



**WORK SESSION
RICHFIELD MUNICIPAL CENTER, BARTHOLOMEW ROOM
JUNE 13, 2023
5:30 PM**

Call to order

1. Sustainability Project Updates
2. The discussion of Donaldson Park improvements.
3. Discussion of Local Sales Tax authorization and referendum planning.

Adjournment

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



STAFF REPORT NO. 20

WORK SESSION

6/13/2023

REPORT PREPARED BY: Rachel Lindholm, Sustainability Specialist

DEPARTMENT DIRECTOR REVIEW: Amy Markle, Recreation Services Director
6/5/2023

OTHER DEPARTMENT REVIEW:

CITY MANAGER REVIEW: Katie Rodriguez, City Manager
6/7/2023

ITEM FOR WORK SESSION:

Sustainability Project Updates

EXECUTIVE SUMMARY:

Staff continue to work on a variety of sustainability projects across several departments and priority areas. This portion of the work session covers updates on two specific projects that have been brought before Council previously and the most recent updates to them. The first project, the ARPA funded municipal energy efficiency improvements, is a highlighted priority from Climate Action Plan prioritization. The other project, community garden plots, relates to one of the 6 major goals in the CAP and focuses on equity related objectives as well.

DIRECTION NEEDED:

None

BACKGROUND INFORMATION:

A. HISTORICAL CONTEXT

The municipal building energy efficiency improvements continue to progress with staff from the Gov't Buildings department taking the lead on implementing a City Hall lighting project that will focus mostly on external building and parking lot lighting. Staff have identified a contractor able to execute this project. This project will be paid through ARPA funding, and any additional funding remaining will go towards other building energy improvements.

The Community Garden pilot site at Veterans Park is in full swing! Plots have been fenced and planted. Staff worked with residents to create and plant two pollinator areas at the northern end of the garden space. Gardeners are working together to help grow produce for a volunteer-coordinated plot benefitting VEAP. Many residents have stopped by the garden to ask questions or inquire about how they may participate.

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

- Climate Action Plan
- Strategic Plan initiatives

C. CRITICAL TIMING ISSUES:

None

D. **FINANCIAL IMPACT:**

None

E. **LEGAL CONSIDERATION:**

None

ALTERNATIVE(S):

N/A

PRINCIPAL PARTIES EXPECTED AT MEETING:

ATTACHMENTS:

Description	Type
□ Sustainability Powerpoint	Presentation



Sustainability Updates



ARPA – Municipal Building Energy Improvements

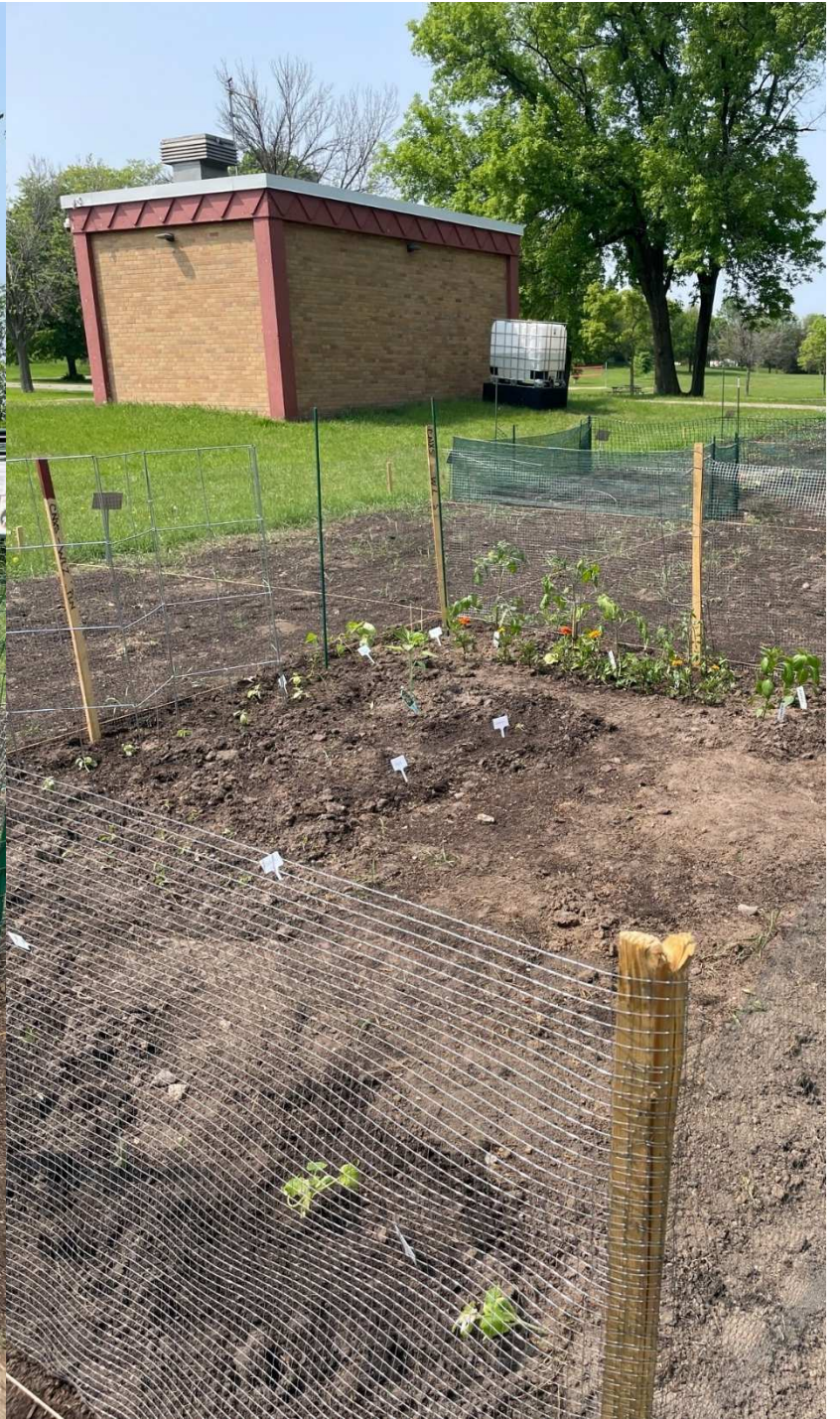
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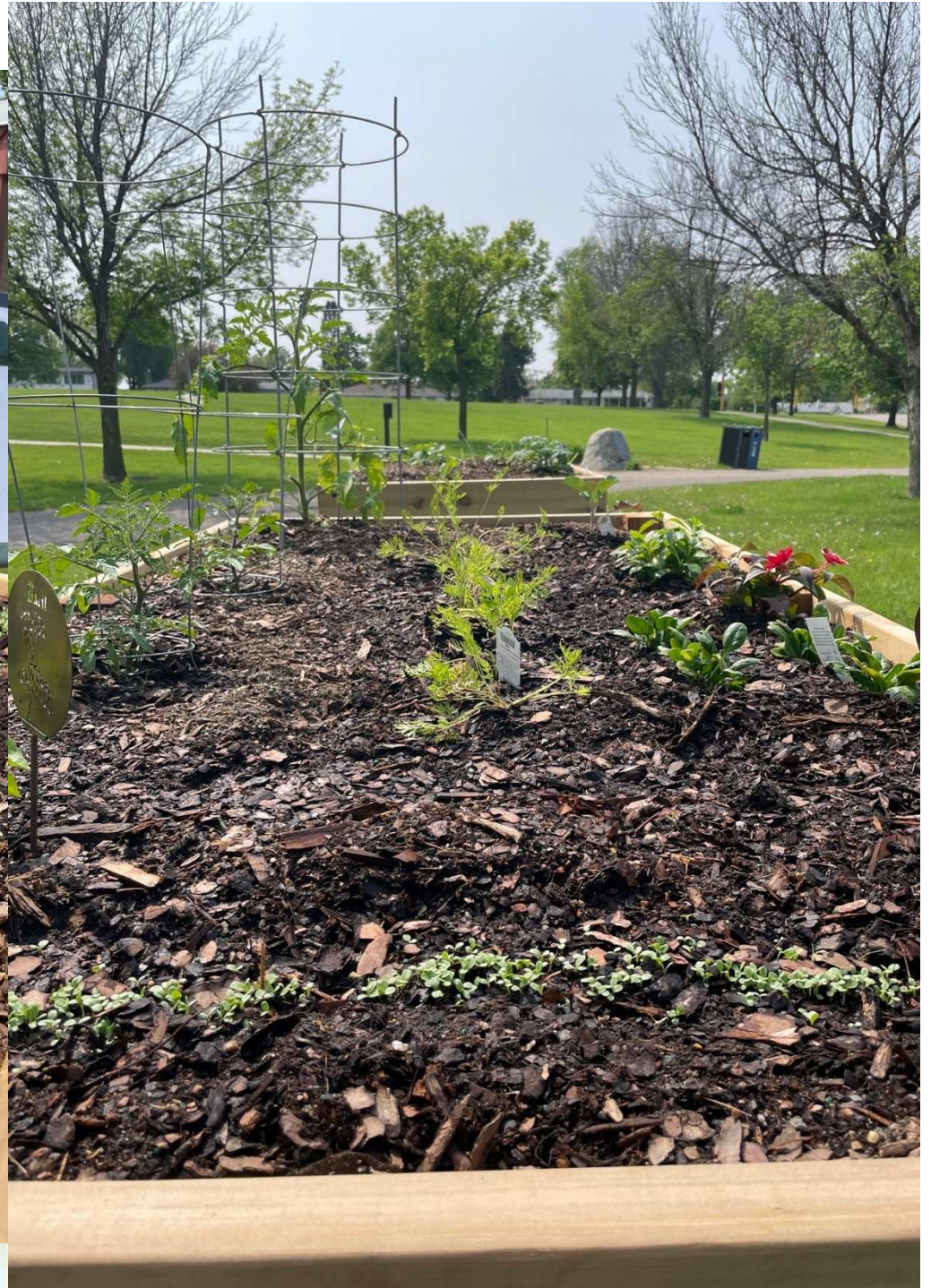
Staff have identified a contractor able to execute this project.

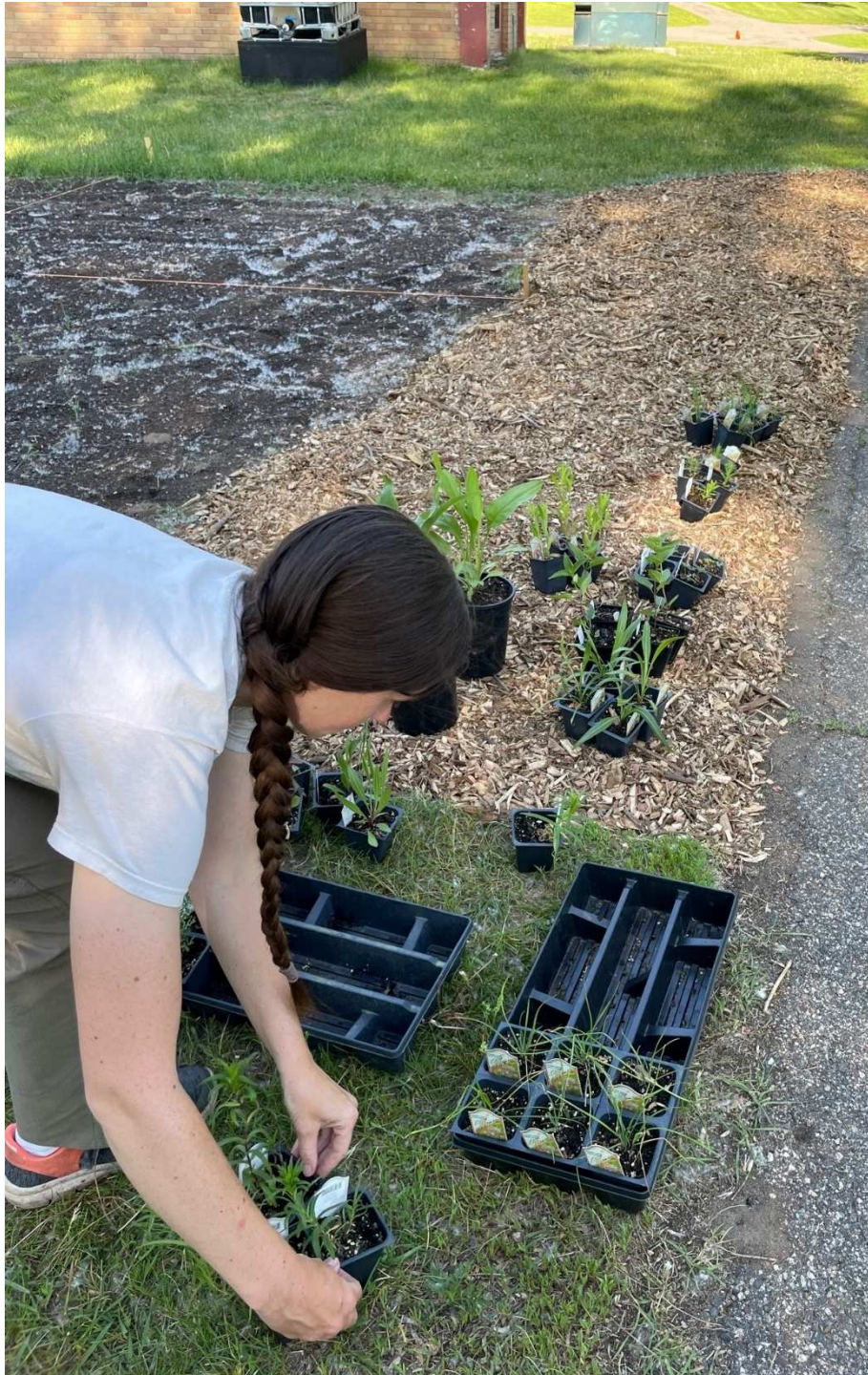
This project will be paid through ARPA funding, and any additional funding remaining will go towards other building energy improvements.

Community Gardens

- The Community Garden pilot site at Veterans Park is in full swing! Plots have been fenced and planted.
- Staff worked with residents to create and plant two pollinator areas at the northern end of the garden space.
- Gardeners are working together to help grow produce for a volunteer-coordinated plot benefitting VEAP.
- Many residents have stopped by the garden to ask questions or inquire about how to participate themselves!









**STAFF REPORT NO. 21****WORK SESSION****6/13/2023**

REPORT PREPARED BY: Amy Markle, Recreation Services Director

DEPARTMENT DIRECTOR REVIEW: Amy Markle, Recreation Services Director
6/5/2023

OTHER DEPARTMENT REVIEW:

CITY MANAGER REVIEW: Katie Rodriguez, City Manager
6/7/2023**ITEM FOR WORK SESSION:****The discussion of Donaldson Park improvements.****EXECUTIVE SUMMARY:**

Donaldson Park buildings were built in 1964 and 1974, and are in great need of reinvestment. The concessions building that has fallen into serious disrepair, will be demolished this summer. The Recreation team would like to propose a plan and process that would include community input to design one centrally located building that would fit as many needs as possible.

The park is incredibly popular across a wide range of user groups and activities. We would like a new building that would appeal to park guests and be welcoming to all.

DIRECTION NEEDED:

The Recreation Department needs input on the presented process and plan as well as funding partners outside of the capital investment budget.

BACKGROUND INFORMATION:**A. HISTORICAL CONTEXT**

The main Donaldson building (warming house) was first constructed in 1964 as a very basic cinder-block warming house, with an extensive remodeling done in 1973. The following year, the Babe Ruth Association built the upper storage/concessions building, also a very basic cinder-block structure. That building received a new roof and fascia in 1996. Both buildings have roofs that are designed in a way that have made them prone to leaking.

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

None

C. CRITICAL TIMING ISSUES:

Richfield Baseball, Inc. has used the upper Donaldson Concessions building for decades, and it is an important aspect to their funding and game experience. We would like to minimize the number of seasons that there is no access to a concessions building by incorporating that need into the design of a new building.

The current building is not up to ADA code, and we would like to design a building that is inclusive and welcoming to all.

D. **FINANCIAL IMPACT:**

The following funds are currently designated to the project in the Recreation Capital Investment Budget:

- 2023-\$50,000 park maintenance funds to demolish the concession building
- 2024-\$70,000 Donaldson Playground Replacement (\$130,000 needed, \$60,000 supported through grants and fundraising)
- 2024-\$100,000 Park Building Demolition
- 2024-\$110,000 Building Renovation
(+\$190,000 used from reserves to reach \$300,000 budgeted to apply for HCFG)
- 2025- \$445,000 Building Renovation

E. **LEGAL CONSIDERATION:**

None

ALTERNATIVE(S):

Reject or modify the proposal to reinvest in the buildings at Donaldson Park, or plan for reinvestment at a later time.

PRINCIPAL PARTIES EXPECTED AT MEETING:

ATTACHMENTS:

Description	Type
□ Donaldson Park Improvements Presentation	Presentation

Donaldson Park Improvements

Amy Markle, Recreation Services Director

June 13, 2023



Overview

- **Park History and Usage**
- **Overview of Current Challenges**
- **Resident Needs**
- **What's Possible**
- **Proposed Process**
- **Discussion**



Brief History of Donaldson Park

- Fun Fact: The park is named after Donaldson's Department Store, which was located at Southdale Mall for decades (the park was under consideration for the mall site)!



- Convenient Location in west Richfield
- The warming house was built in 1964 and had with an extensive remodeling done in 1973.
- The following year, the Babe Ruth Association built the upper storage/concessions building, also a very basic cinder-block structure. That building received a new roof and fascia in 1996.



Park Usage

- Spring, Summer and Fall Months: playground, baseball, basketball, soccer, tennis, pickleball, walking, running, and bicycling.
- Winter Months: hockey, pleasure rink, curling, and broomball
- Special Events: MICC 5K, Best Buy 5K, various events with Richfield Middle School, Hoop Local Basketball Tournament
- Use is from Richfield residents and guests from across the Twin Cities often to play sports



User Groups



- **A wide variety of groups use Donaldson Park as well as individuals and family groups from the community.**

- Richfield Baseball
- Richfield Football
- Richfield Soccer
- Men's Adult League Baseball
- Northstar Baseball
- Great Lakes Baseball
- Holy Angels Baseball
- Private basketball rentals
- Senior Tennis Club
- Holy Angels Tennis
- USTA Tennis
- CSC Broomball
- Josh Phillips Broomball
- Minnesota Curling Association
- Seven Hills Preparatory Academy
- Minnesota Independence College and Community (MICC)
- Richfield Middle School

Current Challenges

Aging buildings with poor roof designs that need major reinvestment

- The upper Donaldson Concessions building (memo was previously sent), has been condemned and will be torn down this summer due to structural deficiencies. This is the only concessions stand in the park.
- The main warming house building is extremely dated which lends to operational challenges, not up to ADA code, and the roof is leaking.





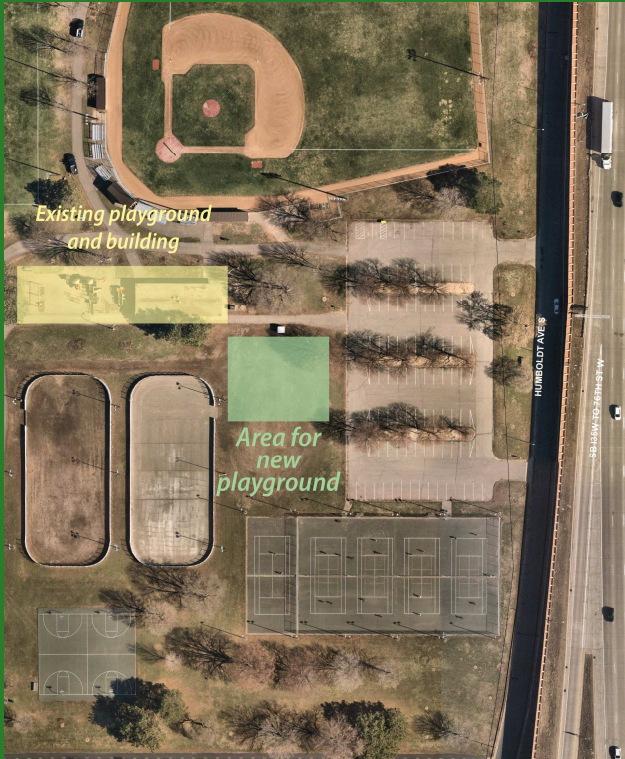


What's Possible with Reinvestment

One building that is designed to fit the needs of the community.

- Aesthetically pleasing building
- Covered picnic and concessions area
- Centrally located concessions that other organizations would have access to
- ADA compliant
- Bathrooms that are accessible from both inside and outside
- Rentable picnic space
- Multi-season space
- Rentable meeting space
- Low maintenance design
- Outdoor access to field lights
- Smaller garage space for Public Works equipment
- Small storage area for winter season equipment











Proposed Process

The following process is an example of steps that could guide staff with community to make reinvestments at Donaldson Park:

- Spring/Summer 2023: Staff understand challenges (demo-survey, meetings with user-groups, staff, and residents).
- Summer 2023: Inform and discuss with Council and Community Services Commission
- Summer 2023: Demo concessions building
- Summer 2023: Determine community needs through engagement
- Fall 2023: Design building to fit needs
- Summer/Fall 2024: Donaldson Playground Reconstruction
- Fall/Winter 2024: Develop project budget
- Spring 2025: Demo current building
- Summer 2025: Construction of new building contingent on funding





Budget Notes

The following funds are currently designated to the project in the Recreation Capital Investment Budget:

- 2023- \$50,000 park maintenance funds to demolish the concession building
 - 2024- \$70,000 Donaldson Playground Replacement (\$130,000 needed, \$60,000 supported through grants and fundraising)
 - 2024- \$100,000 Park Building Demolition
 - 2024- \$110,000 Building Renovation (+\$190,000 used from reserves to reach \$300,000 budgeted to apply for HCFCG)
 - 2025- \$445,000 Building Renovation
-
- Total cost is unknown at this time, but we would have a little over \$1M budgeted.

Direction Needed

- Feedback on process
- "Ok" to move forward
- Ideas for funding partners



Discussion & Questions



**STAFF REPORT NO. 22****WORK SESSION****6/13/2023**

REPORT PREPARED BY: Amy Markle, Recreation Services Director

DEPARTMENT DIRECTOR REVIEW: Amy Markle, Recreation Services Director
6/7/2023

OTHER DEPARTMENT REVIEW:

CITY MANAGER REVIEW: Katie Rodriguez, City Manager
6/7/2023**ITEM FOR WORK SESSION:****Discussion of Local Sales Tax authorization and referendum planning.****EXECUTIVE SUMMARY:**

The City of Richfield was granted the authority by the Minnesota Legislature this past session to bring Local Option Sales Tax to Richfield voters in the next two years at a general election. There are three regional park projects that will be placed individually on the ballot including: the Wood Lake Nature Center Building Project, Veterans Park Complex (including major aquatic improvements), and a new Community Center. The City Attorney has advised that the local option sales tax questions should go on the 2024 ballot as it is a general election. City staff has met with Rapp Strategies, Inc., and will move forward with them to develop an educational campaign for a 2024 referendum. They have a wealth of experience in supporting municipalities in successfully passing referendums including local option sales tax.

DIRECTION NEEDED:

N/A

BACKGROUND INFORMATION:**A. HISTORICAL CONTEXT**

N/A

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

The following policies that include definitions of "general election", are important to this discussion:

- Minnesota Sales Tax Statute- Section 297A.99
- City of Richfield Charter - Section 4.01
- Minnesota State Law- MS 200.02

C. CRITICAL TIMING ISSUES:

N/A

D. FINANCIAL IMPACT:

None at this time.

E. LEGAL CONSIDERATION:

N/A

ALTERNATIVE(S):

None at this time.

PRINCIPAL PARTIES EXPECTED AT MEETING: