



CITY COUNCIL MEETING MINUTES
 Richfield, Minnesota
Special City Council Work Session

February 11, 2019

CALL TO ORDER

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

Council Members Present: Maria Regan Gonzalez, Mayor; Edwina Garcia; Mary Supple; and Simon Trautmann (arrived at 6:02 p.m.).

Staff Present: Katie Rodriguez, City Manager; Kristin Asher, Public Works Director; Russ Lupkes, Utilities Superintendent; Jack Broz, Transportation Engineer; and Jared Voto, Executive Aide/Analyst.

Item #1	DISCUSS PORTLAND AVE BIKE GAP PROJECT
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Transportation Engineer Broz provided a presentation on the Portland Ave Bikeway at Crosstown (Hwy 62). He discussed the bicycle lane gap between 66th Street in Richfield and 60th Street in Minneapolis. He highlighted the project goals, engagement strategies, the proposed bike lane and layout through re-striping, and project timeline.

Mayor and Council Members asked questions about the project location, the cost of the project, the Transportation Commission’s recommendation, pedestrian signals, and passive detectors for pedestrians.

Transportation Engineer Broz responded to questions explaining the work is north of the roundabout, which was not reconstructed as part of the recently completed Portland Avenue project. He also responded that the project is a mill and overlay, with no curbs being removed, so there are no additional costs for the project based on reconfiguration of the roundabout or lanes. He added that a traffic study of the roundabout would be completed once traffic counts have been done and then options for roundabout will be discussed based on the outcomes of the study. Lastly, he also discussed adding pedestrian activated crossing signals or rapid flashing beacons (RFBs) to the roundabout and could look into passive detectors during final design.

Item #2	DISCUSS CITYWIDE WATER METER REPLACEMENT PROJECT
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Public Works Director Asher presented on the problem of a high failure rate with the current water meters and the solution of completing a citywide meter replacement. She proposed a 3-year replacement plan for the entire city, starting with a pilot program in 2019, and project completion in in 2021. She also discussed the outreach campaign to contact residents about the replacement program. Lastly, she discussed the timeline for the project, with seeking Council approval to move forward with the project at the February 26 City Council meeting.

ADJOURNMENT

The work session was adjourned by unanimous consent at 6:29 p.m.

Date Approved: February 26, 2019

Maria Regan Gonzalez
Mayor

Jared Voto
Executive Aide/Analyst

Katie Rodriguez
City Manager



CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

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

February 11, 2019

CALL TO ORDER

The work session was called to order by Mayor Regan Gonzalez at 6:31 p.m. in the Bartholomew Room.

Council Members Present: Maria Regan Gonzalez, Mayor; Edwina Garcia; Mary Supple; and Simon Trautmann.

HRA Members Present: Mary Supple, Chair; Erin Vrieze Daniels; Pat Elliott; and Maria Regan Gonzalez.

HRA Members Absent: Sue Sandahl.

Planning Commission Members Present: Sean Hayford Oleary, Chair; James Rudolph; Kathryn Quam; Allysen Hoberg; and Peter Lavin.

Planning Commission Absent: Bryan Pynn; and Susan Rosenberg.

Staff Present: Katie Rodriguez, City Manager; John Stark, Community Development Director; Julie Urban, Housing Manager; and Jared Voto, Executive Aide/Analyst.

Item #1	DISCUSS PROPOSED HOUSING DEVELOPMENT FOR THE CITY GARAGE SOUTH SITE
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Julie Urban, Housing Manager, introduced representatives from MWF Properties.

Chris Stokka, MWF Properties, presented the development team that includes the developer, builder and property manager. He provided a development summary of the proposed project, with a four story building with underground parking, a mix of 1, 2, and 3-bedroom units. Lastly, he discussed the proposed development schedule.

Council Member Supple asked for a definition of a "land write down".

Community Development Director Stark stated the developer would be asking for the HRA to sell the property for a lesser amount than it appraised for, possibly zero. This is in an established TIF District and the City could pay itself back the difference using tax increment funds.

Planning Commissioner Rudolph asked why there is a TIF District if the developer want not looking for TIF.

Community Development Director Stark stated it is a faster pay back than the City/HRA would receive from the city allotment of the tax revenues.

Council Member Garcia asked about staff's review of the proposed project and if the neighborhood has heard about this project.

Community Development Director Stark responded it has generally been reviewed by staff for its fit in planning and zoning but specifics, like setbacks, have not been reviewed. He also stated a notice has not been sent out for this work session; if policymakers were interested in the proposal then the next step would be to engage the neighbors.

Planning Commissioner Hoberg asked if there are any environmental concerns since this was a previous industrial site.

Mr. Stokka responded it would be something they would look into, but they have developed sites previously used as dry cleaners.

Community Development Director Stark responded that environmental reports have been done on the entire site and there shouldn't be many issues on this site, other than possible soil removal and clean fill brought in.

Commissioner Elliott commented that it is nice to see workforce housing brought back as he thinks it is needed in Richfield. He discussed the figures shown and the City Council and HRA's decision to know what the buy down would be. He also asked about the size of the units and discussed the need for affordable housing for families.

Mr. Stokka responded that about 25% are 1-bedrooms and the rest are 2- or 3-bedrooms.

Planning Commission Chair Hayford Oleary asked about the public storage site to the south and the possibility of redevelopment of that site.

Department Director Stark responded he did not know if there was possibility of redeveloping that site.

Commissioner Quam commented that she was impressed that they had never sold a property and headquartered in Richfield.

Commissioner Lavin asked about the financing and if there was a difference between standard affordable housing and workforce housing.

Mr. Stokka responded there are a lot of different terms for housing that are financed with tax credits and affordability levels can go from 20-80%. Their housing is more toward the 50-70%, which they classify as workforce housing.

Council Member Trautmann commented about his concerns on family housing in this particular location due to the railroad and I-494.

Community Development Director Stark responded that this is use is what is indicated in the comprehensive plan, currently and the previous plan, so that is the direction they have taken. This proposal is similar to what was proposed in 2011-2012. He stated it received policymaker support

initially, but had neighborhood opposition. He commented staff is committed to bring the neighborhood and policymakers together at the same time, if there is interest in the proposal.

ADJOURNMENT

The work session was adjourned by unanimous consent at 7:01 p.m.

Date Approved: February 26, 2019

Maria Regan Gonzalez
Mayor

Jared Voto
Executive Aide/Analyst

Katie Rodriguez
City Manager



CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

Regular Meeting

February 11, 2019

CALL TO ORDER

The meeting was called to order by Mayor-for-a-Day Hazel Bieganek and Mayor Regan Gonzalez at 7:04 p.m. in the Council Chambers.

Council Members Present: Maria Regan Gonzalez, Mayor; Edwina Garcia; Mary Supple; and Simon Trautmann.

Staff Present: Katie Rodriguez, City Manager; Brian Lehinger, City Attorney; Pam Dmytrenko, Administrative Services Director/Assistant City Manager; Chris Regis, Finance Director; John Stark, Community Development Director; Kristin Asher, Public Works Director; Jennifer Anderson, Support Service Supervisor; and Jared Voto, Executive Aide/Analyst.

OPEN FORUM

None.

PLEDGE OF ALLEGIANCE

Mayor Regan Gonzalez led the Pledge of Allegiance.

Item #1

MAYOR OF THE DAY ESSAY BY HAZEL BIEGANEK

Mayor Regan Gonzalez welcomed Hazel Bieganek who received an honorable mention from the League of Minnesota Cities for her Mayor for a Day essay. Ms. Bieganek read her essay.

APPROVAL OF MINUTES

M/Garcia, S/Supple to approve the minutes of the regular City Council meeting of January 22, 2019.

Motion carried 4-0.

Item #2	COUNCIL DISCUSSION <ul style="list-style-type: none"> Hats Off to Hometown Hits
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Council Member Trautmann spoke regarding beginning of registration for spring youth sports with soccer, softball, and baseball, and invited everyone to sign-up their children using the City of Richfield’s website.

Council Member Supple spoke regarding the Richfield Arts Commission’s display at the community center and invited people to submit their art for display; and thanked the Public Works Department and Public Safety Department for their work during the recent weather events.

Council Member Garcia mentioned the passing of Lorraine Nilsen, whose family runs the Nilsen funeral home, and offered her condolences to the family; and spoke regarding the City Council meeting with legislators on Friday, February 15 at 7:45 a.m.; on Tuesday, February 19 at 10 a.m. at Holy Angels Academy is a naturalization ceremony; on Wednesday, February 20 at 12:30 p at the Richfield Community Center a fraud and scam event for seniors hosted by the Richfield Police Department; and thanked the Public Works Department for their work handling all the snow.

Mayor Regan Gonzalez thanked Mayor Hazel Bieganek for her wonderful essay and asked for her autograph on the essay; commended and thanked all the City staff members, including the Public Works, Public Safety, and Fire Departments, for their work during the polar vortex and snow events; on Wednesday, February 20, at 5:30 p.m. will be the State of the Community at the Richfield Middle School; and reminded residents of Ward 3 that tomorrow (February 12) is special election.

Item #3	APPROVAL OF THE AGENDA
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M/Trautmann, S/Supple to approve the agenda.

Motion carried 4-0.

Item #4	CONSENT CALENDAR
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City Manager Rodriguez presented the consent calendar.

- A. Consideration of the approval of a Small Wireless Facility Collocation Agreement with New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility, that sets forth the terms and conditions of collocation on wireless support structures within City right-of-way. (S.R. No. 22)
- B. Consideration of the adoption of a resolution to adopt the Richfield Surface Water Management Plan. (S.R. No. 23)

RESOLUTION NO. 11605
RESOLUTION ADOPTING THE CITY OF RICHFIELD SURFACE
WATER MANAGEMENT PLAN

- C. Consideration of the adoption of a resolution authorizing the City of Richfield to accept grant funds of \$10,000 and enter into Source Water Protection Competitive Grant Agreement No. 152466 with Minnesota Department of Health (MDH) to permanently seal unique well no. 206330 (Wood Lake). (S.R. No. 24)

RESOLUTION NO. 11606
 RESOLUTION AUTHORIZING THE CITY OF RICHFIELD TO ACCEPT
 GRANT FUNDS IN THE AMOUNT OF \$10,000 AND ENTER INTO
 SOURCE WATER PROTECTION COMPETITIVE GRANT AGREEMENT
 NO. 152466 WITH MINNESOTA DEPARTMENT OF HEALTH TO
 PERMANENTLY SEAL UNIQUE WELL NO. 206330

- D. Consideration of the approval of the first reading of an ordinance amending Section 617 of the Richfield City Code regulating food establishments for consistency with recently updated State regulations. (S.R. No. 25)

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

Council Member Supple shared information related to Item 4.A.

Motion carried 4-0.

Item #5	CONSIDERATION OF ITEMS, IF ANY, REMOVED FROM THE CONSENT CALENDAR
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None.

Item #6	CONSIDERATION OF THE SECOND READING OF AN ORDINANCE AMENDING SECTION 300 OF THE RICHFIELD CITY CODE TO FORMALLY ESTABLISH THE OFFICES OF CITY TREASURER AND CITY CLERK. (S.R. NO. 26)
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Council Member Supple presented Staff Report No. 26.

M/Supple, S/Trautmann to approve the second reading of an ordinance amending Section 300 of the Richfield City Code to formally establish the offices of City Treasurer and City Clerk.

Motion carried 4-0.

Item #7	CONSIDERATION OF THE ADOPTION OF A RESOLUTION APPROVING THE CONTRACT WITH THE LABOR AND TRADES LOCAL 49 FOR THE PERIOD JANUARY 1, 2019 THROUGH DECEMBER 31, 2020 AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT. (S.R. NO. 27)
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Council Member Trautmann presented Staff Report No. 27 and thanked staff for their work, highlighting the great work of all levels of City staff.

M/Trautmann, S/Garcia to adopt a resolution approving the provisions of the 2019-2020 labor agreement with the Labor & Trades Local 49 bargaining unit and authorize the City Manager to execute the agreement.

RESOLUTION NO. 11607
 RESOLUTION APPROVING LABOR AGREEMENT BETWEEN THE
 CITY OF RICHFIELD AND INTERNATIONAL UNION OF OPERATING
 ENGINEERS, LOCAL 49 BARGAINING UNIT FOR YEARS 2019 AND
 2020

Motion carried 4-0.

Item #8	CONSIDERATION OF THE ADOPTION OF A RESOLUTION ESTABLISHING A POLICY FOR ADVISORY BOARDS AND COMMISSIONS APPOINTMENT PREFERENCE. (S.R. NO. 28)
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Council Member Supple presented Staff Report No. 28.

M/Supple, S/Trautmann to adopt a resolution establishing a policy for advisory boards and commissions appointment preference.

RESOLUTION NO. 11608
 RESOLUTION ESTABLISHING A POLICY FOR ADVISORY BOARD
 AND COMMISSIONS APPOINTMENT PREFERENCE

Motion carried 4-0.

Item #9	CONSIDERATION OF THE APPROVAL OF AGREEMENTS WITH NON-PROFIT ORGANIZATIONS TO PROVIDE SOCIAL SERVICES TO THE CITY OF RICHFIELD AND AUTHORIZATION OF THE CITY MANAGER TO EXECUTE AGREEMENTS WITH THOSE AGENCIES. (S.R. NO. 29)
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Council Member Garcia presented Staff Report No. 28 and thanked those recipients who were in attendance.

Council Member Trautmann discussed the value of these non-profits in the services they provide to members of the community.

M/Garcia, S/Supple to approve the agreements between the recommended non-profit organizations and the City of Richfield and authorize the City Manager to execute agreements for services with those agencies.

Mayor Regan Gonzalez thanked those that volunteered to review and recommend the organizations to receive funding and thanked those organizations that offer services to the community.

Motion carried 4-0.

Item #10	CLOSED SESSION PURSUANT TO MINNESOTA STATUTES, SECTION 13D.05, SUBD. 3(B) FOR AN ATTORNEY-CLIENT PRIVILEGED DISCUSSION OF HENNEPIN COUNTY DISTRICT COURT FILE NO. 27-CV-18-16502 INVOLVING THE CITY'S ACQUISITION OF THE MOTEL 6 PROPERTY LOCATED AT 7636 CEDAR AVENUE SOUTH, RICHFIELD, MINNESOTA.
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Mayor Regan Gonzalez moved the meeting into closed session at 7:52 p.m.

The City Council reconvened the meeting at 8:12 p.m.

Item #11	CONSIDERATION OF THE ADOPTION OF A RESOLUTION AUTHORIZING A STIPULATED AWARD OF COMMISSIONERS FOR THE ACQUISITION OF THE MOTEL 6 PROPERTY AS REQUIRED FOR THE CONSTRUCTION OF THE 77TH STREET/RICHFIELD PARKWAY PROJECT. (S.R. NO. 30)
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Mayor Regan Gonzalez presented Staff Report No. 28.

M/Supple, S/Trautmann to adopt a resolution authorizing a stipulated award of commissioners for the acquisition of the Motel 6 Property as required for the construction of the 77th Street/Richfield Parkway project.

RESOLUTION NO. 11609
 RESOLUTION AUTHORIZING A STIPULATED AWARD OF
 COMMISSIONERS FOR THE ACQUISITION OF THE MOTEL 6
 PROPERTY AS REQUIRED FOR THE CONSTRUCTION OF THE 77TH
 STREET/RICHFIELD PARKWAY PROJECT

Motion carried 4-0.

Item #12	CITY MANAGER'S REPORT
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City Manager Rodriguez spoke regarding attending the Minnesota Independence College & Community family weekend and stated that the results of the special election will be posted on the City's website tomorrow evening.

Item #13	CLAIMS AND PAYROLLS
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M/Garcia, S/Trautmann that the following claims and payrolls be approved:

U.S. Bank	02/11/19
A/P Checks: 274766 - 275229	\$ 1,694,964.66
Payroll: 142574 - 142911 ; 143246 - 143579	1,353,843.00
TOTAL	\$ 3,048,807.66

Motion carried 4-0.

OPEN FORUM

None.

Item #14	ADJOURNMENT
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The meeting was adjourned by unanimous consent at 8:15 p.m.

Date Approved: February 26, 2019

Maria Regan Gonzalez
Mayor

Jared Voto
Executive Aide/Analyst

Katie Rodriguez
City Manager