

REGULAR CITY COUNCIL MEETING VIRTUAL MEETING HELD VIA WEBEX JULY 14, 2020 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 on items not on the agenda. Individuals who wish to address the Council must have registered prior to the meeting.

Approval of the Minutes of the (1) City Council and HRA Work Session of June 15, 2020; (2) City Council Work Session of June 23, 2020; and (3) City Council Meeting of June 23, 2020.

AGENDA APPROVAL

- 1. Approval of the Agenda
- 2. Consent Calendar contains several separate items, which are acted upon by the City Council in one motion. Once the Consent Calendar has been approved, the individual items and recommended actions have also been approved. No further Council action on these items is necessary. However, any Council Member may request that an item be removed from the Consent Calendar and placed on the regular agenda for Council discussion and action. All items listed on the Consent Calendar are recommended for approval.
 - A. Consider an ordinance amending regulations pertaining to the installation of small wireless facilities and wireless support structures in the right-of-way.

Staff Report No. 73

B. Consider a resolution granting a conditional use permit to allow a small wireless facility in the right-of-way near 7108 Lyndale Avenue South.

Staff Report No. 74

C. Approve a resolution authorizing a summary publication of a lengthy zoning code amendment previously approved on January 28, 2020.

Staff Report No. 75

D. Consider the adoption of a resolution granting a subdivision waiver for a minor boundary adjustment at 7020 Oak Grove Boulevard and 7000 Lyndale Avenue.

Staff Report No. 76

E. Consider the adoption of a resolution supporting Livable Communities Demonstration Act grant applications to the Metropolitan Council to support redevelopment of the northeast corner of 65th and Lyndale Avenue and of 101 66th Street East.

Staff Report No. 77

F. Consider the adoption of a resolution appointing election judges for the Primary Election of August 11, 2020, and General Election of November 3, 2020.

Staff Report No. 78

G. Continue the public hearing to consider the platting and vacation of easements at 6228 Penn Avenue South and 6200 Queen Avenue South (Lunds & Byerlys) to July 28, 2020.

Staff Report No. 79

H. Approve a third amendment to the Site Lease Agreement at 7401 Logan Avenue South between the City of Richfield and T-Mobile Central LLC (successor in interest to APT Minneapolis, Inc.) with regard to the extension of lease renewal terms.

Staff Report No. 80

- I. Consider the adoption of a resolution:
 - designating Lyndale Avenue from 62nd St to 77th St an "urban district" pursuant to Minnesota Statutes, section 169.14; and
 - setting the speed limit of the corridor at 30 miles per hour and directing Public Works to erect signage accordingly.

Staff Report No. 81

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

RESOLUTIONS

4. Consider a variety of land use approvals for a proposal to construct an 82-unit apartment building on 64th Street, east of Lyndale Avenue (future address: 600 64th Street West).

Staff Report No. 82

PUBLIC HEARINGS

5. Public hearing and consider a resolution approving a final plat of the RF64 Addition.

Staff Report No. 83

6. Conduct a public hearing and consider approval of resolutions vacating utility easements and approving the preliminary and final plats of the Henley 2 Addition.

Staff Report No. 84

PROPOSED ORDINANCES

7. Consider the approval of the first reading of an ordinance amending Subsection 210.01 of the City Code related to City Council salaries.

Staff Report No. 85

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

Concurrent City Council and Housing and Redevelopment Authority Work Session

June 15, 2020

CALL TO ORDER

The work session was called to order by HRA Chair Supple at 5:45 p.m. via Webex.

Council Members

Present

Maria Regan Gonzalez, Mayor; Mary Supple; Simon Trautmann, and Ben

Whalen.

Council Members

Absent:

Edwina Garcia.

HRA Members

Mary Supple, Chair; Maria Regan Gonzalez; Sue Sandahl;

Present:

Erin Vrieze Daniels; and Pat Elliott

HRA Members

Absent:

None

Staff Present: Katie Rodriguez, City Manager; John Stark, HRA Executive

Director/Community Development Director; Julie Urban, Housing Manager; Melissa Poehlman, Assistant Community Development and LaTonia DuBois.

Administrative Assistant.

Others Present:

Lori Boisclair, Boisclair Corporation (RF64/6501 Penn); Charlie Bird, PLH Associates (Emi project); Mike Barnett, MB Realty (RF64/6501 Penn); Paul Lynch, PLH Associates (Emi project) and Adam Seraphine, NHH Properties

(RF64/6501 Penn).

Item #1

REDEVELOPMENT UPDATES- THE EMI

HRA Chair Supple inquired about speakers for the open forum. Administrative Assistant DuBois explained there were no comments for open forum and provided instructions for submitting open forum comments prior to meetings.

HRA Executive Director Stark presented development projects that would be addressed at this work session and introduced Assistant Community Director Poehlman to speak about the Emi project.

Assistant Community Director Poehlman provided information on the project location, project delays, and conversations about adding some affordability and making modifications to the project, and asked policy makers to provide general feedback, she then invited Paul Lynch (PLH Associates) to explain his proposal.

Paul Lynch introduced Charlie Bird (PLH Associates) who he brought on to help with the project due to having several years of experience with affordable housing and apartment complexes.

Charlie Bird explained his history with the Emi project and how the original plan was not feasible due to increased construction costs and that they have had conversations regarding the potential of Tax Increment Funding and the addition of affordable units. They have come up with a couple different versions of the project that would add some affordable units and reduce commercial space.

Commissioner Sandahl requested clarification on project location.

Charlie Bird provided project location information, and Assistant Community Director Poehlman provided lot area.

Council member Whalen inquired about the different options for affordability.

Charlie Bird explained the options of reducing commercial space and adding some affordability or eliminating commercial space all together and offered affordability rates.

Assistant Community Director Poehlman provided feedback received from Ehlers. The two preliminary options meet HRA requirements, but would reduce commercial space.

HRA Chair Supple inquired about what the concerns were from the public regarding the original proposal.

HRA Executive Director Stark explained some of the concerns heard from the neighborhood regarding the original proposal.

Council member Whalen stated his support of the affordability factor and inquired about commercial space in the general area, including the HUB shopping mall and asked staff to provide an update on the previous conversations regarding the HUB area.

Assistant Community Director Poehlman provided feedback regarding the HUB area and expressed thoughts of the potential value of commercial space at the Emi project.

Commissioner Vrieze Daniels stated she is in support of adding additional affordability inquired about the commercial space being reduced or not and still adding six units and about sizes of the units.

Charlie Bird explained the size of the units with reduced commercial space versus no reduced commercial space and stated the affordable units would all be one bedroom, but would be larger than one bedroom units in Minneapolis.

Commissioner Sandahl inquired about how many levels, if there were elevators and parking. Stated that she is in support of affordable housing but she is more concerned with getting a development that works.

Mayor Regan Gonzalez expressed support of the full development being housing and would like to see some two bedrooms included in the affordability aspect.

HRA Chair Supple expressed her support of affordable housing and funding form the HRA to include affordability.

Council member Trautmann offered support for affordability and expressed thoughts for potential value of small commercial space in the area.

Commissioner Sandahl expressed support for commercial space in the area and the benefits of having community gathering spaces.

REDEVELOPMENT UPDATES - 6501 PENN AVENUE SOUTH

HRA Executive Director Stark provided the history of the development site gave a recap of a prior work session and offered staff suggestions for the site.

Housing Manager Urban added that there are still a lot of details that need to be worked out, phasing and timing that deeper affordability requires, discussed struggles to get input from the community due to Covid-19 and the inability to have community meetings and requested feedback from policy makers.

HRA Executive Director Stark explained that due to higher costs, the Locus development team would not be able to be involved in the project if it was decided that deeper affordability was involved.

Commissioner Vrieze Daniels expressed her support for 100% deeper affordability.

Commissioner Elliott expressed the importance of community feedback.

Commissioner Sandahl expressed support for 20% affordability and concerns regarding 100% affordability.

HRA Executive Director Stark explained previous responses from the community to 100% affordability and the struggle to gain support from the community.

Council member Whalen offered support for 100% affordability and suggested a range of income restrictions.

Council member Trautmann offered support for a mixture of affordability throughout the development and expressed discouragement that the Locus architect team would not be a part of the development.

HRA Executive Director Stark informed policy makers that staff would pursue which ever direction policy makers decide upon.

Mayor Regan Gonzalez agreed with deeper affordability, the importance of community feedback and discussed language used regarding affordable housing.

Commissioner Vrieze Daniels seconded Mayor Regan Gonzalez's thoughts regarding language used to explain affordable housing.

Commissioner Elliott spoke of affordability versus income restricted and thoughts he has heard from community members. Commissioner Elliott suggested getting more community feedback before moving forward.

Commissioner Sandahl expressed concerns with building developments that are only for low income.

HRA Chair Supple spoke in favor of a mixed income development that would include 30% – 80% income averaging and the benefits of the amount of additional time required to get the development funded.

Lori Boisclair (Boisclair Corporation) explained challenges and steps required to obtain funding for affordable housing.

REDEVELOPMENT UPDATES - RF64

Housing Manager Urban provided an update on the RF64 project.

Adam Seraphine (NHH Properties) discussed setbacks due to Covid-19 and the acquisition process, provided construction updates and the next phases in the project.

Mike Barnett (MB Realty) provided a re-cap on sales of the townhomes and impacts of Covid-19 on sales. Informed policy makers that 64 townhomes are projected and the possibility of increasing that number

Council member Whalen inquired about changes in unit sizes.

Adam Seraphine provided estimated unit sizes for apartments and townhomes and explained that they are waiting for final designs from architect.

HRA Chair Supple inquired about accessibility and affordability.

Adam Seraphine explained the affordability is in the townhomes and informed policy makers that he would get the numbers for accessibility to John and Julie soon.

Council member Whalen spoke of the benefits of more accessible and the need for larger units.

Lori Boisclair spoke to the number of three bedroom units and the costs for accessible units.

HRA Executive Director Stark provided status updates on the Enclave and mentioned an upcoming work session on that item. Provided updates on the Henley II, the Novo, Lunds apartments and instructed anyone with questions to email him directly.

ADJOURNMENT

The work session was adjourned by unanimous consent at 6:57 p.m.

Date Approved: July 23, 2020

	Maria Regan Gonzalez Mayor	
_aTonia DuBois	Katie Rodriguez	
Administrative Assistant	City Manager	



CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

City Council Work Session Virtual meeting held via WebEx

June 23, 2020

CALL TO ORDER

The meeting was called to order by Mayor Regan Gonzalez at 5:47 p.m. held via WebEx

Council Members

Maria Regan Gonzalez, Mayor; Edwina Garcia; Mary Supple; and Ben

Present:

Whalen

Council Members

Absent:

Simon Trautmann

Staff Present:

Katie Rodriguez, City Manager; Blanca Martinez Gavina, Executive Analyst;

and Kelly Wynn, Senior Office Assistant

Others Present:

Ann Lenczewski, State Government Relations

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DISCUSSION OF CITY COUNCIL SALARIES

City Manager Rodriguez provided a brief background on the discussion and council will be setting the pay rate for city council for 2021 and 2022.

Council Member Supple recommended council take no increase in pay due to the pandemic to help conserve costs for the city.

Council Member Garcia agreed with Council Member Supple and would support no increase in salary.

Council Member Whalen stated he wouldn't be opposed to an increase. He believes council should be compensated for the time it takes for the position. He also spoke of the efforts it takes on top of a full time job.

Council Member Garcia spoke of how the pandemic has affected everyone in so many ways and she would feel uncomfortable taking an increase at this time. She also touched on how people do the job for the community and not for the money.

Mayor Regan Gonzalez read the following points submitted by Council Member Trautmann:

- This job is not done for the pay
- Would not be in support of any big increase
- May deter future residents from applying knowing how little the pay is for the position

Mayor Regan Gonzalez supported no increase as a symbolic gesture during these times involving the pandemic.

Council Member Whalen clarified council will be setting the pay rate for the next two years and asked if the item could be revisited in a year if pandemic is beginning to pass.

City Manager Rodriguez confirmed they could revisit the item if desired.

Mayor Regan Gonzalez asked if staff could bring back two options for council to vote on since Council Member Trautmann is not present.

City Manager Rodriguez asked council to weigh in the option of zero percent increase for 2021 and to revisit the item in regards to the 2022 rate.

Council Member Supple showed support of a zero percent increase for the next two years with the uncertainty of the affects the pandemic will have on the city long term.

Council Member Garcia supported Council Member Supple's statement.

Mayor Regan Gonzalez recommended assessing the situation on a yearly basis until the effects of the pandemic are manageable.

City Manager Rodriguez confirmed the goal of the review is to have council set the rate for the next two years, until the next election. She said she would gather some financial indicators to help better support a decision.

Item #2

LEGISLATIVE UPDATE FROM ANN LENCZEWSKI

City Manager Rodriguez introduced Ann Lenczewski and what she will be reviewing in her update.

Ann Lenczewski gave a brief background of her work and how busy the session has been with so many decisions being made regarding COVID-19 along with the unfortunate incident involving George Floyd. She spoke on the bipartisan approach that has been taken to get items through for Richfield. She also touched on:

- Wood Lake Nature Center project
- 77 Underpass
- Worker's compensation for First Responders
- Splitting of federal money and how it may be spent

Council Member Supple wondered if money spent through the HRA and EDA for financial assistance could be replaced with federal money.

Ann Lenczewski said those guidelines are unclear at this time. The League of MN Cities is attempting to set up rules.

Council Member Whalen would like to also use the money for rental and eviction assistance if possible.

Ann Lenczewski stated the Governor may extend the eviction moratorium as well so it is necessary to keep that in mind.

Council Member Garcia spoke of this being the first time a lobbyist has come to report to council and she would rather communicate directly with legislators.

City Manager Rodriguez commented on being able to have legislators also come to report in the future. She then spoke on how the city has been tracking expenses related to COVID-19 in the hopes of being reimbursed in the future.

Council Member Whalen questioned if the city is still short on laptops and if the federal money would cover technology needs.

City Manager Rodriguez stated they are exploring all avenues on how the money will be eligible for spending but the guidelines are extremely broad right now and the city is waiting for more direction.

Mayor Regan Gonzalez commented on the excellent work legislators are doing to support Richfield. She also asked for more information on how police reform and other changes may be adopted.

Ann Lenczewski believes many have been misunderstanding what people of color have been saying in which is there can be no compromise on justice. She also briefly spoke on the following:

- Potential residency requirements for law enforcement
- Arbitration issue
- 77 Underpass not included in last bonding bill

Council Member Garcia would like to see a non-partisan approach and her dislike of multiple parties. She believes everyone should be able to work together.

Ann Lenczewski agreed people need to work together.

Council Member Supple thanked everyone for all their hard work.

Mayor Regan Gonzalez thanked Ann Lenczewski for attending and reporting. She expressed her hope to utilize this chance to implement a lot of change.

Council Member Garcia thanked Ann Lenczewski for all the daily updates she has been supplying the council and staff.

ADJOURNMENT

The work session was adjourned by unanimous consent at 6:33 p.m.

Date Approved: July 14, 2020

	Maria Regan Gonzalez Mayor
Kelly Wynn Senior Office Assistant	Katie Rodriguez City Manager



CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

Regular Council Meeting Virtual Meeting held via WebEx

June 23, 2020

CALL TO ORDER

The meeting was called to order by Mayor Maria Regan Gonzalez at 7:01 p.m. via WebEx.

Council Members

Present:

Maria Regan Gonzalez, Mayor; Mary Supple; Ben Whalen; and Edwina Garcia

Council Members

Absent:

Simon Trautmann

Staff Present: Katie Rodriguez, City Manager; Mary Tietjen, City Attorney; Jennifer Anderson,

Health Administrator; John Stark, Community Development Director; Melissa Poehlman, Assistant Community Development Director; Amy Markle, Recreation Director; Jane Skov, IT Manager; Blanca Martinez Gavina, Executive Analyst;

and Kelly Wynn, Senior Office Assistant

Others Present: Dr. Marc Jenkins; and Ron Johnson, Firefighters for Healing

PLEDGE OF ALLEGIANCE

Mayor Regan Gonzalez led the Pledge of Allegiance

OPEN FORUM

No speakers. Senior Office Assistant Wynn stated no submissions had been received and reviewed the options to participate.

APPROVAL OF MINUTES

City Attorney Tietjen reviewed and directed changes to the language in minutes of a from the City Council Special session from June 17, 2020.

M/Supple, S/Whalen to approve the minutes of the (1) Special City Council and Staff Work Retreat of May 20, 2020; (2) Special City Council and Staff Work Retreat of June 10, 2020; (3) City Council Meeting of June 9, 2020; and (4) Special City Council closed session of June 17, 2020 with amended changes from City Attorney Tietjen.

Executive Analyst Martinez Gavina took roll call vote:

Regan Gonzalez: AYE

Supple: AYE Garcia: AYE Whalen: AYE

Motion carried 4-0

Item #1

PRESENTATION OF DR. MARC JENKINS PROCLAMATION

Mayor Regan Gonzalez presented the proclamation.

Senior Office Assistant Wynn presented the Key to the City of Richfield.

Dr. Marc Jenkins thanked Council for the recognition. He spoke of how proud and thrilled he is to be a Richfield resident.

Council Member Garcia commented on how Dr. Jenkins is a 'modern day hero.' His work and contributions to COVID-19 are wonderful and expressed her gratitude.

Council Member Supple congratulated Dr. Jenkins. She also expressed her gratitude of his work with community youth and in being a fantastic role model.

Council Member Whalen echoed the many congratulations. He thanked Dr. Jenkins for all his work, especially with COVID-19 and in the community.

Mayor Regan Gonzalez commented on all of Dr. Jenkins' achievements and is so grateful to have him as a Richfield resident. She spoke of how he has inspired many youth to become scientists and looks forward to what he is able to achieve in the future.

Item #2

APPROVAL OF THE AGENDA

M/Whalen, S/Garcia to approve the agenda

Executive Analyst Martinez Gavina took roll call vote:

Regan Gonzalez: AYE

Supple: AYE Garcia: AYE Whalen: AYE

Motion carried 4-0

Item #3

CONSENT CALENDAR

City Manager Rodriguez presented the consent calendar.

A. Consider the approval of the City of Richfield's Xcel Energy Partners in Energy Application submission (Staff Report No. 69)

RESOLUTION NO. 11743

RESOLUTION AUTHORIZING ACCEPTANCE OF A DONATION RECEIVED BY THE MINNEAPOLIS FOUNDATION AND TO AUTHORIZE THE CITY OF RICHFIELD TO ADMINISTER THE FUNDS IN ACCORDANCE WITH THE UPDATED CENSUS

- B. Continue the public hearing to consider the platting and vacation of easements at 6228 Penn Avenue South and 6200 Queen Avenue South (Lunds & Byerlys) to July 14, 2020 (Staff Report No. 70)
- C. Consider the approval of first reading of a transitory ordinance vacating a right-of-way easement on property at 6228 Penn Avenue South (Lunds) and schedule a public hearing and second reading for July 14, 2020 (Staff Report No. 71)

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

Executive Analyst Martinez Gavina took roll call vote:

Regan Gonzalez: AYE

Supple: AYE Garcia: AYE Whalen: AYE

Motion carried 4-0

Item #4

CONSIDERATION OF ITEMS, IF ANY, REMOVED FROM CONSENT CALENDAR

None

Item #5

CONSIDER THE APPROVAL OF A RESOLUTION AUTHORIZING THE LAWFUL GAMBLING PREMISES PERMIT BY FIREFIGHTERS FOR HEALING TO CONDUCT LAWFUL GAMBLING AT SANDY'S TAVERN, 6612 PENN AVENUE SOUTH (STAFF REPORT NO. 72)

Council Member Supple presented staff report 72.

Health Administrator Anderson stated she is available for questions.

Council Member Garcia asked about a new building. Ron Johnson confirmed they are building new units next to Hennepin County Medical Center in Minneapolis.

Council Member Garcia asked about the benefits for Sandy's Tavern by allowing gambling on their premises.

Ron Johnson explained they share the proceeds from the gambling. He then gave an explanation of what Firefighters for Healing does for firefighters, their families and relatives.

Council Member Garcia asked for clarification on the four different gambling components.

Ron Johnson explained they would like to focus on bingo and electronic pull tabs with the option to add a paddlewheel and/or tip board in the future.

Council Member Garcia brought up potential concerns with existing policies and a fear of more non-profits coming to the area to request gambling permits.

Mayor Regan Gonzalez asked Heath Administrator Anderson to clarify the process and who controls the permits.

Health Administrator Anderson explained gambling permits are granted to on-sale liquor establishment, which Richfield currently has ten. Gambling does not necessarily fit many establishments' atmospheres so she is not concerned with multiple places applying. She also said this is the first permit requested in three years.

Council Member Garcia expressed concern with setting the wrong precedence. She believes in the organization but worries about bringing more gambling into the area.

Health Administrator Anderson asked about the possibility of setting a cap on the number of permits granted.

City Attorney Tietjen said she can look into the matter but does not believe the city can set a cap on the permits.

Mayor Regan Gonzalez asked other council members to supply comments and provided a summary of the items in question.

Council Member Whalen agreed with Council Member Garcia in that Firefighters for Healing is a great organization but is not terribly concerned with a flood of requests. He would like to know if putting a limit on the requests would be possible.

Council Member Supple has no issue with the current proposal but would like staff to look into a cap on proposals in the future.

Mayor Regan Gonzalez expressed support for the current proposal. She then asked staff to complete more research on permits going forward.

Ron Johnson thanked council for their great questions and spoke of his connections to Richfield and what a wonderful community it is.

M/Supple, S/Whalen to adopt the resolution approving the lawful gambling premises permit application by Firefighters For Healing, to conduct lawful gambling at Sandy's Tavern, 6612 Penn Avenue South.

RESOLUTION NO. 11744

A RESOLUTION APPROVING THE LAWFUL GAMBLING PREMISES PERMIT APPLICATION FOR FIREFIGHTERS FOR HEALING TO CONDUCT LAWFUL GAMBLING AT SANDY'S TAVERN AT 6612 PENN AVENUE SOUTH

Executive Analyst Martinez Gavina took roll call vote:

Regan Gonzalez: AYE

Supple: AYE Garcia: AYE Whalen: AYE

Motion carried 4-0

Item #6 CITY MANAGER'S REPORT

City Manager Rodriguez reminded residents there will multiple public hearings along with the open form for the upcoming meeting on July 14, 2020.

Executive Analyst Martinez Gavina spoke of the single phone line that will be used for all public comments.

Senior Office Assistant Wynn explained there will be a phone line available for the open forum and public hearings for live comments and asked residents to be patient during the process. Below are options for participation:

- Email prior to meeting kwynn@richfieldmn.gov
- Call prior to meeting (612) 861-9711
- Participate during live meeting (612) 861-0651
 - o Be prepared to state full name, address and your comment

City Manager Rodriguez briefly spoke on the following items:

- A slight decline in COVID-19 cases in Richfield
- Update on mitigation regarding sports competitive play

Policymaker advisory meeting regarding the 35W corridor, Project A

Council Member Supple thanked everyone for representing Richfield.

Mayor Regan Gonzalez spoke of how it was a united front and was glad things were brought to the forefront.

Item #7	CLAIMS AND PAYROLL	
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M/Garcia, S/Whalen that the following claims and payrolls be approved:

U.S. Bank	06/23/2020
A/P Checks 288324 - 288716	\$ 2,768,999.49
Payroll: 154594 - 154865	 721,011.36
TOTAL	\$ 3,490,010.85

Executive Analyst Martinez Gavina took roll call vote:

Regan Gonzalez: AYE

Supple: AYE Whalen: AYE Garcia: AYE

Motion carried 4-0

Item #8	HATS OFF TO HOMETOWN HITS
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Council Member Whalen encouraged residents to review the summary from the June 10, 2020 Council-Staff planning retreat online. He also spoke of how resident commissions are back in action after taking a few meetings off due to COVID-19. He also reminded community members of the ongoing recreation programs happening virtually.

Council Member Garcia excused herself from the remainder of the meeting at 7:52 p.m.

Council Member Supple thanked Health Administrator Anderson for all the reminders and wonderful communication she has been supplying during the pandemic. She then reminded residents to register for the Urban Wildlife Race. The Wood Lake Nature Center is making the event happen virtually and taking place July 25 through August 1.

Mayor Regan Gonzalez encouraged small businesses in need to apply for the state's small business relief program. Applications are currently open. She also congratulated all Richfield 2020 graduates and how the community has come together to celebrate them in these unprecedented times. She then commented on how change starts with individual commitments. There are many ways to get involved in the community such as the League of Women Voters and Richfield Foundation.

Item #9	ADJOURNMENT		
The r	meeting was adjourned by unan	nimous consent at 7:57 p.m.	
Date Approv	red: July 14, 2020		
		Maria Regan Gonzalez Mayor	
Kelly Wynn Senior Office		Katie Rodriguez City Manager	

AGENDA SECTION: AGENDA ITEM# CONSENT CALENDAR

2.A.



STAFF REPORT NO. 73 CITY COUNCIL MEETING 7/14/2020

REPORT PREPARED BY: Melissa Poehlman, Asst. Community Development Director

DEPARTMENT DIRECTOR REVIEW: John Stark, Community Development Director

7/6/2020

OTHER DEPARTMENT REVIEW: Joe Powers, Asst. City Engineer

CITY MANAGER REVIEW: Katie Rodriguez, City Manager

7/8/2020

ITEM FOR COUNCIL CONSIDERATION:

Consider an ordinance amending regulations pertaining to the installation of small wireless facilities and wireless support structures in the right-of-way.

EXECUTIVE SUMMARY:

In 2017, the Minnesota Legislature amended State law to expressly allow the installation of "small wireless facilities" and "wireless support structures" in the right-of-way. This right is subject to local governmental authority to manage right-of-way permitting, but the City's authority to deny permits in the right-of-way is very limited. Cities are permitted to make such facilities or structures a conditional use in right of way located in areas zoned for single-family residential use and given that cities were not permitted to adopt a moratorium in 2017 to study other potential regulations, the City Attorney recommended that the Council do this.

Since the adoption of the regulation two years ago, staff has continued to study potential aesthetic and spacing guidelines for all small wireless facilities. At a May 26 work session, staff presented a set of regulations to the City Council. Based on feedback at this work session, the minimum separation between facilities has been increased from 150 feet to 350 feet and language limiting the size of safety signs has been eliminated. These regulations would apply to installations in right-of-way adjacent to all zoning districts.

Staff also recommended to the Council on May 26 that the requirement for a Conditional Use Permit (CUP) in the single-family residential districts be removed. The CUP process invites the public to participate in the consideration of an application that, in this case, the City has little to no authority to deny. Participants have frequently expressed health concerns related to Radio Frequency Electromagnetic Fields (RF EMF); however, the established guidelines for human exposure to RF EMF are set by the Federal Communications Commission and the City has no authority to deny a request that meets those requirements. With the adoption of aesthetic and spacing requirements that will apply to all installations, the CUP process becomes one that invites public comment, but offers no legitimate opportunity for influence. This type of process can, erode public trust and is frustrating and inefficient for all involved. The Council was supportive of this recommendation.

A public hearing was held by the Planning Commission on June 22 to consider the proposed amendment to remove the CUP requirement from the Zoning Code. After a lengthy debate related

to the usefulness of the CUP in this process, the Commission recommended approval.

Access to a reliable telecommunications network is important for the residents of Richfield. The proposed regulations are intended to reasonably regulate the aesthetic impacts that this improved connectivity and availability will create.

RECOMMENDED ACTION:

By motion: Approve the first reading of an ordinance related to the installation of small wireless facilities and wireless support structures in the right-of-way.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

See Executive Summary

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

- The purpose of both the City's right-of-way management and zoning regulations is to appropriately protect the health, safety, and welfare of the residents of Richfield.
- If, in a particular case, a requirement of this ordinance was to shown infeasible, the Statutory language would require the City to waive that particular requirement.

C. **CRITICAL TIMING ISSUES:**

While COVID-19 appears to be impacting the short-term outlook for applications and possibly construction of new facilities, AT&T and Verizon have both indicated that they will expect to apply for additional facilities this year. These regulations will only apply to applications submitted after the adoption and publication of this ordinance.

D. FINANCIAL IMPACT:

None

E. LEGAL CONSIDERATION:

- The City Attorney's office has reviewed the proposed ordinance revisions.
- A public hearing was held by the Planning Commission on June 22, 2020. No members of the public spoke or submitted comments.
- The Planning Commission voted (3-2) to recommend approval of the proposed ordinance. Commissioners Quam and Rudolph dissented.
- A second reading of the proposed ordinance is scheduled for July 28, 2020.

ALTERNATIVE RECOMMENDATION(S):

- Approve a first reading with modifications.
- Reject the proposed ordinance and maintain status quo.

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

	Description	Туре
ם	Ordinance	Ordinance

BII	ı	NO.	
		IIV.	

AN ORDINANCE AMENDING THE RICHFIELD CITY CODE REGULATIONS RELATED TO SMALL WIRELESS FACILITIES

THE CITY OF RICHFIELD DOES ORDAIN:

Section 1 Subsection 514.05, Subd. 11 of the Richfield City Code related to

permitted uses in the Single-Family (R) Zoning District is amended to read

as follows:

Subd. 11. Minor public utilities, excluding including small wireless

facilities" and associated "wireless support structures-" in compliance with

regulations detailed in Subsection 802.21 of the City Code.

Section 2 Subsection 514.07, Subd. 12 of the Richfield City Code related to

conditional uses in the Single-Family (R) Zoning District is amended to

read as follows:

Subd. 12. Major public utilities, and "small wireless facilities" and

associated "wireless support structures.".

Section 3 Subsection 518.05, Subd. 11 of the Richfield City Code related to

permitted uses in the Low-Density Single-Family (R-1) Zoning District is

amended to read as follows:

Subd. 11. Minor public utilities, excluding including "small wireless"

facilities" and associated "wireless support structures." in compliance with

regulations detailed in Subsection 802.21 of the City Code.

Section 4 Subsection 518.07, Subd. 4 of the Richfield City Code related to

conditional uses in the Low-Density Single-Family (R-1) Zoning District is

amended to read as follows:

Subd. 4. Major public utilities, and "small wireless facilities" and

associated "wireless support structures.".

Section 5 Subsection 802.21 of the Richfield City Code related to the issuance of

permits to install small wireless facilities in City right-of-way is amended to

read as follows:

802.21. Issuance of Permits; Conditions.

- **Subdivision 1.** Permit Issuance. If the Applicant has satisfied the requirements of this Section, the City shall issue a permit within a reasonable period of time of receiving a completed application.
- **Subd. 2.** Conditions. The City may impose reasonable conditions upon the issuance of the permit and the performance of the applicant thereunder to protect the health, safety and welfare or when necessary to protect the right-of-way and its current use. In addition, a permittee shall comply with all requirements of local, state and federal laws, including but not limited to Minnesota Statutes §§ 216D.01—.09 (Gopher One Call Excavation Notice System) and Minnesota Rules Chapter 7560.
- **Subd. 3.** <u>Screening.</u> The Permittee shall screen all above-ground facilities as required by the Director. Screening methods shall include the use of shrubs, trees and/or landscape rock or installation using camouflaged forms of the facility.
- **Subd. 4.** Small Wireless Facility Conditions. In addition to subdivisions 2 and 3, the erection or installation of a wireless support structure, the collocation of a small wireless facility, or other installation of a small wireless facility in the right-of-way, shall be subject to the following conditions:
 - (a) Each small wireless facility antenna ("antenna") shall be located entirely within a shroud or canister type enclosure. The diameter of the antenna enclosure at its widest point should not be wider than two times the diameter of the top of the wireless support structure.
 - (b) A small wireless facility <u>and enclosure</u> shall only be collocated on the particular wireless support structure, under those attachment specifications, and at the height indicated in the applicable permit application.
 - (c) All colors shall match the background of any wireless support structure that the facilities are located upon. In the case of existing wood poles, finishes of conduit shall be zinc, aluminum, stainless steel, or colored to match those metal finishes.
 - (d) All cables, wires, and connectors related to the small wireless facility must be fully concealed on the wireless support structure and shall match the color of the wireless support structure.
 - (e) No new wireless support structure installed within the right-of-way shall exceed 50 feet in height without the city's written authorization, provided that the city may impose a lower height limit in the applicable permit to protect the public health, safety and welfare or to protect the right-of-way and its current use, and further provided that a registrant may replace an existing wireless support structure exceeding 50 feet in height with a structure of the same height subject to such conditions or requirements as may be imposed in the applicable permit.

- (f) All antenna enclosures shall either be mounted to the top of the wireless structure pole aligned with the centerline of the wireless support structure, or mounted to the side of the wireless support structure such that the vertical centerline of the antenna enclosure shall be parallel with the wireless support structure. No wireless facility may extend more than ten (10) feet above its wireless support structure.
- (g) Where an applicant proposes to install a new wireless support structure in the right-of-way, the city may impose separation requirements between such structure and any existing wireless support structure or other facilities in and around the right-of-way. Small wireless facilities and wireless support structures shall be located no closer than 300 feet away, radially, from another small wireless facility and wireless support structure.
- (h) To the greatest extent possible, new wireless support structures shall not be located directly in front of any existing residential, commercial, or industrial structure and shall be located in line with existing lot lines.
- (i) Where an applicant proposes collocation on a decorative wireless support structure, sign or other structure not intended to support small wireless facilities, the city may impose reasonable requirements to accommodate the particular design, appearance or intended purpose of such structure.
- (j) Where an applicant proposes to replace a wireless support structure, the city may impose reasonable restocking, replacement, or relocation requirements on the replacement of such structure.
- (k) <u>Tree "topping" or the improper pruning of trees is prohibited.</u> Any proposed pruning or removal of trees, shrubs, or other landscaping already existing in the right-of-way must be noted in the application and must be approved by the City.
- (I) Ground mounted equipment cabinets shall be the color of brushed aluminum and additionally screened through the use of shrubs, trees, and/or landscape rock or installation using camouflaged forms of the facility.
- (m) New small wireless facilities and wireless support structures shall not be illuminated, except in accordance with state or federal regulations, or unless illumination is integral to the camouflaging strategy such as design intended to look like a street light pole.
- (n) The small wireless facility operator/permittee shall remove or paint over unnecessary equipment manufacturer decals. Small wireless facilities and wireless support structures shall not include advertisements and may only display information required by a federal, state, or local agency.

- (o) In residential areas, the small wireless facility operator/permittee shall use a passive cooling system. In the event that a fan is needed, the small wireless facility operator/permittee shall use a cooling fan with a low noise profile.
- (p) The applicant shall provide photo simulations from at least two reasonable line-of-site locations near the proposed project site. The photo simulations must be taken from the viewpoints of the greatest pedestrian traffic.
- **Subd. 5.** Small Wireless Facility Agreement. A small wireless facility shall only be collocated on a small wireless support structure owned or controlled by the city, or any other city asset in the right-of-way, after the applicant has executed a standard small wireless facility collocation agreement with the city. The standard collocation agreement may require payment of the following:
- (a) Up to \$150.00 per year for rent to collocate on the city structure.
- (b) \$25.00 per year for maintenance associated with the collocation;
- (c) A monthly fee for electrical service as follows:
- 1. \$73.00 per radio node less than or equal to 100 maximum watts;
- 2. \$182.00 per radio node over 100 maximum watts; or
- 3. The actual costs of electricity, if the actual cost exceed the foregoing.

The standard collocation agreement shall be in addition to, and not in lieu of, the required small wireless facility permit, provided, however, that the applicant shall not be additionally required to obtain a license or franchise in order to collocate. Issuance of a small wireless facility permit does not supersede, alter or affect any then-existing agreement between the city and applicant.

Section 5 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 28th day of July, 2020.

	Maria Regan Gonzalez, Mayor
ATTEST:	
Elizabeth VanHoose, City Clerk	

AGENDA SECTION: AGENDA ITEM# CONSENT CALENDAR

2.B.



STAFF REPORT NO. 74 CITY COUNCIL MEETING 7/14/2020

REPORT PREPARED BY: Melissa Poehlman, Asst. Community Development Director

DEPARTMENT DIRECTOR REVIEW: John Stark, Community Development Director

7/6/2020

OTHER DEPARTMENT REVIEW:

CITY MANAGER REVIEW: Katie Rodriguez, City Manager

7/8/2020

ITEM FOR COUNCIL CONSIDERATION:

Consider a resolution granting a conditional use permit to allow a small wireless facility in the right-of-way near 7108 Lyndale Avenue South.

EXECUTIVE SUMMARY:

SAC Wireless, on behalf of AT&T (Applicant), is requesting approval of a conditional use permit (CUP) to allow the installation of a small wireless facility in a residential area. The Applicant is proposing to attach small wireless equipment to a City-owned light pole adjacent to 7108 Lyndale Avenue South. The site was identified by AT&T's radiofrequency engineers as an area where cellular coverage is lacking and where light poles, utility poles, or other structures that could feasibly hold a small wireless facility are present. The proposed small wireless facility is able to fill a "pocket" of poor cellular coverage that signals from a traditional tower cannot reach.

In order to approve a CUP, the Council must find that the request is consistent with the purpose and goals of the City's Comprehensive Plan and Zoning Code; complies with applicable performance standards; and will not cause "undue adverse impacts" on governmental facilities, utilities, or services; or on the public health, safety, or welfare. Finding that the proposal meets requirements, staff recommends approval of the CUP for a small wireless facility at 7108 Lyndale Avenue South.

RECOMMENDED ACTION:

By motion: Approve a resolution granting a conditional use permit to allow a small wireless facility in the right-of-way near 7108 Lyndale Avenue South.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

- State law gives "telecommunications right of way users" the right to install facilities in the right of
 way. This right is subject to local governmental authority to manage right of way permitting. In
 2017, the Minnesota Legislature amended the definition of a "telecommunications right of way
 user" to include persons deploying facilities to provide "wireless service." Wireless providers may
 deploy a "small wireless facility" or a "wireless support structure" in the right-of-way.
- While the City's authority to deny permits in the right-of-way is limited, cities may make such facilities or structures a conditional use in right of way located in "a district or area zoned for

- single-family residential use or within a historic district." The City Council held a work session to discuss this issue on July 25, 2017 and directed City staff to move forward with an amendment to make these facilities a conditional use in single-family residential areas.
- In August 2019, the City Council approved applications for small wireless facilities at 6 other sites throughout the City, as well as one additional location in November 2019.

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

- Small wireless facilities are a conditionally permitted use in the Single-Family Residential (R) and Low Density Single-Family Residential (R-1) Districts. A full discussion of general CUP requirements and required findings can be found as an attachment to this report.
- The Federal Communications Commission (FCC) has established guidelines for human exposure to Radio Frequency Electromagnetic Fields. Separate evaluations of each individual site are included as attachments to this report. All sites will comply with established FCC guidelines.
- The City Attorney's Office has advised that in order to reject an application based on health impacts, the City would have to show (with evidence) that the Federal Government's ruling on the allowable exposure limits is wrong.

C. CRITICAL TIMING ISSUES:

<u>60-DAY RULE</u>: The 60-day clock started when a complete application was received on May 11, 2020. Because this item will go to the City Council on July 14, beyond the 60-day deadline, City staff notified the applicant that the City has extended the deadline for issuing a decision (up to a maximum of 60 additional days or 120 days total).

D. FINANCIAL IMPACT:

None. Installation and maintenance will be the responsibility of the Applicant.

E. LEGAL CONSIDERATION:

- A public hearing was held by the Planning Commission on June 22, 2020. Notice of the public
 hearing was published in the Sun Current newspaper and mailed to properties within 350 feet of
 the site on June 11, 2020. No members of the public spoke or submitted correspondence on this
 item.
- The Planning Commission recommended approval (5-0).

ALTERNATIVE RECOMMENDATION(S):

None

PRINCIPAL PARTIES EXPECTED AT MEETING:

SAC Wireless representative(s), on behalf of AT&T

ATTACHMENTS:

	Description	Туре
D	Resolution	Resolution Letter
D	CUP Requirements	Backup Material
D	Small cell locations map	Backup Material
D	Plans	Backup Material
D	RF Study - 7108 Lyndale Avenue	Backup Material

RESOLUTION NO.

RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW A SMALL WIRELESS FACILITY IN THE RIGHT-OF-WAY ADJACENT TO 7108 LYNDALE AVENUE SOUTH

WHEREAS, an application has been filed with the City of Richfield which requests a conditional use permit for a small wireless facility to be co-located on a city-owned light pole in the right-of-way on land generally located at 7108 Lyndale Avenue South, legally described as:

That part of Lyndale Avenue South adjacent to Lot 3 and the North ½ of Lot 4, Block 2, "Woodlake Shores", Hennepin County, Minnesota

WHEREAS, the Planning Commission of the City of Richfield held a public hearing for the requested conditional use permit at its June 22, 2020 meeting; and

WHEREAS, the Planning Commission recommended approval of the conditional use permit for a small wireless facility; and

WHEREAS, notice of the public hearing was published in the Sun Current and mailed to properties within 350 feet of the subject property on June 11, 2020; and;

WHEREAS, the requested conditional use permit meets the requirements necessary for issuing a conditional use permit as specified in Richfield's Zoning Code, Subsection 547.09; 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 conditional use permit is issued to allow a small wireless facility on right-of-way adjacent to the Subject Property legally described above.
- 3. This conditional use permit is subject to the following conditions in addition to those specified in Section 547.09 of the City's Zoning Ordinance:
 - a) The recipient of this approval shall record this Resolution with the County, pursuant to Minnesota Statutes Section 462.36, Subd. 1 and the City's Zoning Ordinance Section 547.11, Subd. 7; and
 - b) The applicant is responsible for obtaining all required permits, and for compliance with all other City and State regulations.
 - c) Approval does not constitute approval of the Small Cell Pole Attachment permit required by the Public Works Department or the Electrical Permit required by the Inspections Department.
 - d) Separate approval of an antenna permit is not required.
- 4. The conditional use permit shall expire one year after issuance unless 1) the use for which the permit was granted has commenced; or 2) Building permits have been issued and substantial work performed; or 3) Upon written request of the applicant,

the Council extends the expiration date for an additional period not to exceed one year. Expiration is governed by the City Zoning Ordinance, Section 547.09, Subdivision 9.

5. This 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 City's Zoning Ordinance, Section 547.09, Subd. 10.

Adopted by the City Council of the City of Richfield, Minnesota this 14th day of July, 2020.

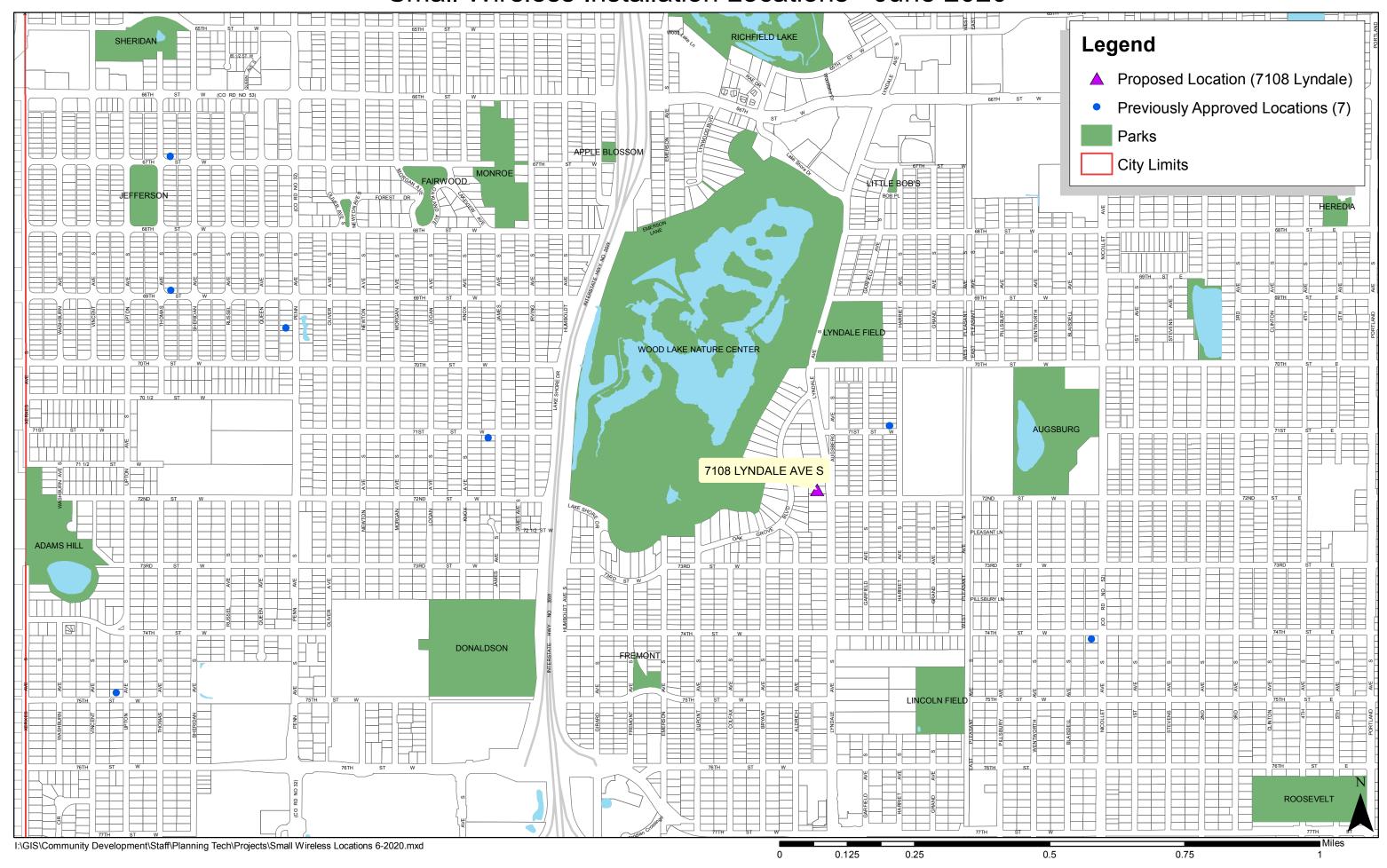
	Maria Regan Gonzalez, Mayor
ATTEST:	
Elizabeth VanHoose, City Clerk	

Code Requirements / Required Findings

Part 1 – Conditional Use Permit: The findings necessary to issue a Conditional Use Permit (CUP) are as follows (547.09, Subd. 6):

- 1. The proposed use is consistent with the goals, policies, and objectives of the City's Comprehensive Plan. This requirement is met. The location of the facility is designated as "Low Density Residential". The Utilities section of the Comprehensive Plan states that the provision of public and private utilities is essential to a thriving, healthy community. This proposal to upgrade privately owned wireless equipment is consistent with the Comprehensive Plan.
- 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. This requirement is met. The purpose of the Zoning Code is to protect and promote the public health, safety, comfort, aesthetics, economic viability, and general welfare of the City. The proposed use is not inconsistent with these intentions. The property is in the Single-Family Residential (R) District. The purpose of the R District is to provide residential locations that are safe, attractive and quiet. The proposed use of attaching a small wireless facility to an existing pole in the right-of-way does not pose threat to this and is conditionally permitted in this district. Given that there is not currently an excessive concentration of small wireless facilities at this location, this requirement is met.
- 3. The proposed use is consistent with any officially adopted redevelopment plans or urban design guidelines. There are no specific redevelopment plans that apply.
- 4. The proposed use is or will be in compliance with the performance standards specified in Section 544 of this code. Section 544 of the code does not apply to small wireless facilities in the Single-Family Residential Districts.
- 5. The proposed use will not have undue adverse impacts on governmental facilities, utilities, services, or existing or proposed improvements. Small wireless facilities located in the right-of-way require a permit from Public Works and are required to meet certain conditions. The facility will be co-located with existing utilities. The City's Public Works and Engineering Departments have reviewed the proposal and do not anticipate any issues.
- 6. The use will not have undue adverse impacts on the public health, safety, or welfare. No adverse impacts are anticipated. The supplied frequency study indicates that radiofrequency emissions will be within the acceptable limits for the general public set by the Federal Communications Commission.
- 7. There is a public need for such use at the proposed location. Maintaining and providing up-to-date wireless facilities at multiple locations is necessary to maintain a thriving community.
- 8. The proposed use meets or will meet all the specific conditions set by this code for the granting of such conditional use permit. This requirement is met.

Small Wireless Installation Locations - June 2020





April 30, 2020

City of Richfield Planning & Zoning 6700 Portland Ave. Richfield, MN 55423

PROJECT NARRATIVE

217099 / MRUMW030157 / GALCT_007 / 7108 Lyndale Ave. S.

Twenty years ago, cell phones were considered a luxury. Today, businesses and individuals alike rely on these devises to an increasing degree. As we move toward the future, starting with 5G connectivity, this trend will undeniably continue. To realize the potential of a wholly connected world, communities of all sizes must adapt their infrastructure to accommodate increased cellular traffic. At the same time, a neighborhood's character is important and should not be sacrificed for a wireless network. Small Wireless Facilities ("SWF") solve this problem. They sit inconspicuously atop light and utility poles that already line the streets, and offer the increased bandwidth that users desire, and will likely demand in just a matter of years.

(a) Basic Description of the Proposed Project

The proposed project consists of removing the City of Richfield-owned light pole located at approximately **7108 Lyndale Ave. S.;** replacing the pole with a newly manufactured pole of the same style at no cost to the City and attaching a SWF to the replacement pole. The SWF will consist of a cylindrical antenna measuring 24 in. x 15 in. mounted to the top portion of the pole, and two small rectangular radios mounted slightly below it. (see enclosed construction drawings for details).

(b) Anticipated Completion Date

Construction is tentatively forecasted to begin on November 6, 2020. It is forecasted to be complete six weeks thereafter, on December 18, 2020. Although these dates are subject to change, SWFs rarely require longer than six weeks to install.

(c) Effect or Impact on Adjacent Properties and Mitigation Efforts

The effect and/or impact of the proposed project on adjacent properties will be minimal. The subject light pole's aesthetics will be altered slightly, and a SWF will sit atop the replacement pole. In exchange for this minor modification, AT&T customers in the area will receive significantly increased cellular reception, data transfer speeds, and network capacity.

SIGNED: Joseph Goldshlack DATED: MAY 1, 2020

Joe Goldshlack

SAC Wireless | 540 W. Madison, 9th Floor Chicago, IL 60661 (517) 648-0023 – Direct Joe.goldshlack@sacw.com USID ID: PACE #:

SCIP/CANDIDATE #:

CITY POLE ASSET #:

SITE ADDRESS:

IURISDICTION

GROUND ELEV. (A.M.S.L.): PROPERTY OWNER:

PROPOSED USE:

APPLICANT:

COUNTY:

AT¢T PROJECT MANAGER:

CONSTRUCTION:

SAC PROJECT

SHEENA CHRISTIAN

MANAGER: SITE ACQUISITION: ANDREW MCHUGH A/E FIRM:

RAMAKER & ASSOCIATES 855 COMMUNITY DRIVE SAUK CITY, WI 53583

JOSH OPSETH - PROJECT MANAGER

PROJECT: **CRAN 1C/2C/3C**

14826480 FA #:

MRUMW030157,MRUMW030223,MRUMW030273 PACE #: 3511A0K128,3511A0K0ZR,3511A0K0YW **PTN #**:

217099 USID #:

SCIP/CANDIDATE #: **7A PICO CONFIGURATION:**

CRAN_RUMW_GALCT_007 SITE NAME:

STEEL LIGHT POLE **SITE TYPE:** 7108 LYNDALE AVE S SITE ADDRESS:

RICHFIELD, MN 55423 CITY OF RICHFIELD

JURISDICTION: CITY OF RICHFIELD STRUCTURE OWNER:

540 W. MADISON ST 9TH FLOOR CHICAGO, IL 60661 WIRELESS www.sacw.com

7900 XERXES AVENUE S., 3RD FLOOR



855 Community Dr, Sauk City, WI 53583 608-643-4100 www.Ramaker.com

Sauk City, WI · Willmar, MN Woodcliff Lake, NJ · Bayamon, PR

hereby certify that this plan, specification, or report was prepare y me or under my direct supervision and that I am a duly Licensed sional Engineer under the laws of the state of Minnesota



JAMES R. SKOWRONSKI 42202

10/17/19 PERMIT DRAWINGS EV. DATE DESCRIPTION

THESE DRAWINGS ARE FULL SIZE & SCALEABLE ON | | "X | 7" SHEET SIZE STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED.

SPECIAL NOTES

ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT AT&T CONSTRUCTION INSTALLATION GUIDE. EXISTING CONDITIONS WILL BE CHANGED & VERIFIED IN FIELD. SIGNIFICANT DEVIATIONS OR DETERIORATION ARE

ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR

PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY

DRAWING INDEX

TITLE SHEET

GENERAL NOTES

OVERALL SITE PLAN

ENLARGED SITE PLAN

EQUIPMENT DETAILS

MOUNTING DETAILS

GROUNDING DETAILS

ENGINEER IMMEDIATELY.

ELECTRICAL ONE-LINE DIAGRAM

FOUNDATION DESIGN (BY OTHERS

RF PLUMBING DIAGRAM (REFERENCE ONLY)

POLE MANUFACTURER DESIGN (BY OTHERS)

SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.

CRAN 1C/2C/3C MRUMW030157 CRAN_RUMW_GALCT_007 217099

PROJECT INFORMATION:

7108 LYNDALE AVE S RICHFIELD, MN 55423

TITLE SHEET

SCALE: NONE

44985 SHEET



SCOPE OF WORK

IHIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- INSTALL NEW LIGHT POLE PER PLAN
- INSTALL NEW FIBER SERVICE RUN FROM EXISTING SOURCE TO NEW LIGHT POLE LOCATION (BY FIBER PROVIDER)
- INSTALL EQUIPMENT PER PLAN
- INSTALL (I) NEW OMNI ANTENNA
- INSTALL (I) NEW DUAL BAND B25/66 RRH \$ (I) NEW B46 RRH
- INSTALL (I) NEW AC DISCONNECT \$ (I) NEW PSU

LOCATION MAP



PROJECT CONSULTANTS

AT¢T CONSTRUCTION AUSTEN BRUNKEN ab923w@att.com

> MARIA BURMEISTER mb018v@att.com

> > SAC WIRFLESS

PROJECT INFORMATION

7A

CRAN I C/2C/3C

MRUMWO30157

7108 LYNDALE AVE S

RICHFIELD, MN 55423

BLOOMINGTON, MN 5543 I

44° 52′ 22.22″ (44.8728389) 93° 17' 18.79" (-93.2885528)

TELECOMMUNICATIONS FACILITY

7900 XERXES AVENUE S., 3RD FLOOR

CITY OF RICHFIELD

CITY OF RICHFIELD 6700 PORTLAND AVENUE

RICHFIELD, MN 55423

540 W. MADISON ST. 9TH FLOOR CHICAGO, IL 60661

sheena.christian@sacw.com andrew.mchugh@sacw.com

(608) 643-4100

2015 MN BUILDING CODE / 2012 IBC

2015 MN MECHANICAL & FUEL GAS CODE / 2012 IMC MN ELECTRICAL CODE / 2017 NEC

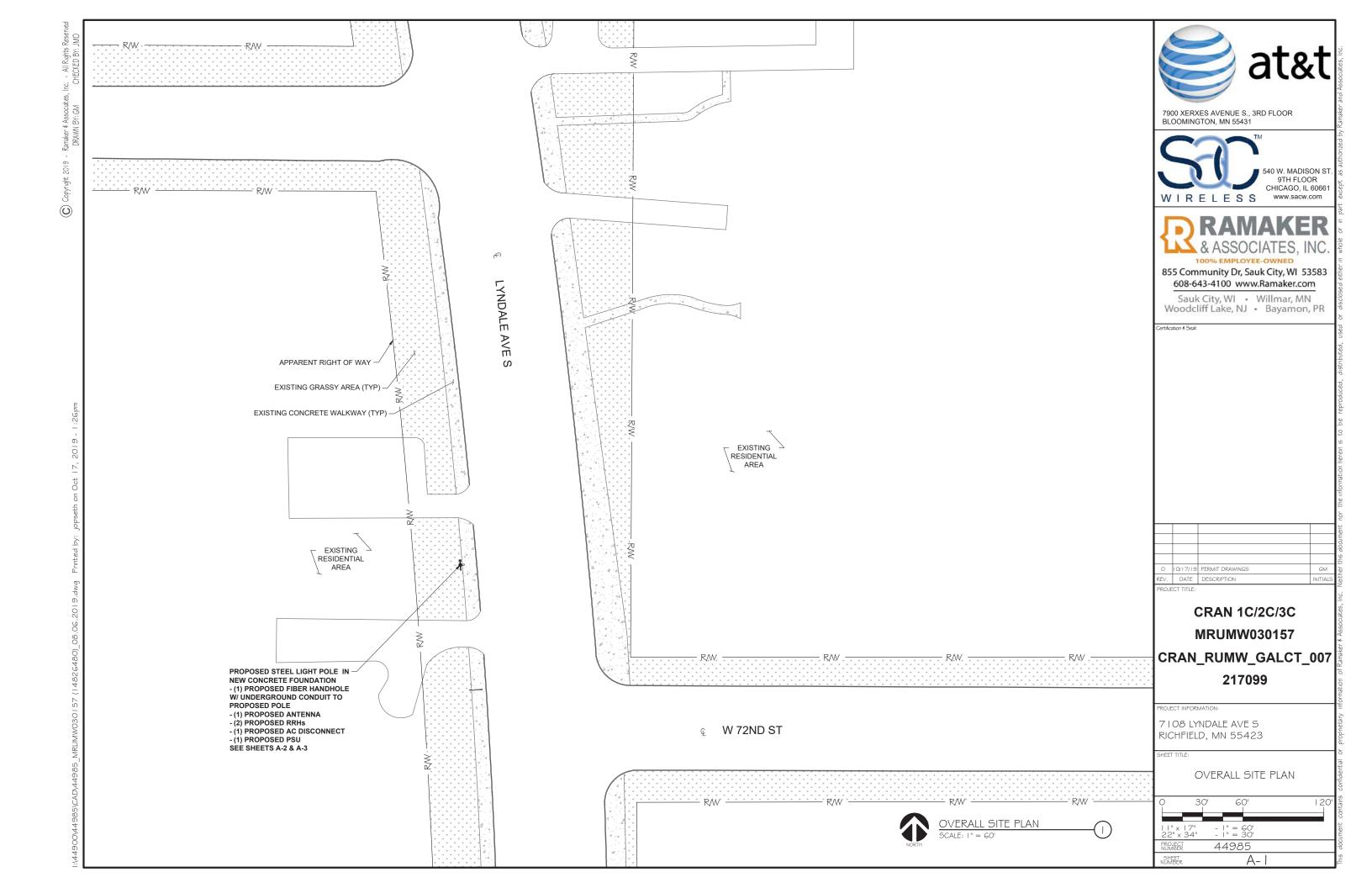
CODE COMPLIANCE

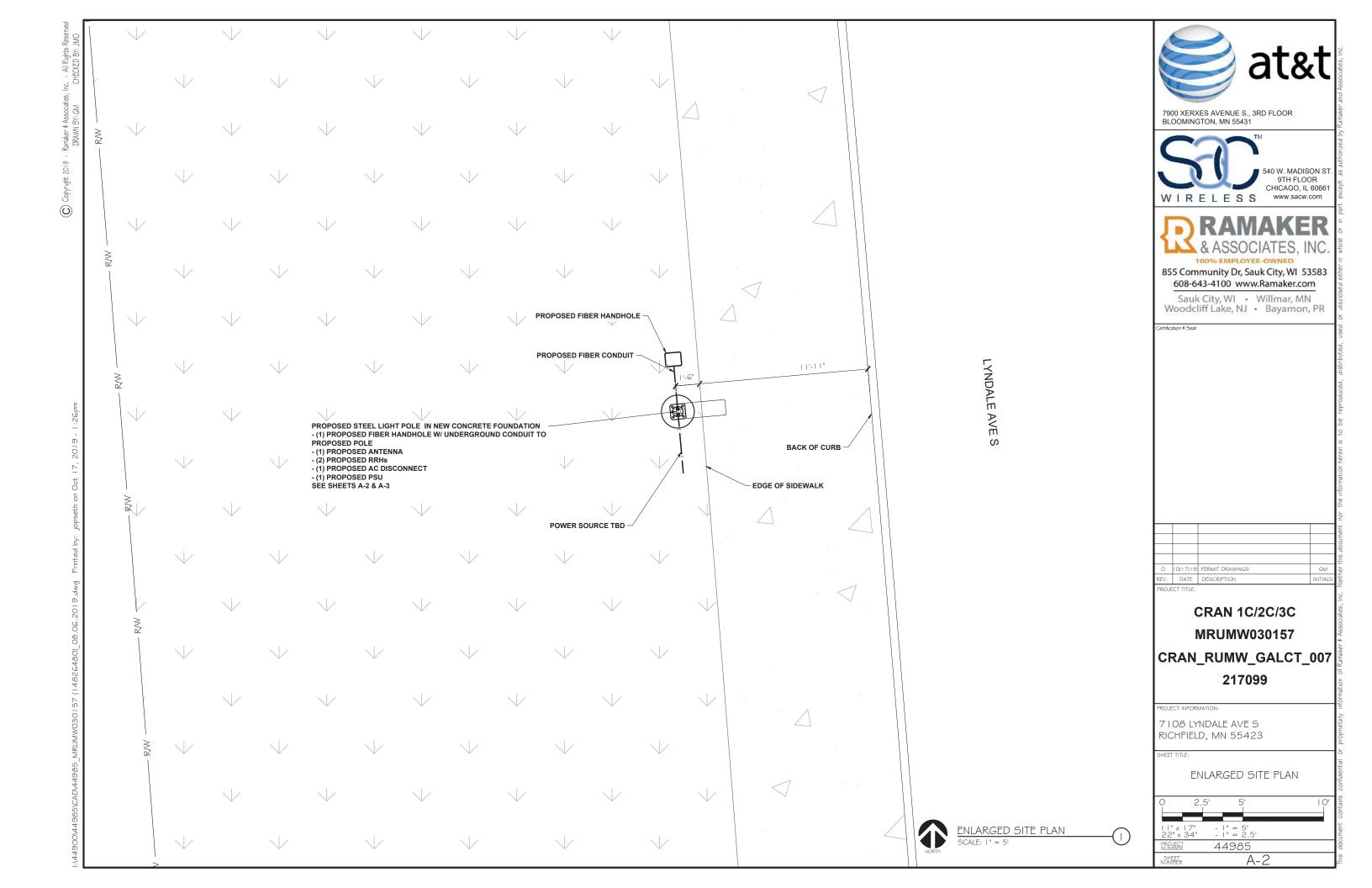
CALL MINNESOTA ONE CALL (800) 252-1166 CALL 3 WORKING DAYS BEFORE YOU DIG!

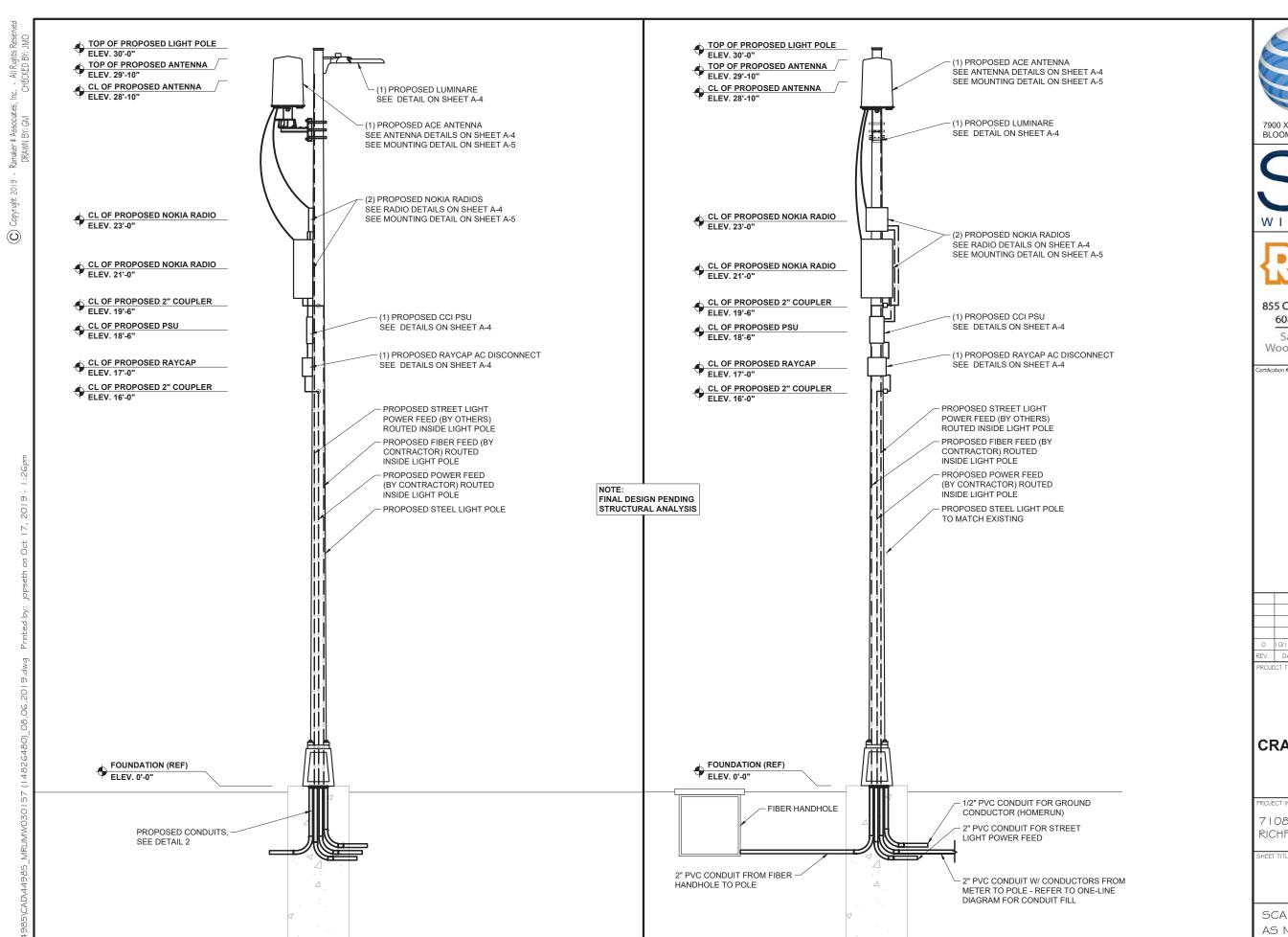
UNDERGROUND UTILITIES

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR

DO NOT SCALE DRAWINGS









7900 XERXES AVENUE S., 3RD FLOOR BLOOMINGTON, MN 55431



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Sauk City, WI • Willmar, MN Woodcliff Lake, NJ • Bayamon, PR

0	10/17/19	PERMIT DRAWINGS	GM
REV.	DATE	DESCRIPTION	INITIALS

CRAN 1C/2C/3C MRUMW030157 CRAN_RUMW_GALCT_007 217099

PROJECT INFORMATION:

7108 LYNDALE AVE S RICHFIELD, MN 55423

PROPOSED LIGHT POLE **ELEVATIONS**

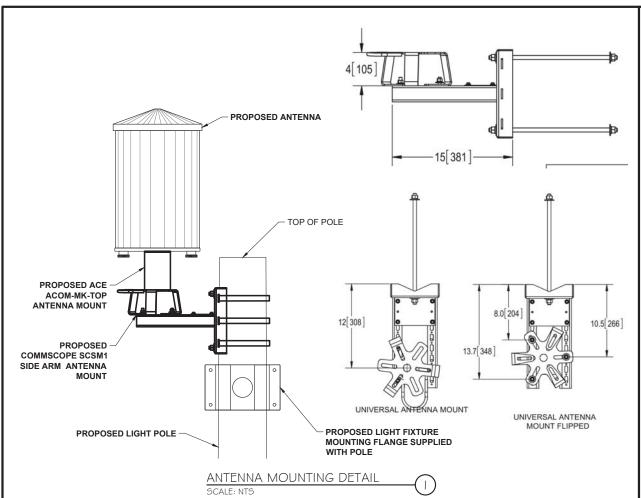
SCALE: AS NOTED

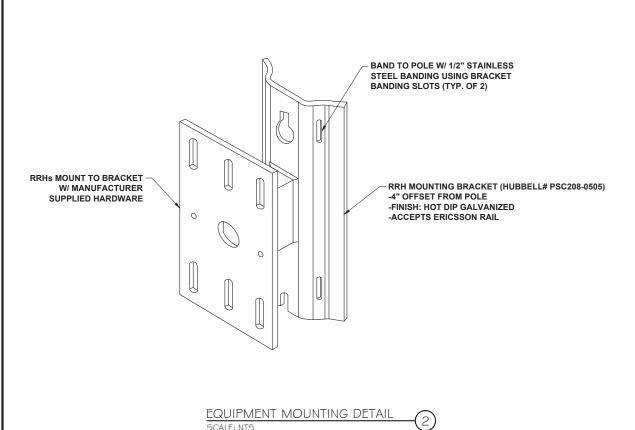
PROPOSED LIGHT POLE BACK ELEVATION

SCALE: I" = 3.75'

44985 A-3 SHEET

PROPOSED LIGHT POLE SIDE ELEVATION





EXAMPLE CRAN RF CAUTION SIGN

A CAUTION A

AT&T operates antennas at this structure.

Above this point you are entering an area where radio frequency (RF) fields may exceed the FCC General Occupational Exposure limits.

Follow safety guidelines for working in an

Keep 1 ft. away from the fronts of

Contact AT&T at 800-638-2822, opt. 9, 3 and follow their instructions prior to performing any maintenance or repairs above this point.

Cell Site USID_

EXAMPLE CRAN RF NOTICE SIGN

NOTICE AT&T operates antennas at this structure.

Above this point you are entering an area where radio frequency (RF) fields may exceed the FCC General Population Exposure limits.

Follow safety guidelines for working in an

Keep 1 ft. away from the fronts of

Contact AT&T at 800-638-2822, opt. 9, 3 and follow their instructions prior to performing any maintenance or repairs above this point.

16.5 pt.

This is AT&T Site USID_

EXAMPLE CRAN POLE POWER DISCONNECT SIGN

DISCONNECT AC & DC POWER BOTH BEFORE WORKING ON POLE

Contact AT&T at 800-638-2822, opt. 9, 3 and follow their instructions prior to performing any maintenance or repairs above this point.

EXAMPLE STONEHOUSE RD899 RF NOTICE SIGN

NOTICE

RF energy emitted by this antenna may exceed the FCC'sexposure limits for the general population.

Stay at least 1 feet away from the antenna.

Cell Site USID

Call AT&T at 800-638-2822, option 9 then 3, for help if you need access within 3 feet. STONEHOUSE RD899

CRAN Pole Power Disconnect, RF Notice, and Caution signs shall be ordered through Stonehouse Signs. Three versions are available for each of the signs shown in Figures 16, 17, and 18: .055 Polyethylene – Reflective, .025 Aluminum – Reflective, and Peel Back Label – Reflective. All versions are 6"x6" with font designed to be visible from 2-3 feet away when approached from below to provide warning about ascending into the high RF exposure areas. The RF Caution sign shown in Figure 19 is designed to be visible from 3 feet away and is available in the reflective peel back label version only. It is designed to fit on most of the CRAN/Small Cell antenna types currently deployed. It may also be placed on antenna shrouds as shown in Figures 11 and 12.





7900 XERXES AVENUE S., 3RD FLOOR





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Sauk City, WI · Willmar, MN Woodcliff Lake, NJ · Bayamon, PR

O 10/17/19 PERMIT DRAWINGS REV. DATE DESCRIPTION

CRAN 1C/2C/3C MRUMW030157 CRAN_RUMW_GALCT_007 217099

PROJECT INFORMATION:

7108 LYNDALE AVE S RICHFIELD, MN 55423

MOUNTING DETAILS

SCALE: NONE

44985 SHEET A-5

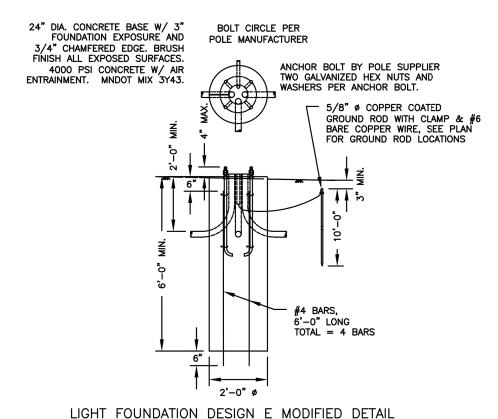
SITE SIGNAGE DETAIL

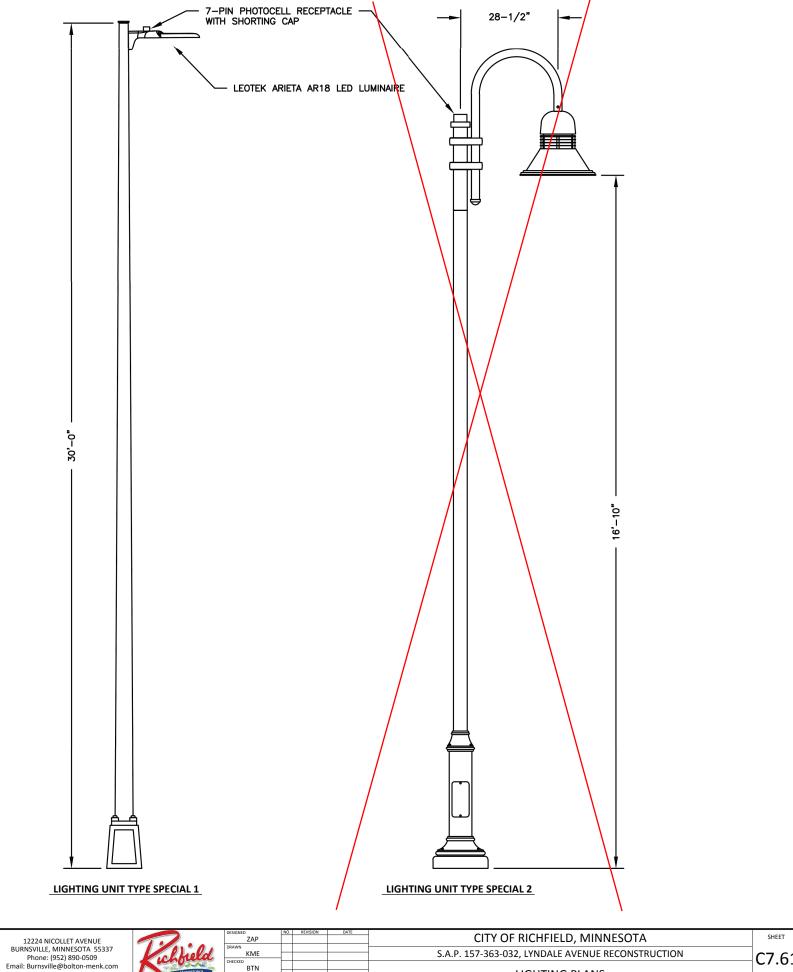
LIGHTING UNIT TYPE SPECIAL 1

LEOTEK LUMINAIRE: AR18-30M-MV-NW-3-BK-530-PCR7-SC-RPA HAPCO POLE: RTA30C7BF-BA

LIGHTING UNIT TYPE SPECIAL 2

CYCLONE LUMINAIRE: CNM56P1-GAL-3-100W-4K-129-GCN15-DHM-CP4052-RAL9005TX CYCLONE POLE: PM43-16-SA-BM11-T40-CP4341-RAL9005TX CYCLONE BRACKET: M230-C1-S40-CP3731-RAL9005TX-7 PIN PC RECEPTACLE-SHORTING CAP











www.bolton-menk.com





SAC Wireless, LLC on behalf of AT&T Mobility, LLC Site FA – 14826480 USID – 217099 Site Name – CRAN_RUMW_GALCT_007 (MRUMW030157)

7108 LYNDALE AVE S RICHFIELD, MN 55423

Latitude: N44-52-22.22 Longitude: W93-17-18.79 Structure Type: Utility Pole

Report generated date: October 25, 2019

Report by: Sophie Thein

Customer Contact: Meg Lanigan

AT&T Mobility, LLC will be compliant when the remediation recommended in Section 5.2 or other appropriate remediation is implemented.

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1 General Site Summary

1.1 Report Summary

AT&T Mobility, LLC	Summary
Max Cumulative Simulated RFE Level at	4,438.4% General Public Limit in front of AT&T
antenna level	Mobility, LLC's Alpha Sector Antenna 1
Vertical Safety Distance	3'
Horizontal Safety Distance	13'
Max Cumulative Simulated RFE Level on the	<1% General Public Limit
Ground	
Compliant per FCC Rules and Regulations?	Will Be Compliant
Compliant per AT&T Mobility, LLC's Policy?	No

The following documents were provided by the client and were utilized to create this report:

RFDS: 217099_CRAN_RUMW_GALCT_007_MRUMW030157_RFDS 10-18-19

CD's: 217099_CRAN_RUMW_GALCT_007_MRUMW030157_ CDs REV 0 10-18-19

RF Powers Used: Provided by Customer

1.2 Fall Arrest Anchor Point Summary

Fall Arrest Anchor &	Parapet Available (Y/N)	Parapet Height (inches)	Fall Arrest Anchor Available (Y/N)		
Parapet Info					
Roof Safety Info	N	N/A	N		



1.3 Signage Summary

a. Pre-Site Visit AT&T Signage (Existing Signage)

AT&T Signage Locations	Information 1	Information 2	Notice	Notice 2	Caution	Caution 2	Warning	Warning 2	Barriers
Access	emilianem			7,0,100 2	000	343113112	713.19	, , , a	20
Point(s)									
Alpha									
Beta									
Gamma									
Delta									
Epsilon									

b. Proposed AT&T Signage

AT&T Signage Locations	Information 1	Information 2	Notice	Notice 2	Caution	Caution 2	Warning	Warning 2	Barriers
Access	om		1,0,00	1101100 2	000	000110112			20010
Point(s)									
Alpha						2			
Beta									
Gamma									
Delta									
Epsilon									

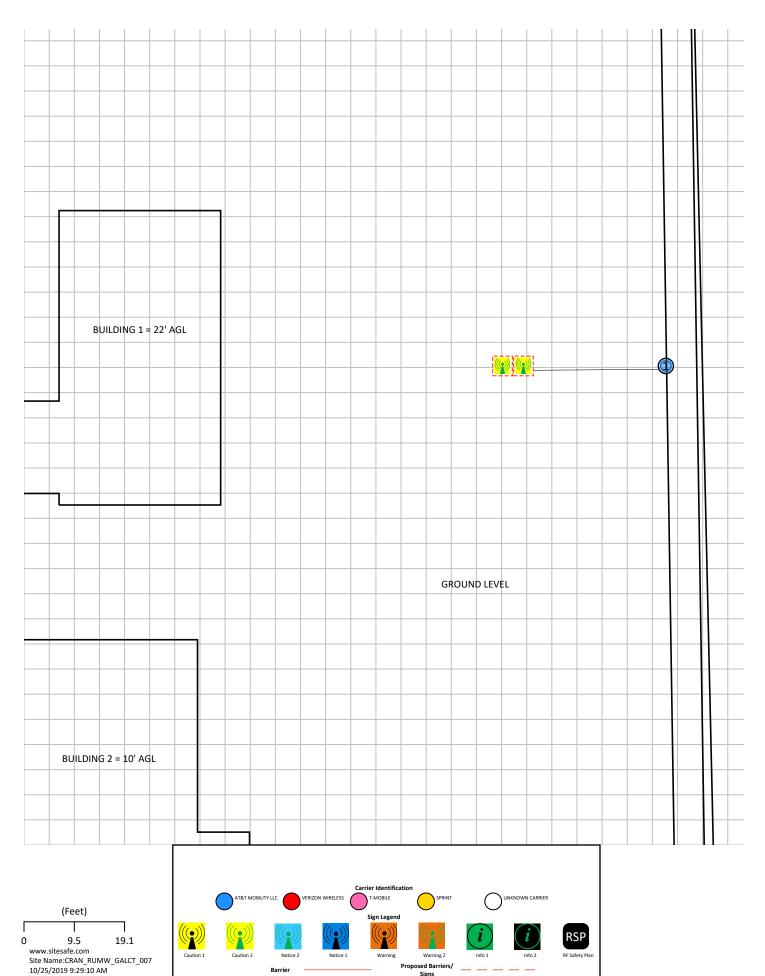


2 Scale Maps of Site

The following diagrams are included:

- Site Scale Map
- RF Exposure Diagram
- RF Exposure Diagram Elevation View







3 Antenna Inventory

The following antenna inventory was obtained by the customer and was utilized to create the site model diagrams:

														Total	Ant			
Ant				TX Freq		Az	Hor BW	Ant		Power	Power	Misc	TX	ERP	Gain	Z		
ID	Operator	Antenna Make & Model	Type	(MHz)	Technology	(Deg)	(Deg)	Len (ft)	Power	Туре	Unit	Loss	Count	(Watts)	(dBd)	(AGL)	MDT	EDT
1	AT&T MOBILITY LLC (Proposed)	Ace Technology ACOM-2F15D-12P	Omni	1900	LTE	0	360	2	160	TPO	Watt	0	1	794.5	6.96	27'	0°	0°
1	AT&T MOBILITY LLC (Proposed)	Ace Technology ACOM-2F15D-12P	Omni	2100	AWS	0	360	2	160	TPO	Watt	0	1	832	7.16	27'	0°	0°
1	AT&T MOBILITY LLC (Proposed)	Ace Technology ACOM-2F15D-12P	Omni	5700	LTE	0	360	2	20	TPO	Watt	0	1	34.4	2.36	27'	0°	0°

Note: The Z reference indicates the bottom of the antenna height above the main site level unless otherwise indicated. Effective Radiated Power (ERP) is provided by the operator or based on Sitesafe experience. The values used in the modeling may be greater than are currently deployed. For other operators at this site the use of "Generic" as an antenna model or "Unknown" for a wireless operator means the information with regard to operator, their FCC license and/or antenna information was not available nor could it be secured while on site. Other operator's equipment, antenna models and powers used for modeling are based on obtained information or Sitesafe experience.



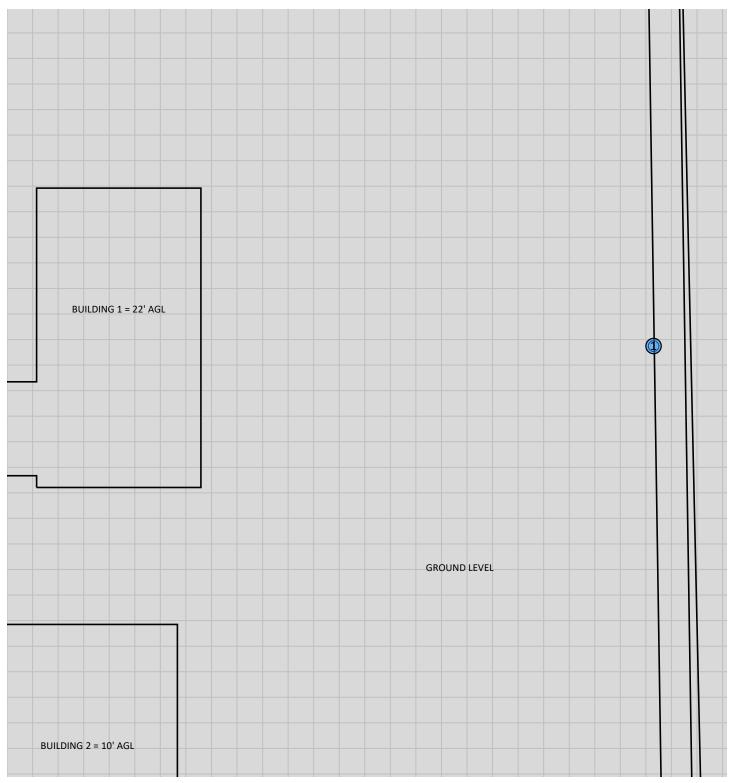
4 Emission Predictions

In the RF Exposure Simulations below all heights are reflected with respect to main site level. In most rooftop cases this is the height of the main rooftop and in other cases this can be ground level. Each different height area, rooftop, or platform level is labeled with its height relative to the main site level. Emissions are calculated appropriately based on the relative height and location of that area to all antennas. The total analyzed elevations in the below RF Exposure Simulations are listed below.

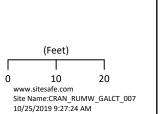
- GROUND LEVEL = 0'
- BUILDING 1 = 24'
- BUILDING 2 = 25'

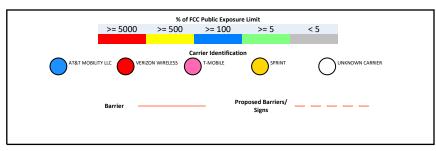
The Antenna Inventory heights are referenced to the same level.



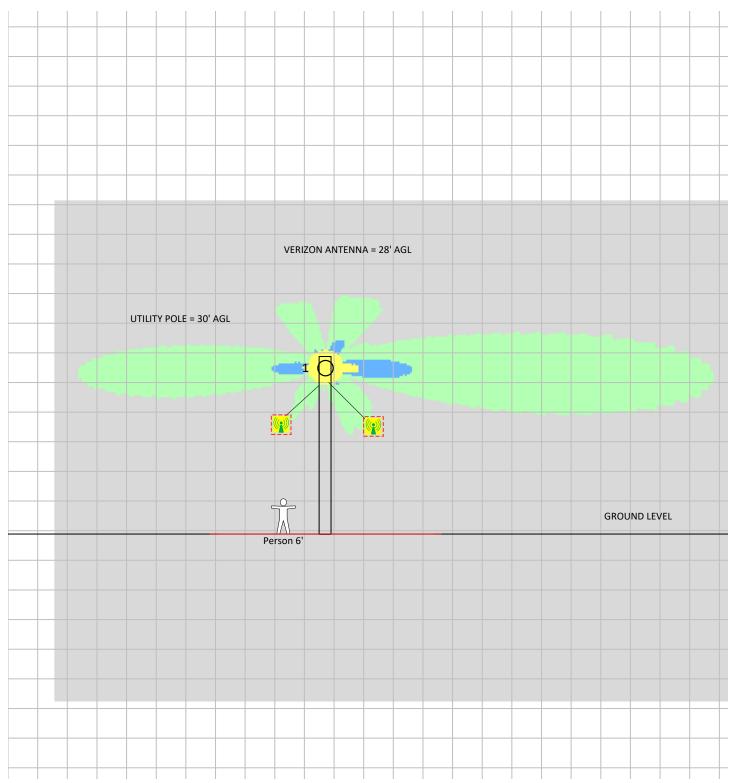


% of FCC Public Exposure Limit Spatial average 0' - 6'

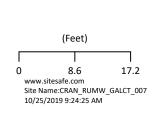


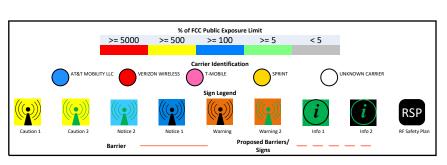


Sitesafe OET-65 Model Near Field Boundary: 1.5 * Aperture Reflection Factor: 1 Spatially Averaged



% of FCC Public Exposure Limit







Site Compliance 5

5.1 **Site Compliance Statement**

Upon evaluation of the cumulative RF emission levels from all operators at this site, RF hazard signage and antenna locations, Sitesafe has determined that:

AT&T Mobility, LLC will be compliant when the remediation recommended in Section 5.2 or other appropriate remediation is implemented.

The compliance determination is based on General Public RFE levels derived from theoretical modeling, RF signage placement, proposed antenna inventory and the level of restricted access to the antennas at the site. Any deviation from the AT&T Mobility, LLC's proposed deployment plan could result in the site being rendered non-compliant.

Modeling is used for determining compliance and the percentage of MPE contribution.

5.2 **Actions for Site Compliance**

Based on FCC regulations, common industry practice, and our understanding of AT&T Mobility, LLC RF Safety Policy requirements, this section provides a statement of recommendations for site compliance. Recommendations have been proposed based on our understanding of existing access restrictions, signage, and an analysis of predicted RFE levels.

AT&T Mobility, LLC will be made compliant if the following changes are implemented:

AT&T Mobility, LLC Proposed Alpha Sector Location

2 (10.25" x 10.25") Yellow Caution 2 signs required opposite from each other on the pole structure at the bottom of radome.



6 Reviewer Certification

The reviewer whose signature appears below hereby certifies and affirms:

That I am an employee of Site Safe, LLC, in Vienna, Virginia, at which place the staff and I provide RF compliance services to clients in the wireless communications industry; and

That I am thoroughly familiar with the Rules and Regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specifically as they apply to the FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields; and

That I have thoroughly reviewed this Site Compliance Report and believe it to be true and accurate to the best of my knowledge as assembled by and attested to by Sophie Thein.

October 25, 2019



Appendix A – Statement of Limiting Conditions

Sitesafe has provided computer generated model(s) in this Site Compliance Report to show approximate dimensions of the site, and the model is included to assist the reader of the compliance report to visualize the site area, and to provide supporting documentation for Sitesafe's recommendations.

Sitesafe may note in the Site Compliance Report any adverse physical conditions, such as needed repairs, that Sitesafe became aware of during the normal research involved in creating this report. Sitesafe will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because Sitesafe is not an expert in the field of mechanical engineering or building maintenance, the Site Compliance Report must not be considered a structural or physical engineering report.

Sitesafe obtained information used in this Site Compliance Report from sources that Sitesafe considers reliable and believes them to be true and correct. Sitesafe does not assume any responsibility for the accuracy of such items that were furnished by other parties. When conflicts in information occur between data collected by Sitesafe provided by a second party and data collected by Sitesafe, the data will be used.



Appendix B - Regulatory Background Information

FCC Rules and Regulations

In 1996, the Federal Communications Commission (FCC) adopted regulations for the evaluating of the effects of RF emissions in 47 CFR § 1.1307 and 1.1310. The guideline from the FCC Office of Engineering and Technology is Bulletin 65 ("OET Bulletin 65"), Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields, Edition 97-01, published August 1997. Since 1996 the FCC periodically reviews these rules and regulations as per their congressional mandate.

FCC regulations define two separate tiers of exposure limits: Occupational or "Controlled environment" and General Public or "Uncontrolled environment". The General Public limits are generally five times more conservative or restrictive than the Occupational limit. These limits apply to accessible areas where workers or the general public may be exposed to Radio Frequency (RF) electromagnetic fields.

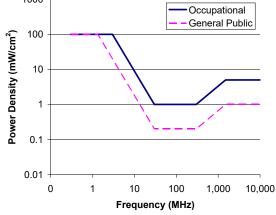
Occupational or Controlled limits apply in situations in which persons are exposed as a consequence of their employment and where those persons exposed have been made fully aware of the potential for exposure and can exercise control over their exposure.

An area is considered a Controlled environment when access is limited to these aware personnel. Typical criteria are restricted access (i.e. locked or alarmed doors, barriers, etc.) to the areas where antennas are located coupled with proper RF warning signage. A site with Controlled environments is evaluated with Occupational limits.

All other areas are considered Uncontrolled environments. If a site has no access controls or no RF warning signage it is evaluated with General Public limits.

The theoretical modeling of the RF electromagnetic fields has been performed in accordance with OET Bulletin 65. The Maximum Permissible Exposure (MPE) limits utilized in this analysis are outlined in the following diagram:







Limits for Occupational/Controlled Exposure (MPE)

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm²)	Averaging Time E ² , H ² or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1500			f/300	6
1500-			5	6
100,000				

Limits for General Population/Uncontrolled Exposure (MPE)

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm²)	Averaging Time E ² , H ² or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1500			f/1500	30
1500-			1.0	30
100,000				

f = frequency in MHz

OSHA Statement

The General Duty clause of the OSHA Act (Section 5) outlines the occupational safety and health responsibilities of the employer and employee. The General Duty clause in Section 5 states:

- (a) Each employer -
 - (1) shall furnish to each of his employees employment and a place of employment which are free from recognized hazards that are causing or are likely to cause death or serious physical harm to his employees;
 - (2) shall comply with occupational safety and health standards promulgated under this Act.
- (b) Each employee shall comply with occupational safety and health standards and all rules, regulations, and orders issued pursuant to this Act which are applicable to his own actions and conduct.

OSHA has defined Radiofrequency and Microwave Radiation safety standards for workers who may enter hazardous RF areas. Regulation Standards 29 CFR § 1910.147 identify a generic Lockout/Tagout procedure aimed to control the unexpected energization or startup of machines when maintenance or service is being performed.

^{*}Plane-wave equivalent power density



Appendix C - Safety Plan and Procedures

The following items are general safety recommendations that should be administered on a site by site basis as needed by the carrier.

General Maintenance Work: Any maintenance personnel required to work immediately in front of antennas and / or in areas indicated as above 100% of the Occupational MPE limits should coordinate with the wireless operators to disable transmitters during their work activities.

Training and Qualification Verification: All personnel accessing areas indicated as exceeding the General Population MPE limits should have a basic understanding of EME awareness and RF Safety procedures when working around transmitting antennas. Awareness training increases a worker's understanding to potential RF exposure scenarios. Awareness can be achieved in a number of ways (e.g. videos, formal classroom lecture or internet-based courses).

Physical Access Control: Access restrictions to transmitting antennas locations is the primary element in a site safety plan. Examples of access restrictions are as follows:

- Locked door or gate
- Alarmed door
- Locked ladder access
- Restrictive Barrier at antenna (e.g. Chain link with posted RF Sign)

RF Signage: Everyone should obey all posted signs at all times. RF signs play an important role in properly warning a worker prior to entering into a potential RF Exposure area.

Assume all antennas are active: Due to the nature of telecommunications transmissions, an antenna transmits intermittently. Always assume an antenna is transmitting. Never stop in front of an antenna. If you have to pass by an antenna, move through as quickly and safely as possible thereby reducing any exposure to a minimum.

Maintain a 3 foot clearance from all antennas: There is a direct correlation between the strength of an EME field and the distance from the transmitting antenna. The further away from an antenna, the lower the corresponding EME field is.

Site RF Emissions Diagram: Section 4 of this report contains an RF Diagram that outlines various theoretical Maximum Permissible Exposure (MPE) areas at the site. The modeling is a worst-case scenario assuming a duty cycle of 100% for each transmitting antenna at full power. This analysis is based on one of two access control criteria: General Public criteria means the access to the site is uncontrolled and anyone can gain access. Occupational criteria means the access is restricted and only properly trained individuals can gain access to the antenna locations.



Appendix D - RF Emissions

The RF Emissions Simulation(s) in this report display theoretical spatially averaged percentage of the Maximum Permissible Exposure for all systems at the site unless otherwise noted. These diagrams use modeling as prescribed in OET Bulletin 65 and assumptions detailed in Appendix E.

The key at the bottom of each RF Emissions Simulation indicates percentages displayed referenced to FCC General Public Maximum Permissible Exposure (MPE) limits. Color coding on the diagram is as follows:

- Areas indicated as Gray are predicted to be below 5% of the MPE limits. Gray represents areas more than 20 times below the most conservative exposure limit. Gray areas are accessible to anyone.
- Green represents areas are predicted to be between 5% and 100% of the MPE limits. Green areas are accessible to anyone.
- Blue represents areas predicted to exceed the General Public MPE limits but are less than Occupational limits. Blue areas should be accessible only to RF trained
- Yellow represents areas predicted to exceed Occupational MPE limits. Yellow areas should be accessible only to RF trained workers able to assess current exposure levels.
- Red represents areas predicted to have exposure more than 10 times the Occupational MPE limits. Red indicates that the RF levels must be reduced prior to access. An RF Safety Plan is required which outlines how to reduce the RF energy in these areas prior to access.

If trained occupational personnel require access to areas that are delineated as above 100% of the limit, Sitesafe recommends that they utilize the proper personal protection equipment (RF monitors), coordinate with the carriers to reduce or shutdown power, or make real-time power density measurements with the appropriate power density meter to determine real-time MPE levels. This will allow the personnel to ensure that their work area is within exposure limits.



Appendix E - Assumptions and Definitions

General Model Assumptions

In this site compliance report, it is assumed that all antennas are operating at **full power** at all times. Software modeling was performed for all transmitting antennas located on the site. Sitesafe has further assumed a 100% duty cycle and maximum radiated power.

The modeling is based on recommendations from the FCC's OET-65 bulletin with the following variances per AT&T guidance. Reflection has not been considered in the modeling, i.e. the reflection factor is 1.0. The near / far field boundary has been set to 1.5 times the aperture height of the antenna and modeling beyond that point is the lesser of the near field cylindrical model and the far field model taking into account the gain of the antenna.

The site has been modeled with these assumptions to show the maximum RF energy density. Areas modeled with exposure greater than 100% of the General Public MPE level may not actually occur but are shown as a prediction that could be realized. Sitesafe believes these areas to be safe for entry by occupationally trained personnel utilizing appropriate personal protective equipment (in most cases, a personal monitor).

Use of Generic Antennas

For the purposes of this report, the use of "Generic" as an antenna model, or "Unknown" for an operator means the information about a carrier, their FCC license and/or antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use our industry specific knowledge of equipment, antenna models, and transmit power to model the site. If more specific information can be obtained for the unknown measurement criteria, Sitesafe recommends remodeling of the site utilizing the more complete and accurate data. Information about similar facilities is used when the service is identified and associated with a particular antenna. If no information is available regarding the transmitting service associated with an unidentified antenna, using the antenna manufacturer's published data regarding the antenna's physical characteristics makes more conservative assumptions.

Where the frequency is unknown, Sitesafe uses the closest frequency in the antenna's range that corresponds to the highest Maximum Permissible Exposure (MPE), resulting in a conservative analysis.



Appendix F - Definitions

5% Rule – The rules adopted by the FCC specify that, in general, at multiple transmitter sites actions necessary to bring the area into compliance with the guidelines are the shared responsibility of all licensees whose transmitters produce field strengths or power density levels at the area in question in excess of 5% of the exposure limits. In other words, any wireless operator that contributes 5% or greater of the MPE limit in an area that is identified to be greater than 100% of the MPE limit is responsible for taking corrective actions to bring the site into compliance.

Compliance – The determination of whether a site complies with FCC standards with regards to Human Exposure to Radio Frequency Electromagnetic Fields from transmitting antennas.

Decibel (dB) – A unit for measuring power or strength of a signal.

Duty Cycle – The percent of pulse duration to the pulse period of a periodic pulse train. Also, may be a measure of the temporal transmission characteristic of an intermittently transmitting RF source such as a paging antenna by dividing average transmission duration by the average period for transmission. A duty cycle of 100% corresponds to continuous operation.

Effective (or Equivalent) Isotropic Radiated Power (EIRP) – The product of the power supplied to the antenna and the antenna gain in a given direction relative to an isotropic antenna.

Effective Radiated Power (ERP) – The product of the power supplied to the antenna and the antenna gain in a given direction relative to a half-wave dipole antenna.

Gain (of an antenna) - The ratio of the maximum power in a given direction to the maximum power in the same direction from an isotropic radiator. Gain is a measure of the relative efficiency of a directional antenna as compared to an omnidirectional antenna.

General Population/Uncontrolled Environment - Defined by the FCC as an area where RF exposure may occur to persons who are unaware of the potential for exposure and who have no control over their exposure. General Population is also referenced as General Public.

Generic Antenna – For the purposes of this report, the use of "Generic" as an antenna model means the antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use its industry specific knowledge of antenna models to select a worst-case scenario antenna to model the site.

Isotropic Antenna – An antenna that is completely non-directional. In other words, an antenna that radiates energy equally in all directions.

Maximum Measurement - This measurement represents the single largest measurement recorded when performing a spatial average measurement.

Maximum Permissible Exposure (MPE) – The rms and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with acceptable safety factor.



Occupational/Controlled Environment – Defined by the FCC as an area where RF exposure may occur to persons who are aware of the potential for exposure as a condition of employment or specific activity and can exercise control over their exposure.

OET Bulletin 65 – Technical guideline developed by the FCC's Office of Engineering and Technology to determine the impact of RF exposure on humans. The guideline was published in August 1997.

OSHA (Occupational Safety and Health Administration) – Under the Occupational Safety and Health Act of 1970, employers are responsible for providing a safe and healthy workplace for their employees. OSHA's role is to promote the safety and health of America's working men and women by setting and enforcing standards; providing training, outreach and education; establishing partnerships; and encouraging continual process improvement in workplace safety and health. For more information, visit www.osha.gov.

Radio Frequency Exposure or Electromagnetic Fields – Electromagnetic waves that are propagated from antennas through space.

Spatial Average Measurement – A technique used to average a minimum of ten (10) measurements taken in a ten (10) second interval from zero (0) to six (6) feet. This measurement is intended to model the average energy a 6-foot tall human body will absorb while present in an electromagnetic field of energy.

Transmitter Power Output (TPO) – The radio frequency output power of a transmitter's final radio frequency stage as measured at the output terminal while connected to a load.



Appendix G - References

The following references can be followed for further information about RF Health and Safety.

Site Safe, LLC

http://www.sitesafe.com

FCC Radio Frequency Safety

http://www.fcc.gov/encyclopedia/radio-frequency-safety

National Council on Radiation Protection and Measurements (NCRP)

http://www.ncrponline.org

Institute of Electrical and Electronics Engineers, Inc., (IEEE)

http://www.ieee.org

American National Standards Institute (ANSI)

http://www.ansi.org

Environmental Protection Agency (EPA)

http://www.epa.gov/radtown/wireless-tech.html

National Institutes of Health (NIH)

http://www.niehs.nih.gov/health/topics/agents/emf/

Occupational Safety and Health Agency (OSHA)

http://www.osha.gov/SLTC/radiofrequencyradiation/

International Commission on Non-Ionizing Radiation Protection (ICNIRP)

http://www.icnirp.org

World Health Organization (WHO)

http://www.who.int/peh-emf/en/

National Cancer Institute

http://www.cancer.gov/cancertopics/factsheet/Risk/cellphones

American Cancer Society (ACS)

http://www.cancer.org/docroot/PED/content/PED 1 3X Cellular Phone Towers.asp?sit earea=PED

European Commission Scientific Committee on Emerging and Newly Identified Health Risks

http://ec.europa.eu/health/ph_risk/committees/04_scenihr/docs/scenihr_o 022.pdf

Fairfax County, Virginia Public School Survey

http://www.fcps.edu/fts/safety-security/RFEESurvey/

UK Health Protection Agency Advisory Group on Non-Ionizing Radiation

http://www.hpa.org.uk/webw/HPAweb&HPAwebStandard/HPAweb C/1317133826368

Norwegian Institute of Public Health

http://www.fhi.no/dokumenter/545eea7147.pdf

AGENDA SECTION: AGENDA ITEM# CONSENT CALENDAR

2.C.



STAFF REPORT NO. 75 CITY COUNCIL MEETING 7/14/2020

REPORT PREPARED BY: Melissa Poehlman, Asst. Community Development Director

DEPARTMENT DIRECTOR REVIEW: John Stark, Community Development Director

7/6/2020

OTHER DEPARTMENT REVIEW:

CITY MANAGER REVIEW: Katie Rodriguez, City Manager

7/8/2020

ITEM FOR COUNCIL CONSIDERATION:

Approve a resolution authorizing a summary publication of a lengthy zoning code amendment previously approved on January 28, 2020.

EXECUTIVE SUMMARY:

On January 28, 2020 the City Council approved the rezoning of the Market Plaza/Village Shores property at 66th Street and Lyndale Avenue South from Planned Multiple Residential (PMR) to Planned Mixed Use (PMU). This change was made in conjunction with a request, and subsequent approval, of plans for a new Chase Bank in the southeast corner of the development's parking lot. The rezoning was conditioned upon the recording of a new Registered Land Survey with Hennepin County and this step has now been completed. In order to effectuate the rezoning, the City must publish the attached ordinance; however, given the extensive text of the previous legal description, publication would cost over \$400. Staff is recommending that the Council approve a resolution authorizing a summary publication to reduce this cost.

RECOMMENDED ACTION:

Approve the attached resolution authorizing summary publication of an ordinance rezoning land at 6501 Woodlake Drive as Planned Mixed Use.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

None

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

Summary publication of adopted ordinances is permitted when the verbatim text of the amendment is cumbersome, and the expense of publication of the complete text is not justified.

C. CRITICAL TIMING ISSUES:

None

D. FINANCIAL IMPACT:

- The cost to the entire text of the approved ordinance would be over \$400.
- The cost to publish a summary of the approved ordinance is expected to be less than \$100.

E. **LEGAL CONSIDERATION:**

None

ALTERNATIVE RECOMMENDATION(S):

Reject the proposal and publish the approved ordinance in its entirety.

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

	Description	Type
D	Resolution	Exhibit
D	Exhibit - Newspaper Ad Proof	Exhibit

R	ES	30	L	U	TI	0	N	N	O.			

RESOLUTION APPROVING SUMMARY PUBLICATION OF AN ORDINANCE AMENDING APPENDIX I TO THE RICHFIELD CITY CODE BY REZONING LAND AT THE NORTHWEST CORNER OF 66TH STREET AND LYNDALE AVENUE AS PLANNED MIXED USE

WHEREAS, the City has adopted the above referenced amendment of the Richfield City Code; and

WHEREAS, the verbatim text of the amendment is cumbersome, and the expense of publication of the complete text is not justified.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Richfield that the following summary is hereby approved for official publication:

SUMMARY PUBLICATION BILL NO. 2020-2

AN ORDINANCE AMENDING APPENDIX I TO THE RICHFIELD CITY CODE BY REZONING LAND AT THE NORTHWEST CORNER OF 66TH STREET AND LYNDALE AVENUE AS PLANNED MIXED USE

This summary of the ordinance is published pursuant to Section 3.12 of the Richfield City Charter.

On January 28, 2020, the Richfield City Council adopted an ordinance designated as Bill No. 2020-2, the title of which is stated above. The ordinance changed the zoning of property commonly known at Market Plaza and Village Shores at 6501 Woodlake Drive from Planned Multiple Residential (PMR) to Planned Mixed Use (PMU).

Copies of the ordinance are available for public inspection in the City Clerk's office during normal business hours or upon request by calling the Department of Community Development at (612) 861-9760.

Adopted by the City Council of the City of Richfield, Minnesota this 14th day of July, 2020.

	Maria Regan Gonzalez, Mayor
ATTEST:	
Elizabeth VanHoose, City Clerk	



-Public Notice Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully if changes are needed, please contact us prior to deadline at Cambridge (763) 691-6000 or email at publicnotice@ecm-inc.com

Date: 01/30/20

Account #: 412507

Customer: CITY OF RICHFIELD / DEPUTY CITY

CLERK

Address: 6700 PORTLAND AVE S

RICHFIELD

Telephone: (612) 861-9731

Fax: (612) 861-9749

Ad ID: 1019325

Copy Line: Ordinance NO. 2020-2

PO Number:

 Start:
 02/06/20

 Stop:
 02/06/2020

 Total Cost:
 \$404.60

 # of Lines:
 303

 Total Depth:
 33.667

 # of Inserts:
 1

Ad Class: 145 **Phone #** (763)

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SC Bloomington Richfield

Ad Proof

Enlarged

CITY OF RICHFIELD
ORDINANCE NO. 2020-2
AN ORDINANCE RELATING
TO ZONING; AMENDING
APPENDIX I TO THE
RICHFIELD CITY CODE BY
REZONING LAND AT THE
NORTHWEST CORNER
OF 66TH STREET AND
LYNDALE AVENUE AS
PLANNED MIXED USE
THE CITY OF RICHFIELD
DOES ORDAIN:

Section 1. Section 8 of Appendix 1 of the Richfield Zoning Code (Planned Mixed Use) is amended to add a new Paragraph 9 to read as follows:

(9) M-3 (NW corner, 66th and Lyndale): Registered Land Survey Nos. 1635 and 1864.

Sec. 2. Section 9, Paragraph 3 (Planned Multiple Residential) is amended to read as follows:

(3) M-3 (Woodlake Point Condominiums): CONDOMINIUM NO. 0533 WOODLAKE POINT

(3) M-3 (NW corner, 66th and Lyndale).

Tract 1: All that part of the following described premises lying easterly of the center line of Graham Avenue as deeded to Richfield in Deed recorded in Book 2052 of Deeds, page 639; that part of Government Lot 2 described as beginning at the intersection of the center line of 66th Street with the westerly line of Government Lot 2, which is the old Military Reservation line; thence northwesterly 114.6 feet along the said Military Reservation line to Judicial Landmark No. 11 set pursuant to Torrens Case No. A-2547; thence north along a line extended to Judicial Landmark No. 9 set pursuant to Torrens Case No. A-2547 to the intersection of said line with the southerly line of 65th Street, which is the southerly line of premises conveyed to the Village of Richfield in Deed recorded in Book 2053 of Deeds, page 131; thence northeasterly along the southerly line of 65th Street, which is the southerly line of the premises conveyed to the Village of Richfield in said deed to the east line of Government Lot 2; thence south along the east line of Government Lot 2 to the center line of 66th Street; thence westerly along the center line of 66th Street to the place of beginning; all in Section 28, Township 29, Range 24, according to the recorded plat thereof, and situated in Hennepin County, Minnesota. (See Reference #2 of attached Boundary Conflicts).

Tract 2: That part of Government Lot 1, Section 27, Township 28, Range 24, described as beginning at the southwest corner of said Government Lot 1; thence east along the south line of said Government Lot 1 a distance of 64.8 feet; thence north, parallel with the west line of said Government Lot 1 and its extension north, to the southerly line of R.L.S. No. 1318, Files of the Registrar of Titles, County of Hennepin; thence southwesterly along the southerly line of said R.L.S. No. 1318 to the west line of said gov-

ernment Lot 1; thence south along said west line to the point of beginning, and situated in Hennepin Gounty, Minnesota.

Tract 3: That part of Government Lot 1, Section 27, Township 28, Range 24, described as beginning at a point on the south line of said Government Lot 2 distant 64.8 feet east from the southwest corner of said Government Lot 1; thence east along said south line a distance of 88 feet: thence north, parallel with the west line of said Government Lot 1 and its extension north, to the southerly line of R.L.S. No. 1318. Files of the Registrar of Titles, County of Hennepin; thence southwesterly along the southerly line of said R.L.S. No. 1318 to its intersection with a line drawn north, parallel with the west line of said Government Lot 1 and its extension north, from the point of beginning; thence south along the last described parallel line to the point of beginning. That the east boundary line of said tract has been judicially determine and Judicial Landmarks set pursuant to Torrens Case No. 17641, and situated in Hennepin County.

Tract 4, Parcel 1: That part of Government Lot 1, Section 27, Township 28, Range 24, commencing at a point, which point is marked by Judicial Landmark, and is located 256.6 feet east and 33 feet north of the southwest corner of Government Lot 1; thence north parallel with west line of said line of said Lot 90.7 feet to a point marked by Judicial Landmark: thence at right angles East 229.2 feet to the point of intersection with the westerly line of Lyndale Avenue, which point is marked by Judicial Landmark: thence southwesterly along said line of Lyndale Avenue 95.5 feet to the point of intersection with the north line of 66th Street, which point is marked by Judicial Landmark; thence west along said line 195.7 feet to the point of beginning.

Tract 4, Parcel 2: That part of Government Lot 1, Section 27, Township 28, Range 24, described as beginning at a point in the south line of said Government Lot; distant of 152.80 feet east of the southwest corner of said Government Lot 1; thence easterly along the south line of said Government Lot 1 a distance of 103.80 feet: thence northerly parallel with the west line of said Government Lot 1, a distance of 229.60 feet; thence at a right angle westerly 2.20 feet; thence northerly deflecting to the right 89 degrees 38 minutes a distance of 104.07 feet to the southerly line of R.L.S. No. 1318; files of Registrar of Titles; County of Hennepin; thence westerly along last said southerly line to an intersection with a line drawn northerly from the point of beginning and parallel with the west line of said Government Lot 1: thence southerly along last said parallel line to the point of beginning. That the east line of said tract has been judicially determined and marked by Judicial Landmarks set pursuant to Torrens Case Nos. 10017 and 17641 and west line of said tract has been judicially determined and Judicial Landmarks set pursuant to Torrens Cast No. 17641, according to the Government Survey thereof.

Tract 4, Parcel 3: All that part of Government Lot 1, Section 27, Township 28, Range 24, described as follows: Commencing on a line parallel to and 256.6 feet east of the west line of said Section 27 at a point therein which is 123.7 feet north along said line from the south line of said Government Lot 1, which point is marked by a Judicial Landmark: thence north along said parallel line a distance of 105.9 feet: thence east a distance of 306.5 feet, more or less, to an intersection with the westerly line* of Lyndale Avenue, which point of intersection is determined by returning to the point of beginning of said line and continuing north along said parallel line a distance of 103 feet; thence south 82 degrees 56 minutes east 141.7 feet: thence north 82 degrees, 34 minutes east to the west line of Lyndale Avenue; thence southerly along said latter line, 115 feet to said point of termination of the north line of the land now being described; thence southwesterly along the westerly line of Lyndale Avenue a distance of 113.4 feet, more or less, to a Judicial Landmark located in said line at a distance of 95.5 feet northeasterly along said line from a Judicial Landmark placed at the intersection of the westerly line of Lyndale Avenue and the north line of 66th Street; thence west 229.2 feet to the point of beginning, according to the Government Survey thereof. (See Reference #6 of attached Boundary Conflicts).

*This reference to the westerly line of Lyndale Avenue appears to be in error, and should be the center line of Lyndale Avenue. However, the Judicial Landmarks referred to later may be on the westerly line.

Tract 4, Parcel 4: Tract D, Ř.L.S. No. 1318, Files of Registrar of Titles, County of Hennepin.

Tract 5: That part of Government Lot 1, Section 27, Township 28, Range 24 described as follows: Gommencing 229.6 feet north and 256.6 feet east from the southwest corner of Lot 1, thence north 103 feet; thence south 82 degrees 56 minutes east 141.7 feet; thence north 82 degrees, 34 minutes east to center line of Lyndale Avenue, thence southerly along the center line of Lyndale Avenue 115 feet, thence west 306.5 feet to beginning, and situated in Hennepin County, Minnesota.

Tract 7: Tracts B and C, R.L.S. No. 1318, Files of Registrar of Titles, County of Hennepin, State of Minnesota:

Tract 8: Tract E, R.L.S. No. 1318, Files of Registrar of Titles, County of Hennepin, State of Minnesota.

That part of Government Lot 1, Section 27, Township 28, Range 24. described as beginning at a point in the south line of said Government Lot 1. distance 256.6 feet east of the southwest corner of said Government Lot 1: thence northerly parallel with the west line of said Government Lot 1 a distance of 229.60 feet to the point of beginning; thence at a right angle westerly 2.20 feet: thence northerly deflecting to the right 89 degrees 38 minutes, a distance of 104.7 feet to the southerly line of R.L.S. No. 1318, Files of the Registrar of Titles, County of Hennepin; thence easterly along said southerly line of R.L.S. No. 1318. Files of the Registrar of Titles, County of Hennepin, to its intersection with a line drawn northerly from the point of beginning and parallel with the west line of said Government Lot 1, thence southerly along said last parallel line to the point of beginning, according to the Government Survey thereof. The west line of said tract has been judicially determined and marked by Judicial Landmarks set pursuant to Torrens Case No. 17641, and situated in Hennepin County, Minnesota.

Sec. 3. This ordinance shall be published and become effective upon the land owner's submittal of proof of recording a Registered Land Survey with the Hennepin County Surveyor or Examiner of Titles. The City Clerk shall be authorized to revise Section 1 above to reflect the newly issued R.L.S. number(s). The City Clerk shall then publish the ordinance in accordance with Section 3.09 of the Richfield City Charter.

Passed by the City Council of the City of Richfield, Minnesota this 28th day of January, 2020. Maria Regan Gonzalez, Mayor ATTEST: Elizabeth VanHoose City Clerk

> Published in the Sun Current February 6, 2020 1019325

AGENDA SECTION: AGENDA ITEM# CONSENT CALENDAR

2.D.



STAFF REPORT NO. 76 CITY COUNCIL MEETING 7/14/2020

REPORT PREPARED BY: Nellie Jerome, Assistant Planner

DEPARTMENT DIRECTOR REVIEW: John Stark, Community Development Director

7/8/2020

OTHER DEPARTMENT REVIEW: N/A

CITY MANAGER REVIEW: Katie Rodriguez, City Manager

7/8/2020

ITEM FOR COUNCIL CONSIDERATION:

Consider the adoption of a resolution granting a subdivision waiver for a minor boundary adjustment at 7020 Oak Grove Boulevard and 7000 Lyndale Avenue.

EXECUTIVE SUMMARY:

The property owner at 7020 Oak Grove Boulevard is proposing an adjustment of lot lines on the northern side of the property, between 7020 Oak Grove Blvd. and 7000 Lyndale Avenue. Currently the irregular northern property line of 7020 Oak Grove Blvd. includes a rectangular "notch" into 7000 Lyndale Avenue. The proposed adjustment will incorporate two small, triangle-shaped areas from 7000 Lyndale Avenue into 7020 Oak Grove Blvd., smoothing the transition between the properties in that area. Both property owners have agreed on and consented to the lot line adjustment.

Both lots will remain conforming with zoning code requirements and there will be no adverse impact on the neighborhood. Finding that all conditions are met, staff recommends approval of the request.

RECOMMENDED ACTION:

By motion: Adopt a resolution authorizing a subdivision waiver for a boundary adjustment between 7000 Lyndale Avenue South and 7020 Oak Grove Boulevard.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

N/A

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

Subsection 500.05, Subdivision 2. - In cases in which compliance with the City's platting requirements result in unnecessary hardship and when failure to comply with said requirements does not interfere with the purpose and intent of the regulations, the Council may adopt a resolution authorizing a waiver from the subdivision requirements.

C. CRITICAL TIMING ISSUES:

<u>60-DAY RULE:</u> The 60-day clock started when a complete application was received on June 18, 2020. A decision must be given by August 17, 2020, or the Council must notify the applicant that it is extending the deadline (up to a maximum of 60 additional days or 120 days in total) for issuing a decision.

D. **FINANCIAL IMPACT**:

None.

E. **LEGAL CONSIDERATION:**

None.

ALTERNATIVE RECOMMENDATION(S):

The City Council could deny the request for a subdivision waver with findings that requirements are not met.

PRINCIPAL PARTIES EXPECTED AT MEETING:

Tony Rosell, applicant, 7020 Oak Grove Boulevard. Anthony Pavelko, adjacent neighbor, 7000 Lyndale Avenue South.

ATTACHMENTS:

	Description	Type
ם	Resolution	Resolution Letter
ם	Current Property Line Exhibit	Exhibit
ם	Survey - Proposed Property Line Exhibit	Exhibit
D	Zoning Map	Backup Material

RESOLUTION NO.

RESOLUTION AUTHORIZING A SUBDIVISION WAIVER FOR BOUNDARY ADJUSTMENT BETWEEN 7000 LYNDALE AVENUE SOUTH AND 7020 OAK GROVE BOULEVARD

WHEREAS, an application has been filed with the City of Richfield which requests approval of a subdivision waiver for an adjustment of the boundary line between properties commonly known as 7000 Lyndale Avenue South and 7020 Oak Grove Boulevard, properties legally described as:

7000 Lyndale Avenue South: Lots 1, 2, 3, and that part of Lot 4 lying Northeasterly of Southwesterly 25 feet thereof Block 8, Wood Lake Shores, Hennepin County, Minnesota, also Tract A, Registered Land Survey No. 379

And

7020 Oak Grove Boulevard: Tract B Registered land survey no. 379 also Lot 5 and the Northeasterly Half of Lot 6, Block 8, Wood Lake Shores, Hennepin County, Minnesota

WHEREAS, the applicant proposes to adjust the boundaries between the aforementioned properties to eliminate an irregular boundary line; and

WHEREAS, the adjacent property owner consents to the boundary line adjustment.

WHEREAS, the applicant proposes to adjust the boundary lines of the above-described properties into parcels legally described as:

7000 Lyndale Avenue South:

Lots 1,2,3, and that part of Lot 4 lying Northeasterly of the Southwesterly 25 feet thereof, Block 8, Wood Lake Shores, Hennepin County, Minnesota, also Tract A, Registered Land Survey No. 379, files of the registrar of Titles, Hennepin County, Minnesota except that part described as follows:

Beginning at the most northerly corner of Tract B said Registered Land Survey No. 379; thence southwesterly 18.6 feet into the southwest corner of said Tract B; thence northwesterly along the southwesterly line of said Tract A 40.00 feet; thence northwesterly to the point of beginning and southeasterly extension of the northeasterly line of said Tract B. Subject to easements and restrictions of record, if any.

7020 Oak Grove Boulevard:

Lot 5 and the Northeasterly Half of Lot 6, Block 8, Wood Lake Shores, Hennepin County, Minnesota, together with all of Tract B and that part of Tract A, registered Land Survey No. 379, files of the Registrar of Titles, Hennepin County, Minnesota, described as follows:

Beginning at the most northerly corner of said Tract B; thence southwesterly line of said Tract A 40.00 feet; thence northeasterly to the point of beginning and there terminating. Also together with that part of Tract A which lies southwesterly of the southeasterly extension of the northeasterly line of said Tract B. Subject to easements and restrictions of record, if any.

WHEREAS, the City has fully considered the request for approval for the subdivision waiver; and

WHEREAS, the City Council finds that compliance with City Code Section 500.05, Subdivision 1 would result in unnecessary hardship and that failure to comply therewith will not interfere with the purposes of the platting regulations of Section 500.01.

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

- 1. A waiver for the subdivision of the Subject Properties legally described above is hereby granted.
- 2. City staff is authorized and directed to take any action necessary to effectuate this Resolution and to authorize the recording of conveyances complying with the terms of this Resolution.

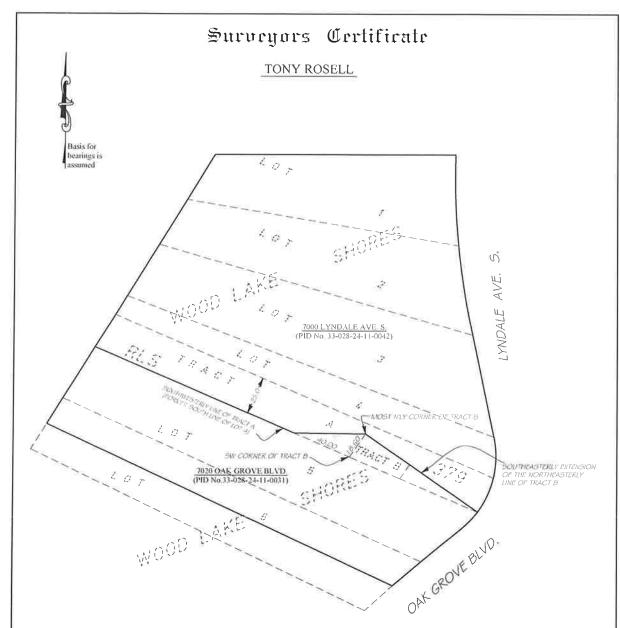
Adopted by the City Council of the City of Richfield, Minnesota this 14th day of July, 2020.

	Maria Regan Gonzalez, Mayor
ATTEST:	
ElizaBeth VanHoose, City Clerk	

Current Property Line

(7020 Oak Grove Blvd)





PROPOSED DESCRIPTION FOR 7020 OAK GROVE BLVD. (PID No.33-028-24-11-0031)

Lot 5 and the Northeasterly Half of Lot 6, Block 8, Wood Lake Shores, Hennepin County, Minnesota, together with all of Tract B and that part of Tract A, Registered Land Survey No. 379, files of the Registrar of Titles, Hennepin County, Minnesota described as follows: Beginning at the most northerly corner of said Tract B; thence southwesterly 18.6 feet to the southwest corner of said Tract B; thence northwesterly along the southwesterly line of said Tract A 40.00 feet; thence northeasterly to the point of beginning and there terminating. Also together with that part of said Tract A which lies southwesterly of the southeasterly extension of the northeasterly line of said Tract B.

Subject to easements and restrictions of record, if any,

PROPOSED DESCRIPTION FOR 7000 LYNDALE AVE. S. (PID No. 33-028-24-11-0042)

Lots 1, 2, 3 and that part of Lot 4 lying Northeasterly of the Southwesterly 25 feet thereof, Block 8, Wood Lake Shores, Hennepin County, Minnesota, also Tract A, Registered Land Survey No. 379, files of the Registrar of Titles, Hennepin County, Minnesota except that part described as follows: Beginning at the most northerly corner of Tract B said Registered Land Survey No. 379; thence southwesterly 18.6 feet to the southwest corner of said Tract B; thence northwesterly along the southwesterly line of said Tract A 40.00 feet; thence northeasterly to the point of beginning and there terminating. Also except that part of said Tract A which lies southwesterly of the southeasterly extension of the northeasterly line of said Tract B. Subject to easements and restrictions of record, if any.

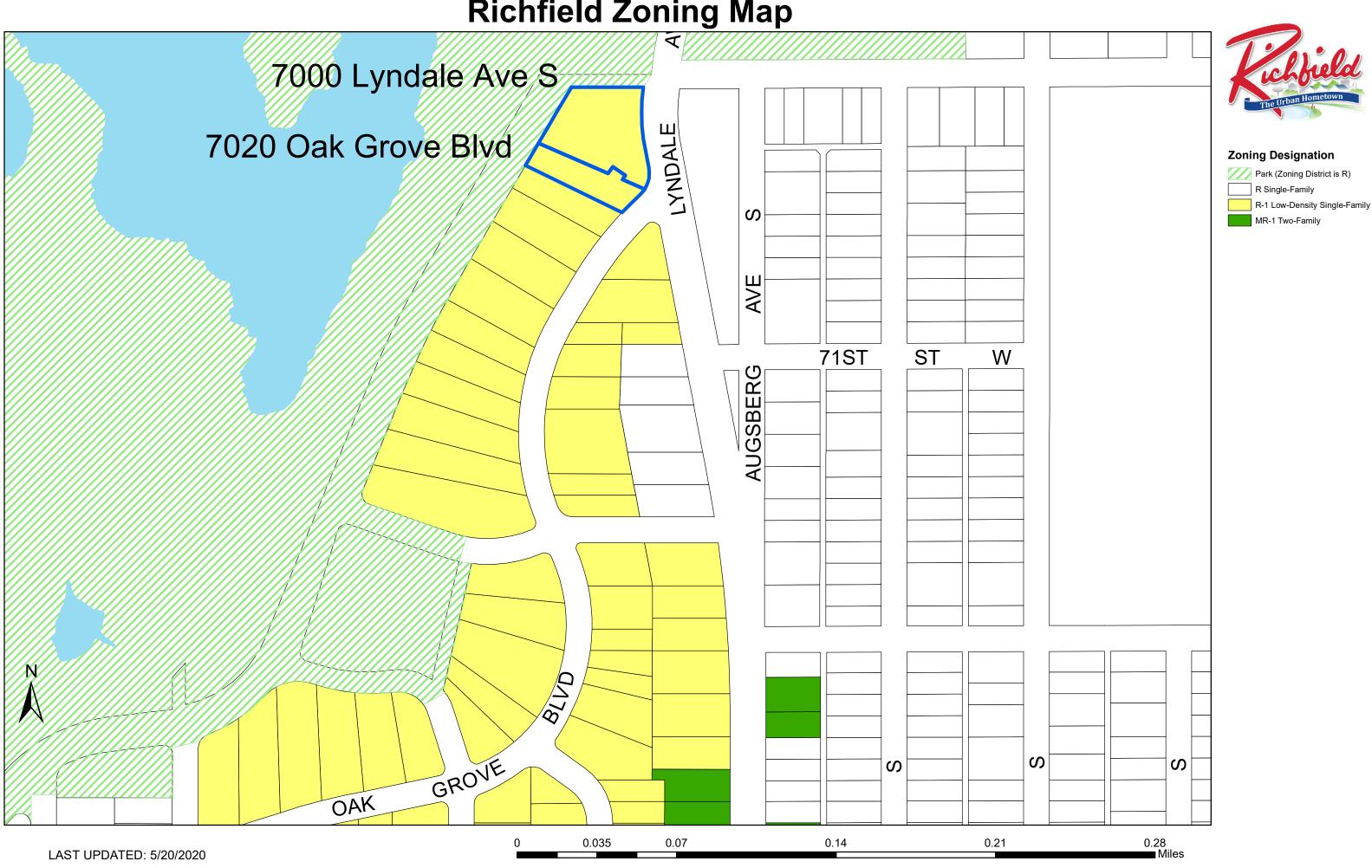
PORTION TO BE DEEDED

That part of Tract A, Registered Land Survey No. 379, files of the Registrar of Titles, Hennepin County, Minnesota described as follows: Beginning at the most northerly corner of Tract B said Registered Land Survey No. 379; thence southwesterly 18.6 feet to the southwest corner of said Tract B; thence northwesterly along the southwesterly line of said Tract A 40.00 feet; thence northeasterly to the point of beginning and there terminating. Together with that part of said Tract A which lies southwesterly of the southwesterly of the northeasterly line of said Tract B.

NOTE: NO FIELD LOCATIONS HAVE BEEN MADE AT THIS TIME.

Property located in Section	Project No. 89026 Scale: 1" = 4	40' I certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under
33, Township 28, Range 24,	F.B.No.	the laws of the State of Minnesota
Hennepin County, Minnesota	Address: 7020 Oak Grove Blvd Richfield, MN	Surveyed this 15th day of June 2020.
DEMARC	rev	
LAND SURVEYING & ENGINEERING 7601 73rd Avenue North (763) 560-3093 Minneapolis, Minnesota 55428 Demarcine.com		Signed Signed States Minn. Reg. No. 24992

Richfield Zoning Map



AGENDA SECTION: AGENDA ITEM# CONSENT CALENDAR

2.E.



STAFF REPORT NO. 77 CITY COUNCIL MEETING 7/14/2020

REPORT PREPARED BY: Melissa Poehlman, Asst. Community Development Director

DEPARTMENT DIRECTOR REVIEW: John Stark, Community Development Director

7/6/2020

OTHER DEPARTMENT REVIEW: N/A

CITY MANAGER REVIEW: Katie Rodriguez, City Manager

7/8/2020

ITEM FOR COUNCIL CONSIDERATION:

Consider the adoption of a resolution supporting Livable Communities Demonstration Act grant applications to the Metropolitan Council to support redevelopment of the northeast corner of 65th and Lyndale Avenue and of 101 66th Street East.

EXECUTIVE SUMMARY:

The Housing and Redevelopment Authority (HRA) is working with two developers to redevelop sites with Richfield's downtown area. Both developers are proposing to submit requests for Livable Communities Demonstration Account (LCDA) grants to support their projects. A resolution of Council support of the application is required in order to apply.

Enclave Companies is working to redevelop the northeast corner of 65th Street and Lyndale Avenue as a mixed use development comprised of ground-floor retail, walk-up style townhomes, and apartments.

PLH and Associates continues to work to redevelop the property at 101 66th Street East as either a mixed use or strictly multi-family project.

The Metropolitan Council's LCDA grants offer funding to cities to assist with the implementation of their community development objections and comprehensive plans in ways that:

- Intensify land uses and lead to more compact development or redevelopment;
- Interrelate two or more of the following: development or redevelopment, affordable housing, and employment growth;
- Achieve a mix of housing opportunities;
- Create incentives to preserve or rehabilitate affordable housing in fully developed areas;
- Encourage public infrastructure that connects communities, attracts investment, and provides project area residents with expanded opportunities for employment;
- Help to change long-term market incentives that adversely impact creation and preservation of livingwage jobs in the fully developed area.

LCDA Development grants are intended for applicants that have a development or redevelopment project ready to get underway and begin construction within the 36-month grant period. Grant funded activities may include stormwater management, public realm improvements, renewable energy systems, site acquisition and site preparation. Enclave Companies will move through the land use entitlement process this summer and, if

approved, would anticipate an early 2021 construction start. PLH and Associates has an approved project, but plans to make some amendments to include affordable units. They intend to move through this process this summer as well. Grant funds will be awarded in November.

Applications are due on July 31, 2020.

RECOMMENDED ACTION:

By motion: Adopt a resolution supporting the submittal of applications to the Metropolitan Council for a Livable Communities Demonstration Account Fund Development grants to support the redevelopment of the northeast corner of 65th Street and Lyndale Avenue and 101 66th Street East.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

101 66th St E

- The Emi was approved as a mixed use project with 31 market-rate apartments and 6,000 square feet of ground floor commercial space in 2018.
- On June 15, Paul Lynch of PLH and Associates presented a concept to the Council and HRA
 that would modify the project to reduce the amount of commercial square footage and add
 affordable rental units. He indicated that Tax Increment Financing would be required to make this
 project financially feasible.
- Based on positive initial feedback, HRA staff will bring a preliminary development agreement with PLH and Associates to the HRA for consideration on July 20, 2020.

65th Street & Lyndale Avenue

- Representatives of Enclave Companies first brought a proposal for the redevelopment of these properties to the Council, HRA, and Planning Commission on September 24, 2019.
- The HRA approved a Preliminary Development Agreement with the Developer on February 28, 2020.

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

- The Metropolitan Council requires the City to be the applicant and to submit a resolution in support of the grant application.
- It is the City's policy to seek grant funding when available and as appropriate.

C. CRITICAL TIMING ISSUES:

- The grant application is due on July 31, 2020, and a resolution of support needs to be submitted as part of the application.
- Grant awards will be announced in November 2020.
- Funds must be expended within 36 months of the grant award.

D. FINANCIAL IMPACT:

No local match is required to receive LCDA Development grant funding.

E. **LEGAL CONSIDERATION:**

- The City will be required to enter into a grant agreement with the Metropolitan Council, if funding is awarded.
- The City Attorney will review the grant agreement prior to execution.

ALTERNATIVE RECOMMENDATION(S):

Do not approve the resolution.

PRINCIPAL PARTIES EXPECTED AT MEETING:

N/A

ATTACHMENTS:

Description Type

Resolution Resolution Letter

RESOL	UTION NO	
	0	·

CITY OF RICHFIELD, MINNESOTA RESOLUTION IDENTIFYING THE NEED FOR LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT ("LCDA") FUNDING AND AUTHORIZING AN APPLICATION FOR GRANT FUNDS

WHEREAS, the City is a participant in the Metropolitan Livable Communities Act ("LCA") Local Housing Incentives Account Program for 2020 as determined by the Metropolitan Council, and is therefore eligible to apply for LCA Livable Communities Demonstration Account funds; and

WHEREAS, the City has identified proposed project(s) within the City that meets LCDA purposes and criteria and are consistent with and promote the purposes of the Metropolitan Livable Communities Act and the policies of the Metropolitan Council's adopted metropolitan development guide; and

WHEREAS, the City has the institutional, managerial and financial capability to adequately manage an LCDA grant; and

WHEREAS, the City certifies that it will comply with all applicable laws and regulations as stated in the grant agreement; and

WHEREAS, the City acknowledges LCDA grants are intended to fund projects or project components that can serve as models, examples or prototypes for LCDA development or redevelopment elsewhere in the Region, and therefore represents that the proposed project or key components of the proposed project can be replicated in other metropolitan-area communities; and

WHEREAS, only a limited amount of grant funding is available through the Metropolitan Council's Livable Communities LCDA initiative during each funding cycle and the Metropolitan Council has determined it is appropriate to allocate those scarce grant funds only to eligible projects that would not occur without the availability of LCDA grant funding.

NOW, THEREFORE, BE IT RESOLVED that, after appropriate examination and due consideration, the governing body of the City:

- 1. Finds that it is in the best interests of the City's development goals and priorities for the proposed LCDA Project(s) to occur at these particular sites, and at this particular time:
 - o 101 66th Street East; and
 - The northeast corner of 65th Street and Lyndale Avenue (6439 Lyndale Avenue South, 6437 Lyndale Avenue South, and 415 – 64 ½ Street.

- 2. Finds that the LCDA Project component(s) for which Livable Communities LCDA funding is sought: (a) will not occur solely through private or other public investment within the reasonably foreseeable future; and (b) will occur within the term of the grant award (three years for Development grants) only if Livable Communities LCDA funding is made available for this project(s) at this time.
- 3. Authorizes its staff to submit on behalf of the City one or more applications for Metropolitan Council Livable Communities LCDA grant funds for the LCDA Project components identified in the application, and to execute such agreements as may be necessary to implement the LCDA Project on behalf of the City.

Adopted this 14th day of July, 2020.

	Maria Regan Gonzalez, Mayor
ATTEST:	
Elizabeth VanHoose, City Clerk	

AGENDA SECTION: AGENDA ITEM# CONSENT CALENDAR

2.F.



STAFF REPORT NO. 78 CITY COUNCIL MEETING 7/14/2020

REPORT PREPARED BY: Kari Sinning, Deputy City Clerk

DEPARTMENT DIRECTOR REVIEW: Elizabeth VanHoose, City Clerk

7/8/2020

OTHER DEPARTMENT REVIEW: N/A

CITY MANAGER REVIEW: Katie Rodriguez, City Manager

7/8/2020

ITEM FOR COUNCIL CONSIDERATION:

Consider the adoption of a resolution appointing election judges for the Primary Election of August 11, 2020, and General Election of November 3, 2020.

EXECUTIVE SUMMARY:

The State Primary Election is on August 11, 2020 and the General Election is on November 3, 2020.

Election Judges

The City Clerk's office is updating and verifying the City's election judge availability list. All individuals who have previously served as an election judge were on the list submitted to the County Auditor by the major political parties, or have expressed an interest in serving as an election judge were asked to complete an online election judge application.

Election judges will be assigned to the precincts based on availability, party balance, and the number required for each election.

RECOMMENDED ACTION:

By motion: Adopt a resolution appointing election judges for the Primary Election of August 11, 2020, and General Election of November 3, 2020.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

Minnesota Statute 204B.21 Subd. 2 provides that election judges for precincts in a municipality shall be appointed by the governing body of the municipality and that the appointments be made at least 25 days before the election at which the election judges will serve.

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

The City Council is required by State Statute to make election judge appointments at least 25 days prior to the election. The proposed resolution contains names of those qualified individuals who have indicated a willingness and ability to serve as an election judge for the Primary Election of August 11, 2020, and General Election of November 3, 2020.

C. CRITICAL TIMING ISSUES:

If the City Council does not appoint election judges, the conduct of the election would not be valid.

D. FINANCIAL IMPACT:

N/A

E. **LEGAL CONSIDERATION:**

The City Council must appoint election judges to serve at these elections to comply with Minnesota Statute 204B.21, Subd. 2. The names come from a list of people who have indicated their interest in serving as an election judge to the County Auditor pursuant to the provisions of M.S. 204B.21 Subd. 1 and those who have previously served or indicated interest in serving.

ALTERNATIVE RECOMMENDATION(S):

The City Council may choose to appoint other individuals as election judges who are not named in the resolution.

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

Description Type

Election Judge Resolution
Resolution Letter

RESOLUTION NO.

RESOLUTION APPOINTING ELECTION JUDGES FOR THE PRIMARY ELECTION OF AUGUST 11, 2020 ANDTHE GENERAL ELECTION OF NOVEMBER 3, 2020

WHEREAS, a Primary Election will be held on Tuesday, August 11, 2020 and a General Election will be held on Tuesday, November 3, 2020.

WHEREAS, Minnesota Statute 204B.21 Subd. 2 provides that election judges for precincts in a municipality shall be appointed by the governing body of the municipality and that the appointments be made at least 25 days before the election at which the election judges will serve.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richfield, that the following are hereby appointed as judges for said elections:

James Alagna Lancetta Allen Robert Amundson Donald Anderson Jan Anderson Jean Anderson Joyce Anderson Jorina Andrews John Ashmead Mary Ann Ashmead Carol Athev Andrew Atkins Jim Atkins Stephen Aus Patricia Bailey Mary Barnes Barbara Bauer William Bednar Matthew Bell Rosemary Bernau Rosalie Bjorkman Kimberly Blomberg Suzi Blumbera Andrew Boeke Mary Boespflug Kenneth Boie Sara Boothe Linda Boyd Sandra Bradley Crystal Brakke Asa Brill Beck Nancy Buck Christie Burke

Hazel Burnside

James Bushey

Marjorie Cain

Leslie Carey Amy Carlsted Milissa Carter Carrie Chillman **Doris Christine** David Clark Margaret Cole Kathy Collias Michele Cromer-Poiré Kirsten Croone Barbara Cue Ellen Cutter Scott Dahlquist Julie Danielson Sandra Decker Charles Dilliard Catherine Dinndorf Sheila Domstrand Pema Doriee Marguerite Dozois Cynthia Dubansky Dee Dee Edlund Liz Ekholm Taryn Ellis Debbie Eng Carolyn Engeldinger Jeanne Exline John Exline

Mary Jo Fadell

Lisha Fairbairn

Denise Famodu

Sheila Fitzgerald

Francie Fletcher

Ryan Flueger

Sharon Foster

Ed Fletcher

Robert Hall Kathy Hardegger James Harding Abdulkadir Hashi Shirley Hassler Mary Hayden Adrienne Haves Iryche Hickenbotham Ruth Hiland Julie Hilden Linda Hinz Cheryl Hjortaas Dean Hoffman George Holter Janette Holter Margaret Horan Marilyn Jacobson Karen Jenkins Candace Johnson Ruth Johnson Sita Johnson Janell Joyner Andy Kahn **Duane Kallis** Thomas Keegan Yvette Keegan

Dean Gade

Claire Gahler

Joe Garcia

Jim Grante

Bridget Gaeleigh

Dennis Gillespie

Rebecca Guarino

Roger Guarino Richard Hall

Judith Goebel

Christine Kelly Linda Nemitz Lynn Schuster William Kelly Susan Nielsen Regan Sieck Mary Sievers Claire Killian Marilyn Nienkerk Elisabeth Kingdon Summer Nimz Nicole Smith-Holt Kathy Kinney Donna Nordin K. Lashel Solberg Chelsea Knauf Cindy Norland Erin Springer Cynthia Kuntz **Brad Obert** Margaret Stainer Brenda Kupfer Christopher Okey Katherine Stehly Jamie Lane Gloria Olson Charles Strauch Katie Lankton Joan Olson Brett Stursa Helen Lapakko Mary Olson Robert Sunderlin Robert Olson Amy Larson Roger Swanson Bruce Larson Ruby Olson Erika Telkamp Mark Pafiolis Cheryl Thiele Patty Lester Janet Thompson Nancy Lindberg Frank Pafko Cherill Lindquist Jeannine Pafko Suzanne Thorpe Allison Linsmeyer Kate Panke Doris Thorson Rick Loney Nayana Persaud Mark Tilc Barbara Louis Paul Peterson Patrick Tinjum Wayne Peterson Carol Lowe David Tufford Lucy Lund Carol Petkoff Mary Jo Tuttle Kathryn MacEachern Monica Petrov John Twisk Natalie Madgy Beth Picard Kenneth Vevea Cynthia Mandl Frank Ploog David Vrieze Daniels Karen Marso Wanda Poston Nancy Walstrom Sandra Walstrom Lawrence Martin John Preston Arden Mathison Cynthia Purser Mark Wange Holly Rhodes Mary Watkins Sharon Mattson Andrew May Moses Roberts Lois Webb-Bradford Michele McGee Julie Roemen Mark Wegener Joshua Medley Robert Rose **Bob Wells** Sandra Menning-Glavan Doris Rubenstein Andrew Weston Derrick Miller Jeffrey Rundgren Elaine Wetsch Gail Sabasko Katie Williams Richard Morey Maureen Scaglia Isabelle Moulinier Jared Wills Thomas Murphy Sandra Schmidt Lisa Wold Sarah Musgrave Shannon Schmidt Karin Wolverton Helen Nachicas Margaret Schow Marian Woolery Sarah Schroeder Jeff Wright Ivar Natins Lisa Nebenzahl Anne Schuette Deborah Zierden

PASSED by the City Council of the City of Richfield, Minnesota this 14th day of July, 2020.

_	Maria Regan Gonzalez, Mayor
ATTEST:	
Elizabeth VanHoose, City Clerk	

AGENDA SECTION: AGENDA ITEM# CONSENT CALENDAR

2.G.



STAFF REPORT NO. 79 CITY COUNCIL MEETING 7/14/2020

REPORT PREPARED BY: Melissa Poehlman, Asst. Community Development Director

DEPARTMENT DIRECTOR REVIEW: John Stark, Community Development Director

7/6/2020

OTHER DEPARTMENT REVIEW: N/A

CITY MANAGER REVIEW: Katie Rodriguez, City Manager

7/8/2020

ITEM FOR COUNCIL CONSIDERATION:

Continue the public hearing to consider the platting and vacation of easements at 6228 Penn Avenue South and 6200 Queen Avenue South (Lunds & Byerlys) to July 28, 2020.

EXECUTIVE SUMMARY:

In conjunction with an application for a multi-family development in the existing parking lot of the Lunds and Byerlys grocery store on at 6228 Penn Avenue South, the property owner will be platting the site and requesting the vacation of abandoned right-of-way therein. Given that the property is located along both County and Mn-DOT right-of-way, both entities must review the plat. This review process has taken longer than anticipated, but staff is hopeful that we will be ready to bring these items before the Council on July 28. A preliminary plat is required prior to the issuance of building permits and Lunds anticipates submitting for those permits in next few weeks.

RECOMMENDED ACTION:

By motion: Continue the public hearing to consider a plat for the "Lunds of Richfield" Addition and the vacation of easements to July 28, 2020.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

N/A

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

All plats or subdivisions of land in the City must be approved by council resolution pursuant to the provisions of Minnesota State Statutes 462.357.

C. CRITICAL TIMING ISSUES:

- Per State Statute, the City has 120 days from the date of submittal of a complete application to issue a decision regarding plat unless the applicant agrees to an extension.
- A complete plat application was received on April 29, 2020. The Council must render a decision by August 27, 2020.

D. FINANCIAL IMPACT:

None

E. **LEGAL CONSIDERATION:**

Notice of the public hearing was published in the Sun Current newspaper on June 11.

ALTERNATIVE RECOMMENDATION(S):

None

PRINCIPAL PARTIES EXPECTED AT MEETING:

N/A

AGENDA SECTION: AGENDA ITEM# CONSENT CALENDAR

2.H.



STAFF REPORT NO. 80 CITY COUNCIL MEETING 7/14/2020

REPORT PREPARED BY: Chris Regis, Finance Director

DEPARTMENT DIRECTOR REVIEW: Chris Regis, Finance Director

OTHER DEPARTMENT REVIEW: N/A

CITY MANAGER REVIEW: Katie Rodriguez, City Manager

7/8/2020

ITEM FOR COUNCIL CONSIDERATION:

Approve a third amendment to the Site Lease Agreement at 7401 Logan Avenue South between the City of Richfield and T-Mobile Central LLC (successor in interest to APT Minneapolis, Inc.) with regard to the extension of lease renewal terms.

EXECUTIVE SUMMARY:

The City of Richfield entered into a Site Lease Agreement with APT Minneapolis, Inc. on August 1, 1996. The agreement allowed the Tenant to erect cellular telephone antenna system on the City water tower located at the 7401 Logan Avenue South location.

T-Mobile Central LLC is a successor in interest to APT.

The original Site Lease Agreement allowed the Tenant to erect a cellular telephone antenna system on the City water tower located at the 7401 Logan Avenue South location.

The original lease contained four (4) six (6) year renewal periods with the first period commencing on August 1, 1996 and ending on December 31, 2002. At the present time, the lease is in the final six (6) year period with the lease set to expire on December 31, 2020.

The tenant now desires to extend the lease renewal terms for four (4) additional five (5) year renewal periods commencing on January 1, 2021. Each additional renewal term will be deemed automatically exercised without any action by either party unless tenant gives written notice of its decision not to exercise any options to the landlord before expiration of the current term.

The annual rent will commence on January 1, 2021 and will be \$32,850. The rent will increase annually on each January 1 by 4%.

The original Site Lease Agreement allowed the Tenant to erect a maximum of nine cellular telephone antennas on the Logan Avenue water tower.

On December 31, 1998, a first amendment to the original Site Lease Agreement was amended to allow the tenant to install up to twelve antennas rather than only nine as originally approved.

On March 10, 2015, a second amendment was approved to allow T-Mobile to modify its installation on the site by upgrading its antennas and equipment. As part of this amendment, an easement was granted to the tenant to provide for the installation of fiber optic cable as required for the upgrade.

RECOMMENDED ACTION:

By Motion: Approve the third amendment to the Site Lease Agreement at the 7401 Logan Avenue South location between the City of Richfield and T-Mobile Central, LLC (successor in interest to APT Minneapolis, Inc.) with regard to the extension of Lease Renewal Terms.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

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

N/A.

C. CRITICAL TIMING ISSUES:

The existing Site Lease Agreement is set to expire on December 31, 2020. The Tenant has expressed a desire to continue the Site Lease Agreement with the City.

D. **FINANCIAL IMPACT**:

The annual rent commencing on January 1, 2021 will be \$32,850.

E. **LEGAL CONSIDERATION:**

The City Attorney has reviewed the third amendment to the Site Lease Agreement.

ALTERNATIVE RECOMMENDATION(S):

None.

PRINCIPAL PARTIES EXPECTED AT MEETING:

None.

ATTACHMENTS:

Description Type

Third Amendment Site Lease Agreement Between the City and T-Mobile

Contract/Agreement

Site: A1P0017A

Site Name: Richfield WT

Market MN

THIRD AMENDMENT TO LEASE FOR COMMUNICATIONS FACILITY AND LIMITED USE OF WATER TOWER

THIS THIRD AMENDMENT TO LEASE FOR COMMUNICATIONS FACILITY AND LIMITED USE OF WATER TOWER ("Amendment") is made and entered into by and between City of Richfield, a Minnesota municipal corporation ("Landlord"), and T-Mobile Central LLC, a Delaware limited liability company ("Tenant").

Recitals

The parties hereto recite, declare and agree as follows:

- A. Landlord and Tenant (or as applicable, their respective predecessors in interest) entered into a Lease For Communications Facility And Limited Use Of Water Tower dated August 1, 1996 (including any prior amendments, the "Lease"), with respect to Premises located at 7401 Logan Ave. S, Richfield, MN 55423.
- B. Landlord and Tenant desire to enter into this Amendment in order to modify and amend certain provisions of the Lease.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant covenant and agree as follows:

- 1. Tenant will have the right to modify its Antenna Facilities as described and depicted on Exhibit A, which is attached hereto and by this reference incorporated herein, and Landlord hereby consents to and approves of the modifications described and depicted on Exhibit A in all respects.
- 2. **Modification of Term**. All references to the Term of Agreement shall be amended to provide that the Agreement has a New Initial Term of Five (5) years ("New Initial Term"), commencing on January 1, 2021 and the Term will be automatically renewed for up to three (3) additional Five (5) year terms (each a "Renewal Term") without further action by TENANT.
- 3. The terms and conditions of the Lease are incorporated herein by this reference, and capitalized terms used in this Amendment shall have the same meanings such terms are given in the Lease. Except as specifically set forth herein, this Amendment shall in no way modify, alter or amend the remaining terms of the Lease, all of which are ratified by the parties and shall remain in full force and effect. To the extent there is any conflict between the terms and conditions of the Lease and this Amendment, the terms and conditions of this Amendment will govern and control.
- 4. Landlord represents and warrants to Tenant that the consent or approval of no third party, including, without limitation, a lender, is required with respect to the execution of this Amendment, or if any such third party consent or approval is required, Landlord has obtained any and all such consents or approvals.

IN WITNESS WHEREOF, the parties have executed this Amendment effective as of the date of execution by the last party to sign.

City of Richfield

T-Mobile Central LLC, a Delaware limited liability company

By:	By:
Name:	Name: Hossein Sepehr
Title: Mayor	Title: Sr. Director, Network Eng. and Ops.
Date:	Date:

2.I.



STAFF REPORT NO. 81 CITY COUNCIL MEETING 7/14/2020

REPORT PREPARED BY: Scott Kulzer, Administrative Aide/Analyst

DEPARTMENT DIRECTOR REVIEW: Kristin Asher, Public Works Director/City Engineer

7/7/2020

OTHER DEPARTMENT REVIEW: N/A

CITY MANAGER REVIEW: Katie Rodriguez, City Manager

7/8/2020

ITEM FOR COUNCIL CONSIDERATION:

Consider the adoption of a resolution:

- designating Lyndale Avenue from 62nd St to 77th St an "urban district" pursuant to Minnesota Statutes, section 169.14; and
- setting the speed limit of the corridor at 30 miles per hour and directing Public Works to erect signage accordingly.

EXECUTIVE SUMMARY:

- The Lyndale Avenue corridor from 66th St to 77th St was reconstructed in 2019 and finished in 2020.
- One of the primary project goals was to address speeding along the corridor as part of the new design.
- Lyndale Ave from 62nd St to 66th St is planned for a lane reconfiguration in 2022.
- The intent behind both projects is to improve the public infrastructure and increase safety by reducing speeds along the corridor.
- Lyndale Ave from 62nd St to 77th St is approx. 1.85 miles or 9800 feet. There are more than 125 businesses and residential properties along the corridor. The corridor is well within the statutory required minimum 100' interval spacing with around 80' interval spacing on average (see Polices below).

RECOMMENDED ACTION:

By Motion: Adopt the resolution:

- designating Lyndale Ave from 62nd St to 77th St an "urban district" pursuant to Minnesota Statutes, section 169.14; and
- setting the speed limit of the corridor at 30 miles per hour and directing Public Works to erect signage accordingly.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

See executive summary.

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

Minnesota Statutes, section 169.011 defines an urban district:

169.011 DEFINITIONS

...

Subd. 90. Urban district. "Urban district" means the territory contiguous to and including any city street or town road that is built up with structures devoted to business, industry, or dwelling houses situated at intervals of less than 100 feet for a distance of a quarter of a mile or more.

Minnesota Statutes, section 169.14 allows for a 30 MPH speed limit in an urban district:

169.14 SPEED LIMITS, ZONES; RADAR

...

Subd. 2. Speed limits. (a) Where no special hazard exists the following speeds shall be lawful, but any speeds in excess of such limits shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful; except that the speed limit within any municipality shall be a maximum limit and any speed in excess thereof shall be unlawful:

(1) 30 miles per hour in an urban district;

...

Subd. 5b. Segment in urban district. When any segment of at least a quarter-mile in distance of any city street, municipal state-aid street, or town road on which a speed limit in excess of 30 miles per hour has been established pursuant to an engineering and traffic investigation by the commissioner meets the definition of "urban district" as defined in section 169.011, subdivision 90, the governing body of the city or town may by resolution declare the segment to be an urban district and may establish on the segment the speed limit for urban districts prescribed in subdivision 2. The speed limit so established shall be effective upon the erection of appropriate signs designating the speed and indicating the beginning and end of the segment on which the speed limit is established, and any speed in excess of such posted limits shall be unlawful. A copy of the resolution shall be transmitted to the commissioner at least ten days prior to the erection of the signs.

C. CRITICAL TIMING ISSUES:

The Lyndale Avenue speed limit was previously posted at 35 miles per hour. Engineering staff and the project consultant have determined that designating the Lyndale Avenue corridor an urban district and setting the speed limit at 30 miles per hour will enhance public safety and be in the City and community's best interest. Speed limits are not currently posted on Lyndale Avenue between 66th St and 76th St, and should be posted in the near future.

D. FINANCIAL IMPACT:

- Speed limit signage was included in the Lyndale Avenue project budget.
- A limited cost in the form of Public Works staff time will be used to physically install the signs.

E. LEGAL CONSIDERATION:

The City Attorney has reviewed the relevant statutes as they apply to this urban district designation and will be available to answer any questions.

ALTERNATIVE RECOMMENDATION(S):

Council could choose to not approve the resolution and require that staff perform a full engineering speed study to determine the appropriate speed limit based on typical existing speeds along the corridor. This may result in a determination that the appropriate speed limit should be higher than 30 miles per hour. Staff feels that this would degrade public safety for all users along the corridor.

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

Description Type

□ Lyndale Urban District Resolution Resolution Letter

Lyndale Memo - Bolton and Menk Backup Material

RESOLUTION NO.

RESOLUTION AUTHORIZING THE DESIGNATION OF LYNDALE AVENUE FROM 77TH STREET TO 62ND STREET AS AN URBAN DISTRICT AND THE INSTALLATION OF 30MPH SPEED LIMIT SIGNS ALONG THE CORRIDOR IN THE CITY OF RICHFIELD.

WHEREAS, the Lyndale Avenue corridor from 66th Street to 77th Street was reconstructed in 2019 and finished in 2020; and

WHEREAS, Lyndale Ave from 62nd St to 66th St is planned for a lane reconfiguration in 2022; and

WHEREAS, the intent behind both projects is to improve the public infrastructure and increase safety by reducing speed along the corridor; and

WHEREAS, Lyndale Ave from 77th Street to 62nd Street is approximately 1.85 miles or 9800 feet and there are more than 125 businesses and residential properties along the corridor which is well within the required minimum 100' interval spacing with around 80' interval spacing on average; and

WHEREAS, the Lyndale Avenue corridor meets the requirements of Minnesota Statutes, section 169.14, for designation as an urban district and a speed limit of 30mph.

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

- 1. Lyndale Avenue from 77th Street to 62nd Street is designated as an urban district; and
- 2. The speed limit shall be set at 30mph as allowed for in urban districts and signs shall be installed along the corridor indicating the 30mph limit.

Adopted by the City Council of the City of Richfield, Minnesota this 14th day of July, 2020.

	Maria Regan Gonzalez, Mayor
ATTEST:	
Elizabeth VanHoose, City Clerk	



Real People. Real Solutions.

Ph: (952) 890-0509 Fax: (952) 890-8065 Bolton-Menk.com

MEMORANDUM

Date: 6/23/2020

To: Joe Powers, P.E. John Broz, P.E.

Assistant City Engineer Transportation Engineer

City of Richfield City of Richfield

From: Tim Lamkin, P.E.

Senior Transportation Engineer

Bolton & Menk, Inc

Subject: Urban District Designation

Lyndale Ave Reconstruction Project

City of Richfield, MN

Recommendation

It is recommended that Lyndale Ave from 62nd St to 77th St be designated an "Urban District" pursuant to Minnesota State Statue 169.14. As such, the speed limit of the corridor should be set at 30 miles per hour (MPH) and signed accordingly.

Background Information

The Lyndale Avenue corridor from 66th St to 77th St was reconstructed in 2019 and finished in the spring of 2020. Lyndale Ave from 62nd St to 66th St is planned for a lane reconfiguration in 2022. The intent behind both projects is to improve the public infrastructure and increase safety by reducing speed along the corridor. MN Statute 169.14 allows for a 30 MPH speed limit is an urban district.

169.14 SPEED LIMITS, ZONES; RADAR

Subd. 2. **Speed limits.** (a) Where no special hazard exists the following speeds shall be lawful, but any speeds in excess of such limits shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful; except that the speed limit within any municipality shall be a maximum limit and any speed in excess thereof shall be unlawful:

(1) 30 miles per hour in an urban district;

Subd. 5b. Segment in urban district. When any segment of at least a quarter-mile in distance of anycity street, municipal state-aid street, or town road on which a speed limit in excess of 30 miles per hour hasbeen established pursuant to an engineering and traffic investigation by the commissioner meets the definition of "urban district" as defined in section 169.011, subdivision 90, the governing body of the city or town may by resolution declare the segment to be an urban district and may establish on the segment the speed limit for urban districts prescribed in

Name: Urban District Designation

Date: June 23, 2020

Page: 2

subdivision 2. The speed limit so established shall be effective upon the erection of appropriate signs designating the speed and indicating the beginning and end of the segment on which the speed limit is established, and any speed in excess of such posted limits shall be unlawful. A copy of the resolution shall be transmitted to the commissioner at least ten days prior to the erection of the signs.

169.011 DEFINITIONS

Subd. 90. Urban district. "Urban district" means the territory contiguous to and including any city street or town road that is built up with structures devoted to business, industry, or dwelling houses situated at intervals of less than 100 feet for a distance of a quarter of a mile or more.

Corridor Data

Lyndale Ave from 62nd St to 77th St is approx. 1.85 miles or 9800 feet. There are more than 125 businesses and residential properties along the corridor. The corridor is well within the required minimum 100' interval spacing with around 80' interval spacing on average.



RESOLUTIONS - PRIOR TO PUBLIC HEARINGS

AGENDA ITEM#

4



STAFF REPORT NO. 82 CITY COUNCIL MEETING 7/14/2020

REPORT PREPARED BY:

Melissa Poehlman, Asst. Community Development Director / Julie Urban Housing

& Redevelopment Mgr.

DEPARTMENT DIRECTOR

REVIEW:

OTHER DEPARTMENT REVIEW:

CITYMANAGER REVIEW:

Katie Rodriguez, City Manager

7/8/2020

ITEM FOR COUNCIL CONSIDERATION:

Consider a variety of land use approvals for a proposal to construct an 82-unit apartment building on 64th Street, east of Lyndale Avenue (future address: 600 64th Street West).

EXECUTIVE SUMMARY:

North Bay Companies (Developer) has submitted land use applications for a planned unit development (PUD) consisting of a new five-story, 82-unit building on 64th Street, and renovations to an existing 22-unit building at 6345 Lyndale Avenue South. The development site consists of five current lots, including the aforementioned apartment building to be preserved, three duplexes and one single-family home that would be removed to make way for the proposed 82-unit building.

The site is located in the Lakes at Lyndale area. Since the late 1990s, the City has identified this area for reinvestment and/or redevelopment. Currently, four of the five properties are zoned and guided for medium to high density housing. The fifth property, the single-family home at 514 64th Street West, is zoned and guided for single-family or low-density residential use. As part of their application, the Developer is requesting amendments to the Comprehensive Plan and zoning designations of the site; requesting that the guiding district be changed to Mixed Use and the zoning to Planned Mixed Use. The Comprehensive Plan designates a large contiguous area just south of the development site as mixed use and a part of Richfield's downtown - encompassing the greater 66th Street and Lyndale Avenue area. Changing the designation of this property to Mixed Use would represent a logical expansion of that area, eventually extending up Lyndale Avenue to the city limit at Crosstown as envisioned by the Lakes at Lyndale plan. The intent of the mixed use category is to create a vibrant, thriving city center.

At a work session in November 2019, the Developer first presented a concept plan to the City Council, Housing and Redevelopment Authority, and Planning Commission for a 90-unit building. Prior to submitting a land use application, a neighborhood open house was held on February 27. Based on feedback from city staff and nearby residents, plans were modified to reduce the number of units to 82 and step the east end of the building down to 4 stories. The proposed 82-unit building

includes 56 studio units, 25 one bedroom units, and one two bedroom unit, which would be an ADA-accessible unit on the ground floor. Including the existing 22-unit building, there are 104 total units in the PUD.

Plans presented to the Planning Commission included 117 parking spaces on site (65 enclosed/underground and 52 in surface lots), a ratio of 1.125 spaces per unit. The development is eligible for a 10% reduction from the standard 1.25 spaces per unit requirement due to its proximity to frequent public transit service; however, the Planning Commission recommendation is to only approve the development plan if the parking ratio is 1.25 per unit.

In response to the Planning Commission's feedback, the Developer was able to add four stalls (121 total) by reconfiguring the parking lot. While the reconfigured lot does not offer optimal circulation, it does reduce the number of curb cuts on the street and adds stalls. In addition, the Developer offers the following analysis of parking needs by bedroom size in support of the proposed parking ratio:

	# of Units	# of Stalls	Ratio
Studio/Efficiency (Existing building)	22	25	1.14
Studio/Efficiency (New building)	56	56	1.0
1 Bedroom	25	40	1.53
2 Bedroom	1	40	1.55

Based on the Developer's experience with occupancy at the Henley I and the existing building, studios are occupied by one person and thus in need of one stall. The one bedroom units at the Henley I are primarily occupied by one person; however, the proposed parking ratios would allow for over half of them to be occupied by households with two cars and/or provide guest parking.

Given this additional information and the added four stalls, staff recommends that the Council approve the proposed plan with 121 parking stalls.

The proposal meets all Zoning Code requirements of the underlying MU-N zoning district. The proposed building height (5 stories) is within the range allowed in the MU-N district (8 stories maximum). The sole deviation from code is that the number of compact parking stalls proposed (27) is slightly higher than permitted (24, or 20% of the total parking supply).

The proposed development site and building are attractively designed and landscaped, and would provide a number of amenities to its residents, including a fitness center, bicycle storage & repair area, dog run, and outdoor amenity space. The building mass is positioned back from 64th Street and from the neighborhood to the east, using the existing single-family property for landscaped buffering space, sidewalk, and surface parking. The proposal enhances public infrastructure by extending a public sidewalk along 64th Street and adding a trail connection into Garfield Park from 64th Street. Additionally, the proposed plans offer an opportunity to preserve and improve an existing affordable apartment building.

The Planning Commission also recommends adding the stipulations that signage direct traffic exiting the parking lots to use Lyndale Avenue and that the curb cut from the street to the park path be handicapped accessible. Those stipulations are part of the recommended motion.

Staff finds that the proposed project meets the goals of the Comprehensive Plan and Zoning Code requirements, and therefore recommends approval of the applications.

RECOMMENDED ACTION:

By motion:

- 1. Approve the attached resolution amending the Comprehensive Plan to designate Lots 3-8, Block 5, Lyndale Oaks Addition as Mixed Use;
- 2. Approve the attached Ordinance amending Richfield Zoning Code Appendix I to designate Lots 3-8, Block 5, Lyndale Oaks Addition as Planned Mixed Use; and
- 3. Approve the attached resolution granting a conditional use permit and final development plans for a planned unit development at 6345 Lyndale Avenue South and 600 64th Street West.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

- North Bay Companies recently completed construction of the Henley apartments on the west side of Lyndale Avenue, as part of the larger Lyndale Gardens development.
- The proposed building would continue the established land use pattern of multifamily residential development on blocks adjacent to major arterial corridors like Lyndale Avenue and surrounding the core downtown area.
- The Lakes at Lyndale area has been identified as an area in need of reinvestment since the 1990s.

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

- The Comprehensive Plan currently designates four of the five properties as 'Medium Density Residential.' The single-family home at the east end of the development is currently guided for 'Low Density Residential.' There is some indication that the apartment site should have been guided 'High Density Residential" and the current guidance was a clerical error. Allowable densities in these districts are as follows:
 - High Density: 35-100 dwelling units per acre
 - Medium Density: 8-34 dwelling units per acre
 - Low Density: 1-7 dwelling units per acre
- The existing apartment building is currently zoned High Density Multifamily (MR-3), the three duplexes are zoned Multifamily (MR-2) and the single family home is Single Family (R).
- In order to proceed, the Developer must consolidate the properties and request a single guiding and zoning district designation for the property in its entirety. Given the particulars of the project, staff has recommended a Mixed Use designation in both cases.
- The City's Comprehensive Plan designates a large contiguous area just south of the subject property as a mixed use downtown encompassing the greater 66th Street and Lyndale Avenue area. Changing the designation of the subject property to Mixed Use would represent a logical expansion of that area, eventually extending up Lyndale Avenue to Crosstown. The intent of the mixed use category is to create a vibrant, thriving city center that will serve as Richfield's downtown. The city center is to include a mix of residential, shopping, recreational and business uses. Densities vary significantly throughout the downtown/Lakes at Lyndale area. At 78 units per acre, the proposed development falls in about the middle of the range.
- The proposed Zoning District is Planned Mixed Use, with the underlying Mixed Use Neighborhood (MU-N) zoning district serving as a basis for code requirements.
- Planned unit developments (PUDs) are intended to encourage the efficient use of land and resources and to encourage innovation in planning and building. PUDs provide flexibility in the application of requirements if the proposed development is well-designed and can be successfully integrated into the neighborhood. The proposal meets all Zoning Code requirements, aside from the share of compact parking stalls discussed in the Executive Summary and is therefore asking for very little "flexibility." However, the project is offering an opportunity to significantly improve an existing affordable apartment project without the displacement of residents. The preservation and improvement of affordable housing options is an important goal of the City.
- A full discussion of all applicable review criteria is provided as an attachment to this report see

"Required Findings" below.

C. CRITICAL TIMING ISSUES:

- The HRA is scheduled to consider a Contract for Redevelopment on July 20, 2020.
- 60-DAY RULE: The 60-day clock started when a complete application was received on March 12, 2020. Due to the COVID-19 pandemic, the City notified the applicant that it was extending the deadline for issuing a decision by 60 additional days (120 days total) which extended the deadline for a decision to July 10, 2020. In order to allow for additional discussion with key staff, the Developer agreed to extend further to allow for the current schedule.

D. FINANCIAL IMPACT:

The development is providing improved access to Garfield park as part of the project construction, at no expense to the City.

E. LEGAL CONSIDERATION:

- The Planning Commission held a public hearing on May 27, 2020. Several members of the public spoke and/or submitted comments. Draft Planning Commission minutes are included as an attachment to this report.
- The Planning Commission recommended approval of the proposed development with the conditions identified in the Executive Summary (6-0).
- The City Council approved a first reading of the zoning change on June 9, 2020.
- If approved by the City Council, the requested Comprehensive Plan amendment will be submitted to the Metropolitan Council for a final review and approval. No issues are anticipated.

ALTERNATIVE RECOMMENDATION(S):

- Recommend approval of the proposal with modifications.
- · Recommend denial of the proposal with findings that requirements are not met.

PRINCIPAL PARTIES EXPECTED AT MEETING:

Representatives of North Bay Companies

ATTACHMENTS:

	Description	Type
D	Comp Plan Amendment Resolution	Resolution Letter
D	Rezoning Ordinance	Ordinance
D	PUD Resolution	Resolution Letter
D	PUD Requirements	Backup Material
D	Revised Site Plan	Exhibit
D	Plans - Arch	Exhibit
D	Plans - Civil	Exhibit
D	Zoning maps	Backup Material
D	Draft Planning Commission Minutes	Exhibit

RESOLUTION NO.

RESOLUTION AMENDING THE CITY'S COMPREHENSIVE PLAN CHANGING THE DESIGNATION OF PROPERTY AT THE NORTHEAST CORNER OF LYNDALE AVENUE AND 64TH STREET TO "MIXED USE"

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

WHEREAS, the "subject property" comprises five separate lots, addressed as 6345 Lyndale Avenue and 608, 602, 520, and 514 64th Street West; and

WHEREAS, the Comprehensive Plan designates 6345 Lyndale Avenue South and 608, 602, and 520 64th Street West as "Medium Density Residential" and 514 64th Street West as "Low 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 "Mixed Use"; and

WHEREAS, the Planning Commission conducted a public hearing and recommended approval of amending the Comprehensive Plan at its May 27, 2020 meeting; and

WHEREAS, the City Council considered the amendment to the Comprehensive Plan on June 23, 2020; 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 the subject property as "Mixed Use" 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 14th day of July, 2020.

	Maria Regan Gonzalez, Mayor
ATTEST:	
Elizabeth VanHoose, City Clerk	

ORDINANCE NO.

AN ORDINANCE RELATING TO ZONING; AMENDING APPENDIX I TO THE RICHFIELD CITY CODE BY REZONING LAND AT THE NORTHEAST CORNER OF LYNDALE AVENUE AND 64TH STREET AS PLANNED MIXED USE

THE CITY OF RICHFIELD DOES ORDAIN:

- Section 1. Section 8 of Appendix 1 of the Richfield Zoning Code (Planned Mixed Use) is amended to add a new Paragraph 10 to read as follows:
 - (10) M-4 (NE corner, 64th and Lyndale): Lot 1, Block 1, HENLEY 2.
- Sec. 2. Section 3, Paragraph 47 is repealed.

 (47) M-4 (NE corner, 64th and Lyndale). That area lying between the center line of Lyndale Avenue extended and a line distant 175 feet easterly thereof and parallel thereto, and between the center line of 64th Street and the north line of Block 5, Lyndale Oaks Addition.
- Sec. 3. Section 13, Paragraph 40 is repealed.
 (40) M-4 (64th near Lyndale). Lots 4-6, Block 5, Lyndale Oaks Addition.
- Sec. 4. Section 14, Paragraph 33 is repealed.
 (33) M-4 (NW corner, Lyndale and 64th). Lots 7 and 8, Block 5, Lyndale Oaks Addition.
- Sec. 5. This ordinance shall be published and become effective upon pending approval of a Development Agreement by the Richfield Housing and Redevelopment Authority (HRA). The City Clerk shall then publish the ordinance in accordance with Section 3.09 of the Richfield City Charter.

Passed by the City Council of the City of Richfield, Minnesota this 14th day of July, 2020.

ATTEST:	Maria Regan Gonzalez, Mayor
ATTEST.	
Elizabeth VanHoose, City Clerk	

RESOL	UTION I	NO.	

RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AT THE NORTHEAST CORNER OF LYNDALE AVENUE AND 64TH STREET

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 include 82 new construction apartment units in a 5-story building and rehabilitation of an existing 22-unit building, on land that is legally described as:

Lots 3 through 8, Block 5, LYNDALE OAKS, according to the recorded plat thereof, Hennepin County, Minnesota;

WHEREAS, the Planning Commission of the City of Richfield held a public hearing and recommended approval of the requested final development plan and conditional use permit at its May 27, 2020 meeting; and

WHEREAS, notice of the public hearing was published in the Sun Current and mailed to properties within 500 feet of the subject property on May 14, 2020; and

WHEREAS, the requested final development plan and conditional use permit meets 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 multi-family residential development as described in City Council Report No. .
- 3. The approved planned unit development, final development plan and conditional use permit are subject to the following conditions:
 - A recorded copy of this approved resolution must be submitted to the City prior to the issuance of a building permit.
 - A preliminary plat must be approved prior to the issuance of a building permit
 - A final plat must be approved and recorded prior to the issuance of a certificate of occupancy.

- Signage directing exiting vehicles to Lyndale Avenue must be installed at each driveway exit from the development.
- This approval does not constitute approval of specific signs. Sign permits are required and must be applied for separately.
- Final lighting plans must be submitted to and approved by the Community Development and Public Works Directors. Pedestrian scale lighting shall highlight building entrances.
- Final plans for sidewalks and improvements in and along the right-of-way must be submitted to and approved by the Public Works Director. An ADA accessible ramp from 64th Street to the park connection path must be included.
- Final stormwater management plans must be submitted to and approved by the Public Works Director. All applicable stormwater fees must be paid to the Public Works Department.
- Final utility plans must be submitted to and approved by the Public Works Director. All new utilities must be underground.
- A maintenance agreement must be executed prior to issuance of a Certificate of Occupancy.
- The applicant is responsible for obtaining all required permits, compliance with all requirements detailed in the City's Administrative Review Committee Report, and compliance with all other applicable City and State regulations.
- Prior to the issuance of a Certificate of Occupancy, the Developer must submit a surety equal to 125% of the value of any improvements not yet complete.
- 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	14th day	of July,
2020.						

	Maria Regan Gonzalez, Mayor
ATTEST:	

Elizabeth VanHoose, City Clerk

Required Findings

- **Part 1:** Development proposals in the Mixed Use Districts shall be reviewed for compliance with the following (537.01, Subd.2):
- 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 Comprehensive Plan designates a large contiguous area just south of the subject property as a mixed use downtown encompassing the greater 66th Street and Lyndale Avenue area. Changing the designation of the subject property to Mixed Use would represent a logical expansion of that area, eventually extending up Lyndale Avenue to Crosstown. The intent of the mixed use category is to create a vibrant, thriving city center that will serve as Richfield's downtown. The city center is to include a mix of residential, shopping, recreational and business uses. The proposed development adds households and a variety of housing types to the downtown.
- 2. Consistency with the regulations of the Mixed Use Districts as described by Section 537 of the Code. The proposed development meets all regulations of the Mixed Use District.
- 3. 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 proposed development provides an active and attractive frontage along 64th Street, while the existing building on the Lyndale Avenue corner will be renovated. The building design language will be similar to the recently completed Henley apartments across Lyndale.
 - 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 existing and new construction components of the project share parking facilities, and includes fewer curb cuts on 64th Street than exist today.
 - iii. Energy conservation through the design of structures and the use of landscape materials and site grading. The proposal reduces meets green space requirements and will include attractive landscaping.
 - iv. The minimization of adverse environmental effects on persons using the development and adjacent properties. No adverse impacts are anticipated.
- **Part 2:** The following findings are necessary for approval of a PUD application (542.09 Subd. 3):

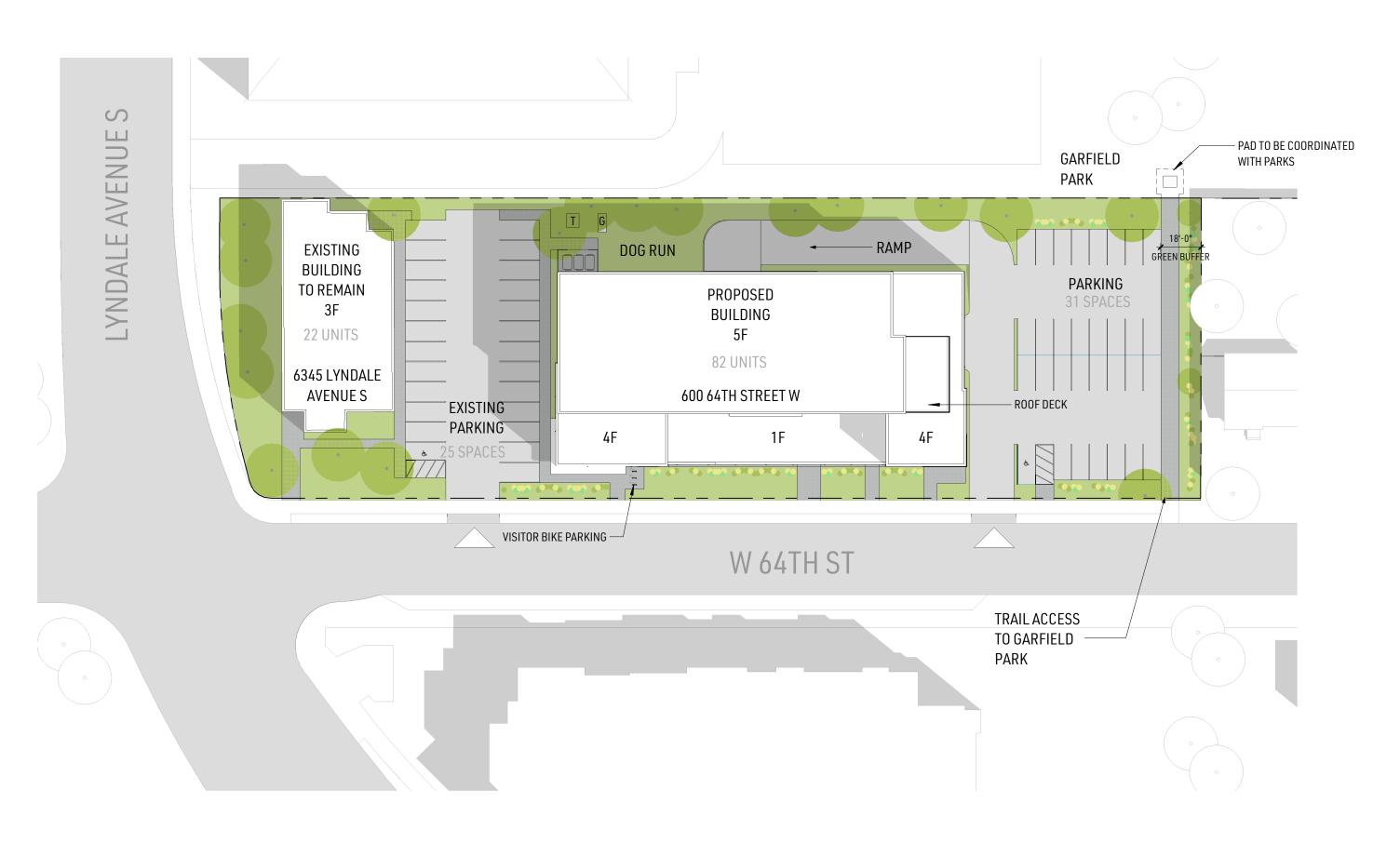
- 1. The proposed development conforms to the goals and objectives of the City's Comprehensive Plan and any applicable redevelopment plans. See above Part 1, #1.
- 2. The proposed development is designed in such a manner as to form a desirable and unified environment within its own boundaries. See above 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 compliance with the intent of the guiding MU-N District.
- 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 do not anticipate any issues. The project enhances existing infrastructure by extending public sidewalk along 64th Street and adds a new trail connection into the underutilized southern end of Garfield Park.
- 5. The development will not have undue adverse impacts on neighboring properties. Undue adverse impacts are not anticipated. The building mass is shifted away from 64th Street and stepped down at its ends to better blend into the surrounding area.
- 6. The terms and conditions proposed to maintain the integrity of the plan are sufficient to protect the public interest. The final development plan, which establishes the terms and conditions of the development, meets this requirement.

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 proposed 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. The mission of the Lakes at Lyndale Plan is to create a "thriving urban center" by "provid[ing] more housing opportunities, upgrad[ing] commercial properties and offer[ing] greater

enjoyment of the natural and recreational amenities of Wood Lake and Richfield Lake." The proposed use and its integration into the larger mixed use development is consistent with this mission.

- 4. The proposed use is or will be in compliance with the performance standards specified in Section 544 of this code. The proposed development will comply with performance standard requirements with one exception. Code limits the share of compact stalls to 20% of the overall parking supply. 24 compact stalls (of 121 total) are permitted by code; 27 compact stalls are proposed.
- 5. The proposed use will not have undue adverse impacts on governmental facilities, utilities, services, or existing or proposed improvements. The City's Public Works, Engineering and Recreation Departments have reviewed the proposal and do not anticipate any issues.
- 6. The use will not have undue adverse impacts on the public health, safety, or welfare. No undue adverse impacts are anticipated.
- 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. This requirement is met.









PROJECT NARRATIVE

The proposed apartment building is located at the intersection of Lyndale Avenue S and 64th Street W in Richfield, MN. The site is currently zoned MR-2 Multi Family with a planned land use of Medium Density Residential according to the Richfield 2040 Comprehensive Plan. The development team proposes using the Mixed Use- Neighborhood (MU-N) guidelines as a basis for design for the proposed project. The 3-story apartment building and parking lot currently located at the corner of Lyndale and 64th will remain. The adjacent single-family house and 3 duplexes will be removed to allow for new construction.

The proposed project includes 82 new units (studios, 1BR, & 2BR) distributed over floors 1-5, with two levels of parking. The building provides ample amenity space for the residents at Level 1 and Level 5. The resident common space includes community kitchens, bike storage with maintenance equipment, fitness, and a furnished roof deck. 32 enclosed parking spaces are located below ground, 33 enclosed spaces are provided at the ground level, and 2 surface parking lots on the east and west of the building provide 25 and 27 spaces respectively. All the parking lots will be accessed from 64th Street. Large areas of green space are provided on the north and east side of the building. The 2BR unit at the ground floor will be ADA accessible with direct exterior access.

This building has a similar design language as the recently completed Henley Apartments, without replicating it exactly. In order to add to the vitality of the street life, large amounts of glazing face the main corner, as well as 64th Avenue. Sidewalks will be constructed on the north side of 64th Avenue to improve pedestrian experience and will ultimately connect to a proposed southern entrance to Garfield Park. Masonry is used a high-quality material on the ground floor, while fiber cement panels, decorative metal siding, and lap siding are used in the upper floors. The metal panel is arranged in a weaving pattern to add visual interest to the main mass.

PROJECT RECAP

Zoning Recap

Site

Current Primary Zoning: MR-2 Multi Family
Proposed Zoning: Planned Mixed Use
(MU-N as basis)

Total Area 58,299 (1.34 acres)

Buildings Footprint (Existing to Remain) - 4,700 SF Buildings Footprint (Proposed) - 15,642 SF Total Building Footprint - 20,342 SF 34%

Impervious Site Area -42,601 SF 73% Pervious Site Area - 15,698 SF 27%

Building Area- 76,940 SF- New Construction *includes 21,302 SF of parking - 14,100 SF- Building to Remain

Parcels: 2702824220084 2702824220083 2702824220082 2702824220081 2702824220080

Unit Recap

Existing (6345 Lyndale Avenue S) Studios 22

New Construction (600 64th Street W) Studios 56

1BR 25 2 BR 1 (Accessible)

Total Units 104

Parking (New & Existing)

Parking Required 117 Stalls
Units *1.25 130 stalls
10% for transit -13 stalls

Parking Provided 117 Stalls

Building Height

Proposed 5 Stories, 58'-8"





PLANNING & ZONING APPLICATION

04.10.2020

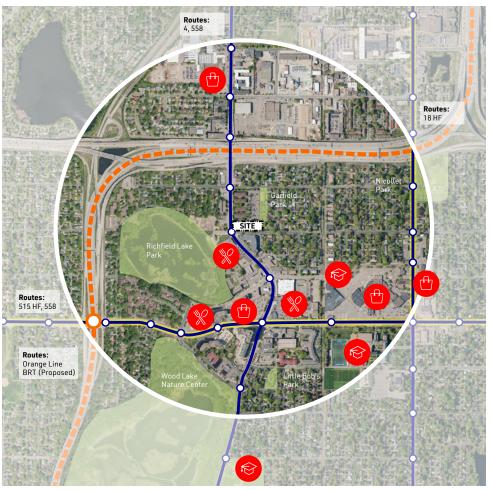
Henley II Apartments

600 64th Street W Richfield, Minnesota

19-060.00

Project Information

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f⊗

School



Food



Shopping



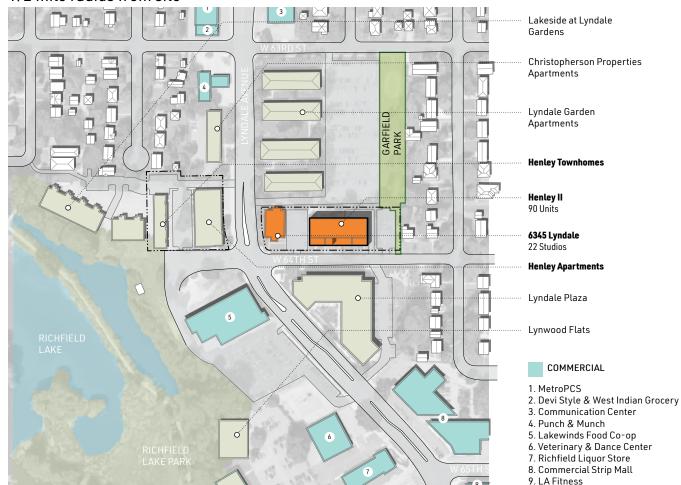
Bus Routes (High Frequency)

Future BRT Line



1/2 mile radius from site

Neighborhood Context



ZONING

The Planned Mixed-Use district, with a MU-N as a basis for design, matches closest with the project's goals. As described in the city planning, this project is located at an important transit node and provides high density housing along arterial streets. The project encourages alternate modes of transportation due to its proximity to existing and future transit infrastructure. As seen on the diagram to the left, high frequency bus transit, as well as a proposed Bus Rapid Transit (BRT) line, connect the development to the larger community. Dedicated bike lanes on Lyndale Avenue and 66th Street also lend themselves to development that uses alternate modes of transportation. Ample shopping and dining opportunities surround the proposed site which makes it ideal for a higher density housing project, as exemplified by the recent completion of the Henley Apartments & Townhouses, as well as the Lakeside at Lyndale Gardens project.

The project also enhances pedestrian connections in the Lyndale Garden area by providing sidewalks that connect to existing infrastructure such as providing Garfield Park a southern entrance and creating sidewalks on the north side of 64th Street. To emphasize the pedestrian and bicycle connections, active uses are placed at the first floor to enliven the street. Generous amounts of landscaping are provided throughout to decrease impervious surfaces, as well as to act as a buffer to the single-family residences to the east. The project is able to achieve many of the Comprehensive Plan goals, while protecting affordable housing at 50% of the Area Median Income.

The proposed project complies with the requirements under the Mixed Use Neighborhood (MU-N) guidance. All standards are met in terms of building height, building coverage, impervious surfaces, open space, setbacks, car and bike parking, lighting, architectural standards, and pedestrian and bicycle circulation. One slight variance is requested on the western parking lot reducing the parking lot setback from 8'-0" to 7'-0". The proposed parking lot is still setback significantly more than its current location which is directly over the property line.

IMPACT ON CURRENT RESIDENTS

Throughout the initial design process, the development team has addressed many of the concerns suggested by neighbors and city officials. At the suggestion of staff, a southern entrance to Garfield Park was included with decorative landscaping to improve the pedestrian experience. This landscaping strip will also act as a buffer between the higher density project and the adjacent single-family houses. At the request of neighbors, the massing was revised to step down from five stories to four stories at the eastern side of the project. The unit mix was also revised to provide less studios but provide large units including a full ADA accessible 2BR unit on the ground floor. During construction, active steps will be taken to lessen the impact on surrounding neighbors such as staggering construction time of parking lots to avoid having people park on the street.

An important aspect of the project is retaining as many of the existing tenants as possible while improving the common areas and units of the building on the corner of the site. Improvements to the exterior of the building are shown later in the application, but they include an improved entrance, upgraded windows for energy efficiency, exterior lighting, and improvements to the pedestrian realm such as new sidewalks and additional landscaping. The units will receive new paint, and updated cabinetry in the kitchens. Lighting would also be addressed to make the building more energy efficient. To avoid displacement during construction in the units, the contractor will work with the residents to perform the work when they are not in their unit. Relocation within the building will also be considered to units that have already been completed. Parking will always be provided for the residents on site even when the existing parking lot is being renovated. With all the improvements, the units will still remain affordable at 50% of the Area Median Income.





PLANNING & ZONING APPLICATION

04.10.2020

Henley II Apartments

600 64th Street W Richfield, Minnesota

19-060.00

Project Overview



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PLANNING & ZONING APPLICATION

04.10.2020

Henley II **Apartments**

600 64th Street W Richfield, Minnesota 19-060.00

Landscaped Areas

58,299 (1.34 acres) Total Area

Impervious Site Area -42,601 SF Pervious Site Area - 15,698 SF 73% 27%



VIEW FROM SOUTH





PLANNING & ZONING APPLICATION

04.10.2020

Henley II Apartments

Apartments
600 64th Street W
Richfield, Minnesota
19-060.00

Rendering



PROGRAM DETAIL VIEW





PLANNING & ZONING APPLICATION

04.10.2020

Henley II

Apartments 600 64th Street W Richfield, Minnesota 19-060.00

Rendering



GARFIELD PARK TRAIL





PLANNING & ZONING APPLICATION

04.10.2020

Henley II Apartments

Apartments
600 64th Street W
Richfield, Minnesota
19-060.00

Rendering







PROPOSED UPDATES

As part of the project, the existing building at the corner of Lyndale Avenue and 64th St will remain. The following are minor improvements proposed for the property.

- Entrance Canopy
 Upgraded Windows
 Landscaping

- 4. Sidewalks
 5. Exterior Lighting





PLANNING & ZONING APPLICATION

04.10.2020

Henley II **Apartments**

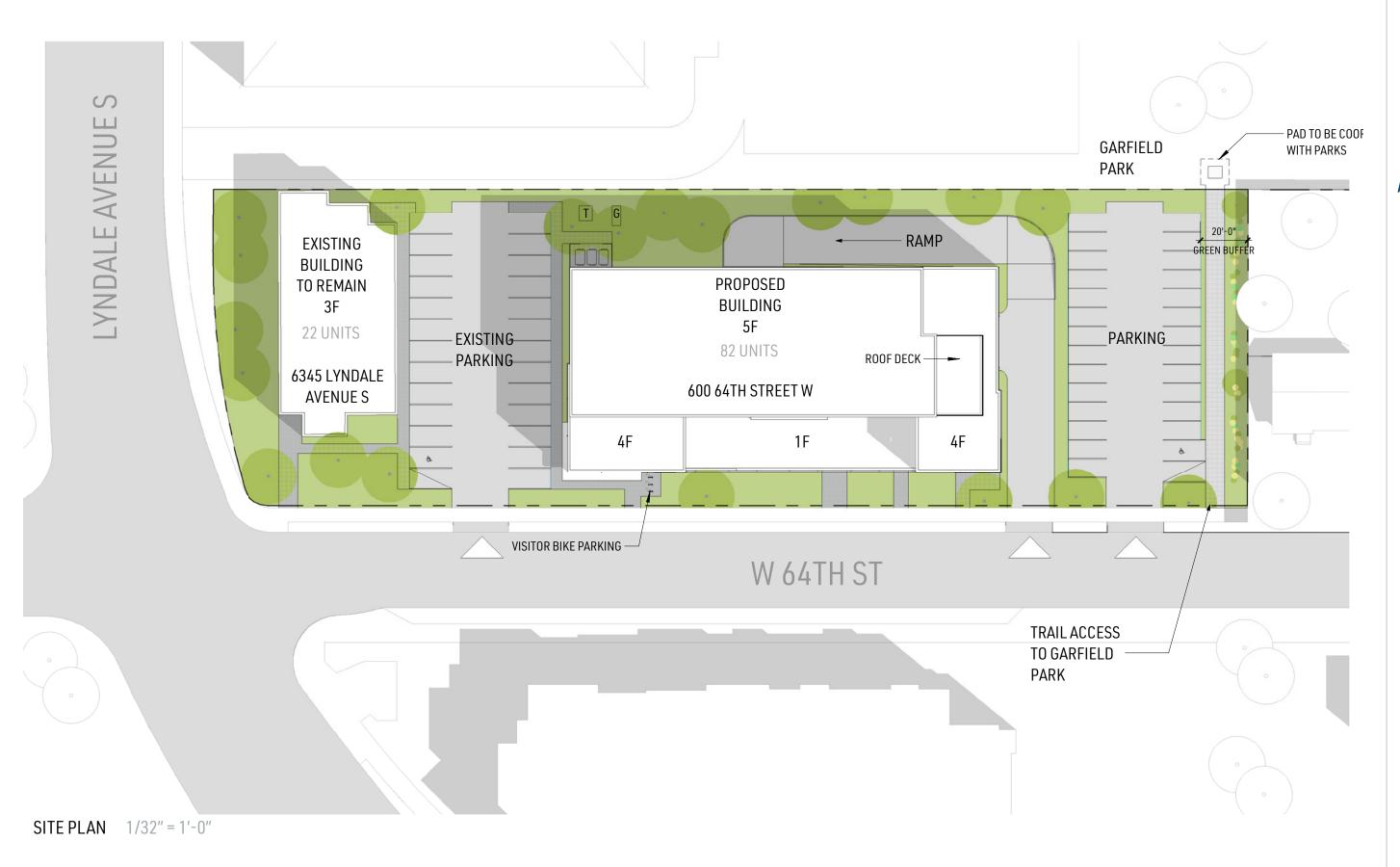
600 64th Street W Richfield, Minnesota

19-060.00

Existing Building Renovations

PROPOSED UPDATES

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PLANNING & ZONING APPLICATION

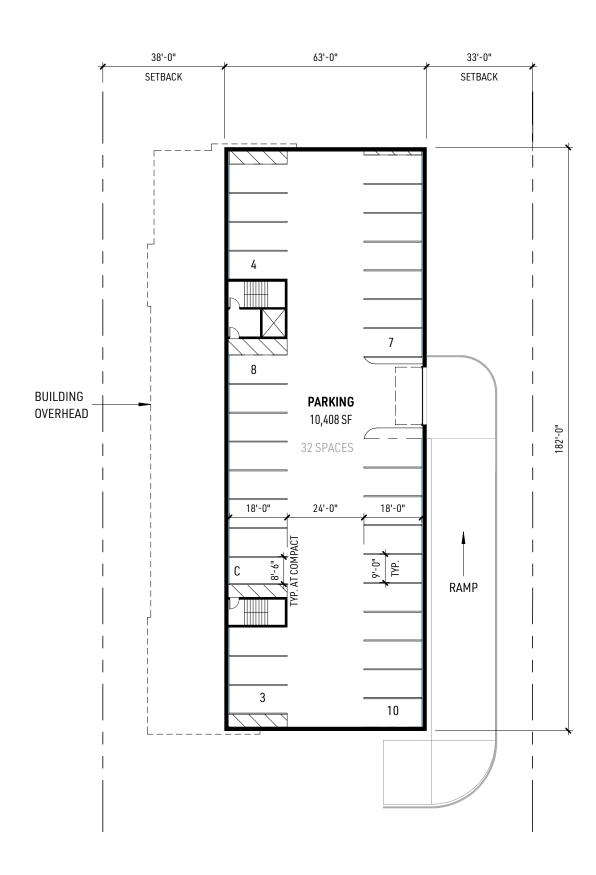
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Henley II Apartments

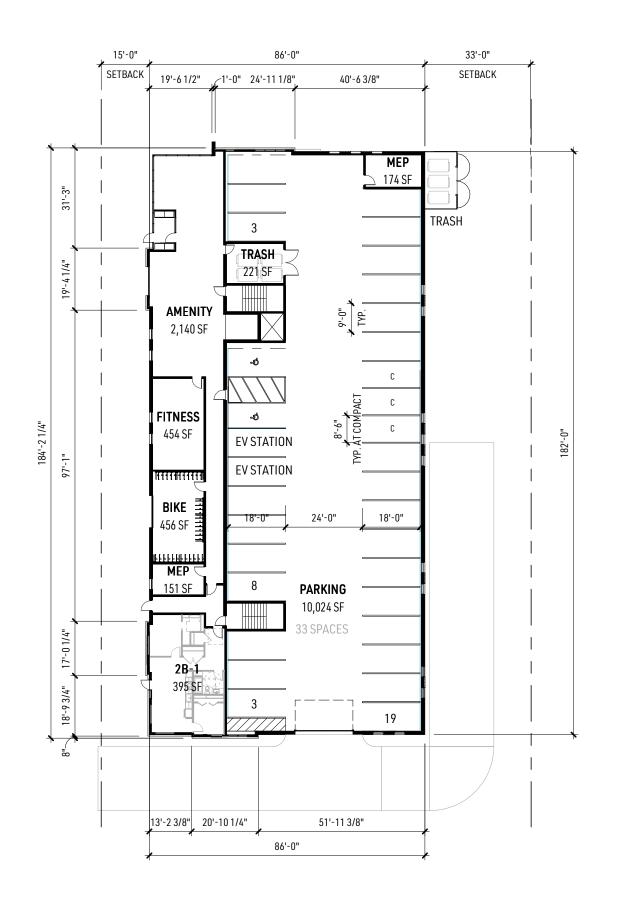
600 64th Street W Richfield, Minnesota

Site Plan





LEVEL -1 1" = 30'-0"



LEVEL 1 1" = 30'-0"





PLANNING & ZONING APPLICATION

04.10.2020

Henley II Apartments

600 64th Street W Richfield, Minnesota

Floor Plans





1" = 30'-0"

LEVEL 2-4





Henley II **Apartments**

04.10.2020

600 64th Street W Richfield, Minnesota 19-060.00

Floor Plans

LEVEL 5 1" = 30'-0"







PLANNING & ZONING APPLICATION

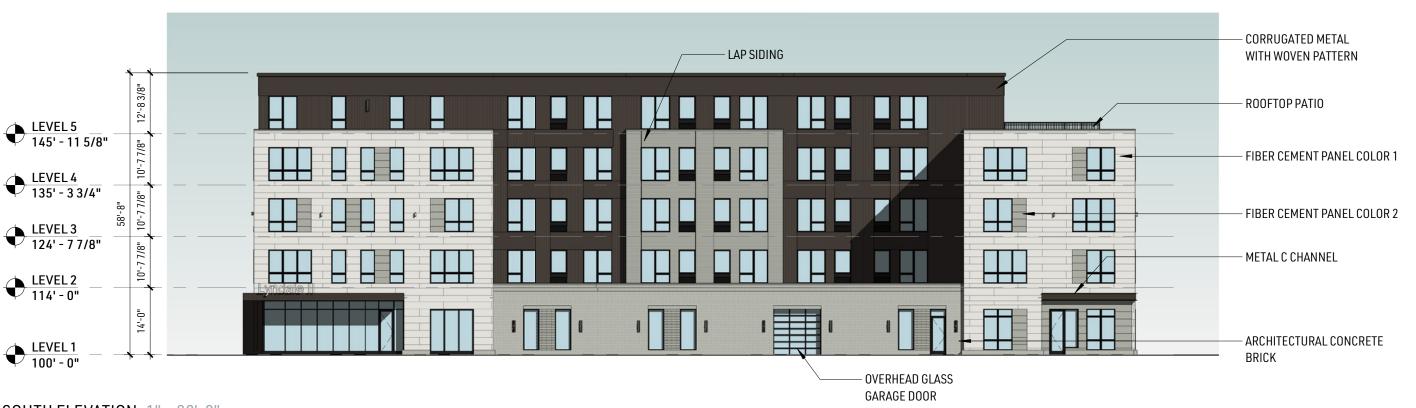
04.10.2020

Henley II Apartments

600 64th Street W Richfield, Minnesota

19-060.00

Exterior Elevations



SOUTH ELEVATION 1" = 20'-0"

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EAST ELEVATION 1'' = 20'-0''



DJR ARCHITECTURE



PLANNING & ZONING APPLICATION

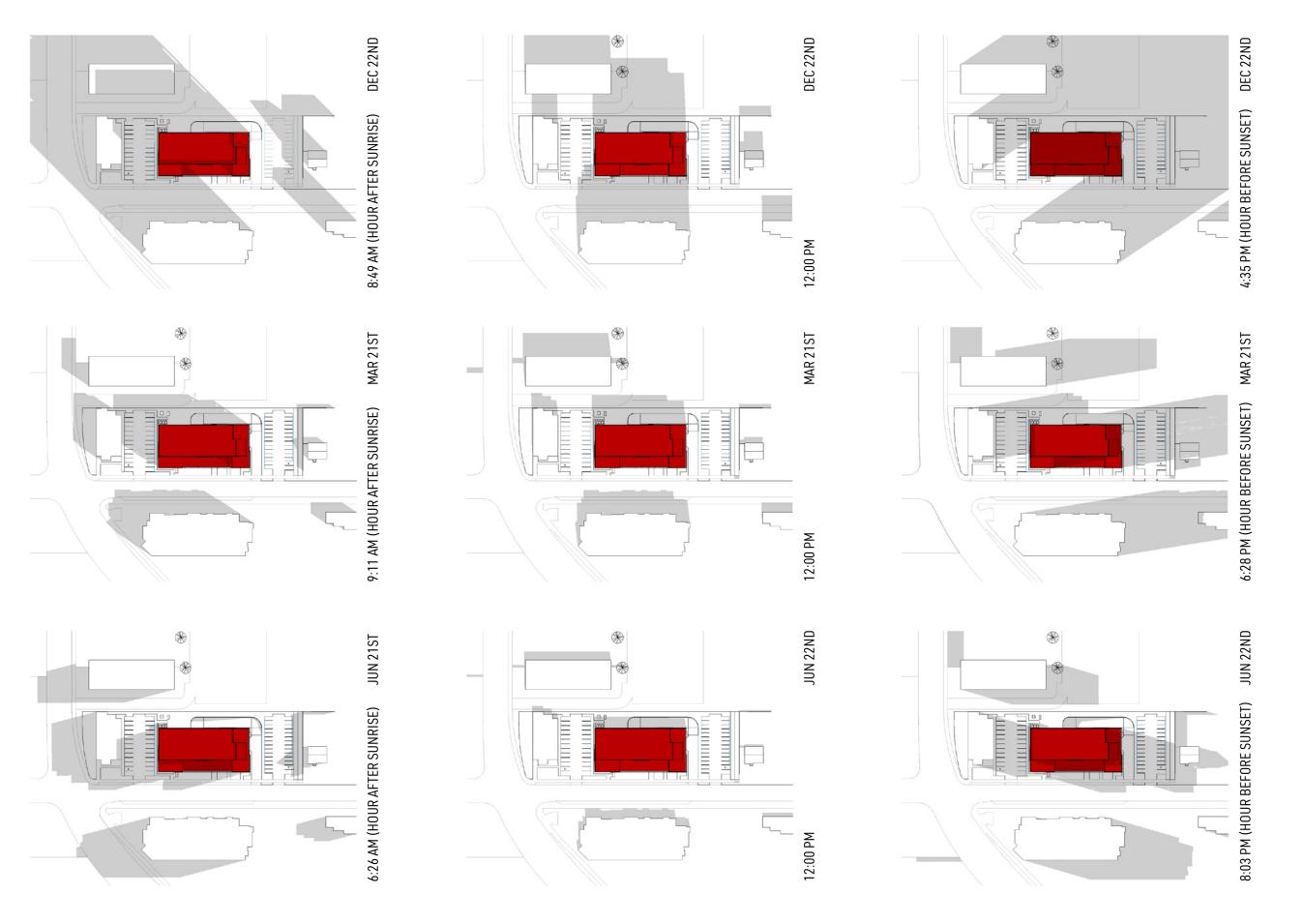
04.10.2020

Henley II Apartments

600 64th Street W Richfield, Minnesota

Exterior Elevations

NORTH ELEVATION 1" = 20'-0"







PLANNING & ZONING APPLICATION

04.10.2020

Henley II Apartments

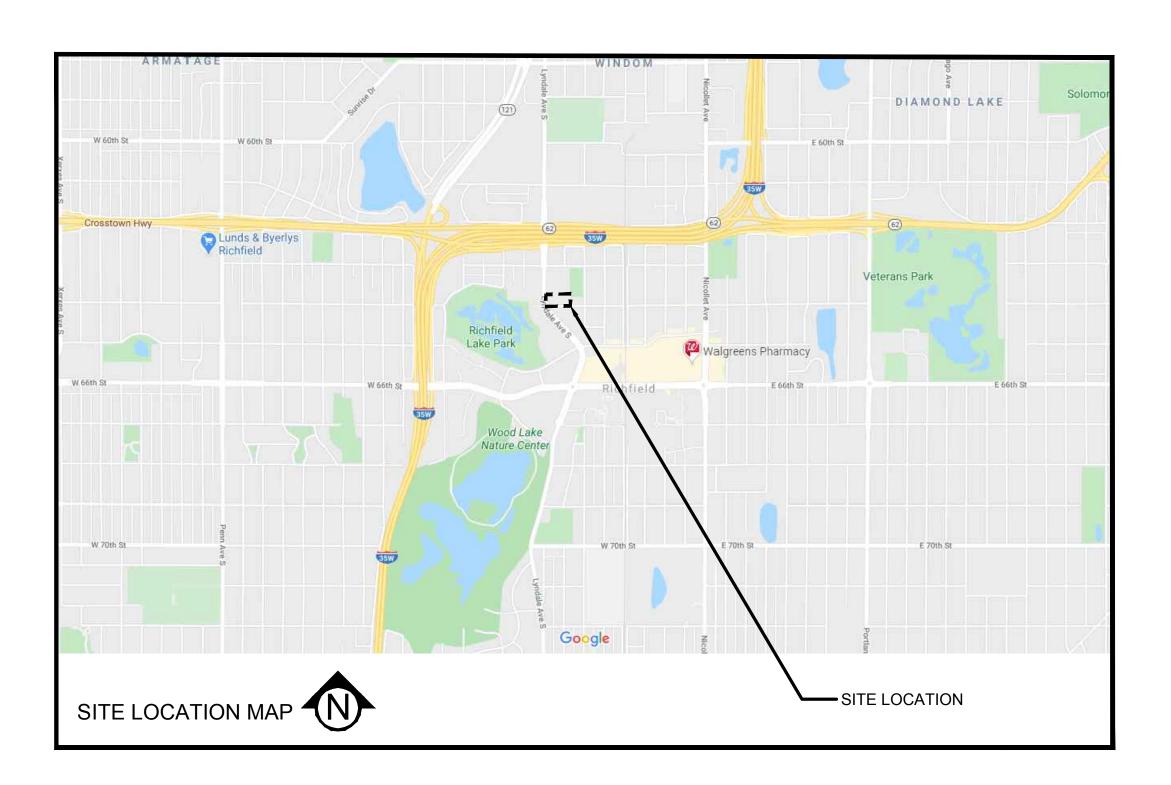
600 64th Street W Richfield, Minnesota

Shadow Study



HENLEY

RICHFIELD, MINNESOTA ISSUED FOR: CITY RESUBMITTAL



ARCHITECT:

DJR ARCHITECTURE INC. 333 WASHINGTON AVENUE NORTH SUITE 201 UNION PLAZA MINNEAPOLIS, MN 55401 CONTACT: SCOTT NELSON SNELSON@DJR-INC.COM

DEVELOPER / PROPERTY OWNER:

NORTH BAY COMPANIES 2316 4TH AVE S MINNEAPOLIS, MN 55404

ENGINEER / LANDSCAPE ARCHITECT:

CIVIL SITE GROUP 4931 W 35TH STREET SUITE 200 ST LOUIS PARK, MN 55416 CONTACT: NATE DINGELS 612-615-0060

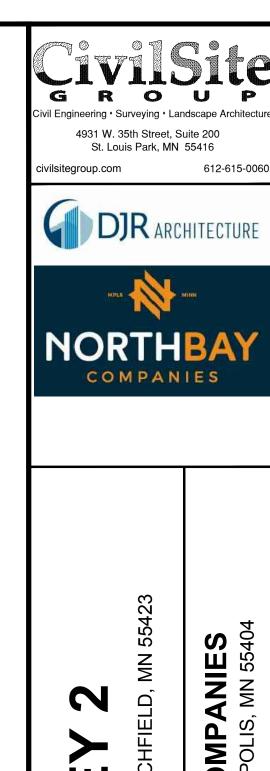
SURVEYOR:

CIVIL SITE GROUP 4931 W 35TH STREET SUITE 200 ST LOUIS PARK, MN 55416 CONTACT: RORY SYNSTELIEN 612-615-0060

GEOTECHNICAL ENGINEER:





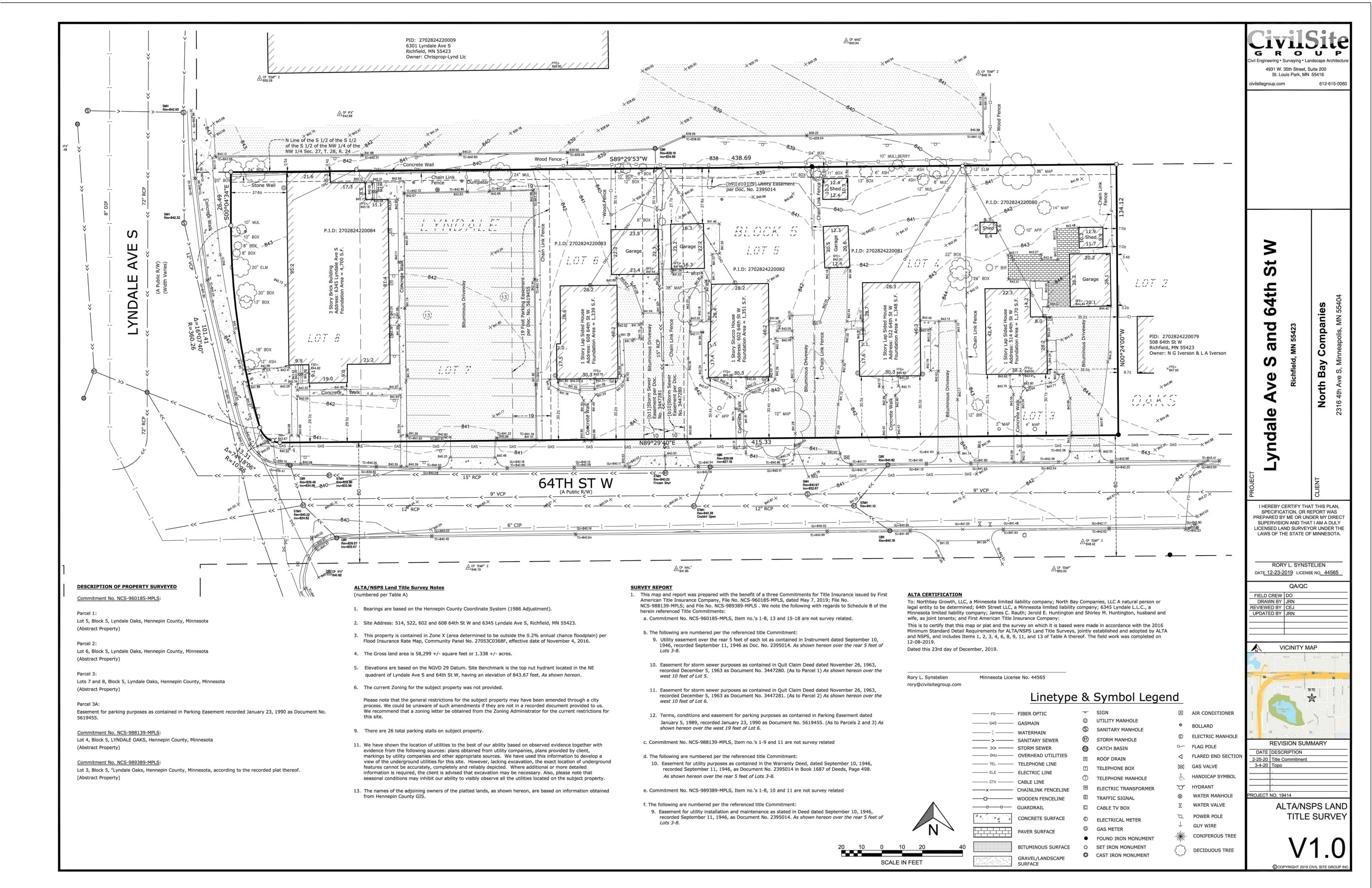


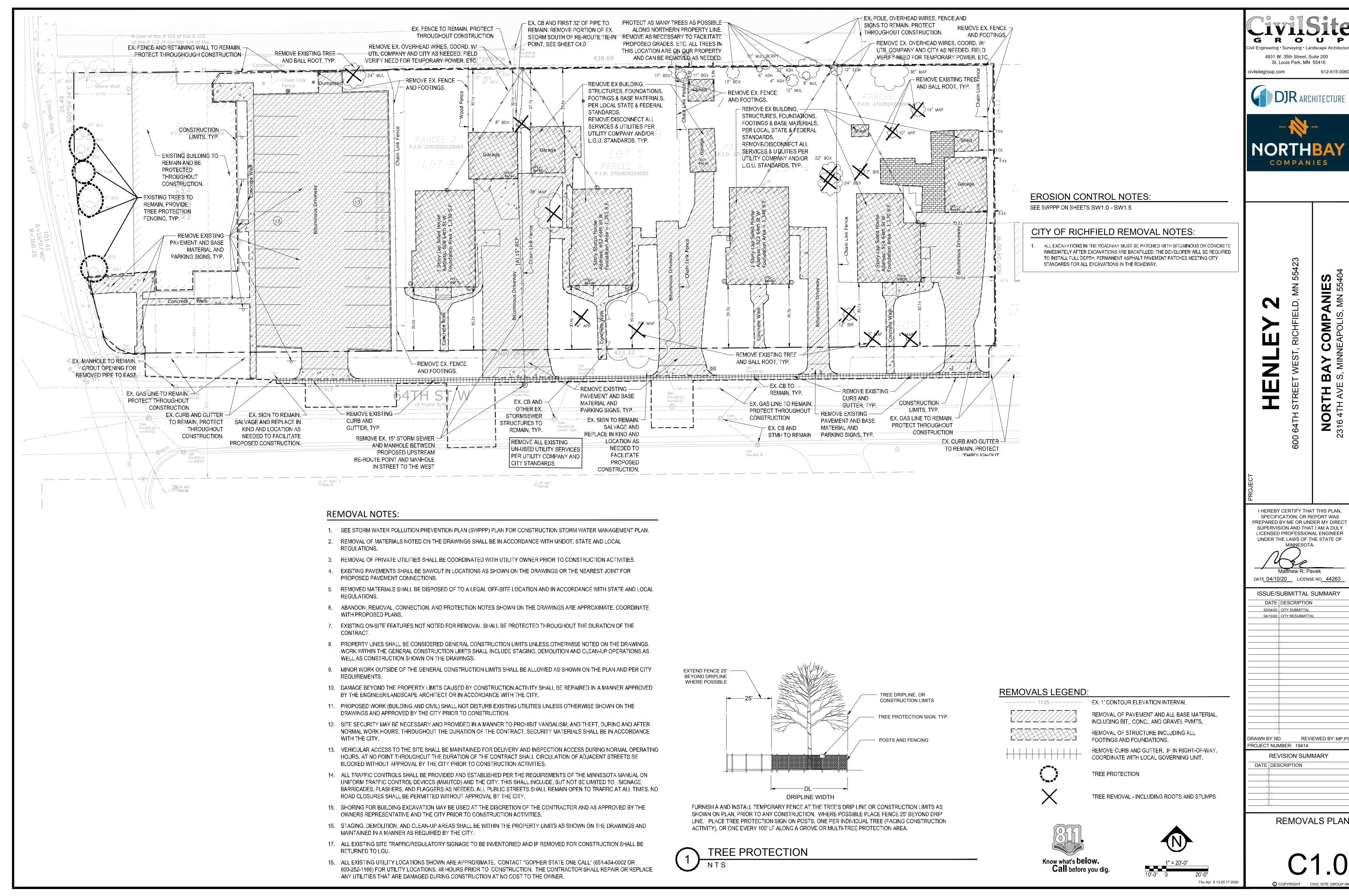
SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF

BAY ES, MINI

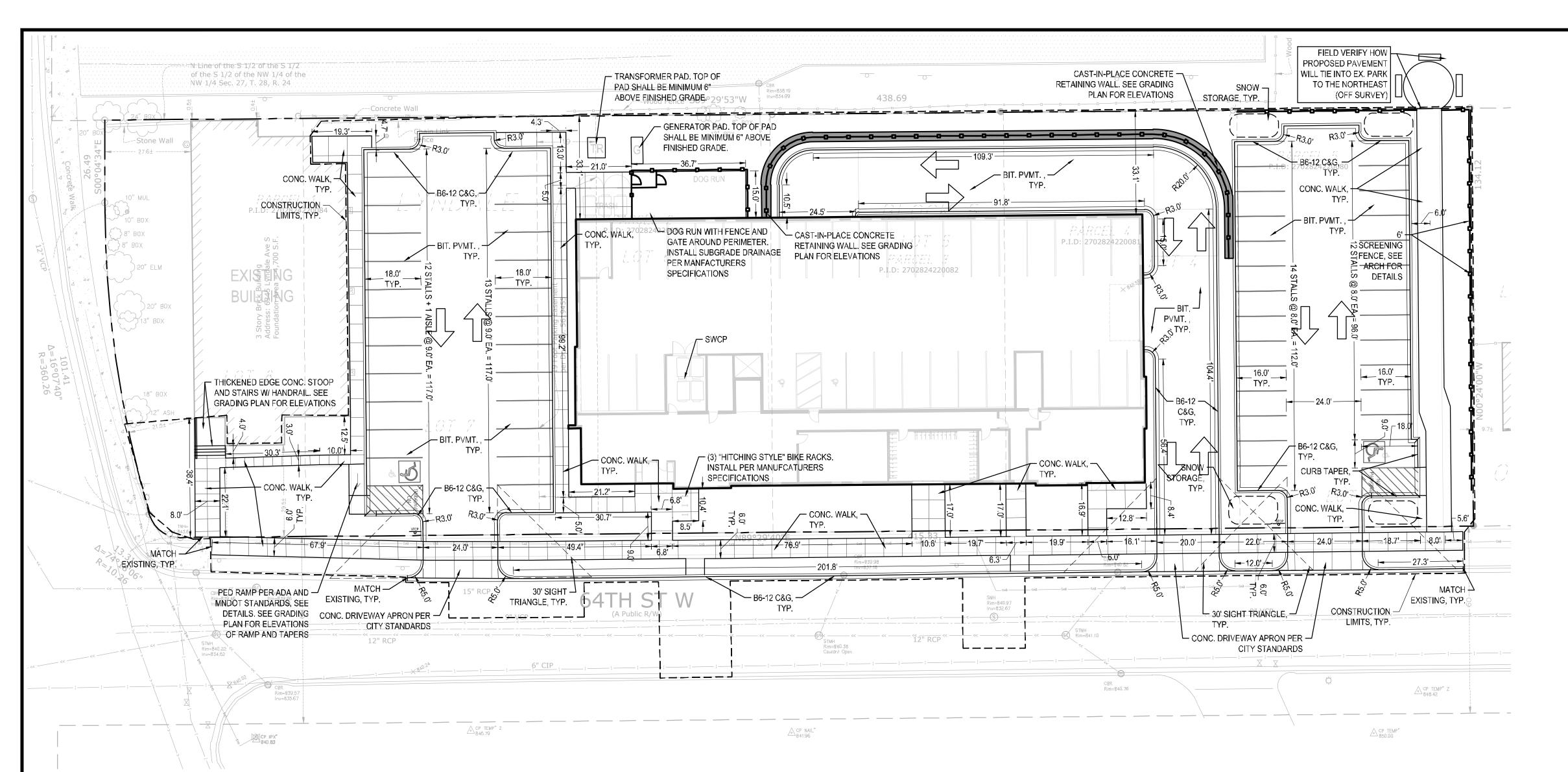
NORTH 2316 4TH AVE

DATE 04/10/20 LICENSE NO. 44263









SITE LAYOUT NOTES:

- 1. 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.
- 2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- 3. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- 4. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- 5. 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
- 6. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- 7. 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.
- 8. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- 9. 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.
- 10. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- 11. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- 12. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- 13. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- 14. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- 15. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
- 16. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- 17. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- 18. 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.

SITE AREA TABLE:

	EXISTING COI	NDITION	PROPOSED CO	NDITION	
BUILDING COVERAGE	11,857 SF	20.3%	20,342 SF	34.9%	
ALL PAVEMENTS	17,747 SF	30.4%	23,636 SF	40.5%	
ALL NON-PAVEMENTS	28,695 SF	49.2%	14,321 SF	24.6%	;
TOTAL SITE AREA	58,299 SF	100.0%	58,299 SF	100.0%	
IMPERVIOUS SURFACE					

29,604 SF 50.8% 0.679614

43,978 SF 75.4% 1.009596

14,374 SF 24.7% 0.329982

CITY OF RICHFIELD SITE SPECIFIC NOTES:

SIDEWALKS MUST HAVE SAW CUT JOINTS

EXISTING CONDITION

PROPOSED CONDITION

DIFFERENCE (EX. VS PROP.)

- 2. SIDEWALKS SHALL BE SEPARATED FROM DRIVEWAY APRONS BY A LONGITUDIANAL JOINT.
- 3. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1.5% CROSS SLOPE. THE SIDEWALKS WILL BE INSPECTED AFTER CONSTRUCTION AND ANY SIDEWALKS THAT EXCEED A 2.0% CROSS SLOPE WILL BE REPLACED AT THE CONTRACTORS EXPENSE.
- ALL SQUARE HANDHOLE CASTINGS IN REPLACED SIDEWALK AREAS WILL NEED TO BE REPLACED WITH NEW ROUND HANDHOLE CASTINGS APPROVED BY THE CITY OR COUNTY.
- ENGINEERING MUST BE PRESENT TO INSPECT ALL CONCRETE FORMS WITHIN RIGHT OF WAY PRIOR TO CONCRETE POUR. PROVIDE MINIMUM 24-HOUR NOTICE TO CITY ENGINEERING DEPARTMENT.
- 6. 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
- INSPECTION REQUESTS SHALL BE MADE VIA EMAIL TO WKEWITSCH@CITYOFRICHFIELD.ORG AT LEAST 3-5 DAYS IN ADVANCE.

vilsitegroup.com

GROU

4931 W. 35th Street, Suite 200

St. Louis Park, MN 55416

COMPANIES

NN 55 ELD, MO **W**, $^{\circ}$ **NORTH** 2316 4TH AVE

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SPECIFICATION, OR REPORT WAS

PREPARED BY ME OR UNDER MY DIRECT

SUPERVISION AND THAT I AM A DULY

DATE 04/10/20 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION

03/04/20 CITY SUBMITTAL

DRAWN BY:ND

PROJECT NUMBER: 19414

DATE DESCRIPTION

REVISION SUMMARY

04/10/20 CITY RESUBMITTAL

LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF

TRASH REMOVAL: TRASH REMOVAL SHALL OCCUR ON HAULING DAY AND WILL BE COORDINATED BETWEEN PROPERTY MANAGEMENT AND TRASH HAULER.

ALL SNOW SHALL BE PLOWED TO LANDSCAPED

DELIVERIES:

SNOW REMOVAL:

DELIVERIES SHALL OCCUR IN MAIL ROOM OF BUILDING. PROPERTY MANAGEMENT SHALL COORDINATE WITH LOCAL POSTMASTER

OPERATIONAL NOTES:

AREAS ADJ TO PAVEMENTS.

SITE PLAN LEGEND:

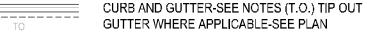
SPECIALTY PAVEMENT - PROVIDE BID FOR THE FOLLOWING OPTIONS, INCLUDE VARIATIONS OF BASE MATERIAL AND OTHER NECESSARY COMPONENTS. 1. STAMPED & COLORED CONCRETE

2. CONCRETE PAVERS MAKERS, COLORS, MODELS, & PATTERN TO BE INCLUDED IN SHOP DRAWING SUBMITTAL PRIOR TO CONSTRUCTION.

LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DEATIL.

CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.

PROPERTY LINE CONSTRUCTION LIMITS





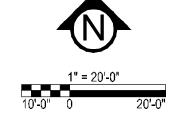
TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS

SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP



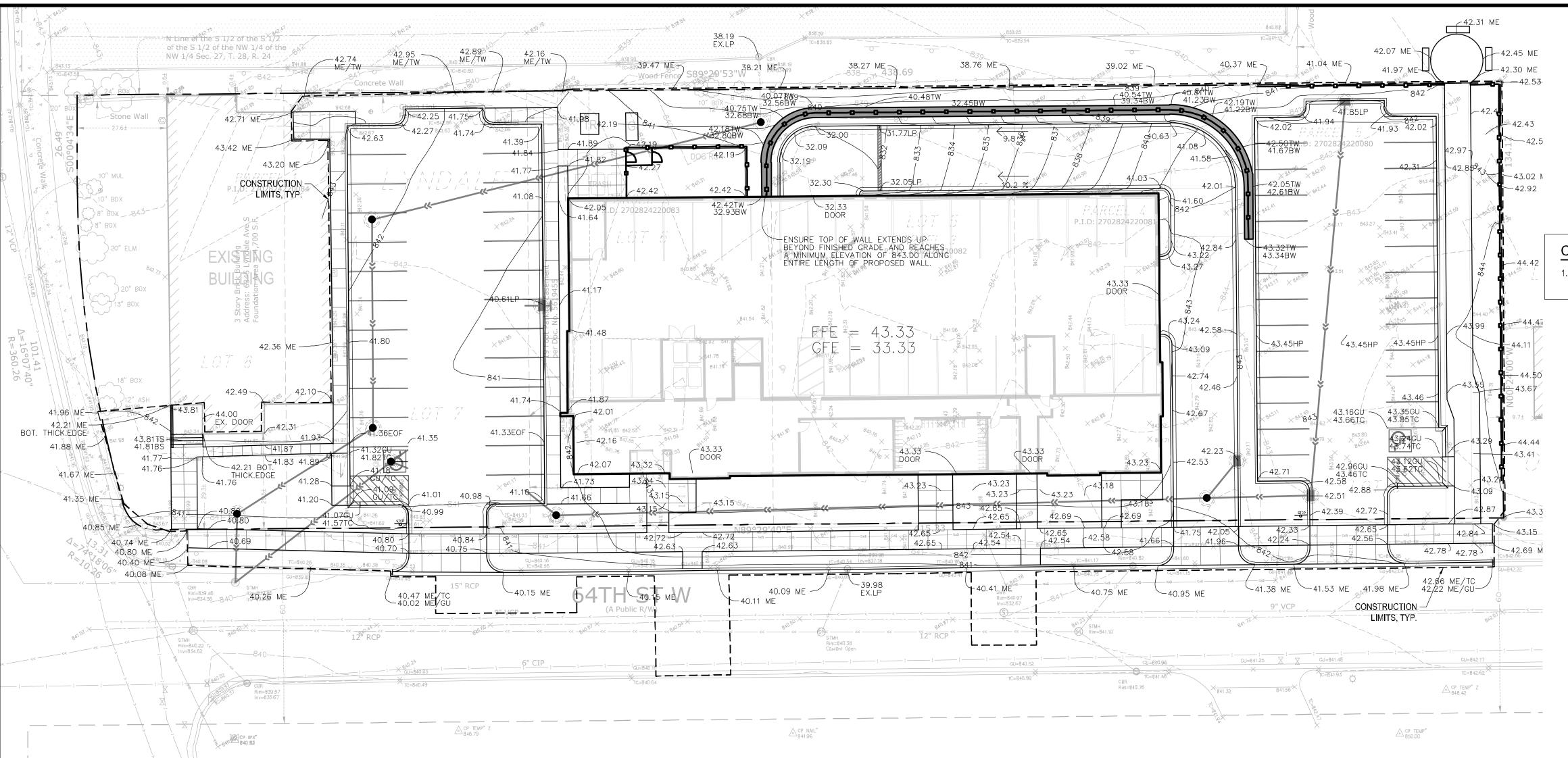
Know what's **below**. Call before you dig.

CP = COMPACT CAR PARKING ONLY



SITE PLAN

REVIEWED BY: MP,P



GENERAL GRADING NOTES:

- 1. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- 2. 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.
- 3. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- 4. 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.
- 5. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- 6. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- 7. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
- 8. 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.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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.
- 14. TOLERANCES
- 14.1. 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.
- 14.2. 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.
- 14.3. 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.
- 14.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- 15. MAINTENANCE
- 15.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
- 15.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
- 15.3. 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.





GROU



CITY OF RICHFIELD GRADING NOTES:

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

INSPECTION REQUESTS SHALL BE MADE VIA EMAIL TO WKEWITSCH@CITYOFRICHFIELD.ORG AT LEAST 3-5 DAYS IN ADVANCE.

ELD,

OMPANIE: APOLIS, MN 554

M, \dot{Q} **NORTH** 2316 4TH AVE ST

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

DATE 04/10/20 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY DATE DESCRIPTION 03/04/20 CITY SUBMITTAL 04/10/20 CITY RESUBMITTAL

RAWN BY'ND

PROJECT NUMBER: 19414

DATE DESCRIPTION

GRADING PLAN LEGEND:

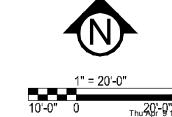
----- 1125 ----- EX. 1' CONTOUR ELEVATION INTERVAL 1.0' CONTOUR ELEVATION INTERVAL SPOT GRADE ELEVATION (GUTTER/FLOW LINE 41.26 UNLESS OTHERWISE NOTED) 891.00 G SPOT GRADE ELEVATION GUTTER 891.00 TC SPOT GRADE ELEVATION TOP OF CURB SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS 891.00 BS/TS SPOT GRADE ELEVATION MATCH EXISTING 891.00 ME

> GRADE BREAK - HIGH POINTS CURB AND GUTTER (T.O = TIP OUT)



EMERGENCY OVERFLOW

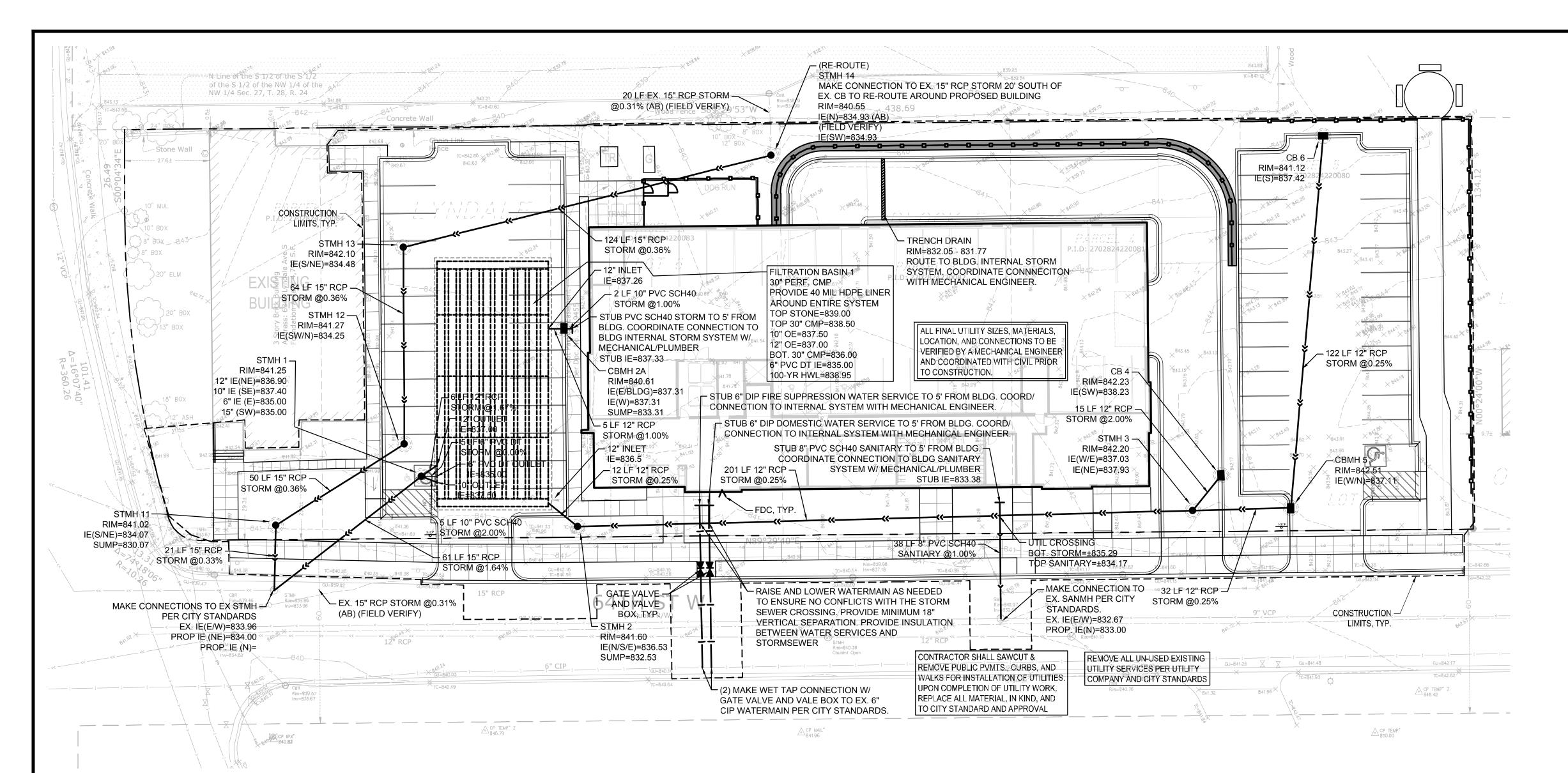




GRADING PLAN

REVISION SUMMARY

REVIEWED BY: MP,P



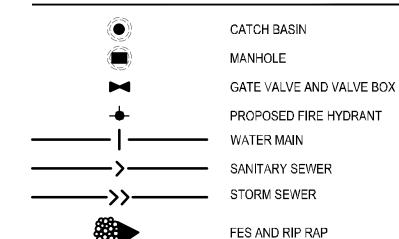
GENERAL UTILITY NOTES:

- 1. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- 2. 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.
- 3. 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.
- 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.
- 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 MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- 15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- 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. CONTRACTOR 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.

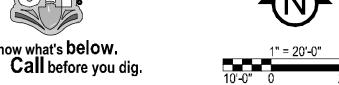
CITY OF RICHFIELD UTILITY NOTES:

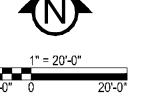
- ALL EXCAVATIONS IN THE ROADWAY MUST BE PATCHED WITH BITUMINOUS OR CONCRETE?. IMMEDIATELY AFTER EXCAVATIONS ARE BACKFILLED. THE DEVELOPER WILL BE REQUIRED TO INSTALL FULL DEPTH, PERMANENT ASPHALT PAVEMENT PATCHES MEETING CITY STANDARDS FOR ALL EXCAVATIONS IN THE ROADWAY.
- 2. FIELD VERIFY ALL EXISITNG UTILITIES
- 3. ALL DISCONNECTS TO OCCUR AT THE MAIN UNLESS DIRECTED/APPROVED OTHERWISE BY CITY ENGINEER
- 4. NO UTILITIES ARE TO BE ABANDONED IN PLACE
- 5. WATER AND SANITARY SEWER SERVICES INCLUDING HYDRANTS, CLEANOUTS AND SHUTOFF VALVES SHALL CONFORM TO CITY SPECIFICATIONS
- INSPECTION REQUESTS SHALL BE MADE VIA EMAIL TO WKEWITSCH@CITYOFRICHFIELD.ORG AT LEAST 3-5 DAYS IN ADVANCE.











GROUP 4931 W. 35th Street, Suite 200 St. Louis Park, MN 55416

vilsitegroup.com



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SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT

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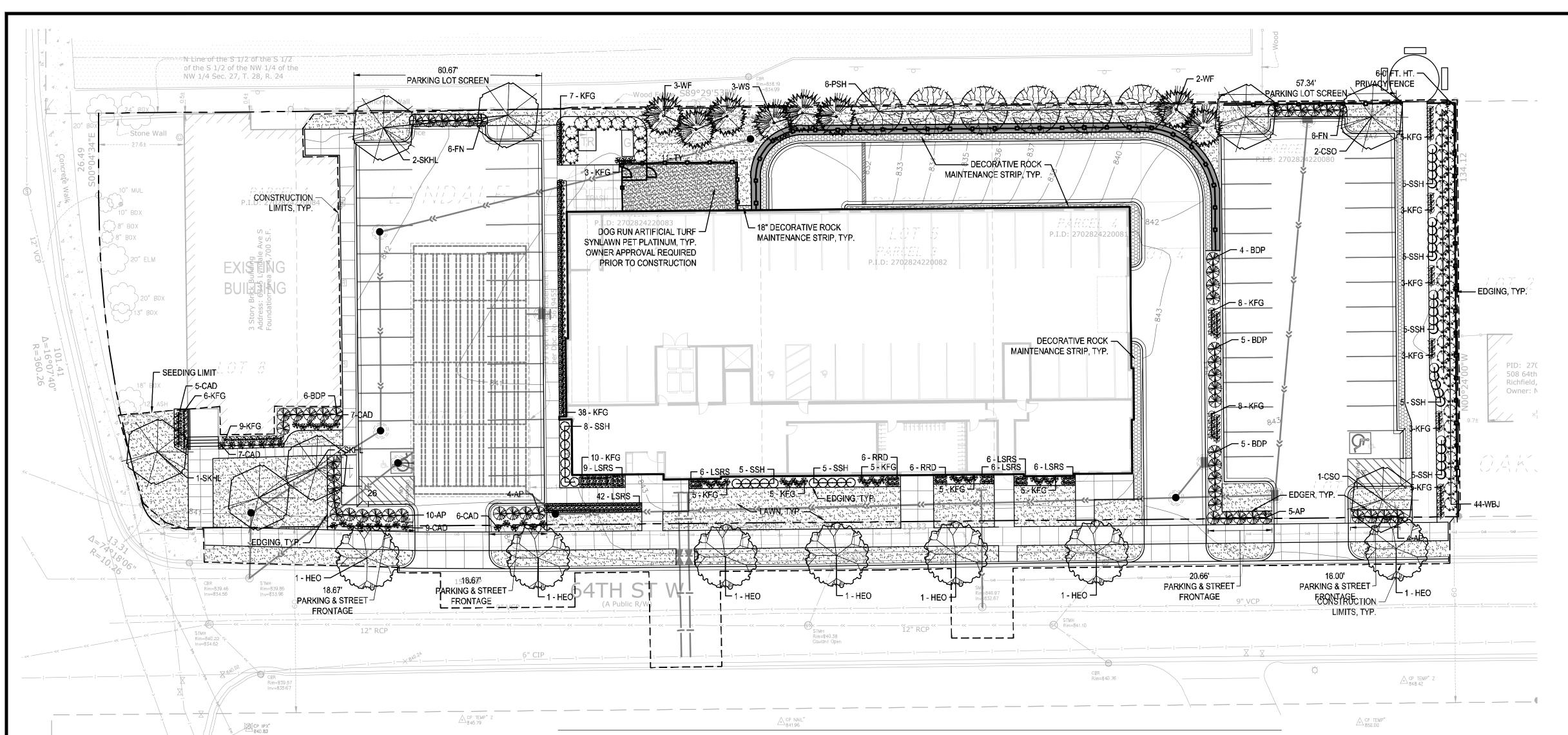
DATE 04/10/20 LICENSE NO. 44263 ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION 03/04/20 CITY SUBMITTAL 04/10/20 CITY RESUBMITTAL

RAWN BY'ND REVIEWED BY: MP,P PROJECT NUMBER: 19414

REVISION SUMMARY DATE DESCRIPTION

UTILITY PLAN



LANDSCAPE NOTES:

- 1. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
- 2. ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS 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.
- 3. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
- 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 ACCEPTANCE PERIOD.
- 5. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- 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.
- 7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" 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.
- 11. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- 12. REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
- 13. 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.
- 14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

PLANT SCHEDULE - ENTIRE SITE

SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
		DECIDUOUS TREES				
CSO	3	CRIMSON SPIRE OAK	Quercus robur x Q. alba 'Crimschmidt'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
SKHL	5	STREET KEEPER HONEY LOCUST	Gleditsia triacanthos 'Draves'	4.0" CAL.	B&B	STRAIGHT LEADER. FULL FORM
P\$H	6	PRAIRIE SENTINEL HACKBERRY	Celtis 'JFS-KSU1'	3.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
HEO	7	HERITAGE ENGLISH OAK	Quercus x macdanielii 'Clemons'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
		EVERGREEN TREES				
WF	5	WHITE FIR	Abies concolor	6' HT.	B&B	STRAIGHT LEADER. FULL FORM
W\$	3	WHITE SPRUCE	Picea glauca	6' HT.	B&B	STRAIGHT LEADER. FULL FORM
		SHRUBS				
WBJ	44	WICHITA BLUE JUNIPER	Juniperus scopulorum 'Wchita Blue'	48" HT.	CONT.	
TY	11	TAUNTON'S YEW	Taxus x media 'Tauntonii'	24" HT.	CONT.	
AP	23	ALPINE CURRANT	Ribes alpinum	24" HT.	CONT.	
SSH	43	STRAWBERRY SUNDAE HYDRANGEA	Hydrangea paniculata 'Strawberry Sundae'	24" HT.	CONT.	
BDP	20	BLOOMERANG DWARF PURPLE LILAC	Syringa x 'SMNJRPU'	24" HT.	CONT.	
FN	12	FIRESIDE NINEBARK	Physocarpus opulifolius 'UMNHarpell'	36" HT.	CONT.	
		PERENNIALS & GRASSES				
KFG	136	KARL FOERSTER GRASS	Calamagrostis x acutiflora "Karl Foerster"	#1	CONT.	
RRD	12	ROSY RETURNS DAYLILY	Hemerocallis 'Rosy Returns'	#1	CONT.	
CAD	34	CHICAGO APACHE DAYLILY	Hemerocallis 'Chicago Apache'	#1	CONT.	
BES	-	GOLDSTURM BLACK-EYED SUSAN	Rudbeckia fulgida var. sullivantii 'Goldsturm'	#1	CONT.	
KRC	-	KISMET RASPBERRY CONEFLOWER	Echinacea 'TNECHKR'	#1	CONT.	
LSRS	75	LITTLE SPIRE RUSSIAN SAGE	Perovskia atriplicifolia 'Lttle Spire'	#1	CONT.	

PARKING LOT CALCULATIONS

FRONTAGE (PROVIDED)

(2) ORNAMENTAL TREES (PROVIDED)

PERIMETER OVERSTORY TREE PLANTINGS BETWEEN

STREET AND PARKING LOT REQ'D AT 1 PER 40 LF OF

INTERIOR PLANTINGS - (5%) OF TOTAL PARKING AREA TO BE

LANDSCAPED ISLANDS AT 180 SF WITH (2) OVERSTORY OR

REQUIRED LANDSCAPE CALCULATIONS:

THE FOLLOWING LANDSCAPE CALCULATIONS ARE PER THE CITY OF RICHFIELD.

ZONE: (MR-2) MULTI-FAMILY DISTRICT

REQUIRED OPEN SPACE CALCULATIONS

325 SF OPEN SPACE PER DWELLING UNIT = 325 SF X 90 DWELLING UNITS = 29,250 SF OPEN SPACE REQ'D (15,488 SF PROVIDED)

LANDSCAPING & SCREENING REQUIREMENTS (SECTION 544.03)

CLASSIFICATION: COMMERCIAL/MIXED USE

EXISTING TREES SAVED: (3) CREDIT TOWARDS REQUIRED TREES

PROPOSED LANDSCAPE:

1 TREE / 2,500 SF OF LOT AREA

58,299.0 SF / 2,500 = 23 TREES REQUIRED SEE PLANT SCHEDULE

LEGEND

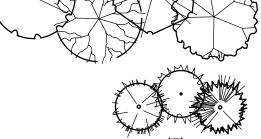
SHREDDED CYPRESS MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN

LAWN - SOD

DOG RUN ARTIFICIAL TURF - SYNLAWN PET PLATINUM, SAMPLES REQUIRED.

1" DIA. ROCK MAINTENANCE STRIP OVER FILTER FABRIC, SAMPLES REQUIRED. PROVIDE EDGING AS SHOWN ON PLAN

AND PLAN FOR SPECIES AND PLANTING SIZES



PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE

SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT

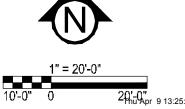
PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT

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**



Know what's below. Call before you dig.



4931 W. 35th Street, Suite 200 St. Louis Park, MN 55416





COMPANIES SAPOLIS, MN 554

W, $^{\circ}$ **NORTH** 2316 4TH AVE ST

SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver DATE 04/10/20 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY DATE DESCRIPTION 03/04/20 CITY SUBMITTAL 04/10/20 CITY RESUBMITTAL

DRAWN BY:ND REVIEWED BY: MP,PS PROJECT NUMBER: 19414

REVISION SUMMARY DATE DESCRIPTION

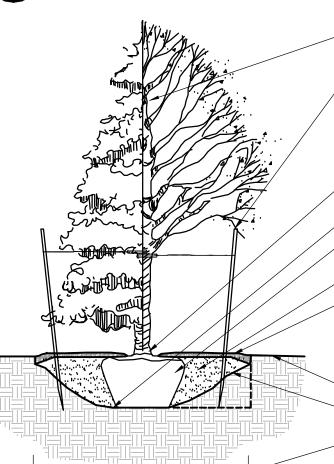
LANDSCAPE PLAN

FACE OF BUILDING, WALL, OR STRUCTURE

MIN. 3" LAYER OF ROCK MULCH AS SPECIFIED. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION

STAKED LANDSCAPE EDGER AS SPECIFIED, SEE MANUFACTURER'S INSTRUCTIONS AND SPECS. FOR INSTALLATION AND PLACEMENT WATER PERMEABLE GEOTEXTILE FABRIC AS SPECIFIED

AGGREGATE MAINTANENCE STRIP



- PRUNE AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT TO IMPROVE APPEARANCE (RETAIN NORMAL TREE SHAPE) THREE 2"X4"X8' WOODEN STAKES, STAINED BROWN

WITH TWO STRANDS OF WIRE TWISTED TOGETHER. STAKES SHALL BE PLACED AT 120° TO ONE ANOTHER. WIRE SHALL BE THREADED THROUGH NYLON STRAPPING WITH GROMMETS. ALTERNATE STABILIZING METHODS MAY BE PROPOSED BY CONTRACTOR.

TRUNK FLARE JUNCTION: PLANT TREE 1"-2" ABOVE EXISTING GRADE

- COMPACT BOTTOM OF PIT, TYP.

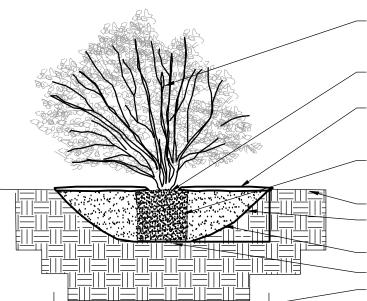
- CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL. IF NON-BIODEGRADABLE, REMOVE COMPLETELY - BACKFILL AS SPECIFIED

- MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ROCK OR ORGANIC MULCH, SEE GENERAL LANDSCAPE NOTES AND PLAN NOTES FOR MULCH TYPE. KEEP MULCH MIN. 2" FROM PLANT TRUNK EXISTING GRADE

- SLOPE SIDES OF HOLE OR VERTICAL SIDES AT EDGE OF PLANTING BED RULE OF THUMB - MODIFY EXCAVATION BASED ON

LOCATION OF PLANT MATERIAL AND DESIGN OF BEDS OR OVERALL PLANT PLACEMENT

OF ROOTBALL **DECIDUOUS & CONIFEROUS TREE PLANTING**



THREE TIMES WIDTH

THREE TIMES WIDTH

PRUNE AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT TO IMPROVE APPEARANCE (RETAIN NORMAL SHAPE FOR SPECIES) PLANT TOP OF ROOTBALL 1-2" ABOVE ABOVE

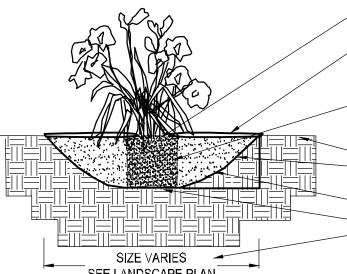
SURROUNDING GRADE ROCK OR ORGANIC MULCH, SEE GENERAL LANDSCAPE NOTES AND PLAN NOTES FOR MULCH TYPE. KEEP MULCH MIN. 2" FROM PLANT TRUNK

- ROOTS AT OUTER EDGE OF ROOTBALL LOOSENED TO ENSURE PROPER BACKFILL-TO-ROOT CONTACT EXISTING GRADE

- SLOPE SIDES OF HOLE OR VERTICAL SIDES AT EDGE OF PLANTING BED BACKFILL AS PER SPECIFICATION

 DO NOT EXCAVATE BELOW ROOTBALL. RULE OF THUMB - MODIFY EXCAVATION BASED ON LOCATION OF PLANT MATERIAL AND DESIGN OF BEDS OR OVERALL PLANT PLACEMENT

DECIDUOUS & CONIFEROUS SHRUB PLANTING



PLANT TOP OF ROOTBALL 1-2" ABOVE ABOVE SURROUNDING GRADE

 ROCK OR ORGANIC MULCH, SEE GENERAL LANDSCAPE NOTES AND PLAN NOTES FOR MULCH TYPE. KEEP MULCH MIN. 2" FROM PLANT STEM ROOTS AT OUTER EDGE OF ROOTBALL LOOSENED TO

ENSURE PROPER BACKFILL-TO-ROOT CONTACT EXISTING GRADE SLOPE SIDES OF HOLE OR VERTICAL SIDES AT EDGE OF PLANTING BED

- BACKFILL AS PER SPECIFICATION - DO NOT EXCAVATE BELOW ROOTBALL. MODIFY EXCAVATION BASED ON LOCATION OF PLANT

MATERIAL AND DESIGN OF BEDS OR OVERALL PLANT SEE LANDSCAPE PLAN PERENNIAL BED PLANTING

IRRIGATION NOTES:

- 1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
- 3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
- 4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
- 5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND
- 6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/5" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
- 7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- 8. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
- ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
- 10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
- 11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
- 12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
- 13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- 14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
- 15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- 16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
- 17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
- 18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- 19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
- 20. USE SCREENS ON ALL HEADS.
- 21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- 22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
- 23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
- 24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

GROUP

4931 W. 35th Street, Suite 200 St. Louis Park, MN 55416 612-615-006 civilsitegroup.com

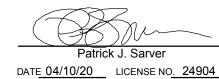




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HEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA



ISSUE/SUBMITTAL SUMMARY DATE DESCRIPTION 03/04/20 CITY SUBMITTAL 04/10/20 CITY RESUBMITTAL

DRAWN BY:ND REVIEWED BY: MP,P PROJECT NUMBER: 19414

REVISION SUMMARY DATE DESCRIPTION

> LANDSCAPE PLAN NOTES & DETAILS

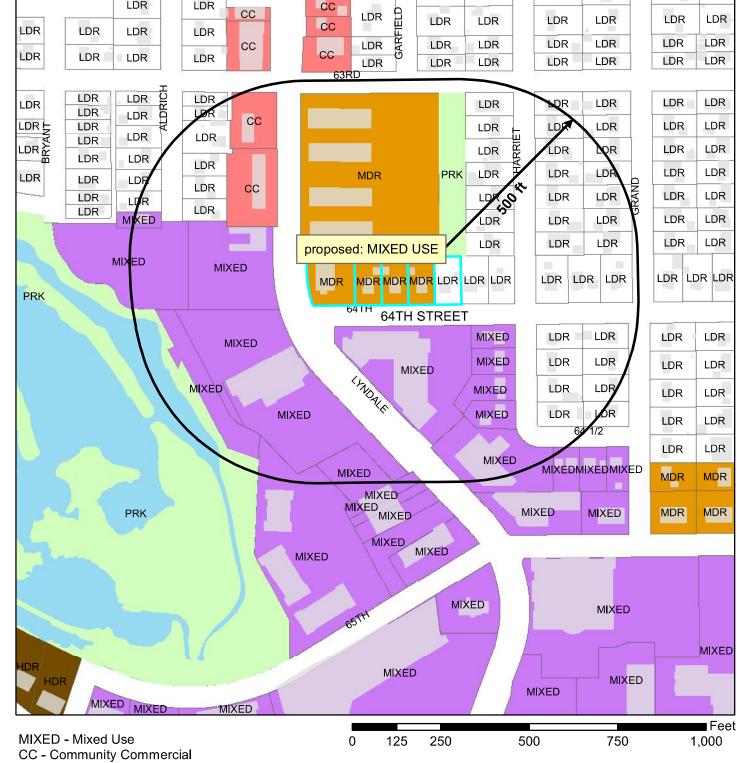
COPYRIGHT CIVIL SITE GROUP IN

Know what's below.

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6345 Lyndale & 600 64th St - PUD 6/2020 Surrounding Zoning R AS R R R R R R R R R R R R R proposed zoning: PMU **64TH STREET** R PMR R R R MR-2 MR-2 MR-2 PC-2 PC-2 PC-2 PMU - Planned Mixed Use 250 750 125 500 1,000 PMR - Planned Multi-Family Residential C-2 - General Commercial PC-2 - Planned General Commercial MR-1 - Two-family Residential MR-2 - Medium Density Residential MR-3 - High Density Residential R - Single-family Residential

6345 Lyndale & 600 64th St - PUD 6/2020 Surrounding Comprehensive Plan LDR CC LDR LDR LDR LDR



HDR - High Density Residential

MDR - Medium Density Residential

LDR - Low Density Residential

PRK - Park



Planning Commission Minutes

May 27, 2020

MEMBERS PRESENT: Chair Kathryn Quam, Commissioners Bryan Pynn, Sean Hayford Oleary, Peter

Lavin, James Rudolph, and Susan Rosenberg

MEMBERS ABSENT: none

STAFF PRESENT: Melissa Poehlman, Asst. Director of Community Development

Matt Brillhart, Associate Planner Nellie Jerome, Assistant Planner

Chairperson Quam called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES

M/Pynn, S/Rudolph to approve the minutes of the February 26, 2020, meeting.

Motion carried: 6-0

OPEN FORUM

No members of the public spoke, no comments received.

APPROVAL OF AGENDA

M/Rosenberg, S/Hayford Oleary to approve the agenda.

Motion carried: 6-0

PUBLIC HEARINGS

ITEM #1

Public hearing and consideration of a variety of land use approvals for a proposal to construct an 82-unit apartment building on 64th Street, east of Lyndale Avenue (future address: 600 64th Street West)

Richfield Planning Associate Matt Brillhart gave a summary of the Planned Unit Development (PUD), for which staff recommended approval of the three related applications regarding the Comprehensive Plan designation, the zoning designation, and PUD permit approval.

Commissioners asked about affordability requirements, the parking spillover from adjacent apartment buildings, and traffic exiting the project into the neighborhood. Assistant Community Development Director Melissa Poehlman clarified that there is no zoning requirement that affordable units be included, but the developer is working to include a number of affordable units in the project. The developer observed that so far, at adjacent apartments, no tenants have opted to park on the street and roughly one parking spot per bedroom has been rented so far. The developer also noted that they were working to avoid displacement of current apartment residents and that a number of the units will remain affordable at 50% AMI.

Public comments from emails, voicemails, and live call-ins focused on spillover parking, issues with snow removal and parked cars, residential density, park access on the southern side of Garfield Park, ADA accessibility, and safety. Residents observed spillover parking on 64th Street from nearby apartment buildings.

M/Lavin, S/Rudolph to close the public hearing.

Motion carried: 5-0 (Commissioner Rosenberg was not available to vote)

Commissioners discussed parking spillover along 64th Street and issues with winter plowing and parking when parking is not free for these residents. Commissioners also asked about updating the existing building, and how the limited updates to the interior might be a disservice to current residents who will have higher rent but not necessarily nicer living spaces.

Staff responded that upgrades to existing affordable rental units are very hard to do. From staff's perspective, the opportunity to upgrade the existing affordable units and to grow the community with a new building next door is a win. Staff added that the improved connection on the south end of Garfield Park would improve accessibility, and that upgrades to the park would improve safety. Staff also clarified that there was nothing in code that required free parking, and that 1.25 spaces per unit meets city code.

Commissioners further discussed parking issues and opportunities to use neighboring lots to meet parking space minimums. The developer explained the cost of underground parking, the parking ratios and the current parking use on the site, as well as how the design of the lot will be important in directing traffic away from smaller streets and towards Lyndale Ave. They also assured their openness to bike parking, electric car parking and charging stations, and anything else that will help alleviate parking issues in the future.

M/Hayford Oleary, S/Lavin to recommend approval of a resolution that amends the Comprehensive Plan to designate Lots 3-8, Block 5, Lyndale Oaks Addition as Mixed Use; *Motion carried:* 6-0

M/Hayford Oleary, S/Rosenberg to recommend approval of an Ordinance that amends Richfield Zoning Code Appendix I to designate Lots 3-8, Block 5, Lyndale Oaks Addition as Planned Mixed Use

M/Rudolph, S/Hayford Oleary to amend the original motion to delay the effective date of the ordinance until a development agreement is in place.

Motion for amendment carried: 6-0 Motion as amended carried: 6-0

M/Lavin, S/Rudolph to recommend approval of a resolution granting a conditional use permit and final development plans for a planned unit development at 6345 Lyndale Avenue and 600 West 64th Street with additional condition that the PUD provide parking at a ratio of a minimum of 1.25 stalls per unit.

M/Hayford Oleary, S/Quam to amend the motion to include the condition that signage be added to both planned driveways, directing traffic to Lyndale Ave

M/Hayford Oleary, S/Lavin to amend the motion to include the condition that the trail from 64th Street into Garfield Park be modified to have a wheelchair ramp accessible to 64th Street.

Motion for signage amendment carried: 6-0

Motion for wheelchair ramp amendment carried: 6-0

Motion with conditions carried: 6-0

Continue a public hearing to consider land use applications for 6544 Newton Avenue South to June 22, 2020.

The application has been withdrawn by the applicant.

M/Pynn, S/Rudolph to cancel the public hearing for this item.

Motion carried: 6-0

LIAISON REPORTS

Community Services Advisory Commission: Met last week, discussions on budget reductions due to COVID-19.

City Council: no report

Housing and Redevelopment Authority (HRA): no report

Richfield School Board: COVID-19 has affected budget, but reserves are expected to be enough to continue funding. Continuity of education will continue and finances remain in a good spot

Transportation Commission: 65th street construction planned for next year, roundabouts and trails planned

Chamber of Commerce: no report

CITY PLANNER'S REPORT

Poehlman gave an update on the Small Cell memo, presented to the City Council at the most recent meeting. City Council supported removing a requirement for conditional use permits for residential small cell installations, because the City has little authority to regulate these and the public hearings were disingenuous. Poehlman added that due to COVID-19, restaurant seating on sidewalks and parking lot areas will be temporarily allowed, in order to help businesses in Richfield. Poehlman also added that the Richfield COVID Small Business Loan program has gone smoothly and loans are starting to go out to applicants.

ADJOURNMENT

The next regular meeting will be Monday, June 22, at 7pm, on Webex online meeting platform.

M/Rudolph, S/Rosenberg to adjourn the meeting.

Motion carried: 6-0

The meeting was adjourned by unanimous consent at 9:15 p.m.

Planning Commission Secretary

AGENDA SECTION: AGENDA ITEM# PUBLIC HEARINGS

5.



STAFF REPORT NO. 83 CITY COUNCIL MEETING 7/14/2020

REPORT PREPARED BY: Julie Urban, Housing Manager

DEPARTMENT DIRECTOR REVIEW: John Stark, Community Development Director

7/7/2020

OTHER DEPARTMENT REVIEW: Melissa Poehlman, Planning & Redevelopment Manager

CITY MANAGER REVIEW: Katie Rodriguez, City Manager

7/8/2020

ITEM FOR COUNCIL CONSIDERATION:

Public hearing and consider a resolution approving a final plat of the RF64 Addition.

EXECUTIVE SUMMARY:

Development plans for the RF64 project (previously known as "Cedar Point II") were first approved by the City Council in September 2018 and amended in December 2019. The project is located along the 6300 and 6400 blocks of 16th Avenue South and Richfield Parkway. The project consists of two apartment buildings on Richfield Parkway and 64 townhomes (16 townhome buildings of 4 units each) along 16th Avenue. The proposed RF64 final plat will subdivide the property into two lots for the apartments, 56 lots for the individual townhomes, and various outlots for parking, driveways and other common areas.

The first two townhome buildings (8 units) are nearing completion in the southwest corner of the project site, at 16th Avenue and 65th Street, and a separate plat for that specific area was approved by the Council on April 28. 2020 to facilitate the sale of those units.

The proposed plat has been reviewed by the City Attorney's office and Richfield Public Works. All comments have been addressed or included as stipulations in the resolution. While a public hearing is required by State Statute, the plat is a technical document dealing with the combination or division of land, and is not a reconsideration of land use approvals for the development. The proposed plat meets requirements and therefore staff recommends approval of the attached resolution.

RECOMMENDED ACTION:

Conduct and close a public hearing and by motion: Adopt a resolution approving a final plat of the RF64 Addition.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

- Development Plans for RF64 were approved by the City Council on September 25, 2018 and amended on December 10, 2019. These approvals require the applicant to re-plat the properties prior to issuance of Certificates of Occupancy.
- The City Council approved a preliminary plat for the entire development on December 11, 2018.
- More information on the RF64 project is available at www.richfieldmn.gov/rf64.

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

All plats or subdivisions of land must be approved by City Council resolution, pursuant to the provisions of Minnesota State Statutes 462.357.

C. **CRITICAL TIMING ISSUES:**

- A final plat must be approved before the Housing and Redevelopment Authority can sell the apartment property to the developer.
- Per State Statute, the City has 120 days from the date of submittal of a complete application to issue a decision regarding a plat unless the applicant agrees to an extension.
- A complete application was received on May 27, 2020. The Council must render a decision by September 24, 2020.

D. **FINANCIAL IMPACT**:

None

E. **LEGAL CONSIDERATION:**

Notice of this public hearing was published in the *Sun Current* newspaper on July 2, 2020. No comments have been received.

ALTERNATIVE RECOMMENDATION(S):

None

PRINCIPAL PARTIES EXPECTED AT MEETING:

Representative(s) of NHH Companies, LLC

ATTACHMENTS:

	Description	Туре
D	Resolution	Resolution Letter
D	RF64 Final Plat	Backup Material
D	RF64 Context Map	Backup Material

RESOLUTION NO.

RESOLUTION GRANTING APPROVAL OF A FINAL PLAT FOR RF64

WHEREAS, Cedar Point Investments, LLC ("Applicant") has requested approval of a final plat that combines and resubdivides land generally located in the 6300 and 6400 blocks of Richfield Parkway and 16th Avenue South, on land that is legally described in the attached Exhibit A; and

WHEREAS, the proposed subdivision is to be known as RF64; and

WHEREAS, a public hearing was held on the proposed plat of RF64 on Tuesday, July 14, 2020 at which all interested persons were given the opportunity to be heard; and

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

- 1. The proposed plat of RF64 satisfies the requirements of the City's subdivision ordinances.
- 2. Final approval of the plat of RF64 is granted with the following conditions:
 - a. The applicant must address to the City Attorney's satisfaction all items listed in the plat opinion letter prepared by the City Attorney's office.
 - b. The applicant must address any outstanding comments by the City's Public Works Department regarding easements for drainage and utility purposes.
 - c. The Applicant must submit two mylar copies of the plat for signature by the City.
 - d. The Applicant must file the final plat with the Hennepin County Recorder or Registrar of Titles within 60 days of the approval of this resolution.

Adopted by the City Council of the City of Richfield, Minnesota this 14th day of July, 2020.

	Maria Regan Gonzalez, Mayor
ATTEST:	
Elizabeth VanHoose, City Clerk	

EXHIBIT A

CURRENT LEGAL DESRCRIPTION

Lots 2 through 14, Block 1, and Lots 1 through 5 and 9 through 16, Block 2, "IVERSON'S SECOND ADDITION"

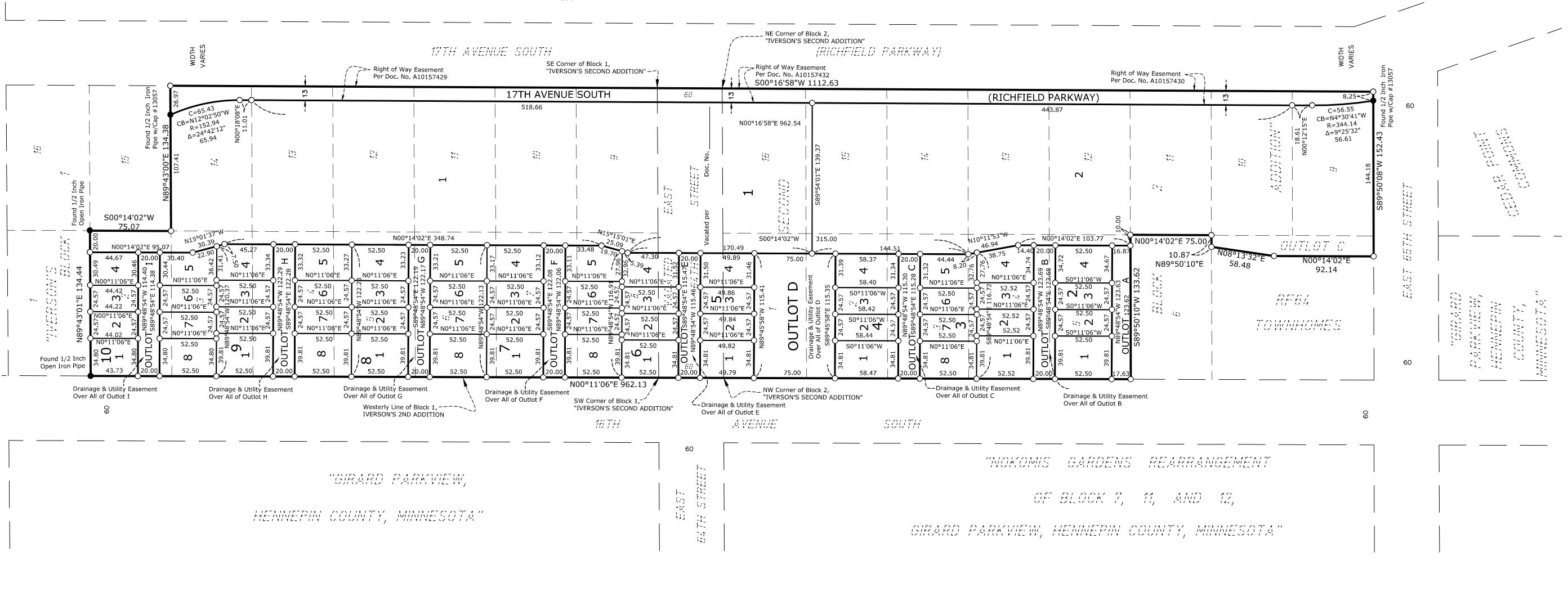
And

All that part of vacated East 64th Street as dedicated in "IVERSON'S SECOND ADDITION", according to the recorded plat thereof, Hennepin County, Minnesota, lying westerly of a line drawn from the northeast corner of Block 2, said "IVERSON'S SECOND ADDITION", to the southeast corner of Block 1, said "IVERSON'S SECOND ADDITION"; and lying easterly of a line drawn from the northwest corner of said Block 2, to the southwest corner of said Block 1.

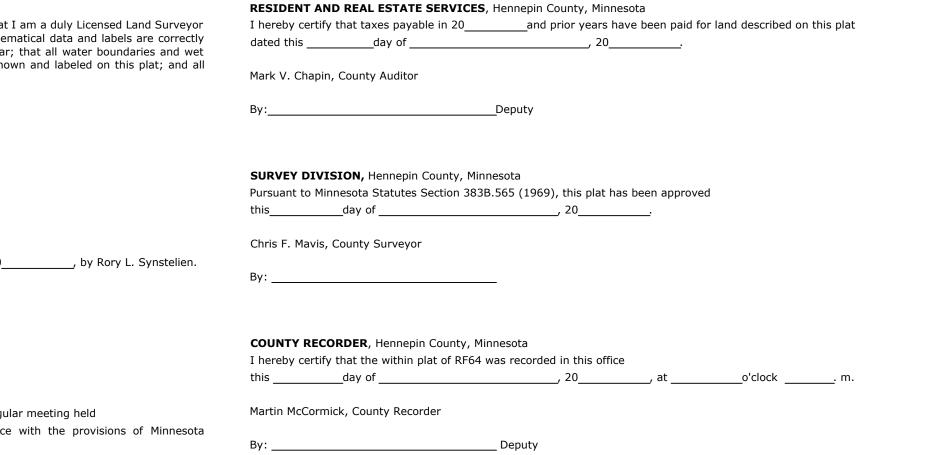
And

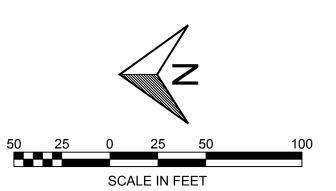
Outlot C, RF64 TOWNHOMES, according to the recorded plat thereof, Hennepin County, Minnesota.

CEDAR POINT COMMONS



SUNEYONS SETTEFATE SINCE OF MINISCORD AND ALL PERSONS SY THESE PRESENTS: That Cadar Point Investments, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the State of Minnesota, Country of the energy to the many of the energy of the country of the count		
Lots 2 through 14, Block 1, and Lots 1 through 5 and 9 through 16, Block 2, "IVERSON'S SECOND ADDITION" And All that part of vacated East 64th Street as decicated in "VERSON'S SECOND ADDITION", coording to the recorded plat thereof, Hennepin County, Minnesota, Brign weeterly of a line drawn from the northeast corner of Block 2, and "VERSON'S SECOND ADDITION", to the southeast corner of Block 1. And Outdot C, RF64 TOWNHOMES, according to the recorded plat thereof, Hennepin County, Minnesota. Has caused the same to be surveyed and platted as RF64 and dedicate to the public for public way, and the easements for drainage and utility purposes as credited by this plat. In witness whereof said Coder Point Investments, LLC, a Minnesota limited liability company, has caused these presents to be signed by Its or Country of This instrument was acknowledged before me this	KNOW ALL PERSONS BY THESE PRESENTS: That Cedar Point Investments, LLC, a Minnesota limited liability company, fee owner of the	SURVEYORS CERTIFICATE
Lots 2 through 14, Block 1, and Lots 1 through 5 and 9 through 16, Block 2, TVERSON'S SECOND ADDITION*, according to the recorded plat thereof. Hennepin County, Minnesota, Jings westering of a line drawn from the northeast corner of Block 1, and TVERSON'S SECOND ADDITION*, according to the recorded plat thereof. Hennepin County, Minnesota, Jings westering of a line drawn from the northeast corner of Block 1, and TVERSON'S SECOND ADDITION*, and the easements for drainage and utility purposes as created by this plat. Has caused the same to be surveyed and platted as RF64 and dedicate to the public for public use the public way, and the easements for drainage and utility purposes as created by this plat. In witness whereof said Cedar Point Investments, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this day of	following described property situated in the State of Minnesota, County of Hennepin, to wit:	
And All that part of vacated East 64th Street as dedicated in "VERSON'S SECOND ADDITION" according to the recorded plot thereof, Hennepin County, Minnesota, lying wasterly of a line drawn from the northwest corner of Block 1. said "VERSON'S SECOND ADDITION"; no the southeast corner of Block 1. said "VERSON'S SECOND ADDITION"; no the southeast corner of Block 1. said "VERSON'S SECOND ADDITION"; no the southeast corner of Block 1. said "VERSON'S SECOND ADDITION"; no the southeast corner of said Block 1. And Outlet C, RF64 TOWNHOMES, according to the recorded plat thereof, Hennepin County, Minnesota. **Rac raused the same to be surveyed and platted as RF64 and dedicate to the public way, and the easements for drainage and utility purposes as created by this plat. **In witness whereof said Cedar Point Investments, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this	Late 2 through 14. Black 1, and Late 1 through 5 and 0 through 16. Black 2. "IVEDSON'S SECOND ADDITION"	in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and la
All that part of vacated East 64th Sheet as deficiated in TVERSONS SECOND ADDITION*, according to the recorded pit meters (among the part of the country, Minnesotal, Minnesotal part of the country and the part of the company, on behalf of the company, on Signature Notary Public — Country, Minnesota as a regular meeting held with provise signature working to the company of country, Minnesota as a regular meeting held with provise signature with the provise statutes, Section 505.05, Sub. 2. Ctry Council, City of Richfield, Minnesota		
Minnesota, lying westerly of a line drawn from the northeast corner of Block 2, said TVERSON'S SECOND ADDITION*; and lying easterly of a line drawn from the northeast corner of Block 2, to the southwest corner of Said Block 2. And Outlot C, RF64 TOWNHOMES, according to the recorded plat thereof, Hennepin County, Minnesota. Rac caused the same to be surveyed and platted as RF64 and dedicate to the public way, and the easements for drainage and utility purposes as created by this plat. In witness whereof said Cedar Point Investments, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this		
said "VERSON'S SECOND ADDITION"; and lying easterly of a line drawn from the northwest corner of said Block 2, to the southwest corner of said Block 2. Dated thisday of		Francisco (and and and and and and and and and and
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drainage and utility purposes as created by this plat. In witness whereof said Cedar Point Investments, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this	Outlot C, RF64 TOWNHOMES, according to the recorded plat thereof, Hennepin County, Minnesota.	
Minnesota License No. 44565 In witness whereof said Cedar Point Investments, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this	Has caused the same to be surveyed and platted as RF64 and dedicate to the public for public use the public way, and the easements for	Rory I Synstelien Licensed Land Surveyor
In witness whereof said Cedar Point Investments, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this	drainage and utility purposes as created by this plat.	
Signed: Cedar Point Investments, LLC By:, Its:		Timilesota Elecibe Not 11565
Signed: Cedar Point Investments, LLC By:, Its:, Its:, Notary Printed Name COUNTY OF, Notary Printed Name COUNTY OF, Its, of Cedar Point Investments, LLC, a Minnesota limited liability by, its, of Cedar Point Investments, LLC, a Minnesota limited liability by, its, of Cedar Point Investments, LLC, a Minnesota limited liability CITY COUNCIL, CITY OF RICHFIELD, MINNESOTA This plat of RF64 was approved and accepted by the City Council of the City of Richfield, Minnesota at a regular meeting held this, day of, and said plat is in compliance with the provisit Statutes, Section 505.03, Sub. 2. Notary Public County, City Council, City of Richfield, Minnesota	In witness whereof said Cedar Point Investments, LLC, a Minnesota limited liability company, has caused these presents to be signed by its	STATE OF MINNESOTA.
Signed: Cedar Point Investments, LLC By:	proper officer thisday of,20	,
STATE OF	Signed: Cedar Point Investments, LLC	
STATE OF	Bv: Its:	
COUNTY OF This instrument was acknowledged before me thisday of, itsof Cedar Point Investments, LLC, a Minnesota limited liability company, on behalf of the company. CITY COUNCIL, CITY OF RICHFIELD, MINNESOTA This plat of RF64 was approved and accepted by the City Council of the City of Richfield, Minnesota at a regular meeting held thisday of, 20, and said plat is in compliance with the provisi Statutes, Section 505.03, Sub. 2. My Commission Expires: My Commission Expires: City Council, City of Richfield, Minnesota City Council, City of Richfield, Minnesota		Notary Signature Notary Printed Name
This instrument was acknowledged before me thisday of, 20, Notary Public County,	COUNTY OF	My Commission Expires:
CITY COUNCIL, CITY OF RICHFIELD, MINNESOTA This plat of RF64 was approved and accepted by the City Council of the City of Richfield, Minnesota at a regular meeting held this		Notary Public County,
CITY COUNCIL, CITY OF RICHFIELD, MINNESOTA This plat of RF64 was approved and accepted by the City Council of the City of Richfield, Minnesota at a regular meeting held this	by of Cedar Point Investments, LLC, a Minnesota limited liability	
Notary Signature Notary Printed Name My Commission Expires: Notary Public City Council, City of Richfield, Minnesota Thisday of	company, on behalf of the company.	CITY COUNCIL, CITY OF RICHFIELD, MINNESOTA
Notary Signature Notary Printed Name My Commission Expires: Notary Public County, City Council, City of Richfield, Minnesota		This plat of RF64 was approved and accepted by the City Council of the City of Richfield, Minnesota at a regular meeting held
My Commission Expires: County,		
	Notary Signature Notary Printed Name	Statutes, Section 505.03, Sub. 2.
	My Commission Expires:	
	Notary Public County,	City Council, City of Richfield, Minnesota
by , Mayor by , Manager		by, Mayor by, Manager





Bearings are based on the westerly line of Block 1, "IVERSON'S SECOND ADDITION" having an assumed bearing of N00°11'06"E

- Found Iron Monument (see map for type)
- O 1/2 inch by 14 inch Iron Monument Set Marked "RLS 44565"

RF64 Development Site Context



AGENDA SECTION: AGENDA ITEM# **PUBLIC HEARINGS**

6.



STAFF REPORT NO. 84 CITY COUNCIL MEETING 7/14/2020

REPORT PREPARED BY: Melissa Poehlman, Asst. Community Development Director

DEPARTMENT DIRECTOR REVIEW: John Stark, Community Development Director

7/7/2020

OTHER DEPARTMENT REVIEW:

CITY MANAGER REVIEW: Katie Rodriguez, City Manager

7/8/2020

ITEM FOR COUNCIL CONSIDERATION:

Conduct a public hearing and consider approval of resolutions vacating utility easements and approving the preliminary and final plats of the Henley 2 Addition.

EXECUTIVE SUMMARY:

Earlier this evening, the Council will have considered a redevelopment proposal involving several properties at the northeast corner of 64th Street West and Lyndale Avenue South. Re-platting of the property to combine the five lots is a stipulation of that approval. If the Council denied or delayed a decision on this earlier item, consideration of the plat and easement vacations should also be denied or delayed.

The developer has purchased three of the five properties and has the remaining two under contract. The proposed plat will combine the five properties into a single lot. Existing utility easements that align with current lots lines and services will be vacated (removed), and new easements aligning with new services have been dedicated in the plat. The proposed plat has been reviewed by the City Attorney's office, utility-providers, and the Public Works Department. All comments have been addressed or included as stipulations in the resolution.

While a public hearing is required by State Statute, the plat is a technical document dealing with the combination or division of land, and is not a reconsideration of land use approvals for the development. The proposed plat and vacation requests meet requirements and therefore staff recommends approval of the attached resolutions.

RECOMMENDED ACTION:

Conduct and close a public hearing and by motion:

- 1. Adopt a resolution vacating storm sewer and utility easements within the Henley 2 development site at 64th Street West and Lyndale Avenue South; and
- 2. Adopt a resolution approving the final plat of the Henley 2 Addition.

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

None

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

All plats or subdivisions of land must be approved by City Council resolution, pursuant to the provisions of Minnesota State Statutes 462.357.

C. **CRITICAL TIMING ISSUES:**

- Per State Statute, the City has 120 days from the date of submittal of a complete application to issue a decision regarding a plat unless the applicant agrees to an extension.
- A complete application was received on May 20, 2020. The Council must issue a decision by September 17, 2020.

D. FINANCIAL IMPACT:

None

E. **LEGAL CONSIDERATION:**

Notice of this public hearing was published in the *Sun Current* newspaper and mailed to properties within 350 feet of the subject property.

ALTERNATIVE RECOMMENDATION(S):

None

PRINCIPAL PARTIES EXPECTED AT MEETING:

Representative(s) of North Bay Companies, applicant

ATTACHMENTS:

	Description	Туре
D	Resolution - Easement Vacations	Resolution Letter
D	Resolution - Plat	Resolution Letter
D	Easement Exhibits	Exhibit
D	Plat	Exhibit

RESOLUTION NO.

RESOLUTION AUTHORIZING THE VACATION OF DRAINAGE AND UTILITY EASEMENTS AND A STORM SEWER EASEMENT NEAR 64TH STREET WEST AND LYNDALE AVENUE SOUTH

WHEREAS, the following described lands are subject to utility easements in favor of the City of Richfield:

The rear 5.00 feet of Lots 3 through 8, Block 5, LYNDALE OAKS, according to the recorded plat thereof, Hennepin County, Minnesota.

WHEREAS, the following described lands are subject to storm sewer easements in favor of the City of Richfield:

The West 10 feet of Lot 5, Block 5, LYNDALE OAKS, according to the recorded plat thereof, Hennepin County, Minnesota.

And

The East 10 feet of Lot 6, Block 5, LYNDALE OAKS, according to the recorded plat thereof, Hennepin County, Minnesota.

WHEREAS, there are existing utility lines and storm sewer facilities within the easement areas. However, the Property is part of a proposed plat, and all necessary easements for utility lines will be dedicated in the plat.

WHEREAS, the City Council finds that the easements legally described above are no longer needed, upon the recording of the plat of the HENLEY 2;

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

- 1. The easement for utility purposes, which was reserved over the above-described property in the recorded plat of LYNDALE OAKS, is vacated, effective upon the recording of the plat of HENLEY 2. If said plat is not recorded within two years of the date of this resolution, this resolution shall be null and of no effect.
- 2. The easement for storm sewer purposes, which was reserved over the above-described property in the recorded plat of LYNDALE OAKS, is vacated, effective upon the recording of the plat of HENLEY 2. If said plat is not recorded within two years of the date of this resolution, this resolution shall be null and of no effect.
- 3. The City Clerk is directed to prepare a certificate of completion of vacation proceedings and to record the vacation in the office of the Hennepin County Recorder.

2020	Adopted by the City Council of the City of .	Richfield, Minnesota this 14th day of July
ATTE	EST:	Maria Regan Gonzalez, Mayor
Elizal	beth VanHoose, City Clerk	

RESOLUTION NO.

RESOLUTION GRANTING APPROVAL OF A FINAL PLAT FOR HENLEY 2 ADDTION

WHEREAS, North Bay Development LLC ("Applicant") has requested approval of a final plat that combines several parcels of land located along 64th Street West and Lyndale Avenue South, on land that is legally described as:

Lots 3 through 8, Block 5, LYNDALE OAKS, according to the recorded plat thereof, Hennepin County, Minnesota.

WHEREAS, Applicant has secured purchase agreement and/or consent of the fee owners of the land to make this application; and

WHEREAS, the proposed subdivision is to be known as HENLEY 2; and

WHEREAS, a public hearing was held on the proposed plat of HENLEY 2 on Tuesday, July 14, 2020 at which all interested persons were given the opportunity to be heard; and

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

- 1. The proposed plat of HENLEY 2 satisfies the requirements of the City's subdivision ordinances.
- 2. Final approval of the plat of HENLEY 2 is granted with the following conditions:
 - a. The Applicant must address to the City Attorney's satisfaction all items listed in the plat opinion letter prepared by the City Attorney's office.
 - b. The Applicant must submit two mylar copies of the plat for signature by the City.
 - c. The Applicant must file the final plat with the Hennepin County Recorder or Registrar of Titles within 30 days of the approval of this resolution.

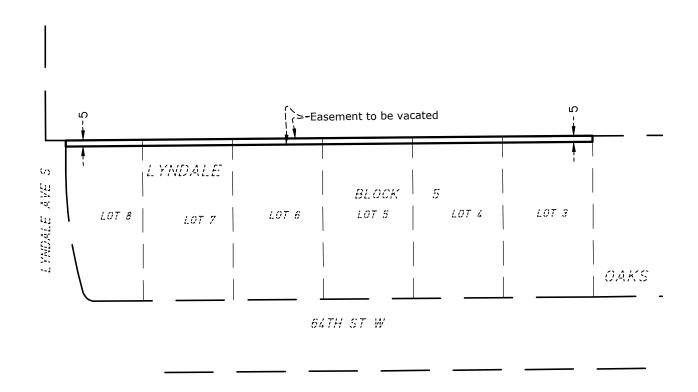
Adopted by the City Council of the City of Richfield, Minnesota this 14th day of July, 2020.

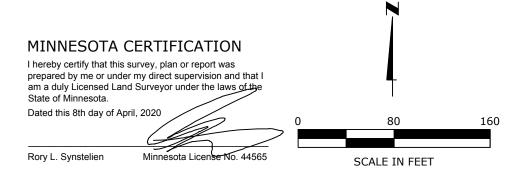
	Maria Regan Gonzalez, Mayor
ATTEST:	
Elizabeth VanHoose, City Clerk	

Utility Easement Vacation Exhibit Part of Lots 3-8, Block 5, LYNDALE OAKS Richfield, Hennepin County, Minnesota

DESCRIPTION

The rear 5.00 feet of Lots 3 through 8, Block 5, LYNDALE OAKS, according to the recorded plat thereof, Hennepin County, Minnesota.







4931 W. 35TH ST. SUITE 200 ST. LOUIS PARK, MN 55416 CivilSiteGroup.com

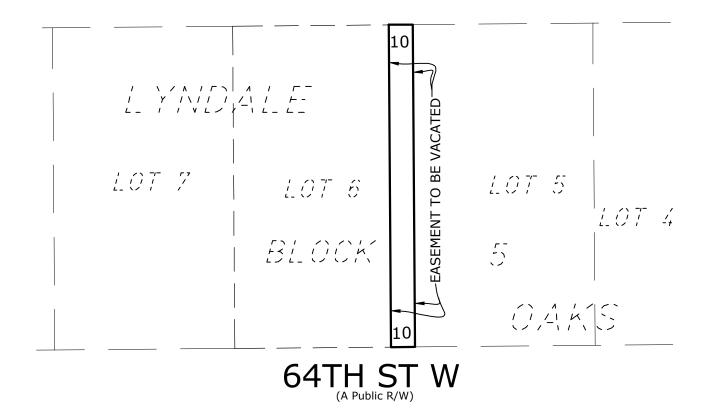
Drawn By:CJ

Project No. 19414 SHEET 1 OF 1

STORM SEWER EASEMENT VACATION Part of Lot 6, Block 5, LYNDALE OAKS Richfield, Hennepin County, Minnesota

DESCRIPTION OF EASEMENT TO BE VACATED:

The East 10 feet of Lot 6, Block 5, LYNDALE OAKS, according to the recorded plat thereof, Hennepin County, Minnesota.



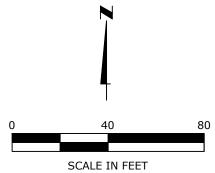
MINNESOTA CERTIFICATION

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 8th day of April, 2020

Rory L. Synstelien







4931 W. 35TH ST. SUITE 200 ST. LOUIS PARK, MN 55416 CivilSiteGroup.com

Drawn By: SIW

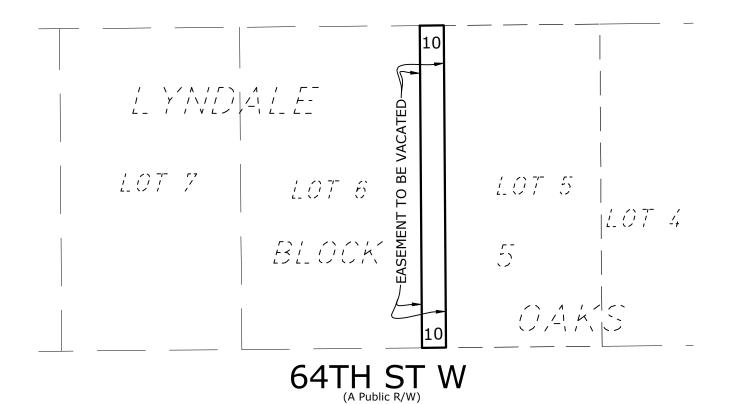
Project No. 19414

SHEET 1 OF 1

STORM SEWER EASEMENT VACATION Part of Lot 5, Block 5, LYNDALE OAKS Richfield, Hennepin County, Minnesota

DESCRIPTION OF EASEMENT TO BE VACATED:

The West 10 feet of Lot 5, Block 5, LYNDALE OAKS, according to the recorded plat thereof, Hennepin County, Minnesota.

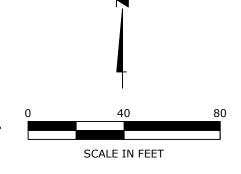


MINNESOTA CERTIFICATION

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 8th day of April, 2020

Rory L. Synstelien Minnesota License No. 44565





4931 W. 35TH ST. SUITE 200 ST. LOUIS PARK, MN 55416 CivilSiteGroup.com

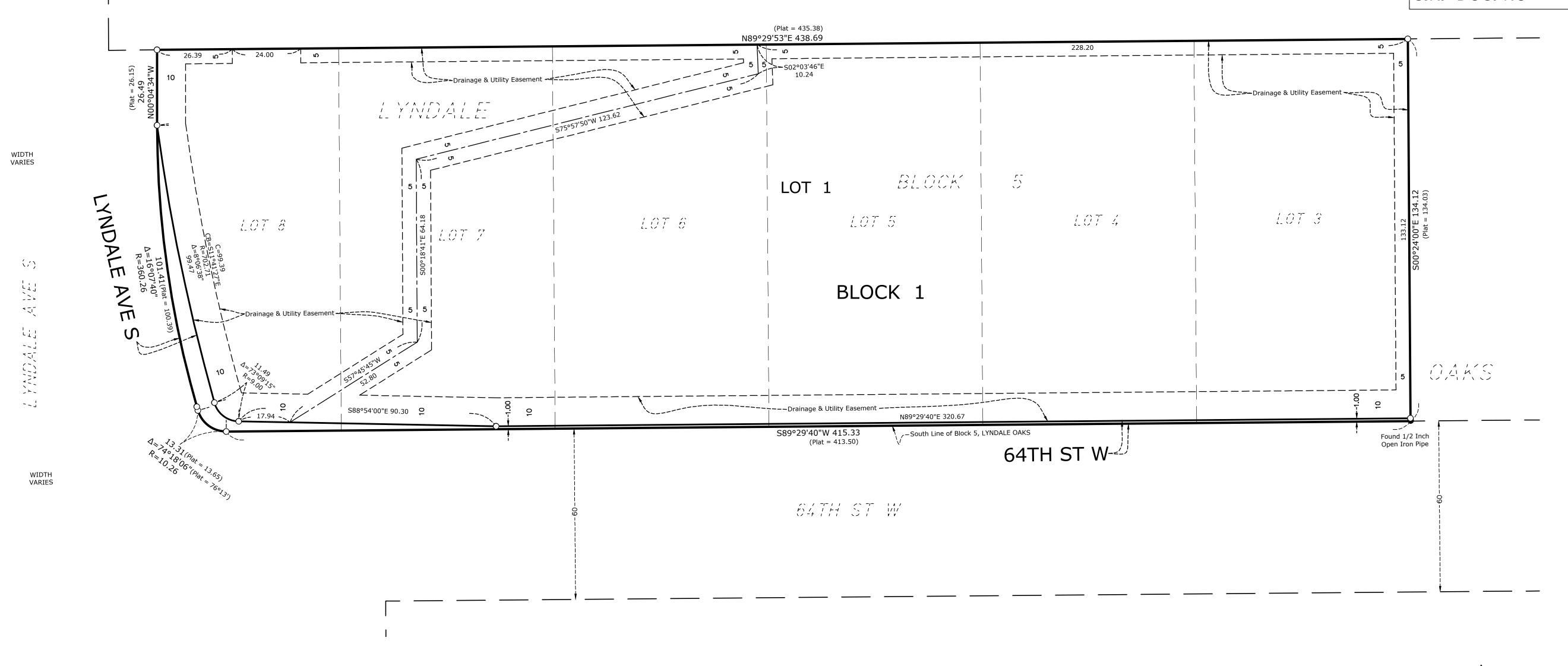
Drawn By: SIW

Project No. 19414

SHEET 1 OF 1

HENLEY 2

C.R. DOC. NO-



KNOW ALL PERSONS BY THESE PRESENTS: That Northbay Growth, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the State of Minnesota, County of Hennepin, to wit:

Lots 3 through 8, Block 5, LYNDALE OAKS, according to the recorded plat thereof, Hennepin County, Minnesota.

Notary Printed Name

Has caused the same to be surveyed and platted as HENLEY 2 and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said Northbay Growth, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer

SIGNED: Northbay Growth, LLC

STATE OF ______, COUNTY OF _____

of Northbay Growth, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public _____

SURVEYORS CERTIFICATE

I Rory L. Synstelien do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

My Commission Expires:

My Commission Expires:_____

Rory L. Synstelien, Licensed Land Surveyor

Minnesota License No. 44565

STATE OF MINNESOTA, COUNTY OF _____

This instrument was acknowledged before me this _____day of ______, 20_____, by Rory L. Synstelien

Notary Public, Signature

City Council, City of Richfield, Minnesota

This plat of HENLEY 2 was approved and accepted by the City Council of the City of Richfield, Minnesota at a regular meeting thereof held _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2. this ____day of ____

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this ____day of ______, 20____.

Mark V. Chapin, Hennepin County Auditor

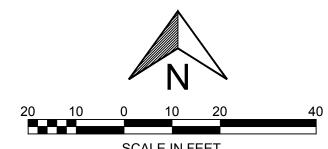
SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of ______, 20_____. Chris F. Mavis, Hennepin County Surveyor

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of HENLEY 2 was recorded in this office this ______ day of _______, 20_____, at ______O'Clock _____M.

Martin McCormick, County Recorder

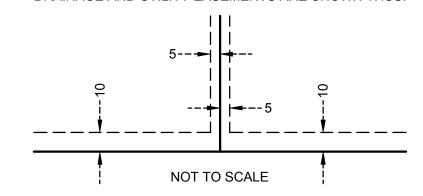


Bearings are based on the South line of Block 5, LYNDALE OAKS having an assumed bearing of S 89°29'40" W

Found Iron Monument (see map for type)

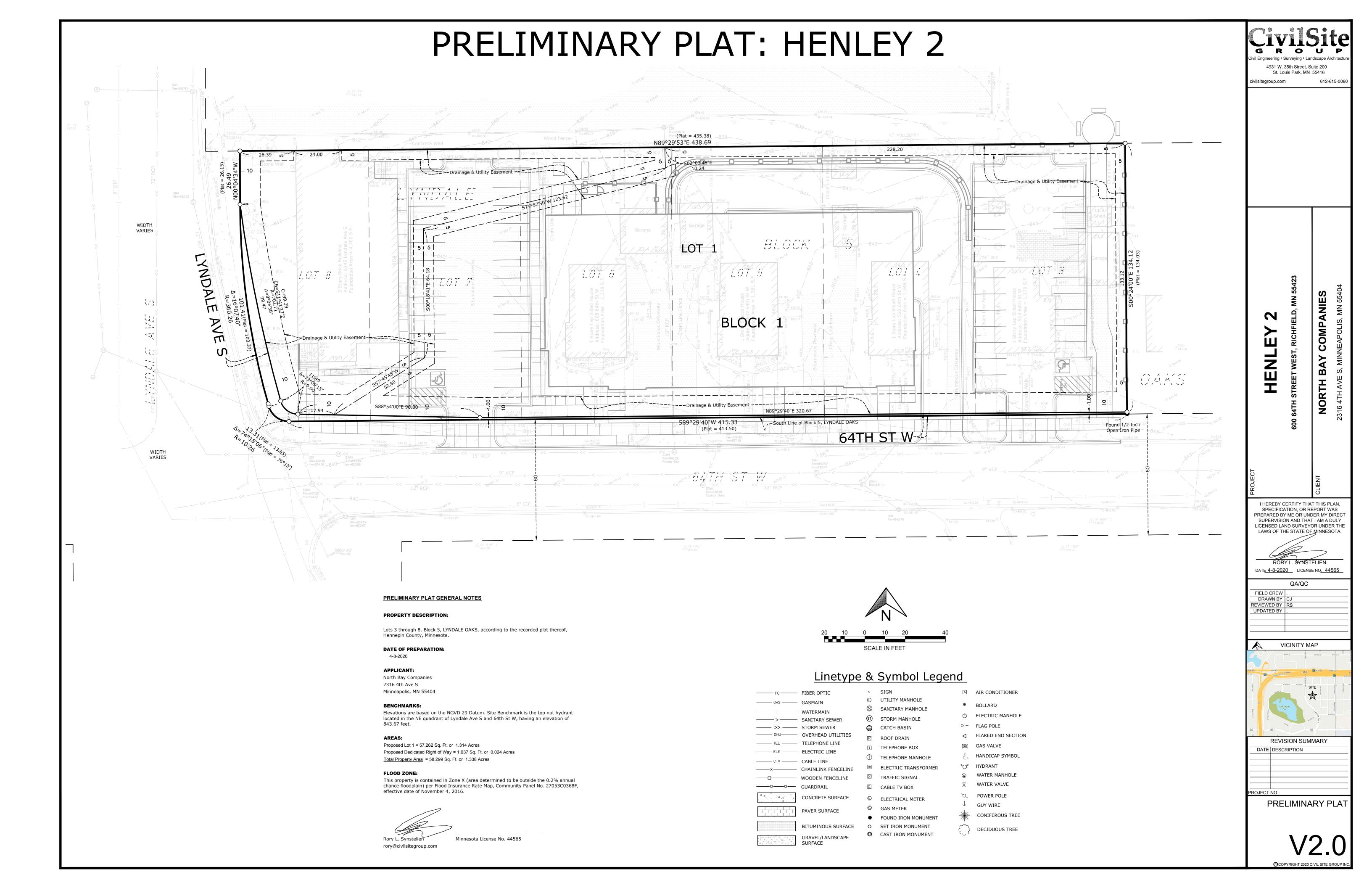
O 1/2 inch by 14 Iron Monument Set Marked "RLS 44565" (Plat=) Denotes a record dimension per the plat of LYNDALE OAKS

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines unless otherwise indicated, as shown on the plat.





AGENDA SECTION:

PROPOSED ORDINANCES

AGENDA ITEM#

7.



STAFF REPORT NO. 85 CITY COUNCIL MEETING 7/14/2020

REPORT PREPARED BY: Blanca Martinez Gavina, Executive Aide/Analyst

DEPARTMENT DIRECTOR REVIEW:

OTHER DEPARTMENT REVIEW:

CITY MANAGER REVIEW: Katie Rodriguez, City Manager

7/8/2020

ITEM FOR COUNCIL CONSIDERATION:

Consider the approval of the first reading of an ordinance amending Subsection 210.01 of the City Code related to City Council salaries.

EXECUTIVE SUMMARY:

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

The 2018 ordinance change was consistent with past practice: the City Council salary increase was based on the increase granted to employees in the Management and General Services pay plan in the previous year. In 2018, City Council approved an ordinance for a salary adjustments that were the lesser of 3.5% or the percentage increase in the annual pay structure granted on January 1, 2018 and January 1, 2019 to the Management and General Services pay plans. Actual annual salary increases for the Mayor and City Council were 3% each year, based on the Management and General Services pay plans, effective January 1, 2019 and January 1, 2020 respectively.

The City has a 30 year history of providing the same cost of living increase to all of its employee groups. With 4 of the 5 union contracts having settled for 2021 at a 3% increase, staff anticipate a 3% adjustment to be recommended for non-represented employees for 2021.

In the past City council has also reviewed their salaries compared to other metropolitan cities. We have attached information on other metropolitan cities' salaries. On June 23 of 2020 the City council reviewed the comparable city council salaries and the City's past practices in setting future salaries during a work session. The majority of City council expressed their desire to maintain City council salaries at the same rate, 0% increase, in 2021 due to the financial impacts of the COVID-19 pandemic. They also directed staff to provide an economic trigger in the ordinance for 2022 that would set the increase to 0% if the economy has not improved, or, set the salary increase based on what is granted to employees in the Management and General Services pay plan in the previous year of 2021.

The attached ordinance provides for a 0% increase for 2021 and 0% increase in 2022 if the National Bureau of Economic Research (NBER) finds the economy is in recession. It also includes that if the NBER finds that the economy is not in recession then the salary increase would match the increase granted in the Management and General Services pay plans for the previous year of 2021.

RECOMMENDED ACTION:

By motion: Approve the first reading of the ordinance amending Subsection 210.01 of the City Code related to City Council salaries and schedule the second reading for July 28, 2020.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

Please see executive summary.

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

Chapter II, Section 210 of the City Code establishes the salaries of the City Council. Subsection 210.01, Subd. 5

C. CRITICAL TIMING ISSUES:

City Council needs to establish their salaries for 2021 and 2022 by ordinance before the next council election.

D. FINANCIAL IMPACT:

The City Council budget will reflect a zero salary increase in the 2021 budget and the 2022 salary will either increase by zero or an increase consistent with the increase to staff pay plans in 2021.

E. LEGAL CONSIDERATION:

Staff did consult with City Attorney Tietjen since we are seeking guidance later than the May 1 date referenced in the ordinance. The May 1 deadline is directive and not mandatory. It is critical to amend the ordinances before the upcoming election.

ALTERNATIVE RECOMMENDATION(S):

The City Council could defer action on this item to a future meeting.

PRINCIPAL PARTIES EXPECTED AT MEETING:

ATTACHMENTS:

Description Type

□ Salary Backup Material

CC Salary Ordinance Ordinance

METROPOLITAN AREA CITY COUNCIL 2020 SALARY SURVEY

	Population (2010		
City	Census)	Mayor	Council
Apple Valley	49,084	\$13,140	\$9,400
Blaine	57,186	\$14,310	\$10,500
Burnsville	60,306	\$12,000	\$8,400
Eagan	64,206	\$13,625	\$10,000
Eden Prairie	60,797	\$14,635.00	\$11,330.00
Edina	47,941	\$13,750.00	\$10,950.00
Fridley	27,208	\$10,689.00	\$8,779.00
Golden Valley	20,355	\$12,825.00	\$9,598.00
Maple Grove	37,755	\$13,840.00	\$12,180.00
Minnetonka	49,734	\$12,180.00	\$9,000.00
Richfield	35,228	\$12,380.00	\$9,890.00
Roseville	33,660	\$9,300.00	\$7,020.00
St. Louis Park	42,250	\$12,090.00	\$6,980.00
Average		\$12,674	\$9,541

BILL NO. XXX

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

THE CITY OF RICHFIELD DOES ORDAIN:

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

Subdivision 1. Mayor. The annual salary of the mayor as of January 1, 2018 2020 is \$11,662. Effective January 1, 2018-2021, the salary of the mayor shall remain at \$11,662 be increased by a percentage that is the lesser of 3.5 percent or the percentage increase in the annual pay structure granted on January 1, 2018 to Management and General Services pay plans.

Subdivision 2. Council. The annual salary of a member of the council as of January 1, 20182020 is \$9,051. Effective January 1, 20192021, the salary of a member of the council shall remain at \$9,051 be increased by a percentage that is the lesser of 3.5 percent or the percentage increase in the annual pay structure granted on January 1, 2018 to Management and General Services pay plans.

Subdivision 3. Effective January 1, 2020_2022 the annual salary of the mayor and a member of the council as provided in Subdivision 1 and 2 above shall receive a 0% increase if the National Bureau of Economic Research (NBER) finds the economy is in recession. However, if the NBER finds that the economy is not in recession then the salary increase would match the increase granted in the Management and General Services pay plans for the previous year of 2021be increased by a percentage that is the lesser of 3.5 percent or the percentage increase in the annual pay structure granted on January 1, 2019 to Management and General Services pay plans.

Section 2. Effective Date. This ordinance becomes effective on January 1, 2021.

Passed by the City Council of the City of Richfield, Minnesota this 14th day of July 2020.

	Maria Regan Gonzalez, Mayor
ATTEST:	
Elizabeth VanHoose, City Clerk	