Mayor and City Manager to award and execute a contract for construction

between the City and Eureka Construction, Inc., for the 65th Street Reconstruction Project in the amount of \$10,169,400.00; and

3. Authorizing the City Manager to approve contract changes up to \$175,000 without further City Council consideration.

Staff Report No. 74

7. Consider the appointment of Cole Hooey to the Planning Commission with a term expiring January 31, 2023. Staff Report No. 78

CITY MANAGER'S REPORT

8. City Manager's Report

CLAIMS AND PAYROLLS

9. Claims and Payroll

COUNCIL DISCUSSION

- 10. Hats Off to Hometown Hits
- 11. 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 612-861-9738.



CITY COUNCIL MEETING MINUTES Richfield, Minnesota

Joint City Council, Planning Commission, and HRA Work Session

April 26, 2022

CALL TO ORDER

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

Council Members

Present:

Mary Supple, Mayor Pro Tempore; Simon Trautmann; Sean Hayford Oleary;

and Ben Whalen

Council Members

Absent:

Maria Regan Gonzalez, Mayor

Planning

Commission

Members Present:

James Rudolph, Chair; Brett Stursa; Brendan Kennealy; Eddie Holmvig-

Johnson; and Ben Surma

Planning

Commission
Members Absent:

Kathryn Quam

HRA Members

Present:

Mary Supple, Chair

HRA Members

Absent:

Maria Regan Gonzalez; Erin Vrieze Daniels; Lee Ohnesorge; and Gordon

Hanson

Staff Present: Katie Rodriguez, City Manager; Melissa Poehlman, Community Development

Director; Julie Urban, Assistant Community Development Director; Chris

Swanson, Management Analyst; and Kari Sinning, City Clerk

Others Present: Elwyn Tinklenberg, Project Management Consultant, American Legion Post

435; Diane Miller, Controller, American Legion Post 435; Nic Meyer, Project Landscape Architect, Westwood Engineering; Dennis Pelowski, Counselor at

Law; Andy Keller, Vice Commander of American Legion Post 435

ITEM #1

INTRODUCTORY PRESENTATION OF REDEVELOPMENT PROPOSAL FOR THE

AMERICAN LEGION SITE AT 6501 PORTLAND AVENUE

Mayor Pro Tempore Supple stated that Mayor Regan Gonzalez was not able to be present out of an abundance of caution and turned over the meeting to staff. Community Development Director Poehlman outlined some feedback guidelines for the discussion and introduced Elwyn Tinklenberg. Elwyn Tinklenberg expressed gratitude for the opportunity to discuss these proposed plans with the members present and shared the preliminary plans that included apartments, a restaurant, community space (ballroom) with underground parking spaces. Tinklenberg stated that continuity is important within this project so that it is connected with the park, the neighborhood, and with the history and heritage of the Legion Post. The Legion wants to continue to serve the community and be a force within the community.

Chair Rudolph asked about veteran's preference for affordability apartments. Elwyn Tinklenberg stated that it has been a part of the discussion and the goal is to provide housing, especially to veterans, and possible short term stays for families that come to visit the VA hospital. Counselor Dennis Pelowski stated that they have talked with the County Commissioner and US Representatives who would be supportive of a veteran's preference and it is possible that the units could be subsidized.

Council Member Whalen expressed excitement for this project and appreciated many of the concepts from the proposed plans that would benefit the community especially the variety of unit sizes and asked if the affordability would be across the different unit sizes. Elwyn Tinklenberg stated that the units would all be treated the same way regardless of size and would be dependent upon who would reside in the unit. Council Member Whalen raised concerns about the abundance of parking; there could be more units instead of more parking. Director Poehlman stated that the plans are conceptual and the number of parking spaces could come down as the details change including handicap parking stalls as the current plans do not show any.

Elwyn Tinklenberg stated that the transit opportunities of this site make this a unique project and they want to incorporate those opportunities into the plan.

Council Member Hayford Oleary was glad to see this progress and raised a few concerns such as a view from the legion of the memorial (the inward facing of the legion), the possibility of the legion post closing, a main entrance to the building along Portland Ave that could possibly be moved to the northwest corner of the building so all could access and not just residents, and full trail widths for the sidewalks along Portland Ave to match the rest of the park. He also echoed the parking concerns from Council Member Whalen. Elwyn Tinklenberg appreciated the concerns brought forth by Council Member Hayford Oleary.

Commissioner Kennealy thanked them for the design and asked if the neighboring homes and businesses would be affected by this plan like the other plans that were illustrated. Director Poehlman stated that the other plans were created by a consultant and they are not a part of this plan.

Commissioner Surma asked for an explanation of public vs private pedestrian areas. Elwyn Tinklenberg showed the public pedestrian right of ways in the proposed plan and explained that they want to be a part of the park making it an amenity for the residents and public alike.

Council Member Trautmann echoed the comments and concerns that were previously stated and noted the curated approach to the neighbors of the site. He also asked about the ADA compliancy of the units. Elwyn Tinklenberg stated that there are currently four ADA compliant apartments which may change over time.

Chair Rudolph shared that sometimes during events at the ice arena that parking lots will be filled and to be mindful of that with the parking allotment at this site.

Commissioner Stursa echoed the excitement and comments regarding parking and asked about a shade study being completed as to not affect the pool. Director Poehlman stated that it is a requirement of code for a shade study to be completed. Diane Miller expressed appreciation for the great comments and explained that in order to shadow cast upon the pool it would have to come from the south. Elwyn Tinklenberg stated that regardless a shadow study will be conducted.

Mayor Pro Tempore Supple brought forth a message from a resident regarding more accessible parking spots. Architect Nic Meyer stated that the proposed project operations would be taken into consideration and the needs of the events that would be held there. Director Poehlman stated that there are calculations that they would complete to make sure that there are enough accessible parking spots. Elwyn Tinklenberg stated they are also making adjustments for EV charging stations outdoors. Mayor Pro Tempore Supple expressed excitement for the project especially for three bedroom apartments for families.

Council Member Whalen asked about the thoughts from legion members. Counselor Pelowski stated that the history of the building is important to some members but there has been support from members to offer more housing to veterans and the concept has brought members together. Vice Commander Keller stated that the goal of the legion would be to be more of a veteran community aspect versus just a bar. Counselor Pelowski also stated that the restaurant would be independently run so the legion can focus on the community aspect to provide more services to veterans. Elwyn Tinklenberg stated that when the project is completed the property would be owned by the legion, not an investor.

Mayor Pro Tempore thanked the developers for the proposal and thanked the legion for all that they have done for the community over the years. She asked staff if there was anything else that needed to be addressed.

Director Poehlman asked if anyone had any questions or concerns regarding pedestrian connectivity to the surrounding areas. Council Member Hayford Oleary stated that it would be nice to have another exit from the ice arena to Portland Ave but it is not necessary as he saw no major problems with the connectivity and liked the north-south pedestrian connection that extends to the memorial. Counselor Pelowski stated that the proximity to the park, pool, and ice arena will make this a very sought after location to live. Commissioner Kennealy stated that it looks great from a pedestrian view. Council Member Trautmann appreciated that there is greenspace between the ice arena and the site.

Chair Rudolph commented that as a veteran he is very proud of the effort to create a space for veterans to share their time together.

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The work session was adjourned by unanimous consent at 6:52 p.m.

Date Approved: May 10, 2022	
	Mary Supple Mayor Pro Tempore
Kari Sinning City Clerk	Katie Rodriguez City Manager



CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

Regular Council Meeting April 26, 2022

CALL TO ORDER

The meeting was called to order by Mayor Pro Tempore Supple at 7:02 p.m. in the Council Chambers.

Council Members

Mary Supple, Mayor Pro Tempore; Simon Trautmann; Sean Hayford Oleary;

Present:

and Ben Whalen

Council Members

Absent:

Maria Regan Gonzalez, Mayor

Staff Present: Katie Rodriguez, City Manager; Mary Tietjen, City Attorney; Chris Swanson,

Management Analyst; Jane Skov, IT Manager; Kelly Wynn, Administrative

Assistant; and Kari Sinning, City Clerk

Others Present: None

PLEDGE OF ALLEGIANCE

Mayor Pro Tempore Supple led the Pledge of Allegiance.

OPEN FORUM

Mayor Pro Tempore Supple reviewed the options to participate:

- Participate live by calling 1-415-655-0001 during the open forum portion
- Call prior to meeting 612-861-9711
- Email prior to meeting kwynn@richfieldmn.gov

City Manager Rodriguez read aloud an emailed comment from Larry Ernster, 6727 Elliot Ave, that expressed disapproval of building more apartments for housing.

APPROVAL OF MINUTES

M/Whalen, S/Hayford Oleary to 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.

Motion carried 4-0.

ITEM #1 PROCLAMATION TO RECOGNIZE ARBOR DAY 2022

Mayor Pro Tempore Supple read aloud the proclamation.

Council Member Whalen thanked everyone involved in park cleanups as there had been a few events for the Adopt-a-Park program.

Mayor Pro Tempore Supple echoed the comments of Council Member Whalen and shared that many residents have moved to Richfield because of the urban forest and appreciated everyone that works to keep it that way.

ITEM #2	APPROVAL OF THE AGENDA
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M/Trautmann, S/Whalen to approve the agenda.

Motion carried 4-0.

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

- 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)

RESOLUTION NO. 11972

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

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

Council Member Hayford Oleary encouraged Council to watch the Planning Commission meeting that was held last night of which item A was a topic of conversation and there were amendments added.

Mayor Pro Tempore Supple appreciated that the federal government streamlined the process for item B.

Motion carried 4-0.

ITEM #4 CONSIDERATION OF ITEMS, IF ANY, REMOVED FROM CONSENT CALENDAR

None.

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)

Council Member Hayford Oleary presented Staff Report 72, read aloud the options to participate in the public hearing, and opened the public hearing.

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

Motion carried 4-0.

Council Member Whalen stated that the Community Services Commission expressed excitement for the updates and repairs for the parks and thanked everyone who contributed to these funds by buying at municipal liquor stores and rounding up their purchases.

M/Hayford Oleary, S/Whalen to approve the attached transitory ordinance providing for the expenditure of funds from the Liquor Contribution Special Revenue Fund for certain capital improvements.

BILL NO. 2022-6 TRANSITORY ORDINANCE NO. 19.24

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

Council Member Hayford Oleary promoted buying at the municipal liquor stores.

Motion carried 4-0.

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)

Council Member Trautmann read aloud the options to participate in the public hearing, presented Staff Report 73, and opened the public hearing.

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

Motion carried 4-0.

M/Trautmann, S/Hayford Oleary to approve the second reading of the ordinance amending Subsection 210.01 of the City Code related to City Council salaries.

BILL NO. 2022-7

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

Council Member Whalen appreciated that the salaries would continue to be appropriately compensated for the work of being a council member as it is not a living wage.

Motion carried 4-0.

ITEM #7	CITY MANAGER'S REPORT
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City Manager Rodriguez gave a brief covid update, thanked staff for the work on setting up hybrid meetings, and stated that there will be tablets available for Council soon.

ITEM #8	CLAIMS AND PAYROLL
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M/Whalen, S/Trautmann that the following claims and payrolls be approved:

U.S. Bank	4/26/2022
A/P Checks: 305440 – 305822	\$2,865,636.22
Payroll: 169566 - 169872, 53465	\$ <u>708,822.30</u>
TOTAL	\$3,574,458.52

Motion carried 4-0

ITEM #9

Council Member Whalen gave a shout out and thanked the Fire Department for their response to recent fires in the City.

Council Member Hayford Oleary thanked the Fire and Police Departments for inviting Council to the badging ceremonies as it was nice to see all the families behind the firefighters and officers. He also promoted the Richfield Foundation fundraiser event "Toast to Richfield" on May 12.

Council Member Trautmann recognized Police Department for their badging ceremony and was grateful for the opportunity to be able to show the oath process to his son. He especially welcomed the new officers that were previous Community Service Officers. He also mentioned that residents can apply for a stall at the Richfield Farmers Market to help launch their businesses.

Mayor Pro Tempore Supple mentioned a high school senior showcase that starts the second week of May at the community center and that Gene and Mary Jacobson Outstanding Citizen award nominations are being accepted thru April 29. She also gave a shout out to some remarkable leaders in our community that have been recognized: 1) Monica Byron, a teacher at Centennial Elementary School was elected as the new Vice President of Education Minnesota; and 2) Judy Moe, who has been named as the ARC Minnesota's 2021 Public Policy Leader of the Year. Mayor Pro Tempore Supple also echoed the previous comments thanking the fire and police departments and stated that it

is important to keep in mind that they have families that are worried about them while they are on duty.

ITEM #10	ADJOURNMENT								
The meeting was adjourned by unanimous consent at 7:33 p.m.									
Date Approv	Date Approved: May 10, 2022								
		Mary Supple							
		Mayor Pro Tempore							
Kari Sinning City Clerk		Katie Rodriguez City Manager							



Proclamation of the City of Richfield

WHEREAS, Asian and Pacific American Heritage Month, from May 1st through May 31th, pays tribute to Asian and Pacific Americans, the fastest-growing ethnic minority group in the United States of America, for their contributions to the United States of America and to celebrate the culture and history of these groups; and

WHEREAS, May was designated as Asian and Pacific American Heritage Month because of the first documented arrival of Japanese immigrants to the United States on May 7, 1843, and the completion of the first transcontinental railroad on May 10, 1869, which was completed mostly by Chinese immigrant laborers; and

WHEREAS, the first documented arrival of an Asian or Pacific Islander to Minnesota occurred in Duluth, Minnesota in 1875; and

WHEREAS, Minnesota has provided asylum and relocation for many Asian refugees, from the Vietnamese, Laotians, Cambodians and Hmong in the 1970's and 1980's, and Tibetans and Karen peoples during the 1990's, while other Asian and Pacific Islanders have immigrated to Minnesota in their pursuit of opportunities and freedom; and

WHEREAS, at least 5.4% of the population in Richfield is of Asian or Pacific Islander origin, according to 2021 estimates by the U.S. Census Bureau; and

WHEREAS, Asian and Pacific Americans have been subjected to discriminatory treatment throughout their time in the United States, including the wrongful internment of Japanese-Americans during World War II and recent irrational blame for COVID-19; and

WHEREAS, Asian and Pacific Americans have made the United States a better nation through their hard work, initiative, creativity and sharing of their cultural heritage, and deserve to be recognized for their achievements and participation in our civic life; and

WHEREAS, the Richfield Human Rights Commission supported this proclamation at its April 5, 2022, meeting and recommended the Richfield City Council do the same; and

NOW, THEREFORE, I, MARIA REGAN GONZALEZ, Mayor of the City of Richfield, do proclaim the month of May 2022 as Asian and Pacific American Heritage Month in the City of Richfield and call on the people of Richfield to observe this month with appropriate programs, activities, and ceremonies, and continue to honor the contributions of Asian and Pacific Islander Americans throughout the year.

PROCLAIMED this 10th day of May, 2022.

PROPOSED ORDINANCES

AGENDA ITEM#

2



STAFF REPORT NO. 75 CITY COUNCIL MEETING 5/10/2022

REPORT PREPARED BY: Jordan Vennes, Water Resources Engineer

DEPARTMENT DIRECTOR REVIEW: Kristin Asher, Public Works Director

5/2/2022

OTHER DEPARTMENT REVIEW: N/A

CITY MANAGER REVIEW: Katie Rodriguez, City Manager

5/3/2022

ITEM FOR COUNCIL CONSIDERATION:

Consider the first reading of an ordinance amending City Code Section 721 to add new Subsection 721.24 related to facility requirements for bulk deicer storage and schedule a second reading for May 24, 2022.

EXECUTIVE SUMMARY:

Background

- The MPCA issued a new Small Municipal Separate Storm Sewer Systems (MS4) General Permit on November 16, 2020. The City of Richfield was issued coverage under this permit on October 1, 2021 and must be compliant with new permit requirements of this permit within 12 months of issuance (by October 1, 2022).
- Section 18.6 of the 2020 General Permit requires cities to develop, implement, and enforce a
 regulatory mechanism which requires proper salt storage at commercial, institutional, and non-NPDES
 permitted industrial facilities. At minimum, this regulatory mechanism must require the following:
 - (a.) designated salt storage areas must be covered or indoors:
 - (b.) designated salt storage areas must be located on an impervious surface; and
 - (c.) implementation of practices to reduce exposure when transferring material in designated salt storage areas (e.g. sweeping, diversions, and/or containment).
- The 2019 Statewide Chloride Management Plan states that winter maintenance activities are a primary source of chloride discharges into lakes, streams, wetlands and groundwater.
- Salt/deicers can enter the environment during storage, transport and application. It only takes one
 teaspoon of salt to permanently pollute five gallons of water. Once contaminated with chloride, water
 becomes prohibitively difficult and expensive to treat for chloride removal.

Ordinance

- This ordinance amendment will apply to all commercial, institutional, and non-NPDES permitted industrial facilities that temporarily or permanently maintain indoor or outdoor bulk deicer storage facilities (greater than two tons in solid form or 400 gallons in liquid form).
- · Ordinance update would:
 - (a.) require indoor storage whenever possible;
 - (b.) require covered storage;
 - (c.) require storage on impervious surface;
 - (d.) require best practices during material transfer, including sweeping, diversions, and containment;

and

(e.) require solid and liquid deicer materials to be stored separately from one another.

RECOMMENDED ACTION:

By Motion: Approve the first reading of an ordinance amending City Code Subsection 721 to add new Section 721.24 related to facility requirements for bulk deicer storage and schedule a second reading for May 24, 2022.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

- The City of Richfield has long prioritized proper storage of deicer materials as well as reducing its salt/deicer application to protect our local and regional waterways while maintaining safe and navigable streets.
- This ordinance amendment is an additional step the City can take to further that goal of reducing salt/deicer discharge into the stormwater system.

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

- The City Charter requires a first and second reading of ordinances.
- A public hearing is not required unless a separate statute, charter provision or ordinance requires
 it.

C. CRITICAL TIMING ISSUES:

Approval of the first reading of this ordinance at this meeting will ensure that it is effective within the timeframe required by the MS4 General Permit.

D. FINANCIAL IMPACT:

The intent of this ordinance amendment is to give staff a mechanism for enforcement of proper bulk salt/deicer storage and is not intended to generate revenue.

E. LEGAL CONSIDERATION:

The City Attorney has reviewed the proposed ordinance and will be available to answer questions.

ALTERNATIVE RECOMMENDATION(S):

None

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

Description Type

Ordinance Ordinance

BILL NO. _____ AN ORDINANCE AMENDING CHAPTER VII OF THE RICHFIELD CODE OF ORDINANCES REGARDING BULK DEICER STORAGE FACILITIES

THE CITY OF RICHFIELD DOES ORDAIN:

Section 1. Chapter VII, Section 721 of the Richfield Code of Ordinances is amended to add the following new sub-section 721.24:

721.24. – BULK DEICER STORAGE FACILITY REQUIREMENTS

Subdivision 1. Applicability. This sub-section applies to all commercial, institutional, and non-NPDES permitted industrial facilities that maintain indoor and outdoor bulk deicer storage facilities, whether temporary or permanent.

Subd. 2. Definitions.

- a. "Bulk deicer storage" means the storage of any deicing material that is measured at more than two tons in solid form or 400 gallons in liquid form, including but not limited to salt piles, sand piles, salt bag storage, and other storage of deicing materials.
- b. "Deicing material" means any solid or liquid material used for deicing and/or traction during winter conditions, including but not limited to salt, sand, and chloride-based deicers, such as sodium chloride (NaCl), magnesium chloride (MgCl2), and calcium chloride (CaCl2).

Subd. 3. Requirements.

a. <u>Indoor Storage</u>. All bulk deicer storage facilities must provide indoor storage for deicing materials wherever possible in order to protect such materials against precipitation and surface water runoff.

b. Outdoor Storage.

- (i) When not using indoor storage, bulk deicer storage facilities must maintain any deicing materials in outdoor storage with a roof or cover, including a permanent roof wherever possible.
- (ii) When not using a permanent roof, bulk deicer storage facilities must place a waterproof impermeable, flexible cover over all deicing materials in order to protect against precipitation and surface water runoff. The cover must be secured to prevent removal by wind or other storm events. Any salt, sand, or other deicing material piles must be formed in a conical shape and covered in a manner to prevent leaching.

- (iii) Bulk deicer storage facilities must temporarily repair any leaks, tears, or other damage to roofs or covers immediately in order to protect against precipitation and surface water runoff. Any permanent repairs must be completed prior to the next winter season.
- c. <u>Impervious Surface Storage</u>. All bulk deicer storage must be located on an impervious surface.
- d. <u>Transfer of Deicing Materials.</u> Bulk deicer storage facilities must implement best practices in order to reduce exposure to precipitation and surface water runoff when transferring deicing material, including but not limited to sweeping, diversions, and containment.
- e. <u>Separate Storage of Solid and Liquid Deicing Materials.</u> Bulk deicer storage facilities must store liquid deicing materials separately from any solid deicing materials.

Section 2. This ordinance will be effective in accordance with Section 3.09 of the City Charter.

Adopted by the City of Richfield this 24th day of May 2022

Adopted by the Oity of Merineia this 2	2411 day of May, 2022.
	Mary Supple, Mayor Pro Tempore
ATTEST:	
Kari Sinning, City Clerk	

AGENDA SECTION:

PROPOSED ORDINANCES

AGENDA ITEM#

4



STAFF REPORT NO. 76 CITY COUNCIL MEETING 5/10/2022

REPORT PREPARED BY: Ryan Krzos, Planner

DEPARTMENT DIRECTOR REVIEW: Melissa Poehlman, Community Development Director

5/3/2022

OTHER DEPARTMENT REVIEW:

CITY MANAGER REVIEW: Katie Rodriguez, City Manager

5/3/2022

ITEM FOR COUNCIL CONSIDERATION:

Consider a request for a Comprehensive Plan Amendment, rezoning from Mixed Use - Neighborhood to Planned Mixed Use, Planned Unit Development, Final Development Plan and Conditional Use Permit for a multi-family development at 7700 Pillsbury Avenue South.

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 Applicant is seeking approval of a Comprehensive Plan Amendment; rezoning to Planned Mixed Use; and a Planned Unit Development (PUD), Final Development Plan (FDP), and Conditional Use Permit (CUP).

The Applicant is pursuing an amendment to Comprehensive Plan 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 density (58 units per acre) would fall within the specified High Density guidelines. Additionally, this site's location within an area having high connectivity to transportation networks and amenities aligns with the characteristics envisioned for High Density Residential areas.

The proposed building would be located with massing up along the 77th Street corridor, and a primary entrance facing Pillsbury Avenue. The pedestrian environment along 77th Street is enhanced by street level patios for first floor units along the sidewalk. The proposed architectural design provides visual interest by way of use of varying materials, and breaks in massing through use of building articulation. The general design language is consistent with that of recently approved projects in the City. Off-street parking and an outdoor tot lot are provided to the south of the building. Additional vehicle and bicycle parking would be provided in a basement level garage. As proposed, the Applicant would provide five level two Electric Vehicle (EV) charging stations, and 20 level 2/3 capable stations.

The Planning Commission held a public hearing on the request at their April 25, 2022 meeting. One member of the public spoke and asked for more information on the project and expressed concerns over high density

development and tall buildings. The Planning Commission discussed impervious area, off-street parking beyond the maximum, EV charging stations, and bicycle parking. The Planning Commission unanimously approved a motion recommending approval of the project with conditions related to the aforementioned issues. Those conditions are reflected in the attached resolution. Specifically the Planning Commission recommends conditions be applied such that the four excess parking stalls beyond the maximum be provided as proof of parking, that at least 50 percent of the required EV charging stations be provided (installed and as EV capable), and that 50 percent of the enclosed bicycle parking racks be available generally to tenants and not tied to leased vehicle parking stalls.

Proposed 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. Additionally, the City's Inclusionary Housing Policy stipulates that projects can seek code flexibility allowed through the PUD process to deliver affordable units. Staff finds that the project warrants application of the PUD form of approval through use of quality architectural design that responds to the vision and direction of the Comprehensive Plan and the Inclusionary Housing Policy. The development provides a reasonable amount of amenities for residents for a site situated between the commercial areas to the east and south and residential to the north across 77th Street. Furthermore, the Zoning Code provisions the Applicant is seeking deviations from are relatively minor in nature, and staff finds that the overall design of the project meets the intent of these individual zoning provisions. The most consequential deviations relate to exceeding the offstreet parking and impervious surface maximums. Staff found that the proposal reasonably balances the tension between providing for off-street parking needs and impervious coverage and its associated benefits. However, as noted the Planning Commission's recommendation include a condition requiring that the excess stalls as proof of parking. All of the requested deviations are discussed in greater detail in the "Required Findings" attachment to in this report.

Staff and the Planning Commission find that the proposed project meets the intent and policies of the Comprehensive Plan and code requirements for Mixed Use development. Therefore, staff and the Planning Commission recommend approval of the project.

RECOMMENDED ACTION:

By motion:

- 1. Approve the attached resolution amending the Comprehensive Plan designation for the subject property from Medium Density Residential to High Density Residential.
- 2. Approve the ordinance rezoning the subject property from Mixed Use Neighborhood (MU-N) to Planned Mixed Use (PMU); and
- 3. Approve the attached resolution granting a Planned Unit Development, Conditional Use Permit, and Final Development Plan for a multi-family residential development at 7700 Pillsbury Avenue South.

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.

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

Comprehensive Plan Amendments

- In reviewing amendments to the Comprehensive Plan the City is acting in a legislative capacity. As such, a wider degree of discretion is afforded to the City to balance the various policy considerations. In general, the action must be reasonably related to advancing the health, safety, and general welfare of the community.
- This site was guided as High Density Residential in the 2009 Comprehensive Plan update reflective of a 2005 I-494 corridor study which envisioned the area as a complete community that is compact, walkable, and transit-friendly. Later in the 2009 plan was amended to re-guide this site within a Medium-High Density Residential guiding district. That amendment occurred in response to a specific development proposal consisting of 15-unit townhome. The rationale at the time was that this site was not large enough to accommodate a High Density Residential use. Since that time no Medium Density development proposals have materialized for the site. The 2040 Comprehensive Plan carried forward that amended designation, albeit as the Medium Density Residential designation since the residential designations were consolidated into the current three.
- 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. Additionally, this site being within an area having high connectivity to transportation networks and amenities aligns with the characteristics envisioned for High Density Residential. The proposal is also consistent with goals and policies set forth by the Comprehensive Plan particularly as it relates to housing as noted in the "Required Findings" attachment.

Planned Unit Development

- PUDs are intended to encourage the efficient use of land and resources and to encourage
 innovation in planning and building. In exchange for these efficiencies and superior design,
 flexibility in the application of dimensional requirements is available. There are a number of sets of
 review criteria that apply to this proposal. A full discussion of all requirements is included as an
 attachment to this report. Generally, the criteria require that the Council find that the proposal
 conforms to the goals and policies of the Comprehensive Plan and Zoning Code without having
 undue adverse impacts on public health, safety, and welfare.
- Section 542.03 Subd. 2 states that a site must be at least one acre to qualify as a PUD, which may include right-of-way areas. The subject site is 1.31 acres in gross total, but is .94 acres when excluding the 77th Street right-of-way easement.
- The number of EV charging stations is not included in the list of requested deviations. Although the proposed number is less than what is required by code, the requirement may be reduced by staff to account for circumstances where they might not be utilized. In this case, upon the request by the Applicant based on their experience with similar tenants in their properties, the reduced amount was proposed and determined to be acceptable by staff. As noted in the executive summary the Planning Commission's recommendation included a modified condition regarding EV facilities.

Inclusionary Housing Policy

- The City's Inclusionary Housing Policy states that housing development projects which include affordable units are eligible to apply to the City for the following considerations regardless of whether or not they receive public financial assistance:
 - Building permit fee reductions e.g.;
 - 4d property tax reduction (rental projects);
 - Consideration of Code flexibility (e.g., smaller setbacks, excessive impervious surface, etc.)
 in Planned Unit Developments;
 - A housing unit density bonus of 5-15%.

Neighborhood Meeting Policy

 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.

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.

D. FINANCIAL IMPACT:

The required application fees have been paid.

E. LEGAL CONSIDERATION:

- Notice of the Planning Commission public hearing was mailed to properties within 500 feet of the proposed development on April 12th and published in the Sun Current Newspaper on April 14th.
- A first reading of the proposed ordinance rezoning to Planned Mixed Use occurred on April 26, 2022.
- If approved at the May 10th meeting, Comprehensive Plan amendments will be sent to the Metropolitan Council for review.

ALTERNATIVE RECOMMENDATION(S):

- Approve the proposed Comprehensive Plan amendment, rezoning, and Planned Unit Development with additional and/or modified conditions.
- Deny the requests with findings that requirements are not met.

PRINCIPAL PARTIES EXPECTED AT MEETING:

Ryan Schwickert, MWF Properties LLC

ATTACHMENTS:

	Description	Type
	PUD Ordinance - 7700 Pillsbury Ave	Ordinance
ם	PUD Resolution - 7700 Pillsbury Ave	Resolution Letter
ם	CPA Resolution - 7700 Pillsbury Ave	Resolution Letter
ם	Required Findings - 7700 Pillsbury Ave	Backup Material
ם	Project Narrative	Backup Material
D	Proposed Rendering	Backup Material
ם	Proposed Civil and Landscape Plans	Backup Material
ם	Proposed Architectural Plans	Backup Material
ם	Proposed Lighting Plan	Backup Material
ם	Zoning Map	Backup Material
ם	2040 Comp Plan Designations	Backup Material

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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 F	CHEIEI	D DOES	OBDVIN
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- 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.

ATTEST:	Mary Supple, Mayor Pro Tempore
Kari Sinning, City Clerk	<u> </u>

RESOLUTION NO.

RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AT 7700 PILLSBURY AVENUE SOUTH

WHEREAS, an application has been filed with the City of Richfield which requests approval of a final development plan and conditional use permit for a planned unit development to allow a four-story 55-unit multi-family residential building on the parcel of land located at 7700 Pillsbury Avenue South ("subject property"), legally described as follows:

Lot 6, Block 4, R.C. Soens Addition, Hennepin County, Minnesota

WHEREAS, the Planning Commission of the City of Richfield held a public hearing at its April 25, 2022 meeting, and recommended approval of the final development plan and conditional use permit; and

WHEREAS, notice of the public hearing was mailed to properties within 500 feet of the subject property on April 12, 2022 and published in the Sun Current newspaper on April 14, 2022; and

WHEREAS, the final development plan and conditional use permit meet those
requirements necessary for approving a planned unit development as specified in
Richfield's Zoning Code, Section 542.09, Subd. 3 and as detailed in City Council Staff
Report No; and

WHEREAS, the request meets those requirements necessary for approving a conditional use permit as specified in Richfield's Zoning Code, Section 547.09, Subd. 6 and as detailed in City Council Staff Report No. _____; and

WHEREAS, the City has fully considered the request for approval of a planned unit development, final development plan and conditional use permit; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Richfield, Minnesota, as follows:

- 1. The City Council adopts as its Findings of Fact the **WHEREAS** clauses set forth above.
- 2. A planned unit development, final development plan and conditional use permit are approved for a mixed-use development as described in City Council Report No. _____, on the Subject Property legally described above.
- 3. The approved planned unit development, final development plan and conditional use permit are subject to the following conditions:
 - Four vehicle parking stalls exceeding the maximum shall be shown on revised plans and constructed as reserved stalls. The applicant may request approval

from the Community Development Directed with evidence that said stalls are needed.

- The applicant shall meet, at minimum, 50 percent of the Electric Vehicle charging station requirements for both installed and EV capable.
- At least 50 percent of the bicycle parking racks in the garage shall be available generally to tenants and not tied for a vehicle parking stall leases.
- Final landscaping plans must be approved by the Community Development Department prior to installation.
- All parking spaces shall remain available year round.
- All new utility service must be underground.
- All utilities must be grouped away from public right-of-way and screened from public view in accordance with Ordinance requirements in manner consistent with the submitted landscaping plan.
- The property owner is responsible for the ongoing maintenance and tending of all landscaping in accordance with approved plans.
- The applicant is responsible for obtaining all required permits, compliance with all requirements detailed in the City's Administrative Review Committee Report dated March 24, 2022 and compliance with all other City and State regulations.
- Separate sign permits are required.
- A recorded copy of the approved resolution must be submitted to the City prior to the issuance of a building permit.
- Prior to the issuance of an occupancy permit the developer must submit a surety equal to 125% of the value of any improvements not yet complete.
- Final stormwater management plan must be approved by the Public Works Director. Infiltration not allowed in high-vulnerability wellhead protection area.
- As-builts or \$7,500 cash escrow must be submitted to the Public Works
 Department prior to issuance of a final certificate of occupancy.
- 4. The approved planned unit development, final development plan and conditional use permit shall expire one year from issuance unless the use for which the permit was granted has commenced, substantial work has been completed or upon written request by the developer, the Council extends the expiration date for an additional period of up to one year, as required by the Zoning Ordinance, Section 547.09, Subd. 9.
- 5. The approved planned unit development, final development plan and conditional use permit shall remain in effect for so long as conditions regulating it are observed, and the conditional use permit shall expire if normal operation of the use has been discontinued for 12 or more months, as required by the Zoning Ordinance, Section 547.09, Subd. 10.

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

ATTEST:	Mary Supple, Mayor Pro Tempore
Kari Sinning, City Clerk	

RESOLUTION NO.

RESOLUTION AMENDING THE CITY'S COMPREHENSIVE PLAN CHANGING THE DESIGNATION OF 7700 PILLSBURY AVENUE SOUTH TO "HIGH DENSITY RESIDENTIAL"

WHEREAS, the City's Comprehensive Plan provides a Guide Plan establishing particular planning needs for specific segments of the City; and

WHEREAS, the 2040 Comprehensive Plan designates 7700 Pillsbury Avenue South ("subject property") as "Medium Density Residential"; and

WHEREAS, the City has reviewed the Guide Plan classification and determined that it would be appropriate to designate the subject property as "High Density Residential" as described in City Council Staff Report No. _____; and

WHEREAS, the Planning Commission conducted a public hearing and recommended approval of amending the Comprehensive Plan at its April 25, 2022 meeting; and

WHEREAS, the City Council considered the amendment to the Comprehensive Plan on May 10, 2022; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Richfield, Minnesota that the City's Comprehensive Plan is hereby amended to designate 7700 Pillsbury Avenue South as "High Density Residential" contingent upon the following:

1. The revision is submitted to and approved by the Metropolitan Council.

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

ATTECT.	Mary Supple, Mayor Pro Tempore
ATTEST:	
	<u> </u>
Kari Sinning, City Clerk	

Required Findings

Part 1: Development proposals in the Mixed Use Districts shall be reviewed for compliance with the following (537.01, Subd.3):

1. Consistency with the elements and objectives of the City's development guides, including the Comprehensive Plan and any redevelopment plans established for the area. The City's 2040 Comprehensive Plan designates this site as Medium Density Residential. This site was guided as High Density Residential in the 2009 Comprehensive Plan update reflective of a 2005 I-494 corridor study which envisioned the area as a complete community that is compact, walkable, and transit-friendly. Later in 2009, that plan was amended to re-guide this site within a Medium-High Density residential guiding district. That amendment occurred in response to a specific development proposal consisting of 15-unit townhome. The rationale at the time was that this site was not large enough to accommodate a high density residential use. Since that time no medium density development proposals have materialized for the site. The current 2040 Comprehensive Plan carried forward that amended designation, albeit as the Medium Density Residential designation since the residential designations were consolidated into the current three.

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. Additionally, this site being within an area having high connectivity to transportation networks and amenities aligns with the characteristics envisioned for High Density Residential. The proposal is also consistent with the following goals and policies set forth by the Comprehensive Plan.

Goal: Provide a full range of housing choices that meet residents' needs at every stage of their lives, and ensure a healthy balance of housing types that meet the needs of a diverse population with diverse needs.

Policies:

- Acknowledge and support the City's allocation of the region's need for affordable housing.
- Promote the development of a balanced housing stock that is available to a range of income levels.
- Give priority to projects that meeting the following criteria when considering proposals for housing that include an affordable component:
 - Located in proximity to public transportation, job centers, schools and other amenities.

- Dispersed evenly throughout the City.
- o Provides two and three-bedroom units (or larger).
- Encourage development of areas where vehicle use is minimized.
- 2. Consistency with the regulations of the Mixed Use Districts as described by Section 537 of the Code. The proposed development meets the intent of the Mixed Use - Neighborhood District regulations. In keeping with the intent of the Planned Unit Development regulations, deviations from the underlying MU-N code requirements have been used to create a better overall development that responds to the vision of the Comprehensive Plan. The proposal deviates from MU-N regulations as follows:

75% Impervious Maximum. The proposed site improvements would consist of 84.1% impervious surfaces exceeding the Mixed Use - Neighborhood maximum of 75%. For comparison, the impervious maximum of the other mixed use subdistricts is 85%. The intent of this provision is ensuring there are sufficient areas for drainage; and general appearances and enjoyment/recreation of green spaces. Staff generally finds that the project sufficiently balances provision of off-street parking (the primary driver of the excess beyond the maximum) and impervious coverage. As noted in Part 3, #4 The Planning Commission recommends that the development provide the excess stalls as proof of parking which would marginally bring the site closer to conformance.

Five foot setback along 77th Street. The setback from the property line adjoining 77th Street ranges from about 3.1 to 7.4 feet; but exceeds five feet for all but about 10% of the building on this side. This particular property line is considered to be the side lot line. On corner lots the front is the shorter of the two street abutting lot lines; meaning the front lot line is along Pillsbury Avenue. The intent of this setback is to provide adequate separation of buildings for light and air. This being a street side, having a minimal portion that the building encroaching in the setback staff finds that the intent is met.

Upper Story setbacks. A 20-foot upper story setback is required for buildings above the third floor when across the street from residential property. The building ranges from about 3.1 to 7.4 feet from the property line adjoining 77th Street, and does not step back on the fourth floor. The intent of this provision is to prevent large monolithic wall faces opposite of residential property and along transportation corridors. The proposed building elevations are well designed and provide significant architectural detailing by way of changes in relief and variation in materials such that staff finds the intent is met. Additionally, the development provides street level patios for units on the first floor along 77th Street.

Departures from a number of provisions of the performance standards section of the code are noted in Part 3 #4, below.

- Creation of a design for structures and site features which promotes the following:
 - i. An internal sense of order among the buildings and uses. The massing of the proposed building is oriented towards 77th Street, generally away from the commercial property to the south. The frontage along 77th Street is enhanced by street level patios for first floor units; creating a pleasant pedestrian realm in this corridor.
 - ii. The adequacy of vehicular and pedestrian circulation, including walkways, interior drives and parking in terms of location and number of access points to the public streets, width or interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement and amount of parking. The location of the building entrances, drive aisle and parking lot, and walkways provide for orderly and safe accessibility to site that will adequately serve residents arriving by all transportation modes.
 - iii. Energy conservation through the design of structures and the use of landscape materials and site grading. The landscaping plan proposes predominant use of native plantings generally requiring less water. Additionally, the development is situated to take full advantage of the site's proximity to amenities and transit and bicycle networks which would reduce reliance on automobiles.
 - iv. The minimization of adverse environmental effects on persons using the development and adjacent properties. The applicant has indicated that impact of the adjoining auto repair business to the west was investigated and determined to be minimal in nature due to the distance of the exhaust equipment. No other adverse impacts are anticipated.

Part 2: The following findings are necessary for approval of a PUD application (542.09 Subd. 3):

- 1. The proposed development conforms to the goals and objectives of the City's Comprehensive Plan and any applicable redevelopment plans. See above Part 1, #1
- 2. The proposed development is designed in such a manner as to form a desirable and unified environment within its own boundaries. See above Part 1, #3.
- 3. The development is in substantial conformance with the purpose and intent of the guiding district, and departures from the guiding district regulations are justified by the design of the development. The development is in substantial compliance with the intent of the guiding Mixed Use Neighborhood District. Departures from MU-N district requirements are minimal as noted in Part 1, #2 above and the proposal meets the intent of requirements.
- 4. The development will not create an excessive burden on parks, schools, streets or other public facilities and utilities that serve or area proposed to serve the development. The City's Public Works, Engineering, and Recreation

Departments have reviewed the proposal and had no significant concerns except as provided below.

The applicant has proposed that a significant portion of the site will drain to a low point near the entrance to the underground parking garage; the stormwater will be collected in an underground storage system and mechanically pumped out of the site. Engineering staff opposed the original design submittal due to concerns of system failure and potential flood damage. While the revised design does not meet all City stormwater requirements, it does address many staff concerns, and staff feels that the additional underground storage and design redundancies planned by the developer will provide sufficient protection from flooding due to system failure. Final design of the stormwater system is ongoing and must be approved with building permit plans.

- 5. The development will not have undue adverse impacts on neighboring properties. The proposed improvements within the site and the conditions of the resolution are designed to minimize any potential negative impacts on neighboring properties. The massing of the building is positioned on the site away from commercial property to the south. Parking in excess of the ordinance specified maximum is indicative that off-street parking needs are addresses. The City's Public Works and Engineering staff is not concerned about traffic circulation for vehicles entering or exiting the site. Accordingly, undue adverse impacts are not anticipated.
- 6. The terms and conditions proposed to maintain the integrity of the plan are sufficient to protect the public interest. The final development plan and conditional use permit resolution establish conditions sufficient to protect the public interest.

Part 3: All uses are conditional uses in the PMU District. The findings necessary to issue a Conditional Use Permit (CUP) are as follows (Subd. 547.09, Subd. 6):

- 1. The proposed use is consistent with the goals, policies, and objectives of the City's Comprehensive Plan. See above Part 1, #1.
- 2. The proposed use is consistent with the purposes of the Zoning Code and the purposes of the zoning district in which the applicant intends to locate the proposed use. The use is consistent with the intent of the Planned Mixed Use District and the underlying Mixed Use Neighborhood District.
- 3. The proposed use is consistent with any officially adopted redevelopment plans or urban design guidelines. See above Part 1, #1
- 4. The proposed use is or will be in compliance with the performance standards specified in Section 544 of this code. The proposed development is in substantial compliance with performance standards. Deviation from Section 544 Code requirements are requested as follows:

Maximum Parking. The zoning code establishes a parking maximum, which in this instance is 110% of the minimum number of required stalls. Based on the proposed 55 units, the minimum is 69 (1.25 per unit) and the maximum allowed is 75. 83 total garage and surface parking stalls are proposed. Excluding the ADA accessible stalls, the proposal would exceed the maximum by four. The applicant has indicated that because the share of two and three-bedroom units a 1.5 per unit ratio is requested. The applicant based this request off of their experience with similar properties that they operate. The code specifies that the City should consider the amount of impervious coverage in evaluating whether to grant excess beyond the maximum. Staff generally finds that the project sufficiently balances parking and impervious coverage. The Planning Commission recommendation included a condition that the development provide the excess stalls as proof of parking.

Parking lot landscape islands. Five percent of the area encompassing the parking lot is to consist of landscape islands, each being 10 feet by 10 feet and 180 square feet. Landscaping is provided around the perimeter of the parking area instead of islands in order to maximize the number of off-street stalls. The intent of this provision is to provide a well landscaped and attractive parking area. The proposed landscaping plan generally provides an adequate amount of plantings in the surrounding parking area.

Parking lot setback – The applicant has proposed a surface parking area with an approximate two-foot setback to south property line; the Code requires a 5-ft. setback. The intent of this provision is to provide adequate area to attractively screen the parking lot and buffer adjacent properties from headlights and vehicle noise. A significant portion of the surface stalls would be within area that would be lower than the adjoin grade by way of retaining wall. This retaining wall would provide the screening of highlights that the code is intended to provide. Additionally, the commercial building to the south contains a significant blank wall lessening the need for screening.

Fence height. An 8-foot fence is proposed along the west property line to screen the adjoining rail corridor and commercial use. Ordinance specifies a 6-foot maximum. Staff finds that the additional fence height is warranted to provide the additional screening it would provide.

- 5. The proposed use will not have undue adverse impacts on governmental facilities, utilities, services, or existing or proposed improvements. See above Part 2, #4.
- 6. The use will not have undue adverse impacts on the public health, safety, or welfare. Adequate provisions have been made to protect the public health, safety and welfare from undue adverse impacts.

- 7. There is a public need for such use at the proposed location. See above Part 1, #1.
- 8. The proposed use meets or will meet all the specific conditions set by this code for the granting of such conditional use permit. There are no specific conditions set by the zoning code for multi-family uses in the underlying Mixed Use Neighborhood zoning district. As noted herein, the proposal would meet the general conditions for granting of Conditional Use Permit approval. This requirement is met.

Richfield Flats

Planning & Zoning Application Project Narrative

March 15, 2022

<u>Legal Description of Site</u>: 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:

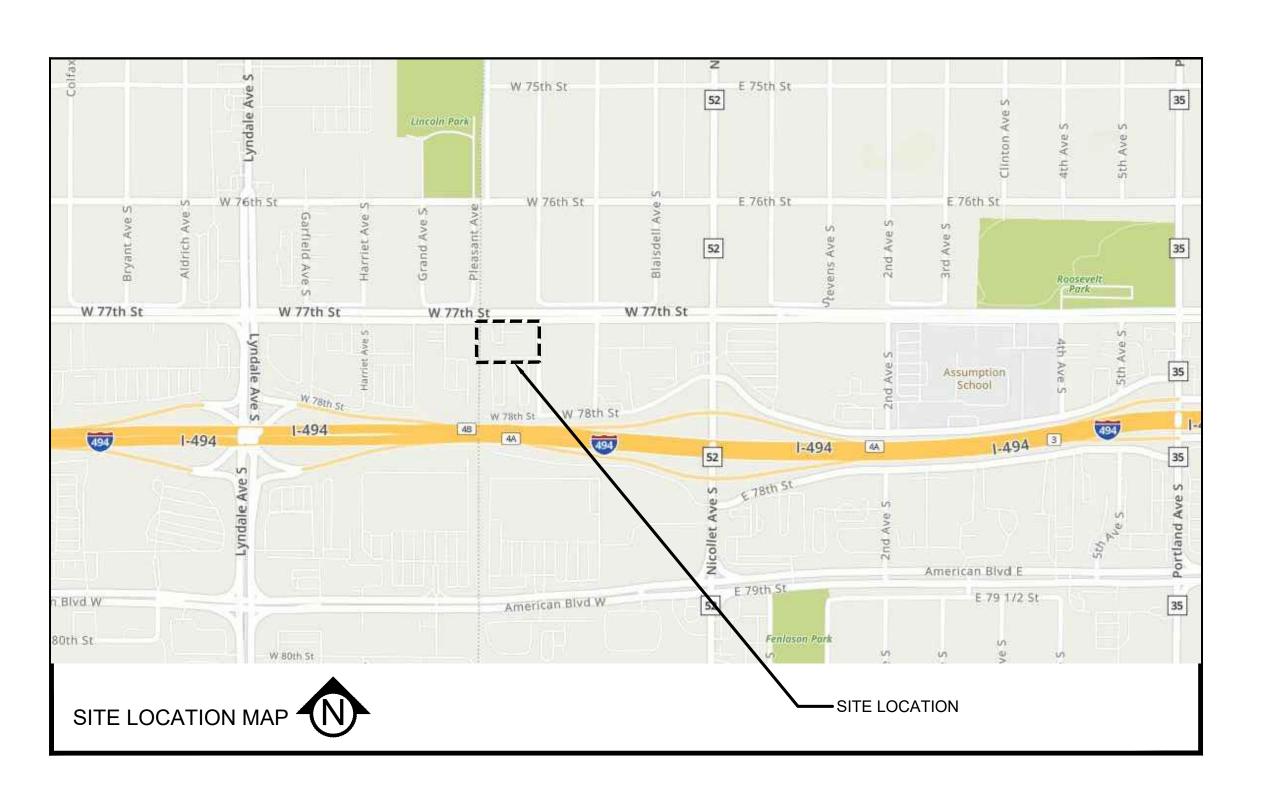
The site is bounded by roads on two sides, railroad on one side and a storage facility on the fourth side. Accordingly, the proposed development will have no impact on the adjacent properties. However, we do expect the residents to bring additional business to nearby shops and services, some of which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



RICHFIELD FLATS

RICHFIELD, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



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:

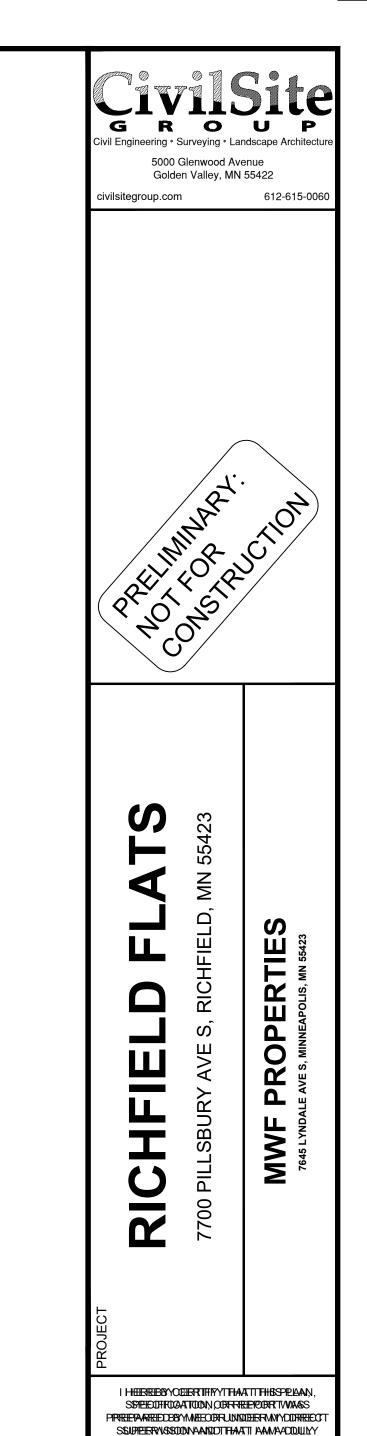
CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422 CONTACT: DAVID KNAEBLE 763-234-7523

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.

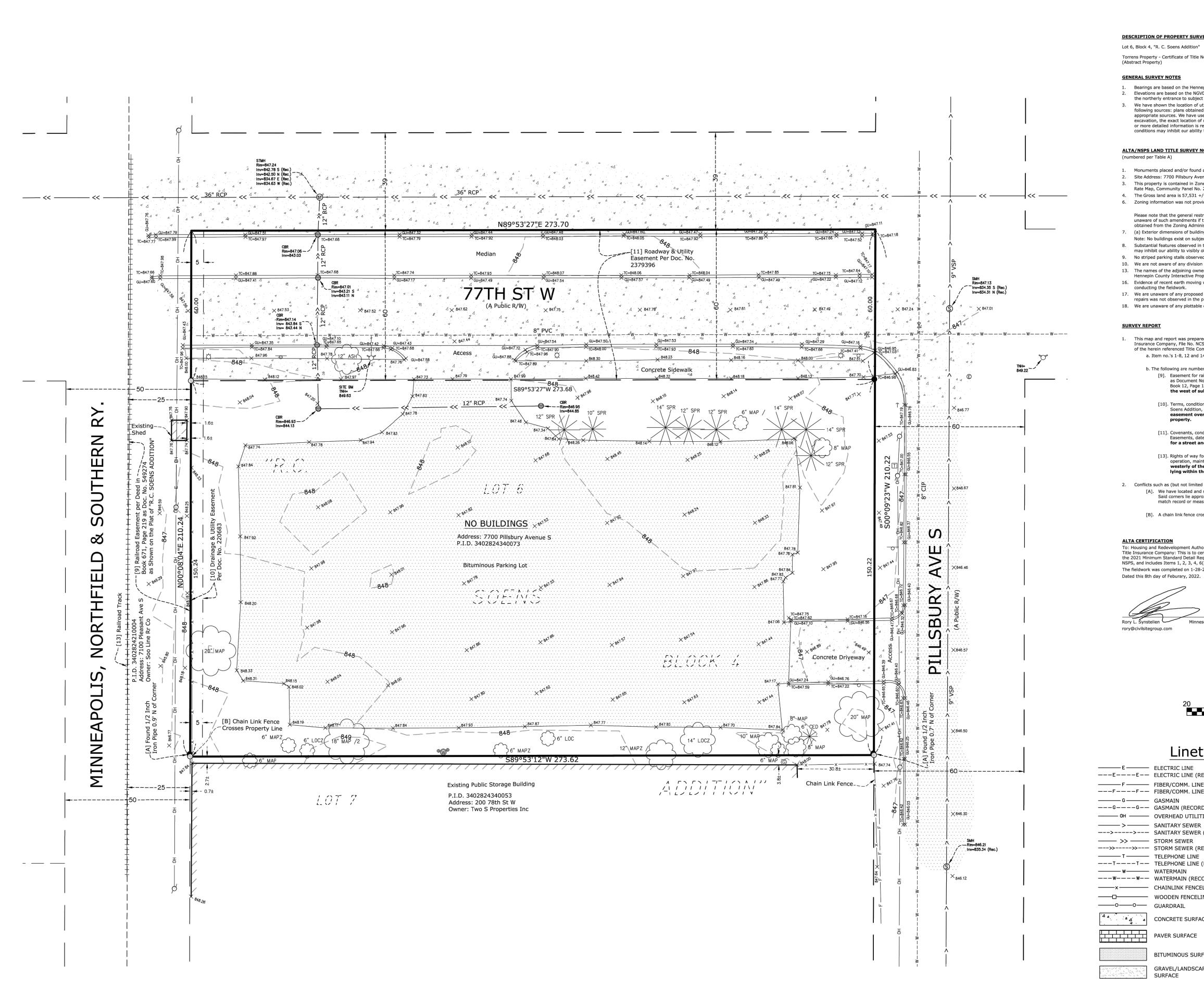




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ISSUE/SUBMITTAL SUMMARY

		DATE	DESCRIPTION
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		4/11/22	CITY RESUBMITTAL
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C0.0 T	TITLE SHEET		
V1.0 S	SITE SURVEY		
C1.0 F	REMOVALS PLAN	·	
C2.0 S	SITE PLAN	·	
C3.0	GRADING PLAN		
C4.0 L	JTILITY PLAN		
C5.0 C	CIVIL DETAILS		
C5.1 C	CIVIL DETAILS		
C5.2 C	CIVIL DETAILS	<u> </u>	
C5.3 C	CIVIL DETAILS		 K, FJ, JL REVIEWED BY: DK
L1.0 L	ANDSCAPE PLAN	PROJECT NUM	
L1.1 L	ANDSCAPE PLAN NOTES & DETAILS	RF\	/ISION SUMMARY
SW1.0 S	SWPPP - EXISTING CONDITIONS	DATE DES	
SW1.1 S	SWPPP - PROPOSED CONDITIONS		
SW1.2 S	SWPPP - DETAILS		
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DESCRIPTION OF PROPERTY SURVEYED

Torrens Property - Certificate of Title No. 1441398

- Bearings are based on the Hennepin County Coordinate System (1986 Adjustment). 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 depicted. 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

- 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. 27053C0456F, effective date of November 4, 2016. 4. The Gross land area is 57,531 +/- square feet or 1.321 +/- acres.
- 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. 7. (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 observed all site features located on the subject property.
- No striped parking stalls observed on the subject property at the time of this survey. We are not aware of any division walls or party walls on this site.
- 13. 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.
- 16. Evidence of recent earth moving work, building construction, or building additions was not observed in the process of
- 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 plottable offsite easements or servitudes.

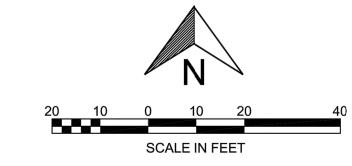
SURVEY REPORT

- 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. NCS-1099204-MPLS, dated November 4, 2021. We note the following with regards to Schedule B of the herein referenced Title Commitment: a. Item no.'s 1-8, 12 and 14 are not survey related or relevant to this parcel.
 - b. The following are numbered per the referenced title Commitment: [9]. Easement for railroad purposes as contained in the deed recorded December 31, 1909, in Book 671, Page 219
 - as Document No. 549274, as evidence by the plat of R.C. Soens Addition, recorded May 17, 1946, in Book 12, Page 10 as Document No. 220682. 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, condition, covenants, provisions and easements as contained in Declaration of Restrictions of R.C. Soens Addition, recorded May 17, 1946 as Document No. 220683. Document provides for a utility easement over the rear 5 feet of subject property. As shown hereon along the west line of subject
 - [11]. Covenants, conditions, restrictions, obligations, provisions, and easements as contained in the Declaration of Easements, dated April 8, 1993, recorded April 14, 1993, as Document No. 2379396. 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, 6(a), 7(a), 8, 9, 10, 13, 16, 17, and 18 of Table A thereof. The fieldwork was completed on 1-28-2022.





Linetype & Symbol Legend

O POWER POLE

 GAS METER GAS MANHOLE

GUY WIRE

GAS VALVE

ROOF DRAIN

FIRE CONNECTION

POST INDICATOR VALVE

WATER MANHOLE

WATER VALVE

WELL

	/
——— E——— ———E———	ELECTRIC LINE ELECTRIC LINE (RECORD)
——— F ——— ———F———F——	FIBER/COMM. LINE FIBER/COMM. LINE (RECORI
	GASMAIN GASMAIN (RECORD)
—— ОН ———	OVERHEAD UTILITIES
>	SANITARY SEWER SANITARY SEWER (RECORD
	STORM SEWER
>>	STORM SEWER (RECORD)
T	TELEPHONE LINE
TT	TELEPHONE LINE (RECORD)
w	WATERMAIN
WW	WATERMAIN (RECORD)
——×——	CHAINLINK FENCELINE
	WOODEN FENCELINE
oo	GUARDRAIL
	CONCRETE SURFACE

- SEWER CLEAN OUT S SANITARY MANHOLE STORM MANHOLE CATCH BASIN TELEPHONE BOX TELEPHONE MANHOLE TRAFFIC SIGNAL THYDRANT
- PAVER SURFACE BITUMINOUS SURFACE GRAVEL/LANDSCAPE SURFACE

- AIR CONDITIONER UTILITY MANHOLE C CABLE TV BOX ELECTRICAL OUTLET © ELECTRIC MANHOLE 回 ELECTRIC TRANSFORMER H HAND HOLE © ELECTRICAL METER ⊕ BOLLARD © FIBER/COMM. MANHOLE
 - → FLAG POLE FT FUEL TANK HANDICAP SYMBOL
 - MAIL BOX ⊸ SIGN CONIFEROUS TREE
 - DECIDUOUS TREE
 - SB SOIL BORING FOUND IRON MONUMENT O SET IRON MONUMENT
 - CAST IRON MONUMENT

ALTA/NSPS LAND TITLE SURVEY

5000 Glenwood Avenue Golden Valley, MN 55422

612-615-0060

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(

I HEREBY CERTIFY THAT THIS SURVEY,

PLAN, OR REPORT WAS PREPARED BY ME

OR UNDER MY DIRECT SUPERVISION AND

DATE 2-8-2022 LICENSE NO. 44565

QA/QC

VICINITY MAP

REVISION SUMMARY

DATE DESCRIPTION

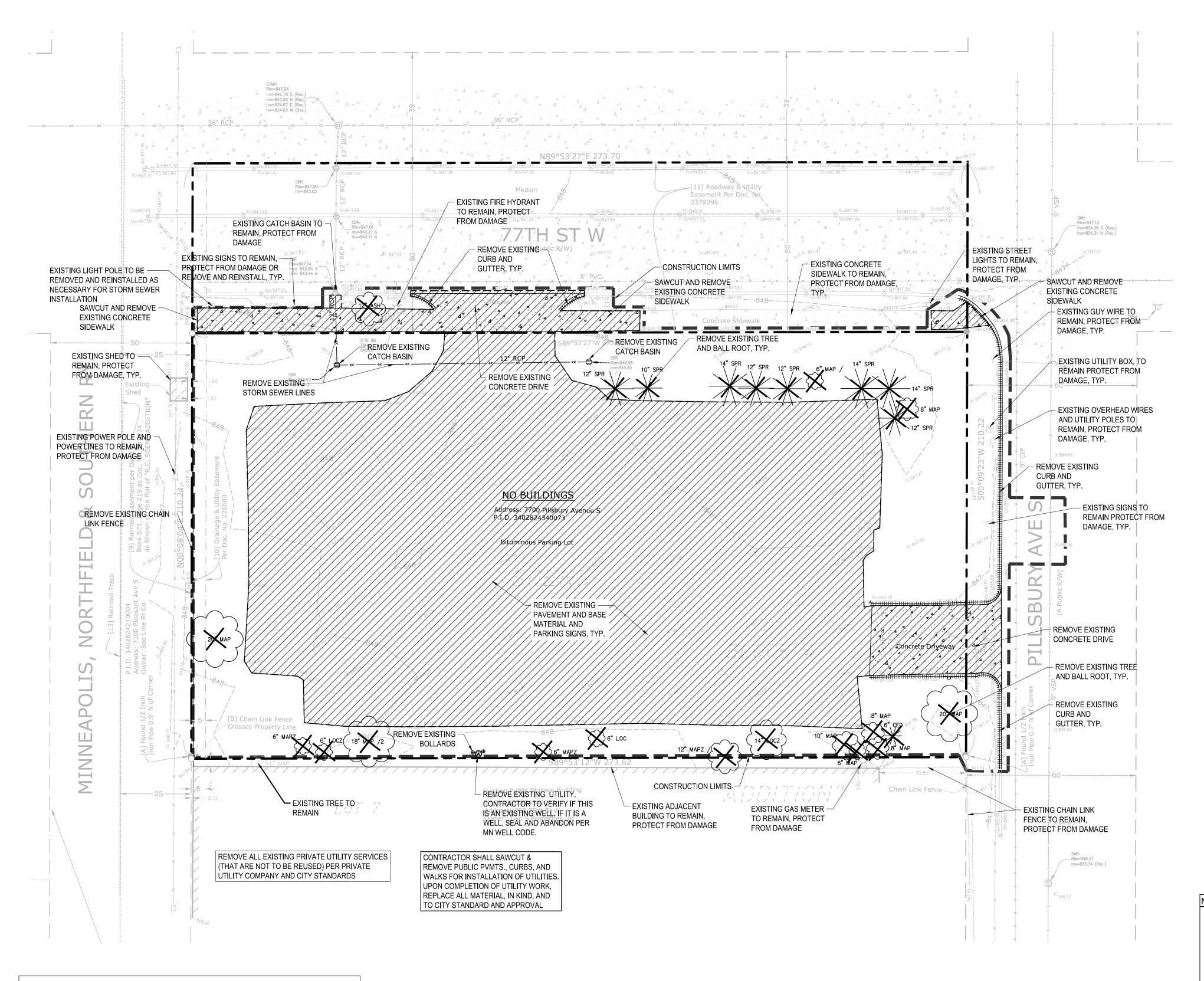
ROJECT NO. 21484.00

FIELD CREW SW

DRAWN BY MM REVIEWED BY

UPDATED BY

THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.



CITY OF RICHFIELD REMOVAL NOTES:

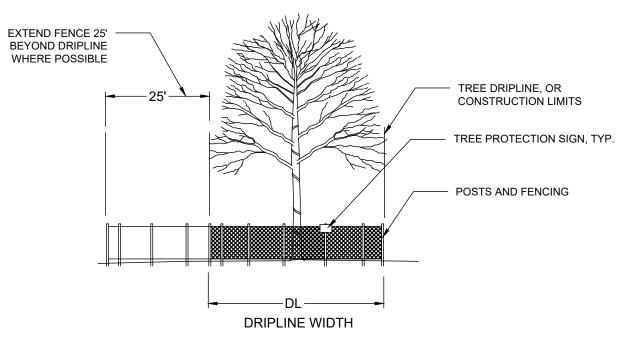
RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.3

REMOVAL NOTES:

- 1. 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.
- 2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- 3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
- 4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- 5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- 6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- 7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
- 8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- 13. 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.
- 14. 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.
- 15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND 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 REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- 16. 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.
- 17. 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.
- 18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
- 19. 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 A 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.



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

REMOVALS LEGEND:

----- 1125 -----



EX. 1' CONTOUR ELEVATION INTERVAL

REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.

REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY,

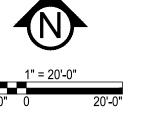
COORDINATE WITH LOCAL GOVERNING UNIT.

TREE PROTECTION



TREE REMOVAL - INCLUDING ROOTS AND STUMPS





Civil Engineering • Surveying • Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com

612-615-0060

PRINTER COMPANY OF THE PRINTER OF TH

LSBURY AVE S, RICHFIELD, MN 5

WF PROPERTIES

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

~

MINNESOTA.

Panil J Knseble

David J. Knaeble

David J. Knaeble

DATE 4/11/22 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION

PROJECT NUMBER: 21484

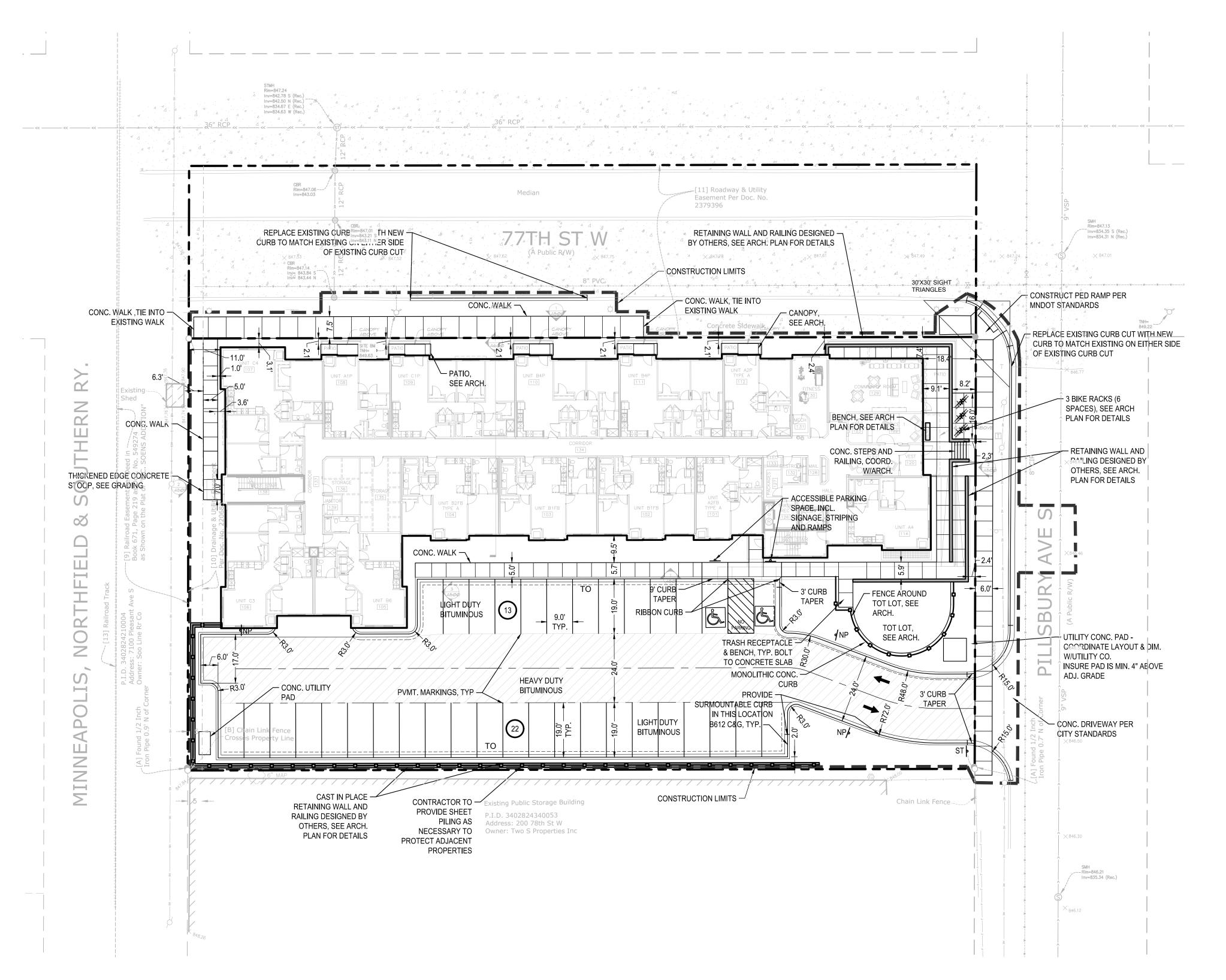
REVISION SUMMARY

DATE DESCRIPTION
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REMOVALS PLAN

C1.0
© COPYRIGHT 2022 CIVIL SITE GROUP I



CITY OF RICHFIELD SITE SPECIFIC NOTES:

- 1. ENGINEERING MUST BE PRESENT TO INSPECT ALL CONCRETE FORMS WITHIN ROW PRIOR TO CONCRETE POUR. MINIMUM 24 HOUR NOTICE REQUIRED.
- 2. TRAFFIC SIGNS AND DEVICES SHALL BE INSTALLED, DIRECTING TRAFFIC WITHIN THE AREA AND TRAFFIC ENTERING OR LEAVING THE AREA PER THE MMUTCD.
- 3. 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:

ALL SNOW SHALL BE STORED ON-SITE OUTSIDE SNOW REMOVAL PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OF-SITE TRASH SHALL BE PLACED IN EXTERIOR TRASH TRASH REMOVAL:

AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.

DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY DELIVERIES: VEHICLES (UPS, FED-EX, USPS).

SITE AREA TABLE:

SITE AREA CALCULATIONS				
	EXISTING CONDITION PROPOSED C		PROPOSED CO	NDITION
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%

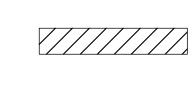
IMPERVIOUS SURFACE **EXISTING CONDITION** 26,953 SF 65.6% PROPOSED CONDITION 34,554 SF 84.1% DIFFERENCE (EX. VS PROP.) 7,601 SF 18.5%

SITE LAYOUT NOTES:

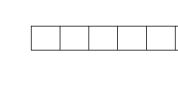
- 1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- CONTRACTOR 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.
- 3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- 4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- 5. 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
- 6. 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
- 8. 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.
- 9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- 10. 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.
- 11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- 12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- 13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- 14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- 15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- 16. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
- 17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT
- 18. 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 DEATIL.



HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.

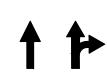


CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL

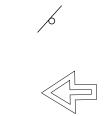


CONSTRUCTION LIMITS

CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN



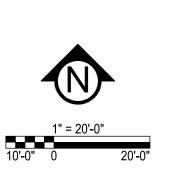
TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS



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







Golden Valley, MN 55422 civilsitegroup.com 612-615-006

PELLINIAN.

0

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIREC SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER

UNDER THE LAWS OF THE STATE OF

MINNESOTA. David J. Knaeble

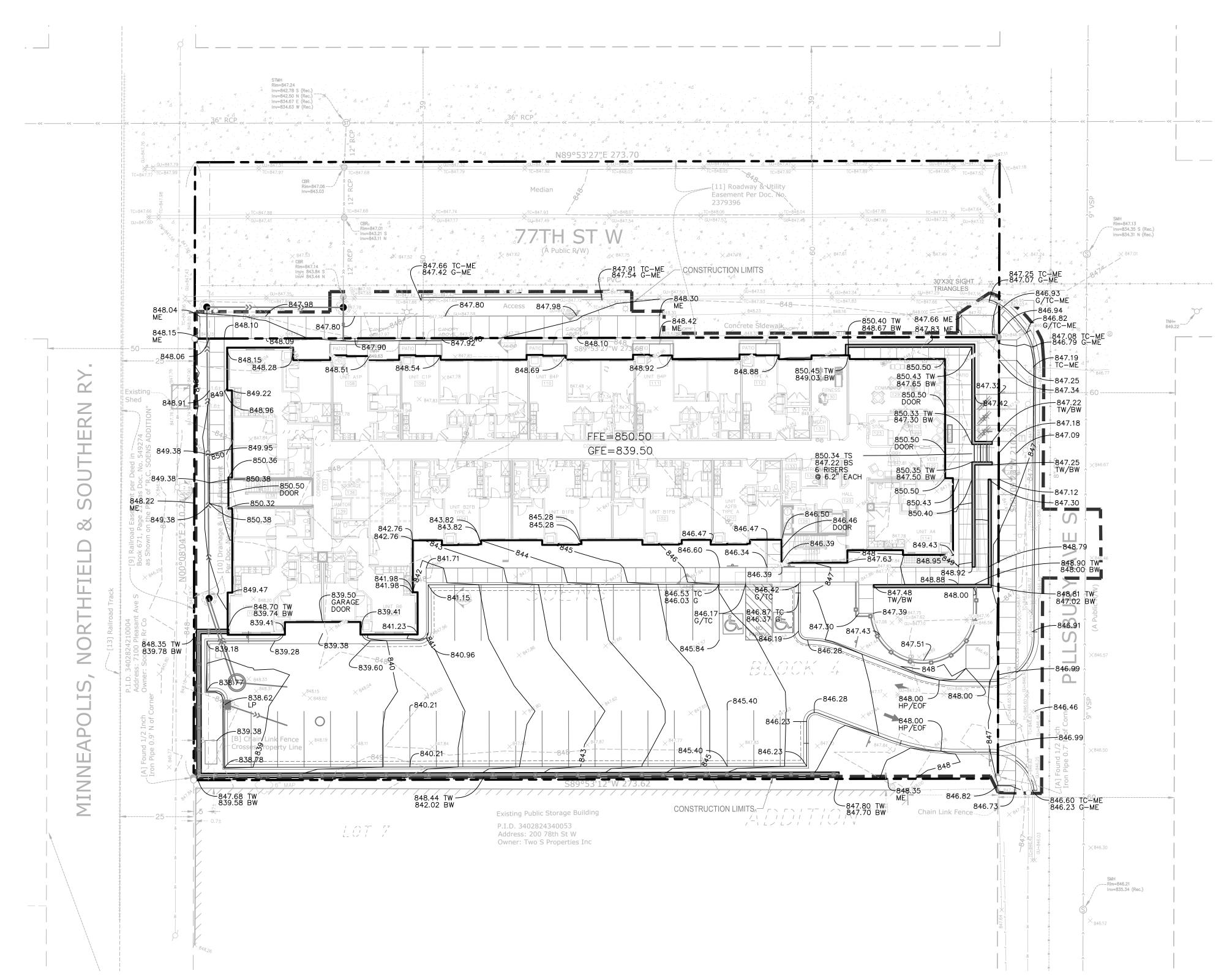
DATE 4/11/22 LICENSE NO. 48776 ISSUE/SUBMITTAL SUMMARY DATE DESCRIPTION

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

SITE PLAN



CITY OF RICHFIELD GRADING NOTES:

RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.3

GENERAL GRADING NOTES:

- 1. 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.
- 2. 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.
- 3. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- 4. 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.
- 5. 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 AQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE
- 6. 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.
- 7. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- 8. 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.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. 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.

17. TOLERANCES

- 17.1. 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.
- 17.2. 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.
- 17.3. 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.
- 17.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.

18. MAINTENANCE

- 18.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
- 18.2. 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 RESEEDED AND MULCHED.
- 18.3. 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.

GRADING PLAN LEGEND:

EX. 1' CONTOUR ELEVATION INTERVAL

1137

1.0' CONTOUR ELEVATION INTERVAL

41.26

SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)

891.00 G

891.00 TC

SPOT GRADE ELEVATION GUTTER

891.00 BS/TS

SPOT GRADE ELEVATION TOP OF CURB

891.00 ME

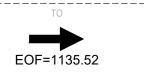
SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS

891.00 ME

SPOT GRADE ELEVATION MATCH EXISTING

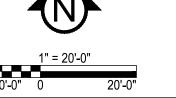
GRADE BREAK - HIGH POINTS

CURB AND GUTTER (T.O = TIP OUT)



EMERGENCY OVERFLOW





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LSBURY AVE S, RICHFIELD, MN 554

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UNDER THE LAWS OF THE STATE OF

MINNESOTA.

Panil J Knaeble

David J. Knaeble

David J. Knaeble

DATE 4/11/22 LICENSE NO. 48776

DRAWN BY:DK, FJ, JL REVIEWED BY: DK

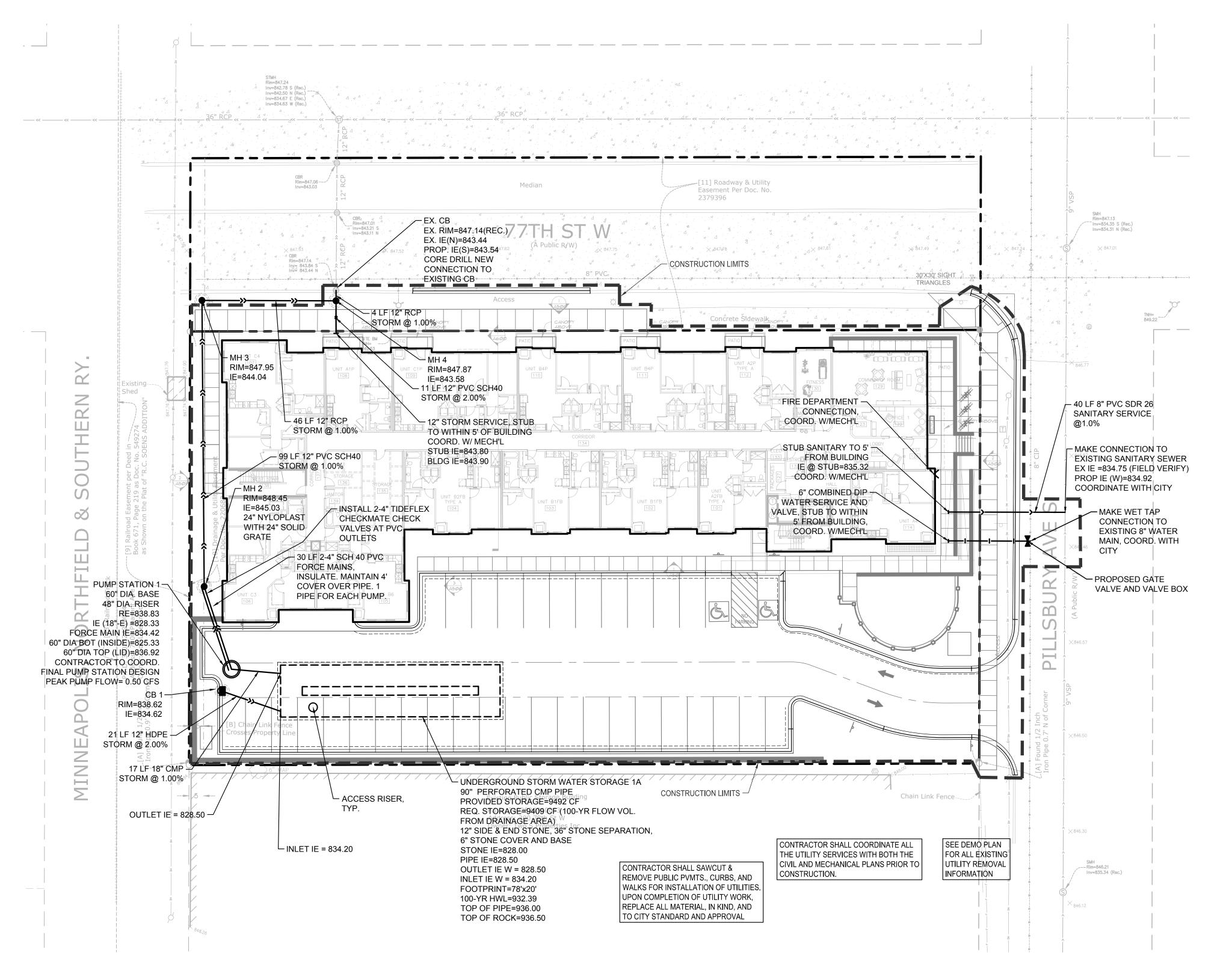
PROJECT NUMBER: 21484

REVISION SUMMARY

DATE DESCRIPTION

GRADING PLAN

C3.C



GENERAL UTILITY NOTES:

- 1. 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.
- 2. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- 3. 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
- 4. 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 ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- 5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- 6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
- 7. 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.
- 8. ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
- 9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- 10. 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.
- 11. 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.
- 12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- 13. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- 14. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO
- 15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS

MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.

- 16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO
- CONSTRUCTION.
- 17. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- 18. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- 19. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- 20. 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.
- 21. 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.
- 22. 2CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- 23. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- 24. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- 25. 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.
- 26. 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.
- 27. 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.

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Panil 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

UTILITY PLAN

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CITY OF RICHFIELD UTILITY NOTES:

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

CATCH BASIN

MANHOLE

GATE VALVE AND VALVE BOX

PROPOSED FIRE HYDRANT

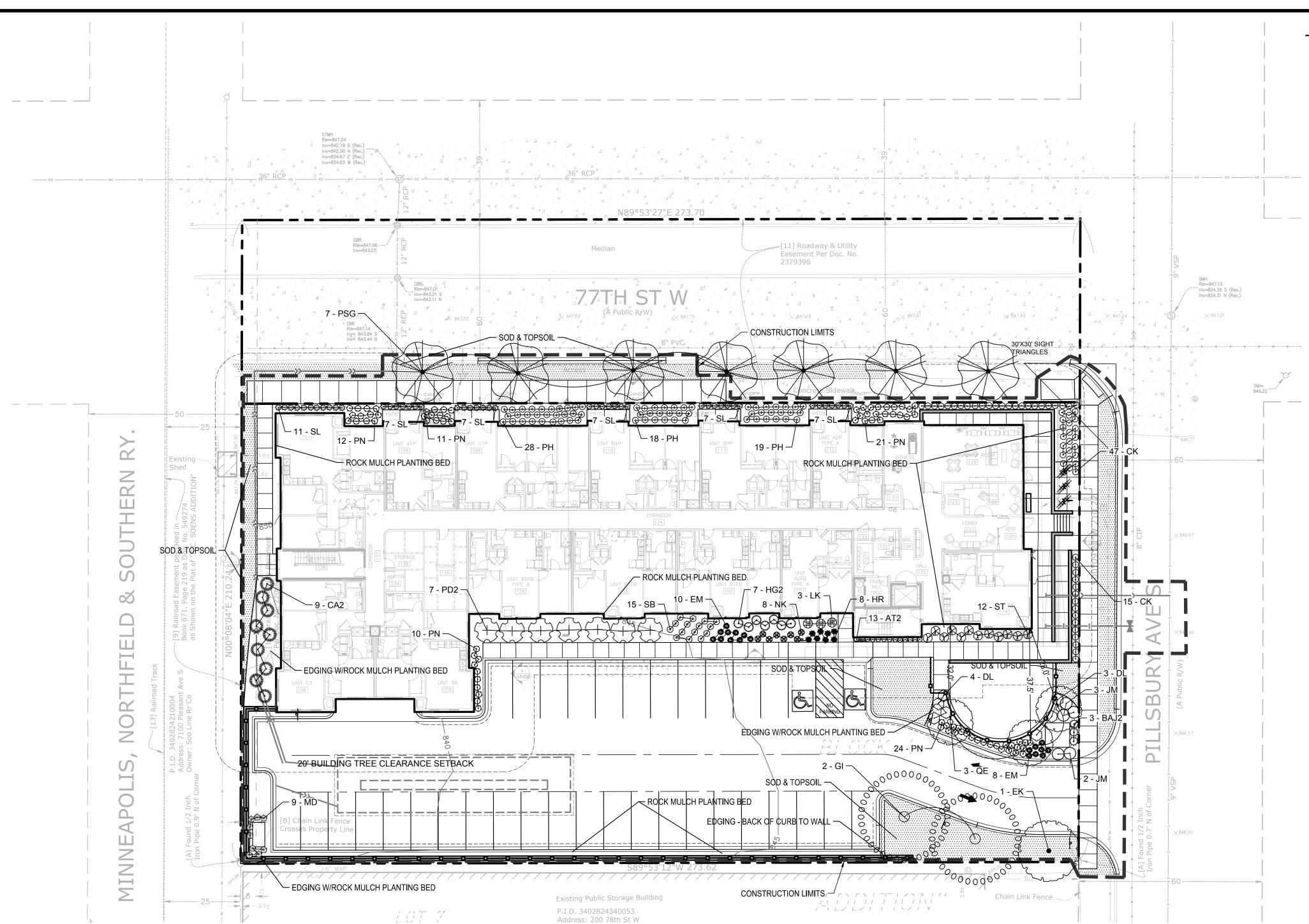
WATER MAIN

SANITARY SEWER

STORM SEWER



UTILITY LEGEND:



LANDSCAPE NOTES:

- 1. 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.
- 2. 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.
- 3. 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.
- 4. 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
- 5. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN. THE
- 6. 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.
- 8. 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.
- 9. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- 10. 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.
- 12. 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.
- 13. 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	VARIES - SEE LANDSCAPE PLAN	YES	SEE DETAIL SHT. L1.1
MAINT. STRIP AT BUILDING FOUNDATION	3" DEPTH, SCREENED 1-1/2" ROCK MULCH	VARIES - SEE LANDSCAPE PLAN	YES	SEE DETAIL SHT. L1.1

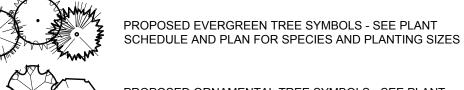
NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION, PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL



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

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

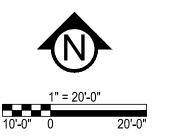
PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES



PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.





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JORDAN M. LOCKMAN

DATE 4/11/22 LICENSE NO. 48523 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

LANDSCAPE PLAN

Crimson Spire Oak / Quercus x 'Crimschmidt' TM 2.5" CAL. B&B NOT NATIVE SIZE POLLINATOR FRIENDLY SHRUBS QTY COMMON / BOTANICAL NAME NATIVE PLANTS CA2 Arctic Fire Dogwood / Cornus sericea `Arctic Fire` #5 CONT NATIVE CULTIVAR Dwarf Bush Honeysuckle / Diervilla Ionicera #5 CONT NATIVE HG2 Gemo St. Johnswort / Hypericum kalmianum `Gemo` #2 CONT NATIVE CULTIVAR #5 CONT | Mint Julep Juniper / Juniperus chinensis `Mint Julep` NOT NATIVE #5 CONT NOT NATIVE BAJ2 Blue Arrow Juniper / Juniperus Scopulorum `Blue Arrow` MD |Bee Balm / Monarda didyma Diabolo Ninebark / Physocarpus opulifolius `Diabolo` PD2 #5 CONT NATIVE CULTIVAR Birchleaf Spirea / Spiraea betulifolia `Tor` #5 CONT NOT NATIVE GRASSES QTY | COMMON / BOTANICAL NAME SIZE NATIVE PLANTS POLLINATOR FRIENDLY Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster #1 CONT | Heavy Metal Switch Grass / Panicum virgatum `Heavy Metal` #1 CONT NATIVE CULTIVAR Northwind Switch Grass / Panicum virgatum `North Wind` #1 CONT NATIVE CULTIVAR Little Bluestem Grass / Schizachyrium scoparium #1 CONT | Blue Heaven Little Bluestem / Schizachyrium scoparium `Blue Heaven` | #1 CONT NATIVE CULTIVAR PERENNIALS QTY COMMON / BOTANICAL NAME SIZE POLLINATOR FRIENDLY NATIVE PLANTS Summer Beauty Globe Lily / Allium tanguticum `Summer Beauty` #1 CONT NOT NATIVE #1 CONT NOT NATIVE

NATIVE PLANTS

NATIVE CULTIVAR

NATIVE CULTIVAR

NOT NATIVE

NOT NATIVE

NOT NATIVE

NATIVE CULTIVAR

2.5" Cal. B&B

3.5" CAL. B&B

2.5" Cal. B&B

#1 CONT

#1 CONT

#1 CONT

POLLINATOR FRIENDLY

PLANT SCHEDULE

PSG

QTY | COMMON / BOTANICAL NAME

Princeton Sentry Gingko / Ginkgo biloba `Princeton Sentry`

| Magnus Purple Coneflower / Echinacea purpurea `Magnus`

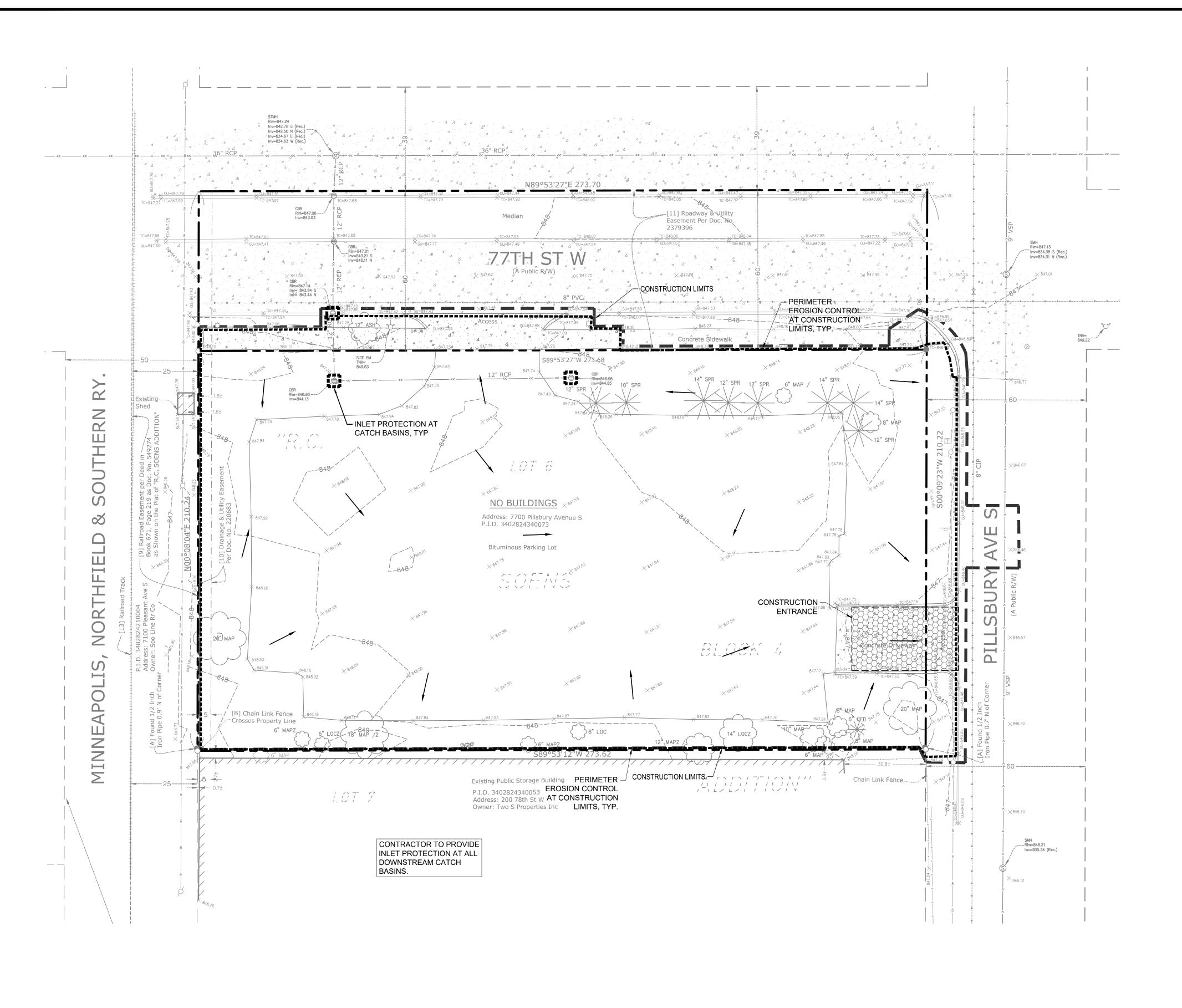
Daylily / Hemerocallis x `Rosy Returns`

|Kobold Blazingstar / Liatris spicata `Kobold`

Kit Kat Nepeta / Nepeta x faassenii `Kit Kat`

Skyline Honey Locust / Gleditsia triacanthos inermis 'Skycole' TM

Espresso Kentucky Coffeetree / Gymnocladus dioica `Espresso`



CITY OF RICHFIELD EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

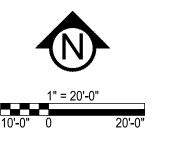
SWPPP NOTES:

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- 2. 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.
- 3. SEE SHEETS SW1.0 SW1.3 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
- 4. 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.

Know what's below.
Call before you dig.

LEGEND:



EX. 1' CONTOUR ELEVATION INTERVAL

STABILIZED CONSTRUCTION ENTRANCE

DRAINAGE ARROW

INLET PROTECTION

SILT FENCE / BIOROLL - GRADING LIMIT



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ISSUE/SUBMITTAL SUMMARY

DRAWN BY:DK, FJ, JL REVIEWED BY: DK

REVISION SUMMARY

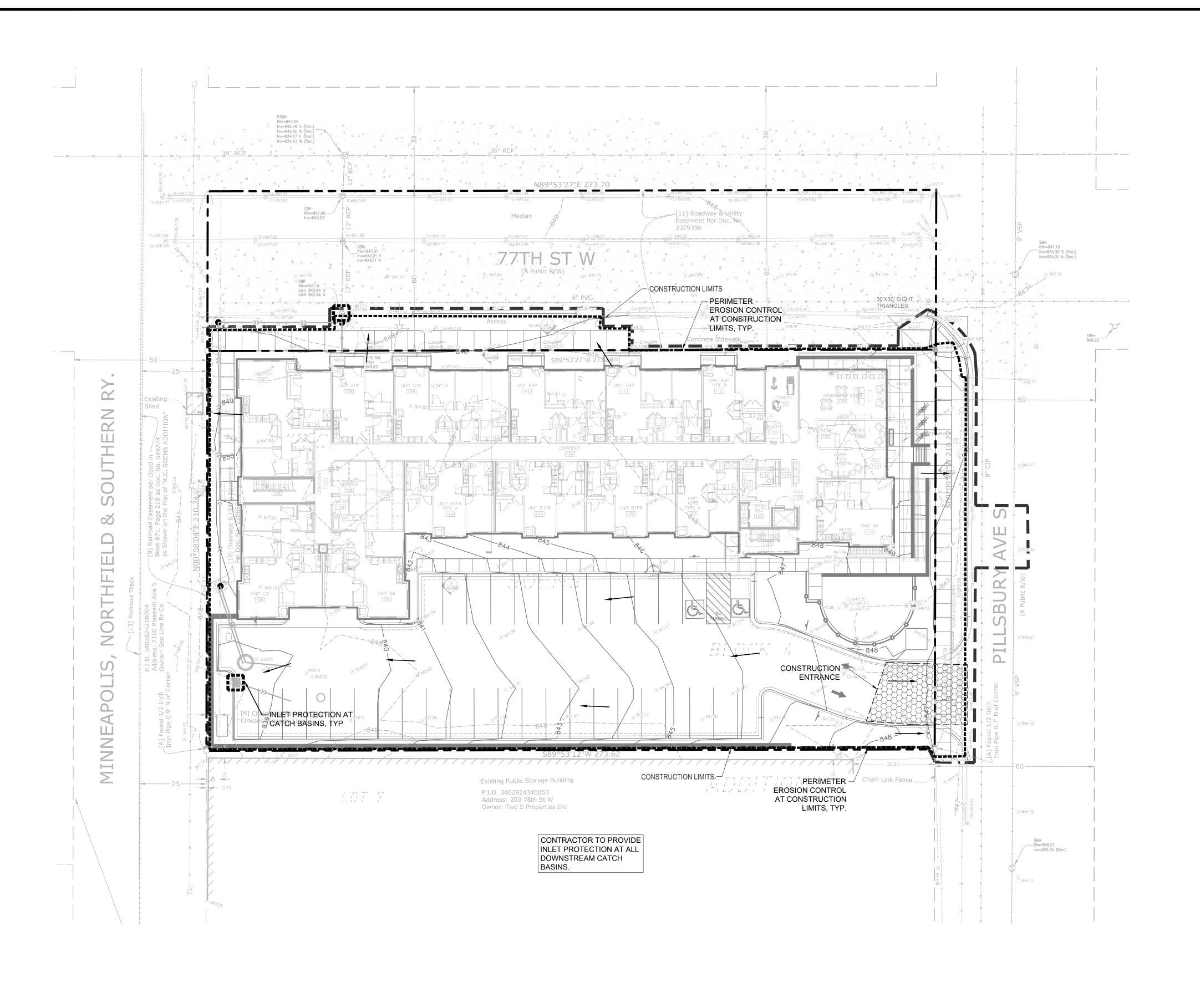
SWPPP - EXISTING

CONDITIONS

PROJECT NUMBER: 21484

DATE DESCRIPTION

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

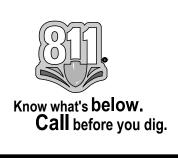


CITY OF RICHFIELD EROSION CONTROL NOTES: 1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

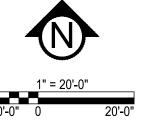
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LEGEND:



EX. 1' CONTOUR ELEVATION INTERVAL 1.0' CONTOUR ELEVATION INTERVAL

DRAINAGE ARROW

SILT FENCE / BIOROLL - GRADING LIMIT



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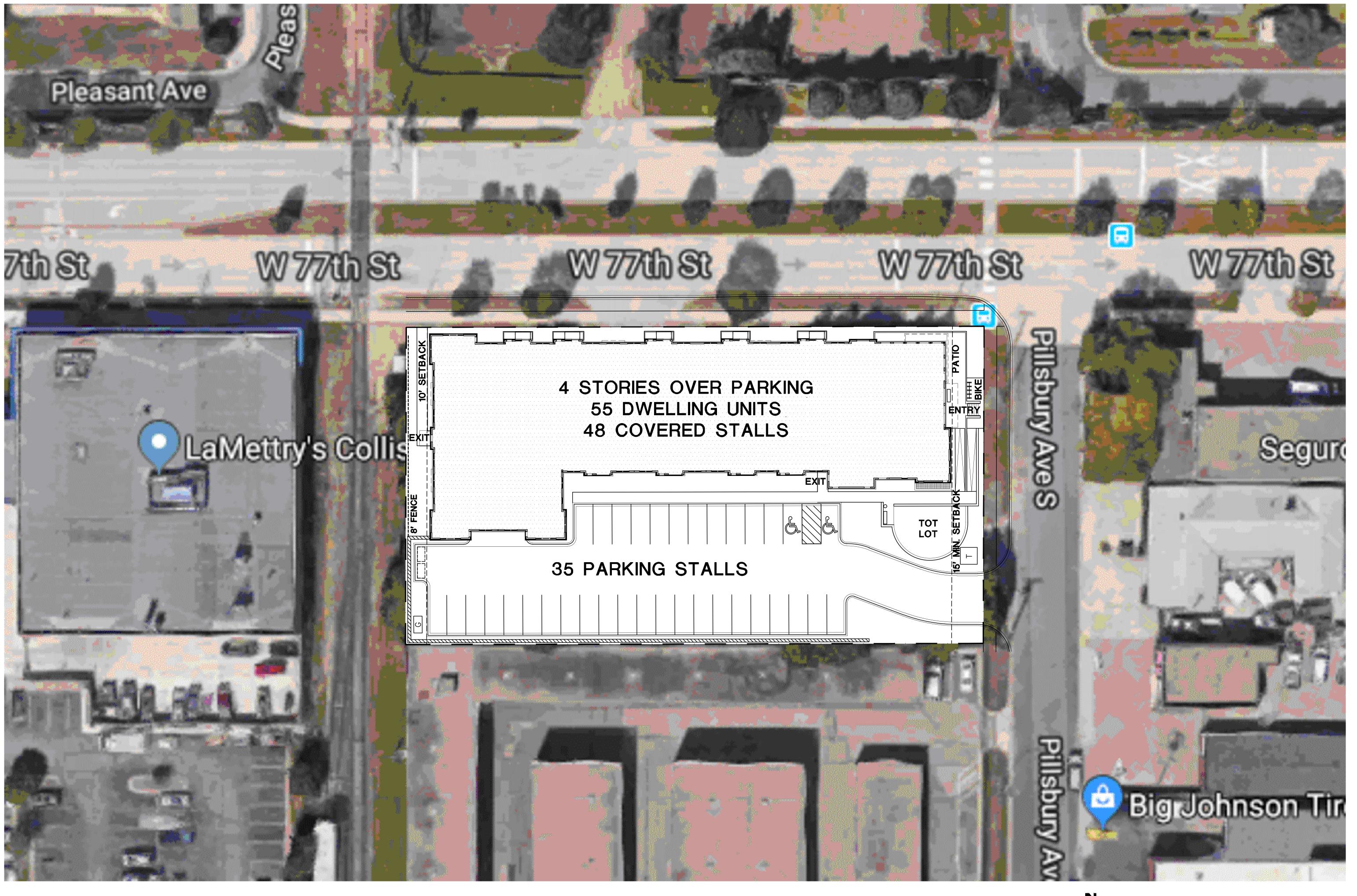
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DRAWN BY:DK, FJ, JL REVIEWED BY: DK PROJECT NUMBER: 21484

INLET PROTECTION REVISION SUMMARY DATE DESCRIPTION STABILIZED CONSTRUCTION ENTRANCE

SWPPP - PROPOSED

CONDITIONS



55 DWELLING UNITS:

- 13 1BR Units
- 27 2BR Units
- 15 3BR Units





COMM #1903

RICHFI FLAT 7700 Pillsbury Richfield

CONSTRUCTION

GATE: KE

NAME: KE

O 2022 Miller Hanson Architects

0 5'-4" 10'-8" 21'-4"

SCALE: 3/32" = 1'-0"

RICHFI FLAT 7700 Pillsbury Richfield

FREST FLOOR PLAN

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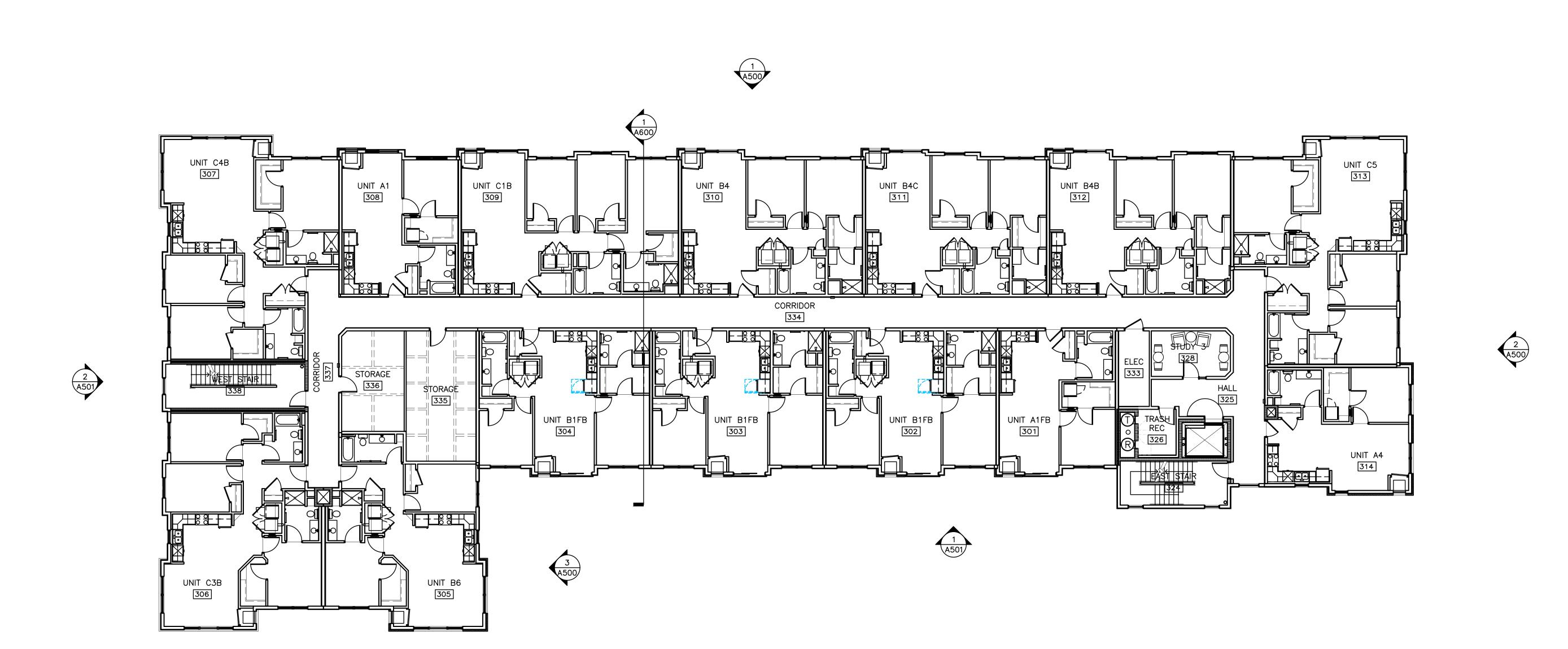
SECOND FLOOR PLAN

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ISSUE & REVISION

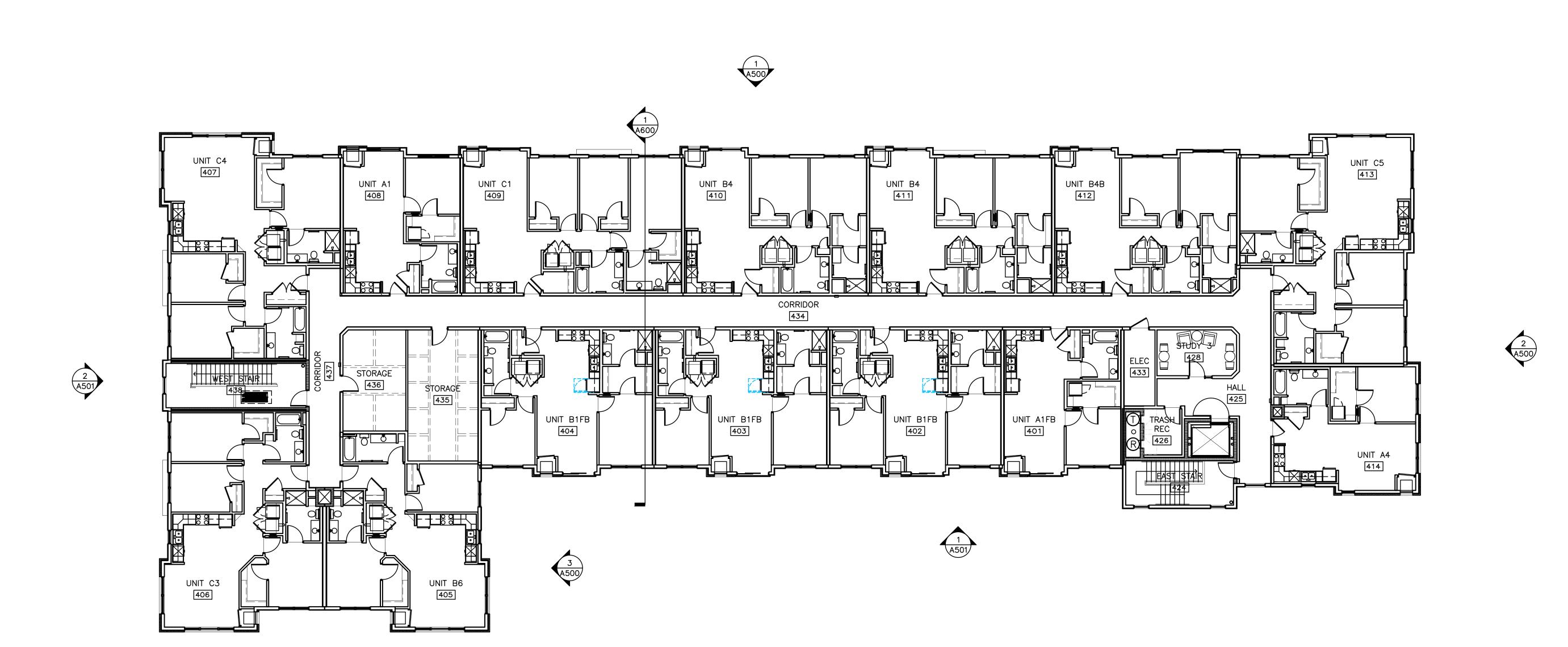
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RICHFI FLAT 7700 Pillsbury Richfield

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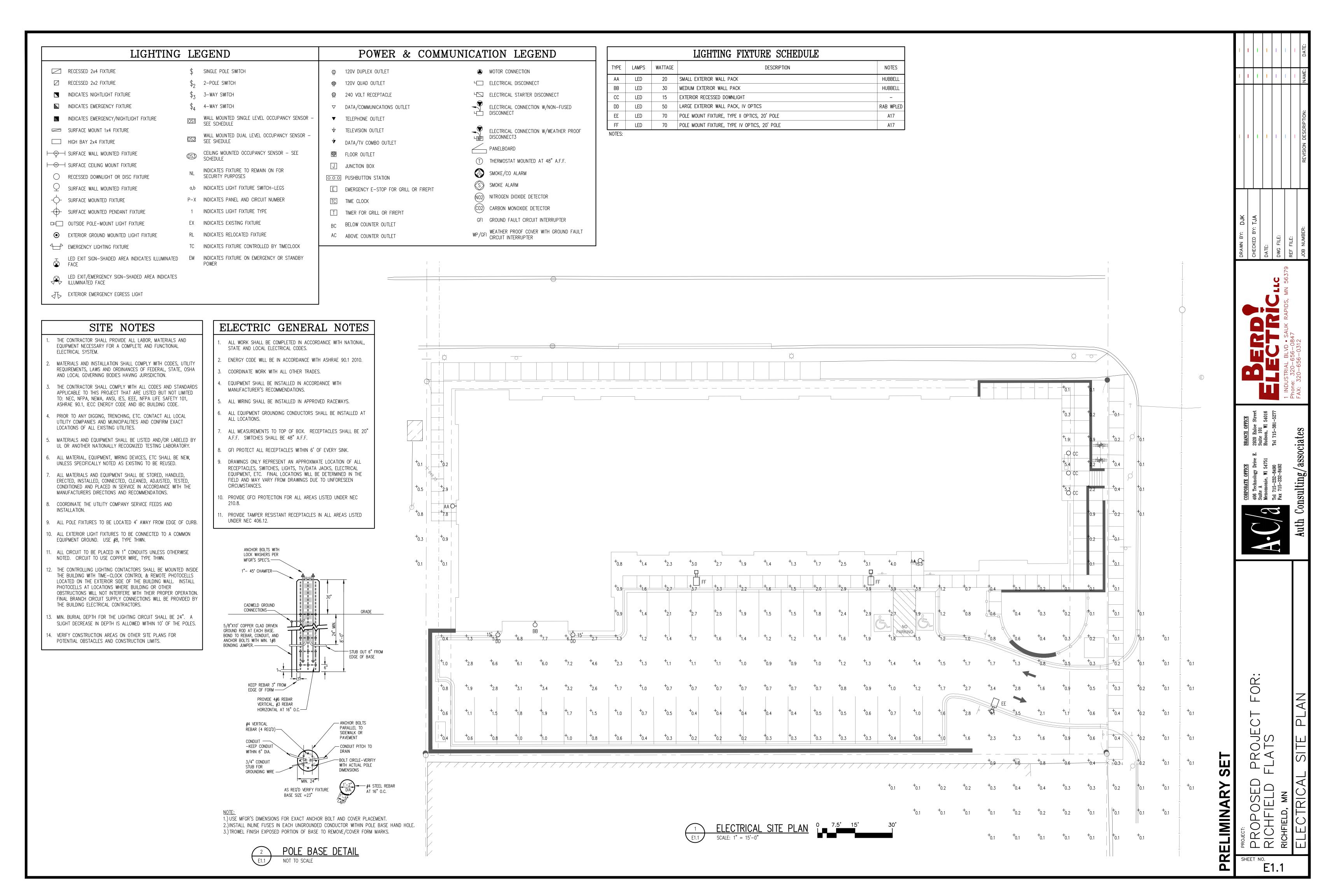
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EXTERIOR ELEVATIONS

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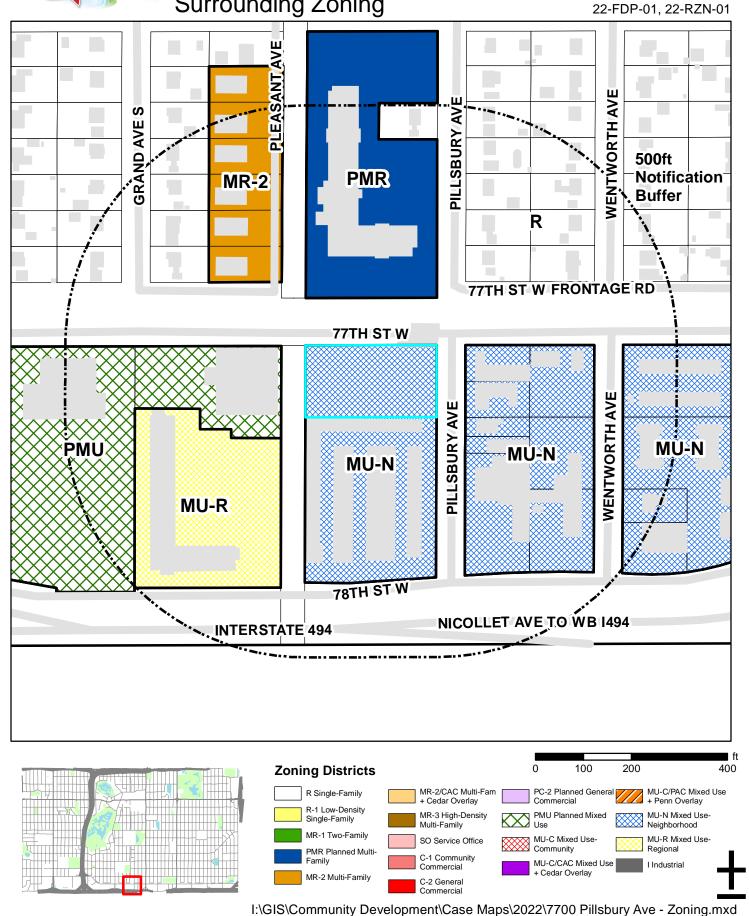




🖊 7700 Pillsbury Avenue

Surrounding Zoning

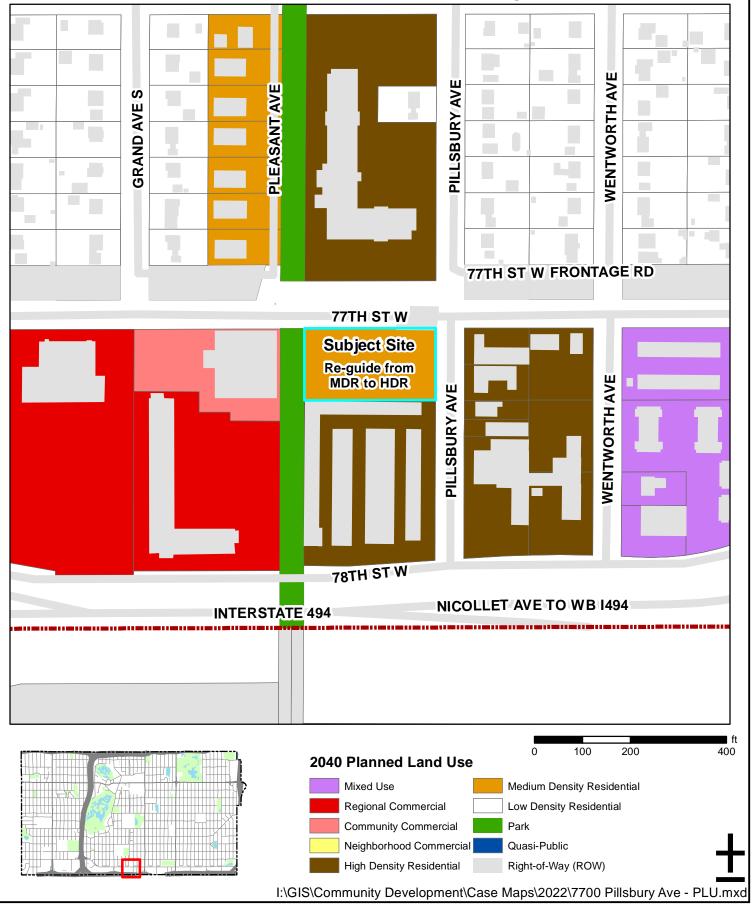
Case No: 22-CP-01, 22-PUD-01,





7700 Pillsbury Avenue

2040 Comprehensive Plan Designations



AGENDA SECTION:	
AGENDA ITEM#	

RESOLUTIONS	
5	



STAFF REPORT NO. 77 CITY COUNCIL MEETING 5/10/2022

REPORT PREPARED BY: Katie Rodriguez, City Manager

DEPARTMENT DIRECTOR

REVIEW:

OTHER DEPARTMENT REVIEW: Kristin Asher, Public Works Director Jodi Bursheim, Interim Finance

Director

CITY MANAGER REVIEW: Katie Rodriguez

5/3/2022

ITEM FOR COUNCIL CONSIDERATION:

Consider a resolution providing for the sale of \$10,000,000 General Obligation Bonds, Series 2022A.

EXECUTIVE SUMMARY:

The Series 2022A bonds will accomplish the following:

Provide funding for the 65th Street reconstruction project with a \$5,410,000 par bond. Debt service for this portion of the bond issue will be provided by an estimated annual debt service tax levy of \$398,000. The estimated increase in taxes for a residential property valued at \$300,000 is \$29.38.

Provide funding for the 65th Street utility improvements with a \$4,590,000 par bond. Debt service for this portion of the bond issue, \$312,000, will be provided by water revenues.

In fall 2021, City Council approved the use of bonds in the amount of \$11 million (\$6.5 Street Reconstruction/\$4.5M Utility) to finance the project. In order to keep the bond sale bank-qualified the debt would need to occur in two sales over two years (2022 and 2023) or one issue at \$11.4M that would not be bank-qualified resulting in higher interest rates. With the current economic uncertainty and rising interest rates, staff recommend using \$1.1M in American Rescue Plan (ARPA) funding to reduce the bond issue to the bank-qualified threshold of \$10M. Our financial advisors, Ehlers, Inc, estimate that using \$1.1M in ARPA funds to reduce the bond size will result in the following savings:

- Reduce total interest costs by \$903,600.
- Reduce the annual debt levy from \$508,000 annually to \$398,000.
- Reduce the estimated tax impact on the average \$300,000 home from a \$36.39 increase to \$29.38.

Council recently identified sustainable infrastructure as a strategic priority and sustainable funding as a desired outcome in the draft strategic plan. We do not currently have a sustainable funding plan for all of our operating and infrastructure needs for the next 5 years. Using a significant portion of ARPA to help address current needs as opposed to funding additional projects is fiscally responsible.

We still have \$2.3M in ARPA funds to designate as part of the 2023 budget process to make progress on other strategic priorities.

RECOMMENDED ACTION:

By Motion: Approve the attached resolution providing for the sale of \$10,000,000 General Obligation Bonds, Series 2022A.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

Consistent with City Council direction, the Capital Improvement Plan (CIP), and the City's Comprehensive Plan, staff has been working towards the construction of the 65th Street Reconstruction Project over the past few years.

The 65th Street Reconstruction Project consists of a full road reconstruction to replace existing deteriorating infrastructure along the 65th Street corridor between 66th Street/Rae Drive and Nicollet Avenue. In addition to this road reconstruct, other improvements along this corridor include pedestrian improvements on Lyndale Avenue and the implementation of new trail along Richfield Lake on the North side of 65th Street. New stormwater infrastructure will be installed to address historical flooding issues in the area, and to accommodate any additional runoff that may occur from the redevelopment of the HUB property. The existing 18-inch watermain that runs through the HUB property will be relocated to 65th Street to allow for redevelopment of the HUB property.

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

The 65th Street Reconstruction Project is consistent with the following approved plans:

- 5 Year Street Reconstruction
- Comprehensive Plan (Chapter 7 Transportation)
- Pedestrian Master Plan
- Bicycle Master Plan
- Street Reconstruction Guiding Principles
- Complete Streets Policy
- · Arterial Roads Study

C. CRITICAL TIMING ISSUES:

The sale of the bonds at this time will allow the City to remain on schedule to award the contract and begin construction.

D. FINANCIAL IMPACT:

65th St Project

The estimated total cost of the 65th St Reconstruction project is \$12.9M.

- The engineer's estimate for the cost of construction at the time of bidding was \$9 million.
 - The roughly \$1.2 million difference between the lowest base bid and the engineer's estimate
 is likely due to significant and rapid inflation, increased material costs, and reduced
 material availability. It is anticipated that costs will not decrease in the near future, and
 would likely increase if the project were to be delayed.
- \$11 million in bonding was previously approved for the project. Staff recommend using \$1.1M in ARPA funds to reduce the bond to a bank-qualified \$10M.
- \$1.8 million in Municipal State Aid (MSA) has been identified to cover the additional costs.
- Total project funding:
 - Street Reconstruction Bonds: \$5.4 million
 - Utility Bonds: \$4.6 million
 - Municipal State Aid: \$1.8 million
 - ARPA: \$1.1 million

The debt service on the bonds will be provided from an average annual debt service tax levy which is estimated to be \$398,000.

The estimated annual increase in taxes due to the issuance of these bonds for a residential

property valued at \$300,000 will be approximately \$29.38.

E. **LEGAL CONSIDERATION:**

Legal Counsel has reviewed the Pre-Sale report and the attached resolution.

ALTERNATIVE RECOMMENDATION(S):

The Council can choose not to use \$1.1M in ARPA to reduce the size of the bond to a bank-qualified \$10M.

The \$11,150,000 bond would be an estimated annual debt service tax levy of \$508,000. The estimated increase in taxes for a residential property valued at \$300,000 would be \$36.39.

The alternate motion would be as follows and the alternate resolution is attached: By Motion: Approve the attached resolution providing for the sale of \$11,150,000 General Obligation Bonds, Series 2022A.

PRINCIPAL PARTIES EXPECTED AT MEETING:

Rebecca Kurtz, Ehlers, Inc.

ATTACHMENTS:

	Description	Type
D	BQ and non-BQ Comparison	Cover Memo
D	Presale report for 2022A Bond	Cover Memo
D	Resolution for \$10M BQ bond issue	Cover Memo
D	Resolution for \$11.150M non-BQ bond issue	Cover Memo

City of Richfield, MN

Scenario Comparisons for Street Reconstruction and Utility Project

	One Issue	One Issue
	BQ	Non-BQ
Sources of Funds	Series 2022A	Series 2022A
Par Amount of Bonds	10,000,000	11,150,000
MSA Funds	1,760,470	1,760,470
City Contribution / Cash / ARPA	1,102,000	-
TOTAL	12,862,470	12,910,470
Uses of Funds		
Underwriter Discount	100,000	111,500
Cost of Issuance	95,000	100,500
Capitalized Interest Fund	105,110	135,387
Construction Fund	12,560,470	12,560,470
Rounding Amount	1,890	2,613
TOTAL	12,862,470	12,910,470
Term (Years)	20	20
Interest Rate Assumption	Current BQ Rates + 0.50%	Current NBQ Rates + 0.50%
True Interest Cost	3.547%	3.768%
Interest Amount	4,202,242	5,105,839
Average Annual Debt Service	710,112	816,060
Est. Debt Levy	398,000	508,000
Tax Impact for \$300,000 home	29.38	36.39

PRE-SALE REPORT FOR

City of Richfield, Minnesota

\$10,000,000 General Obligation Bonds, Series 2022A



Prepared by:

Ehlers 3060 Centre Pointe Drive Roseville, MN 55113

Advisors:

Rebecca Kurtz, Senior Municipal Advisor Brian Reilly, Senior Municipal Advisor Keith Dahl, Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.



EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

\$10,000,000 General Obligation Bonds, Series 2022A

Purposes:

The proposed issue includes financing for a portion the City's 2022 and 2023 street reconstruction and utility improvement projects related to the reconstruction of 65th Street from Nicollet Avenue to 66th Street and Rae Drive, as well as restriping on Lyndale Avenue from 64th Street to 66th Street.

Debt service will be paid from ad valorem property taxes.

Authority:

The Bonds are being issued pursuant to Minnesota Statutes, Chapter:

- 475 General Bonding Authority
- 475.58 Street Reconstruction. The City held a public hearing on July 6, 2021 and approved a five-year street reconstruction plan for street reconstruction projects planned between 2022 and 2026.
- 444 Utility Bonding Authority. Chapter 444 allows cities to issue debt without limitation as long as debt service is expected to be paid from water and sewer revenues.

The Street Reconstruction portion of the Bonds will count against the Net Debt Limit of 3% of the estimated market value of taxable property in the City. The principal amount of the Street Reconstruction portion of the Bonds plus the City's outstanding general obligation debt subject to the Net Debt Limit is below the statutory debt limit.

The Bonds will be general obligations of the City for which its full faith, credit and taxing powers are pledged.

Term/Call Feature:

The Bonds are being issued for a term of 20 years. Principal on the Bonds will be due on February 1 in the years 2024 through 2043. Interest is payable every six months beginning February 1, 2023.

The Bonds will be subject to prepayment at the discretion of the City on February 1, 2031 or any date thereafter.

Bank Qualification:

Because the City is expecting to issue no more than \$10,000,000 in tax exempt debt during the calendar year, the City will be able to designate the Bonds as "bank qualified" obligations. Bank qualified status broadens the market for the Bonds, which can result in lower interest rates.

Rating:

The City's most recent bond issues were rated by S&P Global Ratings. The current ratings on those bonds are "AA+". The City will request a new rating for the Bonds.

If the winning bidder on the Bonds elects to purchase bond insurance, the rating for the issue may be higher than the City's bond rating in the event that the bond rating of the insurer is higher than that of the City.

Basis for Recommendation:

Based on our knowledge of your situation, your objectives communicated to us, our advisory relationship as well as characteristics of various municipal financing options, we are recommending the issuance of tax-exempt general obligation bonds as a suitable financing option. It has been the City's practice and policy to finance utility projects with this type of debt. In addition, the issuance of general obligation bonds typically provides the most overall cost-effective option that still maintains future flexibility for the repayment of the debt.

Method of Sale/Placement:

We will solicit competitive bids for the purchase of the Bonds from underwriters and banks.

We will include an allowance for discount bidding in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Bonds are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

Premium Pricing:

In some cases, investors in municipal bonds prefer "premium" pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered "reoffering premium." The underwriter of the bonds will retain a portion of this reoffering premium as their compensation (or "discount") but will pay the remainder of the premium to the City. The amount of the premium varies, but it is not uncommon to see premiums for new issues in the range of 2.00% to 10.00% of the face amount of the issue. This means that an issuer with a \$2,000,000 offering may receive bids that result in proceeds of \$2,040,000 to \$2,200,000.

For this issue of Bonds, we have been directed to use the net premium to reduce the size of the issue. The resulting adjustments may slightly change the true interest cost of the issue, either up or down.

The amount of premium can be restricted in the bid specifications. Restrictions on premium may result in fewer bids but may also eliminate large adjustments on the day of sale and unintended impacts with respect to debt service payment. Ehlers will identify appropriate premium restrictions for the Bonds intended to achieve the City's objectives for this financing.

Other Considerations:

We have assumed the City will contribute approximately \$478,000 of Minnesota Supplemental Aid (MSA) Funds and \$1,102,000 of Local Fiscal Recovery Funds from a portion of the City's allocation received from the American Rescue Plan Act (ARPA). This amount may be adjusted based on final bid results.

If the City does not contribute all or a portion of the anticipated funds, it may need to increase the levy portion of the debt service to finance additional project costs. In addition, increasing the par amount of the Bonds may change the status of the Bond to non-bank qualified and may impact the interest rate and costs related to the issue.

Review of Existing Debt:

We have reviewed all outstanding indebtedness for the City and find that there are no refunding opportunities at this time.

We will continue to monitor the market and the call dates for the City's outstanding debt and will alert you to any future refunding opportunities.

Continuing Disclosure:

Because the City has more than \$10,000,000 in outstanding debt (including this issue) and this issue is over \$1,000,000, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the "MSRB"), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds and has contracted with Ehlers to prepare and file the reports.

Arbitrage Monitoring:

The City must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations ("Arbitrage Rules") throughout the life of the issue to maintain the tax-exempt status of the Bonds. These Arbitrage Rules apply to amounts held in construction, escrow, reserve, debt service account(s), etc., along with related investment income on each fund/account.

IRS audits will verify compliance with rebate, yield restriction and records retention requirements within the Arbitrage Rules. The City's specific arbitrage responsibilities will be

detailed in the Tax Certificate (the "Tax Compliance Document") prepared by your Bond Attorney and provided at closing.

The Bonds may qualify for one or more exception(s) to the Arbitrage Rules by meeting 1) small issuer exception, 2) spend down requirements, 3) bona fide debt service fund limits, 4) reasonable reserve requirements, 5) expenditure within an available period limitation, 6) investments yield restrictions, 7) de minimis rules, or 8) borrower limited requirements.

We recommend that the City review its specific responsibilities related to the Bonds with an arbitrage expert in order to utilize one or more of the exceptions listed above.

Investment of Bond Proceeds:

Ehlers can assist the City in developing a strategy to invest your Bond proceeds until the funds are needed to pay project costs.

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

Bond Counsel: Kennedy & Graven, Chartered
Paying Agent: Bond Trust Services Corporation

Rating Agency: Standard & Poor's Global Ratings (S&P)

Summary:

The decisions to be made by the City Council are as follows:

- Accept or modify the finance assumptions described in this report
- Adopt the resolution attached to this report.

PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by City Council:	May 10, 2022
Due Diligence Call to review Official Statement:	Week of May 30, 2022
Distribute Official Statement:	June 2, 2022
Conference with Rating Agency:	Week of May 23, 2022
City Council Meeting to Award Sale of the Bonds:	June 14, 2022
Estimated Closing Date:	June 30, 2022

Attachments

Estimated Sources and Uses of Funds
Estimated Proposed Debt Service Schedule
Resolution Authorizing Ehlers to Proceed with Bond Sale

EHLERS' CONTACTS

Rebecca Kurtz, Senior Municipal Advisor	(651) 697-8516
Brian Reilly, Senior Municipal Advisor	(651) 697-8541
Keith Dahl, Municipal Advisor	(651) 697-8595
Rose Xiong, Public Finance Analyst	(651) 697-8589
Alicia Gage, Senior Financial Analyst	(651) 697-8551

City of Richfield, Minnesota

\$10,000,000 General Obligation Bonds, Series 2022A Issue Summary - City Cash Contribution Assumes Current Market BQ "AA+" Rates plus 50bps

Total Issue Sources And Uses

Dated 06/30/2022 | Delivered 06/30/2022

	Street		Issue
	Reconstruction	Utility	Summary
Sources Of Funds			
Par Amount of Bonds	\$5,410,000.00	\$4,590,000.00	\$10,000,000.00
Planned Issuer Equity contribution	1,102,000.00	-	1,102,000.00
MSA Funds	477,756.78	1,282,713.22	1,760,470.00
Total Sources	\$6,989,756.78	\$5,872,713.22	\$12,862,470.00
Uses Of Funds			
Total Underwriter's Discount (1.000%)	54,100.00	45,900.00	100,000.00
Costs of Issuance	51,395.00	43,605.00	95,000.00
Deposit to Capitalized Interest (CIF) Fund	105,110.24	-	105,110.24
Deposit to Project Construction Fund	6,777,756.78	5,782,713.22	12,560,470.00
Rounding Amount	1,394.76	495.00	1,889.76
Total Uses	\$6,989,756.78	\$5,872,713.22	\$12,862,470.00

City of Richfield, Minnesota

\$10,000,000 General Obligation Bonds, Series 2022A Issue Summary - City Cash Contribution Assumes Current Market BQ "AA+" Rates plus 50bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
06/30/2022	-	-	-	-	
02/01/2023	-	-	194,272.39	194,272.39	194,272.39
08/01/2023	-	-	165,730.00	165,730.00	-
02/01/2024	370,000.00	2.650%	165,730.00	535,730.00	701,460.00
08/01/2024	-	-	160,827.50	160,827.50	_
02/01/2025	380,000.00	2.750%	160,827.50	540,827.50	701,655.00
08/01/2025	-	-	155,602.50	155,602.50	-
02/01/2026	390,000.00	2.850%	155,602.50	545,602.50	701,205.00
08/01/2026	-	-	150,045.00	150,045.00	· -
02/01/2027	400,000.00	2.900%	150,045.00	550,045.00	700,090.00
08/01/2027	-	-	144,245.00	144,245.00	-
02/01/2028	415,000.00	3.000%	144,245.00	559,245.00	703,490.00
08/01/2028	-	-	138,020.00	138,020.00	-
02/01/2029	425,000.00	3.050%	138,020.00	563,020.00	701,040.00
08/01/2029	-	-	131,538.75	131,538.75	-
02/01/2030	435,000.00	3.100%	131,538.75	566,538.75	698,077.50
08/01/2030	-	-	124,796.25	124,796.25	-
02/01/2031	450,000.00	3.150%	124,796.25	574,796.25	699,592.50
08/01/2031	-	_	117,708.75	117,708.75	_
02/01/2032	465,000.00	3.200%	117,708.75	582,708.75	700,417.50
08/01/2032	-	-	110,268.75	110,268.75	_
02/01/2033	480,000.00	3.250%	110,268.75	590,268.75	700,537.50
08/01/2033	-	-	102,468.75	102,468.75	_
02/01/2034	495,000.00	3.300%	102,468.75	597,468.75	699,937.50
08/01/2034	-	_	94,301.25	94,301.25	_
02/01/2035	510,000.00	3.350%	94,301.25	604,301.25	698,602.50
08/01/2035	-	-	85,758.75	85,758.75	-
02/01/2036	525,000.00	3.400%	85,758.75	610,758.75	696,517.50
08/01/2036	-	-	76,833.75	76,833.75	-
02/01/2037	545,000.00	3.450%	76,833.75	621,833.75	698,667.50
08/01/2037	-	-	67,432.50	67,432.50	-
02/01/2038	565,000.00	3.500%	67,432.50	632,432.50	699,865.00
08/01/2038	_	-	57,545.00	57,545.00	_
02/01/2039	585,000.00	3.550%	57,545.00	642,545.00	700,090.00
08/01/2039	-	-	47,161.25	47,161.25	-
02/01/2040	605,000.00	3.600%	47,161.25	652,161.25	699,322.50
08/01/2040	-	-	36,271.25	36,271.25	-
02/01/2041	630,000.00	3.650%	36,271.25	666,271.25	702,542.50
08/01/2041	-	3.03070	24,773.75	24,773.75	702,312.30
02/01/2042	655,000.00	3.700%	24,773.75	679,773.75	704,547.50
08/01/2042	-	3.70070	12,656.25	12,656.25	707,577.50
02/01/2043	675,000.00	3.750%	12,656.25	687,656.25	700,312.50
Total	\$10,000,000.00		\$4,202,242.39	\$14,202,242.39	. 00,512.00
1 0131	\$10,000,000.00	•	P4,4U4,444.3Y	Φ1+,4U4,444.3Y	-

Yield Statistics

Bond Year Dollars	\$121,441.11
Average Life	12.144 Years
Average Coupon	3.4603129%
Net Interest Cost (NIC)	3.5426573%
True Interest Cost (TIC)	3.5471560%
Bond Yield for Arbitrage Purposes	3.4414981%
All Inclusive Cost (AIC)	3.6489386%

IRS Form 8038

Net Interest Cost	3.4603129%
Weighted Average Maturity	12.144 Years
Series 2022A GO Bonds - P Issue Summary 5/6/2022 7:54 AM	



City of Richfield, Minnesota

\$10,000,000 General Obligation Bonds, Series 2022A Issue Summary - City Cash Contribution Assumes Current Market BQ "AA+" Rates plus 50bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total	Utilty Revenue	Levy/ (Surplus)
02/01/2023	-	-	194,272.39	194,272.39	(105,110.24)	89,162.15	93,620.26	93,620.26	-
02/01/2024	370,000.00	2.650%	331,460.00	701,460.00	-	701,460.00	736,533.00	338,231.25	398,301.75
02/01/2025	380,000.00	2.750%	321,655.00	701,655.00	-	701,655.00	736,737.75	338,751.00	397,986.75
02/01/2026	390,000.00	2.850%	311,205.00	701,205.00	-	701,205.00	736,265.25	338,947.88	397,317.38
02/01/2027	400,000.00	2.900%	300,090.00	700,090.00	-	700,090.00	735,094.50	338,811.38	396,283.13
02/01/2028	415,000.00	3.000%	288,490.00	703,490.00	-	703,490.00	738,664.50	338,428.13	400,236.38
02/01/2029	425,000.00	3.050%	276,040.00	701,040.00	-	701,040.00	736,092.00	337,693.13	398,398.88
02/01/2030	435,000.00	3.100%	263,077.50	698,077.50	-	698,077.50	732,981.38	336,698.25	396,283.13
02/01/2031	450,000.00	3.150%	249,592.50	699,592.50	-	699,592.50	734,572.13	335,438.25	399,133.88
02/01/2032	465,000.00	3.200%	235,417.50	700,417.50	-	700,417.50	735,438.38	339,157.88	396,280.50
02/01/2033	480,000.00	3.250%	220,537.50	700,537.50	-	700,537.50	735,564.38	337,183.88	398,380.50
02/01/2034	495,000.00	3.300%	204,937.50	699,937.50	-	699,937.50	734,934.38	334,926.38	400,008.00
02/01/2035	510,000.00	3.350%	188,602.50	698,602.50	-	698,602.50	733,532.63	337,630.13	395,902.50
02/01/2036	525,000.00	3.400%	171,517.50	696,517.50	-	696,517.50	731,343.38	334,614.00	396,729.38
02/01/2037	545,000.00	3.450%	153,667.50	698,667.50	-	698,667.50	733,600.88	336,546.00	397,054.88
02/01/2038	565,000.00	3.500%	134,865.00	699,865.00	-	699,865.00	734,858.25	337,989.75	396,868.50
02/01/2039	585,000.00	3.550%	115,090.00	700,090.00	-	700,090.00	735,094.50	338,934.75	396,159.75
02/01/2040	605,000.00	3.600%	94,322.50	699,322.50	-	699,322.50	734,288.63	334,120.50	400,168.13
02/01/2041	630,000.00	3.650%	72,542.50	702,542.50	-	702,542.50	737,669.63	339,475.50	398,194.13
02/01/2042	655,000.00	3.700%	49,547.50	704,547.50	-	704,547.50	739,774.88	338,861.25	400,913.63
02/01/2043	675,000.00	3.750%	25,312.50	700,312.50	-	700,312.50	735,328.13	337,706.25	397,621.88
Total	\$10,000,000.00		\$4,202,242.39	\$14,202,242.39	(105,110.24)	\$14,097,132.15	\$14,801,988.76	\$6,843,765.76	\$7,958,223.00

Significant Dates

Dated	6/30/2022
First Coupon Date	2/01/2023

Yield Statistics

Bond Year Dollars	\$121,441.11
Average Life	12.144 Years
Average Coupon	3.4603129%
Net Interest Cost (NIC)	3.5426573%
True Interest Cost (TIC)	3.5471560%
Bond Yield for Arbitrage Purposes	3.4414981%
All Inclusive Cost (AIC)	3.6489386%

Series 2022A GO Bonds - P \mid Issue Summary \mid 5/ 6/2022 \mid 7:54 AM



RESOLUTION NO.

RESOLUTION PROVIDING FOR THE SALE OF \$10,000,000 GENERAL OBLIGATIONS BONDS, SERIES 2022A

A. WHEREAS, the City Council of the City of Richfield, Minnesota has heretofore determined that it is necessary and expedient to issue the City's \$10,000,000 General Obligation Bonds, Series 2022A (the "Bonds"), to finance the 2022 and 2023 street reconstruction projects and utility improvement projects in the City; and B.

C. WHEREAS, the City has retained Ehlers & Associates, Inc., in Roseville, Minnesota ("Ehlers"), as its independent municipal advisor for the Bonds in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9);

D.

Kari Sinning, City Clerk

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHFIELD, MINNESOTA AS FOLLOWS:

- 1. <u>Authorization; Findings.</u> The City Council hereby authorizes Ehlers to assist the City for the sale of the Bonds.
- 2. <u>Meeting; Proposal Opening</u>. The City Council shall meet at 7:00 p.m. on June 14, 2022, for the purpose of considering proposals for and awarding the sale of the Bonds.
- 3. <u>Official Statement</u>. In connection with said sale, the officers or employees of the City are hereby authorized to cooperate with Ehlers and participate in the preparation of an official statement for the Bonds and to execute and deliver it on behalf of the City upon its completion.

The foregoing resolution was moved by Co seconded by Councilmember	
The following voted in the affirmative:	
The following voted against:	
Councilmember	was absent.
Adopted by the City Council of the City of May, 2022.	Richfield, Minnesota, this 10 th day of
ATTEST:	Mary B. Supple, Mayor Pro Tempore

RESOLUTION NO.

RESOLUTION PROVIDING FOR THE SALE OF \$11,150,000 GENERAL OBLIGATIONS BONDS, SERIES 2022A

A. WHEREAS, the City Council of the City of Richfield, Minnesota has heretofore determined that it is necessary and expedient to issue the City's \$11,150,000 General Obligation Bonds, Series 2022A (the "Bonds"), to finance the 2022 and 2023 street reconstruction projects and utility improvement projects in the City; and B.

C. WHEREAS, the City has retained Ehlers & Associates, Inc., in Roseville, Minnesota ("Ehlers"), as its independent municipal advisor for the Bonds in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9);

D.

Kari Sinning, City Clerk

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHFIELD, MINNESOTA AS FOLLOWS:

- 1. <u>Authorization; Findings.</u> The City Council hereby authorizes Ehlers to assist the City for the sale of the Bonds.
- 2. <u>Meeting; Proposal Opening</u>. The City Council shall meet at 7:00 p.m. on June 14, 2022, for the purpose of considering proposals for and awarding the sale of the Bonds.
- Official Statement. In connection with said sale, the officers or employees of the City
 are hereby authorized to cooperate with Ehlers and participate in the preparation of
 an official statement for the Bonds and to execute and deliver it on behalf of the City
 upon its completion.

The foregoing resolution was moved by Co seconded by Councilmember	
The following voted in the affirmative:	
The following voted against:	
Councilmember	was absent.
Adopted by the City Council of the City of May, 2022.	Richfield, Minnesota, this 10 th day of
ATTEST:	Mary B. Supple, Mayor Pro Tempore

AGENDA SECTION: AGENDA ITEM# OTHER BUSINESS

6.



STAFF REPORT NO. 74 CITY COUNCIL MEETING 5/10/2022

REPORT PREPARED BY: Olivia Wycklendt, Civil Engineer

DEPARTMENT DIRECTOR REVIEW: Kristin Asher, Public Works Director

5/3/2022

OTHER DEPARTMENT REVIEW: N/A

CITY MANAGER REVIEW: Katie Rodriguez, City Manager

5/5/2022

ITEM FOR COUNCIL CONSIDERATION:

Consider:

- 1. Approving the bid tabulation for the 65th Street Reconstruction Project;
- 2. Authorizing the Mayor Pro Tempore and City Manager to award and execute a contract for construction between the City and Eureka Construction, Inc., for the 65th Street Reconstruction Project in the amount of \$10,169,400.00; and
- 3. Authorizing the City Manager to approve contract changes up to \$175,000 without further City Council consideration.

EXECUTIVE SUMMARY:

Background

Consistent with City Council direction, the Capital Improvement Plan (CIP), and the City's Comprehensive Plan, staff has been working towards the construction of the 65th Street Reconstruction Project over the past few years.

The 65th Street Reconstruction Project consists of a full road reconstruction to replace existing deteriorating infrastructure along the 65th Street corridor between 66th Street/Rae Drive and Nicollet Avenue. In addition to this road reconstruct, other improvements along this corridor include pedestrian improvements on Lyndale Avenue and the implementation of new trail along Richfield Lake on the North side of 65th Street. New stormwater infrastructure will be installed to address historical flooding issues in the area, and to accommodate any additional runoff that may occur from the redevelopment of the HUB property. The existing 18-inch watermain that runs through the HUB property will be relocated to 65th Street to allow for redevelopment of the HUB property.

Advertisement for Bids

- The advertisement for bid was published in the Richfield Sun-Current and on the Questcdn.com website on March 10, 2022.
 - Bid opening was held on April 14th, 2022. A copy of the bid tabulation is attached.
- Five bids were received ranging from a low bid of \$10,169,400.00 to a high bid of \$12,088,749.72.
- The lowest responsive and responsible bidder was Eureka Construction, Inc., in the amount of \$10,169,400.00

Authorization to Award Contract

- Following bid opening and tabulation of bids, it was determined that Eureka Construction, Inc., was the lowest responsive and responsible bidder and would be awarded the project construction contract.
- In order for the project to remain on schedule and to avoid delays to construction start (May 2022), it has been advised that the Mayor Pro Tempore and City Manager be authorized to award and execute the project construction contract.

RECOMMENDED ACTION:

By Motion:

- 1. Approve the bid tabulation for the 65th Street Reconstruction Project;
- 2. Authorize the Mayor Pro Tempore and City Manager to award and execute the contract for construction between the City and Eureka Construction, Inc., for the 65th Street Reconstruction Project in the amount of \$10,169,400.00; and
- 3. Authorize the City Manager to approve contract changes up to \$175,000 without further City Council consideration.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

- The pavement and underground infrastructure condition along 65th Street continues to deteriorate.
- City staff have identified a need for complete reconstruction of the roadway and utilities in the 65th Street corridor between 66th Street/Rae Drive and Nicollet Avenue.
- Roadway improvements along Lyndale Avenue between 64th Street and 66th Street are recommended due to recent and future redevelopment.
- A long-term stormwater solution is needed in advance of the HUB redevelopment and is included in the 65th Street reconstruction.
- Relocation of the 18-inch watermain through the HUB property is required prior to redevelopment of the HUB site.

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

- The 65th Street Reconstruction Project is consistent with the following approved plans:
 - 5 Year Street Reconstruction
 - Comprehensive Plan (Chapter 7 Transportation)
 - Pedestrian Master Plan
 - Bicycle Master Plan
 - Street Reconstruction Guiding Principles
 - Complete Streets Policy
 - Arterial Roads Study

C. **CRITICAL TIMING ISSUES:**

In order for project construction to remain on schedule (May 2022), the contract should be awarded at this time.

D. **FINANCIAL IMPACT**:

- The overall project uses/sources is attached.
- The engineer's estimate for the cost of construction at the time of bidding was roughly \$9 million.
 - The roughly \$1.2 million difference between the lowest base bid and the engineer's estimate
 is likely due to significant and rapid inflation, increased material costs, and reduced
 material availability. It is anticipated that costs will not decrease in the near future, and
 would likely increase if the project were to be delayed.
- The total estimated project cost is \$12.9 million.
- \$11 million in bonding was previously approved for the project. Staff recommend using \$1.3M in ARPA funds to reduce the bond to a bank-qualified \$10M.
- \$1.8 million in Municipal State Aid (MSA) has been identified to cover the additional costs.
- Recommended project financing is as follows:
 - Street Reconstruction Bonds: \$5.4 million
 - Utility Bonds: \$4.6 million
 - Municipal State Aid: \$1.8 million
 - ARPA \$1.1 million

E. <u>LEGAL CONSIDERATION:</u>

The City Attorney has reviewed the contract and will be available to answer questions.

ALTERNATIVE RECOMMENDATION(S):

None

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

Description Type

Bid Tabulation
Backup Material

□ Final Layout 04-2022 Exhibit

Sources and Uses Summary Backup Material

CITY OF RICHFIELD, MINNESOTA

Bid Opening April 14, 2022 10:00 a.m.

W 65th Street Reconstruction Project Bid No. 22-04

Pursuant to requirements of Resolution No. 1015, a there was a meeting of Administrative Staff and it was stated that the purpose of the meeting was to receive; open and read aloud bids for the W 65th Street Reconstruction Project, as advertised in the official newspaper on March 10, 2022.

Present: Kari Sinning, City Clerk

Joe Powers, City Engineer Olivia Wycklendt, Civil Engineer Chris Swanson, Management Analyst

The following bids were submitted and read aloud:

Bidder's Name	Bond	Non- Collusion	Responsible Contractor Certificate	Total Base Bid
Geislinger and Sons	Provided	Provided	Provided	\$10,929,069.50
Max Steininger, Inc.	Provided	Provided	Provided	\$12,088,749.72
Eureka Construction, Inc.	Provided	Provided	Provided	\$10,169,400.00
S.M. Hentges & Sons, Inc.	Provided	Provided	Provided	\$10,689,058.45
Meyer Construction	Provided	Provided	Provided	\$11,620,662.59

The City Clerk announced that the bids would be tabulated and considered at the April 26, 2022 City Council Meeting.

Kari Sinning, City Clerk



65th St Reconstruction/Lyndale Avenue Pedestrian Improvements

 Richfield Project No.
 41017

 SAP Nos.
 157-104-004

157-105-005 157-363-033

Sources and Uses Tracking - updated 5/5/2022

Council Action Council Action

			Council Action						Council Action
					4/23/21 CIP				
			30% Engineer's		Estimate			Final Engineer's	
			Estimate and		(updated soures	60% Engineer's	90% Engineer's	Estimate and	
			Project Approval		for Council	Estimate	Estimate	Project Bid	
			(Updated	4/23/21 CIP	Worksession	(Updated	(Updated	(Updated	
	2019 CIP	2020 CIP	7/20/2020)	Estimate	7/23/21)	10/5/2021)	12/6/2021)	4/14/2022)	Contract Award
Planned Construction Year:	2020	2020&2021	2022	2022	2022	2022-2023	2022-2023	2022-2023	2022-2023
Estimated Uses:									
Design	\$600,000	\$704,000	\$842,000	\$950,000	\$950,000	\$950,000.00	\$970,000.00	\$970,000	\$970,000
65th St Reconstruction	\$5,500,000	\$6,100,000	\$3,362,700	\$3,750,000	\$3,750,000	\$3,930,000.00	\$4,240,000.00	\$4,680,000.00	\$5,685,000
Lyndale Ave Improvments	Included above	Included above	\$52,000	\$670,000	\$670,000	\$280,000.00	\$360,000.00	\$350,000.00	\$450,000
Stormwater Improvements	included above	included above	\$2,500,000	\$2,100,000	\$2,100,000	\$3,100,000.00	\$3,200,000.00	\$3,900,000.00	\$4,200,000
Change Orders									
Right of Way	\$50,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$30,000	\$30,000
Legal	\$90,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000.00	\$100,000.00	\$100,000	\$100,000
Constrcution Admin/Engineering	\$550,000	\$610,000	\$591,470	\$600,000	\$600,000	\$600,000.00	\$600,000.00	\$850,000	\$850,000
Staff	\$90,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000.00	\$100,000.00	\$100,000	\$100,000
Contingency	\$1,100,000	\$1,220,000	\$1,182,940	\$1,304,000	\$1,304,000	\$1,462,000.00	\$1,170,000.00	\$893,000.00	\$206,700
Bond Issuance Costs						\$200,000.00	\$200,000.00	\$200,000	\$300,000
	20% Contingency	20% Contingency	20% Contingency	20% Contigency	20% Contigency	20% Contigency	15% Contingency	10% Contingency	2% Contingency
Total Uses	\$7,980,000	\$8,894,000	\$8,791,110	\$9,634,000	\$9,634,000	\$10,782,000	\$11,000,000	\$12,073,000	\$12,891,700
Sources:			4	4	4	4		4	4
Street Reconstruction Bonds	\$8,000,000	\$7,800,000	\$7,800,000	\$8,600,000		\$6,500,000	\$6,500,000	\$6,500,000	\$5,400,000
Utility Bonds	, -,,	\$1,200,000	\$1,200,000	\$1,200,000	\$3,700,000	\$4,500,000	\$4,500,000	\$4,500,000	\$4,600,000
Municipal State Aid								\$1,075,000	\$1,800,000
ARPA									\$1,100,000
Total Sources	\$8,000,000	\$9,000,000	\$9,000,000	\$9,800,000	\$9,800,000	\$11,000,000	\$11,000,000	\$12,075,000	\$12,900,000
Total Sources	30,000,000	\$3,000,000	75,000,000	75,000,000	75,000,000	711,000,000	711,000,000	312,073,000	712,300,000
Difference	\$20,000	\$106,000	\$208,890	\$166,000	\$166,000	\$218,000	\$0	\$2,000	\$8,300

Notes

Anticipated Debt Issuance (updated 05/2022):

Low Risk
Street Reconstruction Bonds
2022
Medium Risk
Utility Bonds
2022
High Risk

AGENDA SECTION: AGENDA ITEM# OTHER BUSINESS

7.



STAFF REPORT NO. 78 CITY COUNCIL MEETING 5/10/2022

REPORT PREPARED BY: Kelly Wynn, Administrative Assistant

DEPARTMENT DIRECTOR REVIEW:

OTHER DEPARTMENT REVIEW:

CITY MANAGER REVIEW: Katie Rodriguez, City Manager

5/3/2022

ITEM FOR COUNCIL CONSIDERATION:

Consider the appointment of Cole Hooey to the Planning Commission with a term expiring January 31, 2023.

EXECUTIVE SUMMARY:

As of March 22, a Planning Commission position became vacant as a commissioner applied for and was appointed to the Housing and Redevelopment Authority.

During the December 2021/January 2022 recruitment period for the advisory commissions, multiple residents submitted applications and listed a preference for the Planning Commission, but were not selected for appointment. Council ranked their top choices for the Planning Commission and came to a consensus for appointment. Staff then confirmed that the potential candidate is still interested in being considered for the position.

RECOMMENDED ACTION:

By motion: Appoint Cole Hooey to the Planning Commission with a term expiring January 31, 2023 as it is a mid term appointment.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

- B. POLICIES (resolutions, ordinances, regulations, statutes, etc):
 - City advisory commissions were established by City ordinance or resolution.
 - This term is less than one and one half years, so it is not considered a full term and does not apply to the three term limit (City Code Section 305.01, subd. 3.).

C. CRITICAL TIMING ISSUES:

Appointment should be made at the May 10, 2022, City Council meeting so the new member may participate at the next commission meeting

- D. FINANCIAL IMPACT:
- E. LEGAL CONSIDERATION: