



CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

Special Concurrent City Council, Housing and Redevelopment Authority and Planning Commission Work Session

November 13, 2018

CALL TO ORDER

The work session was called to order by Mayor Elliott at 6:15 p.m. in the Bartholomew Room.

Council Members Present: Pat Elliott, Mayor; Maria Regan Gonzalez; Edwina Garcia; Michael Howard and Simon Trautmann.

HRA Members Present: Mary Supple, Chair; Erin Vrieze Daniels; Sue Sandahl; Pat Elliott; and Michael Howard.

Planning Commission Members Present: Sean Hayford Oleary, Chair; Allysen Hoberg; Susan Rosenberg.

Planning Commission Absent: Bryan Pynn; Kathryn Quam; James Rudolph; and Daniel Kitzberger.

Staff Present: Steven L. Devich, City Manager; John Stark, Community Development Director; Julie Urban, Housing Manager; Kate Aitchison, Housing Specialist; and Jared Voto, Executive Aide/Analyst.

Item #1	EMERSON LANE REDEVELOPMENT
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Housing Specialist Aitchison presented on the history of the site. The Housing and Redevelopment Authority (HRA) purchased the property in 2005, hired a design architect to sketch out possibilities for the property, and in 2007 released an RFP for developers that received no responses. She showed a video walkthrough of the property. She discussed internal opportunities for the City's use of the site and outside interests since summer of 2014 to summer of 2018. She discussed a current development proposal by Endres Custom Homes for five homes with list price of approximately \$330-340,000. Lastly, she also discussed the financials of the property, including the amount the HRA has spent thus far and a number of scenarios including: do nothing; sell as vacant land; divide and sell; transfer to recreation services; development of one home; development of three homes; and development of five homes.

Council Members, HRA Commissioners and Planning Commissioners asked questions of staff about the sound wall, the roadway being public versus private, the number of proposed homes, what is included in the development costs estimates, the annual cost and replacement costs of the public roadway compared to the tax revenue from new homes, and sewer and water access to the property.

Mayor Elliott invited Dustin Endres, Endres Custom Homes, to the table to speak and answer questions.

Commissioner Sandahl asked Mr. Endres about the type of home.

Mr. Endres stated the homes would be 4 bedroom, 3 bath, and 2,145 square feet. He stated it is a popular floor plan and built five of these homes in the north east of Richfield last summer. He stated he has two people who have reserved lots if this proposal moves forward and four others who are interested.

Mayor Elliott asked staff about the affordable housing plan and if it was applicable to this proposal.

Housing Manager Urban outlined the affordable housing plan requires over a 3-year period the City expects 20% to be affordable. She stated they would have to recalculate the numbers, and that these would not be affordable, and staff would have to look into another area to ensure the 20% are affordable. She mentioned that currently the City is at around 30% affordable, but these numbers would need to be recalculated.

Commissioner Hoberg commented about including affordability into new developments and not falling back on not including it because we are already at 30% affordable, and having the housing plan incorporate affordable housing especially on the west side.

Mayor Elliott invited homeowners near the proposed development to speak.

Jody Powell, 6800 Emerson Lane, discussed their factors in purchasing their home being near Wood Lake Nature Center and the vacant lot behind their home. She asked how they would be compensated for the loss in value for their home.

Mayor Elliott responded he wasn't certain there would be a loss in value.

John Stark responded that they have tracked this in larger projects and in other areas — Sheridan and 76th St — and the values have risen. He stated they could look at the assessed value of the homes near there.

Ms. Powell asked about the width of the road and the ability for emergency vehicles in the area. She commented on changing the character of the neighborhood with five additional homes in a space where there was previously one or none and asked about the timeline.

Housing Manager Urban responded that there is no timeline at this point, they are seeking guidance from policy makers and mentioned if the proposal moved forward there would be a neighborhood meeting before approvals were considered.

Jerri Scott, 6608 Emerson Ave S, shared her concern about placing five homes and the increased traffic that would come into the street. She also was concerned about the height of these home compared to the ramblers currently there and aske the height to be reduced.

Paul Zobeck, 6714 Emerson Ave S, asked about the proposed costs of purchasing the lot.

Housing Manager Urban responded that they estimated \$60,000 per lot based on previous values.

Mr. Zobeck asked if neighbors had the potential to purchase the lot outright. He commented they purchased in 2009 and the driving force to purchase it was not having neighbors behind them and he was more in favor of one home than five homes.

April Pream, 6639 Emerson Ave S, commented on the quiet nature of the block and asked about the look of the proposed homes.

Urban stated they are the same model but they would change the roof lines and colors and would expect that from the builder.

Ms. Pream stated it would be helpful to see how the homes would actually look. She asked about the annual costs of maintaining the property currently and commented on the range of property values on the block and that any homes on the block above the price of the new homes might reduce in their value and those below the price of the new homes might increase in value.

Mayor Elliott commented on the availability of homes in Richfield and the limited options of lots for the HRA to purchase.

Urban asked the policymakers if there was an option they wanted staff to pursue.

Mayor Elliott did not see this project moving forward while he was on the Council and deferred to the other Council Members.

Council Member Regan Gonzalez stated she did not feel comfortable with the five house proposal.

Council Member Trautmann stated he shared questions about the property if the City is not gaining revenue from the development or sale and taking on certain costs with the public road.

Planning Commission Chair Hayford Oleary stated it is worse if it is three houses than five houses if it has to be a public road and considered if it was better to stay vacant, as it doesn't seem feasible with three homes.

Council Member Howard suggested to have another work session in 2019.

ADJOURNMENT

The work session was adjourned by unanimous consent at 7:00 p.m.

Date Approved: November 27, 2018

Jared Voto
Executive Aide/Analyst

Pat Elliott
Mayor

Steven L. Devich
City Manager



CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

Regular Meeting

November 13, 2018

CALL TO ORDER

The meeting was called to order by Mayor Elliott at 7:04 p.m. in the Council Chambers.

Council Members Present: Pat Elliott, Mayor; Maria Regan Gonzalez; Edwina Garcia; Michael Howard; and Simon Trautmann.

Staff Present: Steven L. Devich, City Manager; Mary Tietjen, City Attorney; Pam Dmytrenko, Administrative Services Director/Assistant City Manager; John Stark, Community Development Director; Jay Henthorne, Chief of Police; Kristin Asher, Public Works Director; Jim Topitzhofer, Recreation Services Director; Karen Schragg, Wood Lake Nature Center Manager; Jack Broz, Transportation Engineer; Julie Urban, Housing Manager; and Jared Voto, Executive Aide/Analyst.

OPEN FORUM

Kathleen Balaban, 6526 Stevens Ave, discussed her reading of Council and commission minutes, watching public meeting, and seeing a management style of negative response management or management by negative response. She submitted her comments in writing to the Council.

PLEDGE OF ALLEGIANCE

Mayor Elliott led the Pledge of Allegiance.

APPROVAL OF MINUTES

M/Howard, S/Garcia to approve the minutes of the: (1) Regular City Council meeting of October 23, 2018; and (2) Special City Council work session of October 30, 2018.

Motion carried 5-0.

Item #1

ANNUAL MEETING WITH THE COMMUNITY SERVICES COMMISSION

Lisa Rudolph, Chair of the Community Services Commission, presented the annual report for the Commission.

Item #2	ANNUAL MEETING WITH THE ARTS COMMISSION
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Joyce Marie, Co-chair of the Arts Commission, presented the annual report for the Commission.

Item #3	ORGANICS DROP-OFF SITE KICK-OFF
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Recreation Services Director Topitzhofer, Wood Lake Nature Center Manager Schragg, and GreenCorps Member Rachel Lindholm discussed the launch of drop-off organics in Richfield, with collection sites at Wood Lake Nature Center and Hope Church. This project is funded by a grant received from Hennepin County.

Item #4	PROCLAMATION: EDWINA GARCIA DAY IN THE CITY OF RICHFIELD AND STATE OF MINNESOTA ON MONDAY, NOVEMBER 26, 2018
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Mayor Elliott read the proclamations declaring Monday, November 26, 2018, as Edwina Garcia Day in the City of Richfield and State of Minnesota.

Council Member Garcia thanked her Council colleagues, City Manager Devich, and the citizens of Richfield for being a great Urban Hometown.

Council Member Regan Gonzalez read comments from her friends and colleagues congratulating Council Member Garcia.

Mayor Elliott recessed the meeting for at 7:44 p.m. to allow Council Member Garcia to thank members of the audience.

Mayor Elliott reconvened the meeting at 7:53 p.m.

Item #5	COUNCIL DISCUSSION <ul style="list-style-type: none">Hats Off to Hometown Hits
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Mayor Elliott thanked Council Member Garcia for all her work.

Council Member Regan Gonzalez spoke regarding the reception for candidates for City Manager on Friday, November 16 from 5:30 to 6:45 p.m. at Richfield City Hall; and thanked Council Member Garcia for her mentorship.

Council Member Howard thanked Council Member Garcia and spoke about her humor, mentorship, and sense of history and respect for the institution of government and service to it.

Council Member Trautmann thanked Council Member Garcia for all of her work and welcomed their ability to continue working together; and thanked Recreation Services Director Topitzhofer for his leadership and congratulated him on his retirement at the end of the year.

Council Member Garcia thanked the Council for everything and promised to continue their work.

Item #6	APPROVAL OF THE AGENDA
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M/Howard, S/Trautmann to approve the agenda.

Motion carried 5-0.

Item #7	CONSENT CALENDAR
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City Manager Devich presented the consent calendar.

- A. Consideration of the approval of the Richfield Pedestrian Master Plan. (S.R. No. 193)
- B. Consideration of the adoption of a resolution authorizing the purchase of two temporary construction easements and one permanent right-of-way easement at 7601 18th Ave. S. related to the 77th Street Underpass Project. (S.R. No. 194)

RESOLUTION NO. 11563
 RESOLUTION AUTHORIZING THE CITY OF RICHFIELD TO MAKE
 PAYMENTS FOR THE PURCHASE OF TEMPORARY AND
 PERMANENT RIGHT-OF-WAY CONSTRUCTION EASEMENTS AT
 7601 18TH AVENUE SOUTH FOR CONSTRUCTION OF THE 77TH
 STREET UNDERPASS PROJECT

This resolution appears as Resolution No. 11563.

- C. Consideration of the adoption of a resolution authorizing a Master Partnership Contract between the City of Richfield and Minnesota Department of Transportation (MnDOT). (S.R. No. 195)

RESOLUTION NO. 11564
 RESOLUTION AUTHORIZING THE CITY OF RICHFIELD TO ENTER
 INTO A MASTER PARTNERSHIP CONTRACT WITH THE MINNESOTA
 DEPARTMENT OF TRANSPORTATION

This resolution appears as Resolution No. 11564.

- D. Consideration of the approval of setting a public hearing to be held on December 11, 2018, for the consideration of the renewal of On-Sale Intoxicating and Sunday Liquor licenses for 2019 for El Tejaban Mexican Grill, LLC d/b/a El Tejaban Mexican Grill, Thompson's Fireside Pizza, Inc. d/b/a Fireside Foundry, Frenchman's Pub, Inc. d/b/a Frenchman's, VPC Richfield Pizza, LLC d/b/a Giordano's of Richfield, Wiltshire Restaurants, LLC d/b/a Houlihan's Restaurant & Bar, Paisan, Inc. d/b/a Khan's Mongolian Barbeque, Lyn 65, LLC d/b/a Lyn 65 Kitchen & Bar, Lyndale Smokehouse, LLC d/b/a Lyndale Smokehouse, Pizza Luce VII, Inc. d/b/a Pizza Luce, Fred Babcock VFW Post 5555 d/b/a Four Nickels Food & Drink and Minneapolis-Richfield American Legion Post 435. (S.R. No. 196)
- E. Consideration of the approval of setting a public hearing to be held on December 11, 2018, for the consideration of the renewal of Pawnbroker and Secondhand Goods Dealer licenses for 2019 for Metro Pawn and Gun, Inc. (S.R. No. 197)

- F. Consideration of the approval of setting a public hearing to be held on December 11, 2018, for the consideration of the renewal of On-Sale Wine and On-Sale 3.2 Percent Malt Liquor licenses for 2019 for Chipotle Mexican Grill of Colorado, LLC d/b/a Chipotle Mexican Grill, Davanni's, Inc. d/b/a Davanni's Pizza & Hot Hoagies, Joy's Pattaya Thai Restaurant, LLC d/b/a Joy's Pattaya Thai Restaurant, LRFC, LLC d/b/a Local Roots Food & Coffee, Los Sanchez Taqueria #2, LLC d/b/a Los Sanchez Taqueria, Minnesota Junior Hockey Group, LLC d/b/a Minnesota Magicians (located in the Richfield Ice Arena), My Burger Operations, LLC, d/b/a My Burger, Patrick's French Bakery, Inc. d/b/a Patrick's Bakery & Café, Henry Thou d/b/a Red Pepper Chinese Restaurant. (S.R. No. 198)
- G. Consideration of the approval of the renewal of a contract with Chief's Towing, Inc., for Public Safety towing services for December 1, 2018, through November 30, 2019. (S.R. No. 199)
- H. Consideration of the adoption of a resolution to accept a grant of \$3,114 from the Office of Justice Programs for bullet proof vests. (S.R. No. 200)

RESOLUTION NO. 11565
 RESOLUTION APPROVING THE GRANT WITH THE U.S.
 DEPARTMENT OF JUSTICE, OFFICE OF JUSTICE PROGRAMS AND
 RICHFIELD POLICE FOR BULLETPROOF VESTS

This resolution appears as Resolution No. 11565.

- I. Consideration of approval of an Electronic Funds Transfer Policy. (S.R. No. 201)
- J. Consideration of the approval of a Personal/Professional Service Agreement with Hennepin County to implement a grant project to operate two organics drop-off sites, one at Wood Lake Nature Center and another in partnership with Hope Church. (S.R. No. 202)
- K. Consideration of the approval of an agreement with Hope Presbyterian Church to operate an organics drop-off site on Church premises at 7132 Portland Avenue for a two-year period. (S.R. No. 203)
- L. Consideration for the adoption of a resolution designating polling places for 2019. (S.R. No. 204)

RESOLUTION NO. 11566
 RESOLUTION DESIGNATING POLLING PLACES FOR 2019

This resolution appears as Resolution No. 11566.

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

Motion carried 5-0.

Item #8	CONSIDERATION OF ITEMS, IF ANY, REMOVED FROM THE CONSENT CALENDAR
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None.

Item #9	CONSIDERATION OF THE ADOPTION OF A RESOLUTION GRANTING A SUBDIVISION WAIVER, ALLOWING THE DIVISION OF 6933 OLIVER AVENUE INTO THREE LOTS. (S.R. NO. 205)
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Council Member Trautmann presented Staff Report No. 205.

Mayor Elliott invited members of the audience who filled out open forum cards to speak on the item.

Michelle Waller, 6925 Oliver Ave S, spoke regarding her opposition to the subdivision waiver and development and asked for the city to consider two lots, not three.

Steve McPherson, 6805 Oliver Ave S, spoke regarding his opposition to the subdivision waiver and development and stated two homes would be sufficient.

Austin DaRoza, 6945 Oliver Ave S, spoke regarding his household's opposition to the subdivision waiver and development of three homes.

Ellen Lees, 6932 Oliver Ave S, spoke regarding her opposition to the subdivision waiver and development, stating that three homes are too many for the area and added there are drainage issues in the area.

Dave Cole, 6912 Oliver Ave S, spoke regarding his opposition to the subdivision waiver and development of three homes on the lot.

Mike Smith, 6928 Oliver Ave S, spoke regarding his opposition to the subdivision waiver, development, and removal of trees from the lot.

Amber Crogan, 6921 Oliver Ave S, spoke regarding her opposition to the subdivision waiver and development.

Kyle Peterson, 6908 Oliver Ave, spoke regarding his opposition of the subdivision waiver and development.

Dustin Endres, Endres Custom Homes and applicant, spoke in response to the neighbor's opposition to the subdivision waiver and development of three homes on the property.

Council Member Trautmann stated that it is important to not set precedents on lot widths and that there are very few places in Richfield that can build step-up housing, and this is an opportunity for that. He discussed keeping consistency in the neighborhood and stated his support for two lots, as opposed the three, on the property.

Council Member Howard thanked neighbors for sharing their concerns and stated this is a challenge of balancing our current housing stock and building more move-up housing. He asked staff if there had been drainage issues on other developments.

Assistant Community Development Director Poelhman responded that staff reviews and approves elevations and impervious space and ensures water flows where it is supposed to. If there are drainage issues after homes are built those are addressed.

Council Member Howard asked about lot sizes on this block and examples of lots, the same width of the proposed lots, around the city.

Community Development Director Stark responded that this block has 18 properties, excluding the subject property, and the majority is 52 feet or less. He discussed the reasoning for staff's recommendation and that the lot sizes throughout the city vary greatly.

Council Member Howard discussed his support of the motion and in saw it in conformance with the City's goals.

Council Member Regan Gonzalez thanked the neighborhood for sharing their concerns. She stated considering the goals of the City and the opportunities to increase housing diversity in the City, she favored the motion.

Council Member Garcia stated her support.

Mayor Elliott stated he knows the neighborhood and the neighbors. He discussed a house in the nearby built by Mr. Endres and the size of the home that can be built on a lot. He stated he would abstain from voting.

Council Member Trautmann made a motion to not adopt a resolution granting a subdivision waiver for 6933 Oliver Avenue. This motion was not seconded and Council Member Trautmann withdrew the motion.

M/Trautmann, S/Regan Gonzalez to adopt a resolution granting a subdivision waiver for 6933 Oliver Avenue.

RESOLUTION NO. 11567
RESOLUTION AUTHORIZING A SUBDIVISION WAIVER FOR 6933
OLIVER AVENUE

Motion carried 3-1. Council Member Trautmann opposed and Mayor Elliot abstained. This resolution appears as Resolution No. 11567.

Item #10	CONSIDERATION OF THE ADOPTION OF A RESOLUTION APPROVING A SUBMITTAL OF THE RICHFIELD 2040 COMPREHENSIVE PLAN TO THE METROPOLITAN COUNCIL. (S.R. NO. 206)
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Council Member Howard presented Staff Report No. 206.

Lance Bernard, Project Manager with HKGi, presented on the comprehensive plan requirements, the planning process, highlighted key chapters of the comprehensive plan, and on-going topics to monitor.

Assistant Community Development Director Poehlman stated there was a map of the 2030 plan and the proposed 2040 plan that shows how few properties changed land use designations. She stated a lot of the changes relate to reducing categories and aligning districts to current status. Two policy changes are the Chamberlain project and north on 16th Avenue were guided as regional and guided to medium density housing.

Council Member Howard invited members of the public to look at the comprehensive plan and read the vision statement.

Mayor and Council Members thanked the community and staff for their work on the comprehensive plan.

M/Howard, S/Garcia to adopt a resolution approving a submittal of the Richfield 2040 Comprehensive Plan to the Metropolitan Council.

RESOLUTION NO. 11568
RESOLUTION APPROVING A SUBMITTAL OF THE RICHFIELD 2040
COMPREHENSIVE PLAN TO THE METROPOLITAN COUNCIL

Motion carried 5-0. This resolution appears as Resolution No. 11568.

Item #11	CONSIDERATION OF THE ADOPTION OF A RESOLUTION INCREASING THE RICHFIELD TOURISM PROMOTION BOARD (RTPB) FROM FIVE TO SEVEN DIRECTOR POSITIONS AND AUTHORIZING THE RTPB AND CITY STAFF TO MAKE RECOMMENDATIONS TO THE COUNCIL FOR FUTURE APPOINTMENTS TO THE BOARD. (S. R. NO. 207)
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This item was been removed.

Council Member Trautmann discussed the purpose of the Richfield Tourism Promotion Board (RTPB) and stated they may be adding additional board members and Council may have an opportunity to appoint board members similar to other appointments made by the Council.

Item #12	CONSIDERATION OF THE APPROVAL OF A CONTRACT WITH STONEBROOKE ENGINEERING, INC. FOR DESIGN ENGINEERING OF THE 65TH STREET RECONSTRUCTION PROJECT BETWEEN GRAND AVENUE AND NICOLLET AVENUE, NOT TO EXCEED \$348,646 AND ADOPTION OF A RESOLUTION FOR REIMBURSEMENT OF CERTAIN EXPENDITURES FROM THE PROCEEDS OF STREET RECONSTRUCTION BONDS TO BE ISSUED BY THE CITY FOR THE 65TH STREET RECONSTRUCTION PROJECT. (S. R. NO. 208)
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Council Member Garcia presented Staff Report No. 208.

Public Works Director Asher discussed the project and stated the project has been shortened to Grand Avenue to Nicollet Avenue, to reduce the bonding need and also being aware of possible private development at the HUB in 2020.

Council Member Trautmann asked about the 2020 timeline and the conversations with the owners of the HUB.

Community Development Director Stark stated the City has had continuing conversations with the owners of the property. He stated the management has stated the HUB is a priority. There are some challenges with long-term leases to buy or work around. He stated it could be a two phase project with the western half completed first. The property owners would like to engage the community in spring of 2019.

M/Garcia, S/Howard to approve a contract with Stonebrooke Engineering, Inc. for design engineering of the 65th Street Reconstruction Project between Grand Avenue and Nicollet Avenue, not to exceed \$348,646 and adopt a resolution for reimbursement of certain expenditures from the proceeds of street reconstruction bonds to be issued by the City for the 65th Street Reconstruction Project.

RESOLUTION NO. 11570
 RESOLUTION DECLARING THE OFFICIAL INTENT OF THE CITY OF
 RICHFIELD TO REIMBURSE CERTAIN EXPENDITURES FROM THE
 PROCEEDS OF BONDS TO BE ISSUED BY THE CITY WITH RESPECT
 TO THE 65TH STREET RECONSTRUCTION PROJECT

Motion carried 5-0. This resolution appears as Resolution No. 11570.

Item #13	CONSIDERATION OF THE ADOPTION OF A RESOLUTION DETERMINING THE RESULTS OF THE CITY GENERAL ELECTION ON TUESDAY, NOVEMBER 6, 2018. (S. R. NO. 209)
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Council Member Regan Gonzalez presented Staff Report No. 209.

Council Members congratulated the Mayor-elect and Council Member-elect.

M/Regan Gonzalez, S/Elliott to adopt a resolution determining the results of the City General Election on Tuesday, November 6, 2018.

RESOLUTION NO. 11571
 RESOLUTION DETERMINING RESULTS OF THE GENERAL
 ELECTION OF THE CITY OF RICHFIELD HELD ON TUESDAY,
 NOVEMBER 6, 2018

Motion carried 5-0. This resolution appears as Resolution No. 11571.

Item #14	CITY MANAGER'S REPORT
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City Manager Devich asked the Council to consider cancellation of the second meeting in December.

M/Elliott, S/Garcia to cancel the City Council meeting of December 25, 2018.

Motion carried 5-0.

Item #15	CLAIMS AND PAYROLLS
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M/Garcia, S/Elliott that the following claims and payrolls be approved:

U.S. Bank	11/13/18
A/P Checks: 272446 - 272893	\$ 2,385,741.80
Payroll: 140632 - 140962 ; 42873	<u>618,409.54</u>
TOTAL	\$ 3,004,151.34

Motion carried 5-0.

OPEN FORUM

None.

Item #16	ADJOURNMENT
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The meeting was adjourned by unanimous consent at 9:33 p.m.

Date Approved: November 27, 2018

Pat Elliott
Mayor

Jared Voto
Executive Aide/Analyst

Steven L. Devich
City Manager