



**PLANNING COMMISSION MEETING
RICHFIELD MUNICIPAL CENTER, COUNCIL CHAMBERS
AUGUST 26, 2019
7:00 PM**

Call to Order

Approval of minutes of the regular Planning Commission meeting of July 22, 2019.

Opportunity for Citizens to Address the Commission on items not on the Agenda

Agenda Approval

1. Approval of the Agenda

Other Business

2. Consideration of the 2021-2024 Capital Improvement Program and a finding of consistency with the Comprehensive Plan of the Capital Improvement Program and the 2020 Capital Improvement Budget.

Public Hearings

3. Continue a public hearing to consider amendments to City Code Section 500, regarding platting and subdivision regulations, to September 23, 2019.

Liaison Reports

Community Services Advisory Commission
City Council
Housing and Redevelopment Authority (HRA)
Richfield School Board
Transportation Commission
Chamber of Commerce
Other

City Planner's Reports

4. City Planner's Report
5. Next Meeting Time and Location
 - Monday, September 23, 2019, at 7:00 p.m. in the Council Chambers
6. 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.



Planning Commission Minutes

July 22, 2019

MEMBERS PRESENT: Chairperson Allysen Hoberg, Commissioners Bryan Pynn, Sean Hayford Oleary, Peter Lavin, James Rudolph, and Kathryn Quam

MEMBERS ABSENT: Commissioner Susan Rosenberg

STAFF PRESENT: Matt Brillhart, Associate Planner
Sadie Gannett, Assistant Planner

OTHERS PRESENT: Andrew Biggerstaff, Kennedy & Graven (City Attorney's office)
See attached sign-in sheet for additional speakers

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

APPROVAL OF MINUTES

M/Rudolph, S/Pynn to approve the minutes of the May 29, 2019 meeting.
Motion carried: 6-0

OPEN FORUM

No members of the public spoke.

ITEM #1 APPROVAL OF AGENDA

M/Lavin, S/Pynn to approve the agenda.
Motion carried: 6-0

PUBLIC HEARING(S)

ITEM #2

19-VAR-04 – Consideration of a request for variances to allow construction of an attached garage addition at 2015 Forest Drive.

Associate Planner Matt Brillhart presented the staff report.

M/Pynn, S/Rudolph to close the public hearing.
Motion carried: 6-0

M/Lavin, S/Pynn to recommend approval of the conditional use permit for a restaurant at 7120 Chicago Avenue S.
Motion carried: 6-0

ITEM #3

19-CUP-03 -04 -05 -06 -07 -08 -09– Consideration of a request for conditional use permits to allow small wireless facilities at multiple addresses throughout the city.

Assistant Community Development Director Melissa Poehlman presented the staff report, adding that the site adjacent to 7116 Lyndale may be changed to 7108 Lyndale, due to a relocated light pole as part of the Lyndale Avenue reconstruction project.

Public hearing speakers (see attached sign-in sheet) asked questions regarding the definition of “co-location”, potential costs to the public, and potential health risks of 5G wireless signals.

M/Quam, S/Rudolph to close the public hearing.
Motion carried: 6-0

Poehlman clarified that AT&T was the only applicant at this time, and other carriers could apply for other locations in the future. She stated that “collocate” means using or replacing an existing pole primarily used for street lighting or public utilities, rather than installing a separate pole for exclusive use to support wireless facilities.

Commissioner Hayford O'Leary inquired if multiple carriers can be required to use the same pole vs. each provider needing a separate pole. Poehlman clarified that it was not a requirement that the carriers would need to share a single pole vs. separate.

Regarding questions of health, Poehlman stated that the State Legislature and Federal government have tied cities' hands and limited the ability to stop these facilities. The Federal government has decided on the question of health impacts. Poehlman further stated that the Planning Commission's discretion in this CUP process was largely limited to questions of neighborhood character, by potentially regulating the quantity/frequency of pole locations.

Commissioner Lavin inquired if the City could limit installations around residents with known electromagnetic sensitivity.

Addressing general health questions, Andrew Biggerstaff (City Attorney's office) stated that to reject an application, the City would have to show that the federal government ruling (on health impacts) is wrong. To Commissioner Lavin's question, Biggerstaff stated that the city can impose “reasonable conditions” on any CUP, but what those conditions are, and how sensitivities could be proven, what documentation the City would require from residents making that claim would all need further analysis.

Commissioner Hayford O'Leary inquired if the Commission could amend the findings to state that this is reasonable because it uses existing poles, as compared to adding a large number of additional poles to a block?

Responding to a number of questions from the Commission, Valerie Brugger (AT&T representative) clarified that each carrier's equipment would likely be on separate poles, due to equipment capacity on each pole, as well as interference. Poles or equipment would have identification stickers.

Commissioner Hoberg inquired if customers contact AT&T regarding gaps in coverage or how is that identified? Ms. Brugger replied that both customer feedback as well as monitoring their network for gaps. Commissioner Rudolph inquired at what distance another provider's equipment would interfere. Ms. Brugger stated that they don't have exact number. Commissioner Lavin inquired if the City has a plan of how densely these poles can be located? Would it be 2 per block, 3 per block, etc.? Poehlman stated that there is nothing in the City Code regarding spacing. Mr. Biggerstaff added that the Legislature may also prohibit separation requirements, but will have to confirm. Commissioner Lavin inquired if we could relay suggestions to the City Council regarding placement near those with sensitivity? Poehlman replied that city staff can continue to study this. There would have to be some standards as to a safe radius, a list of specific health concerns, etc.

July 22, 2019

M/Hayford Oleary, S/Pynn to recommend approval of conditional use permits, amending Finding #2 to state that the applications are not counter to the Comprehensive Plan's aesthetic criteria because there is not currently an excessive concentration of small wireless facilities in these locations.

Motion carried: 6-0

Poehlman clarified for the Commission the limited aspects staff would be studying, rather than studying the health impacts of 5G generally.

LIAISON REPORTS

Community Services Advisory Commission: Commissioner Pynn discussed park improvements.
City Council: No report.

HRA: Commissioner Quam gave an update on the first-time homebuyer program.

Richfield School Board: Commissioner Rudolph gave an update on the school construction projects.

Transportation Commission: Commissioner Hayford Oleary gave an update on Lyndale Avenue reconstruction and announced a bike ride event with the Mayor, taking place on 66th Street.

Chamber of Commerce: Commissioner Lavin provided an update on Chamber of Commerce activities and events.

CITY PLANNER'S REPORT

Poehlman noted that the 2040 Comprehensive Plan was nearing final approval by the Metropolitan Council and noted the Urban Wildland race taking place on July 27.

ADJOURNMENT

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

The meeting was adjourned by unanimous consent at **8:38 p.m.**

Motion carried: 6-0

Planning Commission Secretary

AGENDA SECTION: Other Business
AGENDA ITEM # 2.
CASE NO.:



PLANNING COMMISSION MEETING 8/26/2019

REPORT PREPARED BY: Melissa Poehlman, Assistant CD Director

CITY PLANNER REVIEW: Melissa Poehlman, Assistant CD Director
8/15/2019

ITEM FOR COMMISSION CONSIDERATION:

Consideration of the 2021-2024 Capital Improvement Program and a finding of consistency with the Comprehensive Plan of the Capital Improvement Program and the 2020 Capital Improvement Budget.

EXECUTIVE SUMMARY:

Each year, the City Manager makes a recommendation to the City Council regarding the Capital Improvement Budget (CIB) for the upcoming year. The Planning Commission is responsible for reviewing the Capital Improvement Plan (CIP) and making a recommendation to the City Council. The Commission is also responsible for ensuring that the CIB and the CIP are consistent with the Comprehensive Plan.

Finance Director, Chris Regis will present a summary and answer questions.

RECOMMENDED ACTION:

By motion:

1. Recommend approval of the 2021-2024 Capital Improvement Program; and
2. Adopt a resolution finding that the 2020 Capital Improvement Budget and 2021-2024 Capital Improvement Program are consistent with the Comprehensive Plan.

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

None

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

- The Planning Commission is required by City Charter to prepare and recommend a CIP for inclusion in the annual budget message of the City Council.
- The Planning Commission is required by State Statute to review all proposed capital improvements within the City and make written findings to the City Council for consistency with the Comprehensive Plan.

C. **CRITICAL TIMING ISSUES:**

- The Council will consider a preliminary budget and levy on September 10th.

D. **FINANCIAL IMPACT:**

- The CIB/CIP are the City's immediate budget and five-year plan for making investments in publicly owned facilities and infrastructure.

E. **LEGAL CONSIDERATION:**

- Discussed above.

ALTERNATIVE RECOMMENDATION(S):

- Recommend rejection of the Capital Improvement Program.
- Reject the attached resolution finding that the Capital Improvement Program and Capital Improvement Budget are not consistent with the Comprehensive Plan.

PRINCIPAL PARTIES EXPECTED AT MEETING:

Chris Regis, Finance Director

ATTACHMENTS:

	Description	Type
▣	Resolution	Resolution Letter
▣	CIB CIP	Backup Material
▣	State & local rules	Exhibit

RESOLUTION NO. 234

**RESOLUTION OF THE RICHFIELD PLANNING COMMISSION
FINDING THAT THE 2020 CAPITAL IMPROVEMENT BUDGET AND
2021-2024 CAPITAL IMPROVEMENT PROGRAM
ARE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN**

WHEREAS, the Planning Commission has reviewed the Comprehensive Plan regarding the proposed capital improvements in the 2020 Capital Improvement Budget and 2021-2024 Capital Improvement Program; and

WHEREAS, the Planning Commission has found that the proposed capital improvements is consistent with the City's Comprehensive Plan,

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission finds that the proposed capital improvements found in the 2020 Capital Improvement Budget and the 2021-2024 Capital Improvement Program are in conformance with the City's Comprehensive Plan.

Adopted this 26th day of August, 2019 by the Planning Commission of the City of Richfield, Minnesota.

Chairperson, Richfield Planning Commission

ATTEST:

Secretary, Richfield Planning Commission

2020
CAPITAL IMPROVEMENT BUDGET
&
2021-2024
CAPITAL IMPROVEMENT PROGRAM

2020 Capital Improvement Budget

	PROJECT EXPENDITURE	
RECREATION & OPEN SPACE		
Park Maintenance/Wood Lake Fence Repair	\$ 50,000	R
Community Center/Wood Lake Building Repair	50,000	R
Augsburg Park Play Equipment	180,000	R
Madison Park Play Equipment	85,000	R
Washington Park Play Equipment	85,000	R
Ice Arena Refrigeration Project	280,000	R
	3,400,000	I
TOTAL REC. & OPEN SPACE	\$ 4,130,000	
RIGHT OF WAY IMPROVEMENT		
66th Street Reconstruction	\$ 1,850,000	M
77th Street Underpass	450,000	SB
Pedestrian Improvements	40,000	M
Bicycle Improvements	40,000	M
Mill and Overlay Program	3,250,000	FF
TOTAL RIGHT-OF-WAY IMPROVEMENT	\$ 5,630,000	
PUBLIC FACILITIES		
Replacement Central Garage Equipment	\$ 680,000	TL
Technology Replacement	135,000	TL
City Wide Water Meter Upgrade	1,340,000	U
Lime Filter Press Rehabilitation	70,000	U
Rehabilitation of Stormwater Collection Mains	100,000	U
Rehabilitation of Stormwater Collection Manhole Structures	100,000	U
Sanitary Sewer Main Lining	300,000	U
Sludge Tank Mixers Upgrade	90,000	U
Stormwater Pond Dredging	200,000	U
Taft Dumpsite Improvements	60,000	U
	10,000	C
TOTAL PUBLIC FACILITIES	\$ 3,085,000	
TOTAL USES OF FUNDS	\$ 12,845,000	
ESTIMATED REVENUE BY SOURCE		
(C) Hennepin County	\$ 10,000	
(FF) Franchise Fees	3,250,000	
(I) Internal Funding	3,400,000	
(M) Municipal State Aids	1,930,000	
(R) Special Revenue	730,000	
(SB) State Bonding	450,000	
(TL) Tax Levy	815,000	
(U) User Fees	2,260,000	
TOTAL FUNDING BY SOURCE	\$ 12,845,000	

2021 Capital Improvement Plan

	PROJECT EXPENDITURE	
RECREATION & OPEN SPACE		
Park Maintenance/Wood Lake Fence Repair	\$ 50,000	R
Community Center/Wood Lake Building Repair	50,000	R
Donaldson Park Play Equipment	100,000	R
Donaldson Park Shelter Renovation	250,000	R
TOTAL REC. & OPEN SPACE	\$ 450,000	
 RIGHT OF WAY IMPROVEMENT		
65th Street Reconstruction	\$ 9,000,000	B
77th Street Underpass	7,000,000	F
	7,600,000	O
Pedestrian Improvements	40,000	M
Bicycle Improvements	40,000	M
TOTAL RIGHT-OF-WAY IMPROVEMENT	\$ 23,680,000	
 PUBLIC FACILITIES		
Replacement Central Garage Equipment	\$ 695,000	TL
Technology Replacement	135,000	TL
City Wide Water Meter Upgrade	1,340,000	U
Lime Filter Press Rehabilitation	70,000	U
Water High Service Pumps	17,000	U
	20,000	X
Rehabilitation of Stormwater Collection Mains	100,000	U
Rehabilitation of Stormwater Collection Manhole Structures	100,000	U
Sanitary Sewer Main Lining	300,000	U
TOTAL PUBLIC FACILITIES	\$ 2,777,000	
TOTAL USES OF FUNDS	\$ 26,907,000	
 ESTIMATED REVENUE BY SOURCE		
(B) G.O. Street Reconstruction Bonds	\$ 9,000,000	
(F) Federal Funding	7,000,000	
(M) Municipal State Aids	80,000	
(O) Other Funding Source	7,600,000	
(R) Special Revenue	450,000	
(TL) Tax Levy	830,000	
(U) User Fees	1,927,000	
(X) Xcel Energy	20,000	
TOTAL FUNDING BY SOURCE	\$ 26,907,000	

2022 Capital Improvement Plan

	PROJECT EXPENDITURE	
RECREATION & OPEN SPACE		
Park Maintenance/Wood Lake Fence Repair	\$ 50,000	R
Community Center/Wood Lake Building Repair	120,000	R
Adams Hills Park Soccer Field	25,000	R
Christian Park Play Equipment	85,000	R
Roosevelt Parking Lot Expansion	50,000	R
Roosevelt Park Soccer Fields	120,000	R
TOTAL REC. & OPEN SPACE	\$ 450,000	
RIGHT OF WAY IMPROVEMENT		
77th Street Underpass	\$ 5,600,000	SB
	500,000	M
	300,000	TR
Pedestrian Improvements	40,000	M
Bicycle Improvements	40,000	M
TOTAL RIGHT-OF-WAY IMPROVEMENT	\$ 6,480,000	
PUBLIC FACILITIES		
Replacement Central Garage Equipment	\$ 715,000	TL
Technology Replacement	135,000	TL
Emergency Water Interconnect with Neighboring Comm.	1,500,000	U
Rehabilitation of Stormwater Collection Mains	100,000	U
Rehabilitation of Stormwater Collection Manhole Structures	100,000	U
Sanitary Sewer Main Lining	300,000	U
Stormwater Pond Dredging	200,000	U
TOTAL PUBLIC FACILITIES	\$ 3,050,000	
TOTAL USES OF FUNDS	\$ 9,980,000	
ESTIMATED REVENUE BY SOURCE		
(M) Municipal State Aids	\$ 580,000	
(R) Special Revenue	450,000	
(SB) State Bonding	5,600,000	
(TL) General Tax Levy	850,000	
TR Three Rivers Park District	300,000	
(U) User Fees	2,200,000	
TOTAL FUNDING BY SOURCE	\$ 9,980,000	

2023 Capital Improvement Plan

	PROJECT EXPENDITURE	
RECREATION & OPEN SPACE		
Park Maintenance/Wood Lake Fence Repair	\$ 50,000	R
Community Center/Wood Lake Building Repair	50,000	R
Monroe Park Play Equipment	90,000	R
Splash Pad at Outdoor Pool	260,000	R
Wood Lake Nature Center Facility	15,600,000	O
TOTAL REC. & OPEN SPACE	\$ 16,050,000	
RIGHT OF WAY IMPROVEMENT		
69th Street Reconstruction	\$ 4,500,000	B
	500,000	M
TOTAL RIGHT-OF-WAY IMPROVEMENT	\$ 5,000,000	
PUBLIC FACILITIES		
Replacement Central Garage Equipment	\$ 715,000	TL
Technology Replacement	135,000	TL
Clarifier Rake Assembly	250,000	U
Roof Replacement Wells 2 & 3	25,000	U
Rehabilitation of Stormwater Collection Mains	100,000	U
Rehabilitation of Stormwater Collection Manhole Structures	100,000	U
Sanitary Sewer Main Lining	300,000	U
Watermain Rehabilitation	200,000	U
TOTAL PUBLIC FACILITIES	\$ 1,825,000	
TOTAL USES OF FUNDS	\$ 22,875,000	
ESTIMATED REVENUE BY SOURCE		
(B) G.O. Street Reconstruction Bonds	\$ 4,500,000	
(M) Municipal State Aids	500,000	
(O) Other Funding Source	15,600,000	
(R) Special Revenue	450,000	
(TL) General Tax Levy	850,000	
(U) User Fees	975,000	
TOTAL FUNDING BY SOURCE	\$ 22,875,000	

2024 Capital Improvement Plan

	PROJECT EXPENDITURE	
RECREATION & OPEN SPACE		
Park Maintenance/Wood Lake Fence Repair	\$ 50,000	R
Community Center/Wood Lake Building Repair	50,000	R
Freemont Park Play Equipment	85,000	R
Sheridan Park Play Equipment	90,000	R
TOTAL REC. & OPEN SPACE	\$ 275,000	
 RIGHT OF WAY IMPROVEMENT		
70th Street Reconstruction	\$ 2,500,000	B
	100,000	X
TOTAL RIGHT-OF-WAY IMPROVEMENT	\$ 2,600,000	
 PUBLIC FACILITIES		
Replacement Central Garage Equipment	\$ 715,000	TL
Technology Replacement	135,000	TL
Roof Replacement Wells 4, 5, & 6	60,000	U
Rehabilitation of Stormwater Collection Mains	100,000	U
Rehabilitation of Stormwater Collection Manhole Structures	100,000	U
Sanitary Sewer Main Lining	300,000	U
Stormwater Pond Dredging	200,000	U
Watermain Rehabilitation	200,000	U
TOTAL PUBLIC FACILITIES	\$ 1,810,000	
TOTAL USES OF FUNDS	\$ 4,685,000	
 ESTIMATED REVENUE BY SOURCE		
(B) G.O. Street Reconstruction Bonds	\$ 2,500,000	
(R) Special Revenue	275,000	
(TL) General Tax Levy	850,000	
(U) User Fees	960,000	
(X) Xcel Energy	100,000	
TOTAL FUNDING BY SOURCE	\$ 4,685,000	

Capital Improvement Plan - Beyond 2024

	PROJECT EXPENDITURE	
RECREATION & OPEN SPACE		
Park Maintenance/Wood Lake Fence Repair	\$ 50,000	R
Community Center/Wood Lake Building Repair	50,000	R
Outdoor Pool Liner Replacement	450,000	R
	150,000	OR
Taft Park Shelter Renovation	400,000	R
TOTAL REC. & OPEN SPACE	\$ 1,100,000	
RIGHT OF WAY IMPROVEMENT		
76th Street West Reconstruction	\$ 3,500,000	B
	1,000,000	M
	800,000	X
Humboldt Ave/Lakeshore Drive Reconstruction	4,000,000	B
Nicollet Avenue Reconstruction	5,000,000	B
	8,000,000	C
Penn Avenue Reconstruction	5,000,000	B
	8,000,000	C
TOTAL RIGHT-OF-WAY IMPROVEMENT	\$ 35,300,000	
PUBLIC FACILITIES		
Water Plant Roof Replacement	\$ 450,000	U
Rehabilitation of Stormwater Collection Mains	100,000	U
Rehabilitation of Stormwater Collection Manhole Structures	100,000	U
Sanitary Sewer Main Lining	300,000	U
Watermain Rehabilitation	200,000	U
TOTAL PUBLIC FACILITIES	\$ 1,150,000	
TOTAL USES OF FUNDS	\$ 37,550,000	
ESTIMATED REVENUE BY SOURCE		
(B) G.O. Street Reconstruction Bonds	\$ 17,500,000	
(C) Hennepin County	16,000,000	
(M) Municipal State Aids	1,000,000	
(OR) Other Recreation Funding	150,000	
(R) Special Revenue	950,000	
(U) User Fees	1,150,000	
(X) Xcel Energy	800,000	
TOTAL FUNDING BY SOURCE	\$ 37,550,000	

2021 - 2024 CAPITAL IMPROVEMENT PLAN - CITY OF RICHFIELD, MINNESOTA

Recommended and Scheduled for Four Year Period

PROJECTS	TOTAL*	Recommended and Scheduled for Four Year Period				
	CIP COST	2021	2022	2023	2024	Beyond 2024
RECREATION						
OPEN SPACE DEVELOPMENT						
1 Park Maintenance/Wood Lake Fence Repair	\$ 250,000	\$ 60,000 R	\$ 50,000 R	\$ 50,000 R	\$ 50,000 R	\$ 50,000 R
2 Community Center/Wood Lake Building Repair	\$ 320,000	50,000 R	120,000 R	50,000 R	50,000 R	50,000 R
3 Donaldson Park Play Equipment	\$ 100,000	100,000 R	-	-	-	-
4 Donaldson Park Shelter Renovation	\$ 250,000	250,000 R	-	-	-	-
5 Adams Hill Park Soccer Field	\$ 25,000	-	25,000 R	-	-	-
6 Christian Park Play Equipment	\$ 85,000	-	85,000 R	-	-	-
7 Roosevelt Park Parking Lot Expansion	\$ 50,000	-	50,000 R	-	-	-
8 Roosevelt Park Soccer Fields	\$ 120,000	-	120,000 R	-	-	-
9 Monroe Park Play Equipment	\$ 90,000	-	-	90,000 R	-	-
10 Splash Pad Outdoor Pool	\$ 260,000	-	-	260,000 R	-	-
11 Wood Lake Nature Center Facility	\$ 15,600,000	-	-	16,600,000 O	-	-
12 Freemont Park Play Equipment	\$ 85,000	-	-	-	85,000 R	-
13 Sheridan Park Play Equipment	\$ 90,000	-	-	-	90,000 R	-
14 Outdoor Pool Liner Replacement	\$ 450,000	-	-	-	-	450,000 R
15	\$ 150,000	-	-	-	-	150,000 OR
16 Taft Park Shelter Renovation	\$ 400,000	-	-	-	-	400,000 R
17 TOTAL RECREATION & OPEN SPACE	\$ 18,325,000	\$ 450,000	\$ 450,000	\$ 16,050,000	\$ 275,000	\$ 1,100,000
18						
19 (R) Special Revenue	\$ 2,675,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 275,000	\$ 950,000
20 (O) Other Funding Source	\$ 15,600,000	-	-	15,600,000	-	-
21 (OR) Other Recreation Funding	\$ 150,000	-	-	-	-	150,000
22 TOTAL FUNDING BY SOURCE	\$ 18,325,000	\$ 450,000	\$ 450,000	\$ 16,050,000	\$ 275,000	\$ 1,100,000
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48 (B) G.O. Improvement Bonds	\$ 33,500,000	\$ 9,000,000	\$ -	\$ 4,500,000	\$ 2,500,000	\$ 17,500,000
49 (C) Hennepin County	\$ 16,000,000	-	-	-	-	16,000,000
50 (F) Federal	\$ 7,000,000	7,000,000	-	-	-	-
51 (M) Municipal State Aid	\$ 2,160,000	80,000	580,000	500,000	-	1,000,000
52 (O) Other Funding Source	\$ 7,600,000	7,600,000	-	-	-	-
53 (SB) State Bonding	\$ 5,600,000	-	5,600,000	-	-	-
54 (TR) Three Rivers Park District	\$ 300,000	-	300,000	-	-	-
55 (X) Xcel Energy	\$ 900,000	-	-	-	100,000	800,000
56 TOTAL FUNDING BY SOURCE	\$ 73,060,000	\$ 23,680,000	\$ 6,480,000	\$ 5,000,000	\$ 2,600,000	\$ 35,300,000
57						

2021 - 2024 CAPITAL IMPROVEMENT PLAN - CITY OF RICHFIELD, MINNESOTA

Recommended and Scheduled for Four Year Period

58	PROJECTS	TOTAL*	Recommended and Scheduled for Four Year Period				
59		CIP COSTS	2021	2022	2023	2024	Beyond 2024
60	PUBLIC FACILITIES						
61	Replacement Central Garage Equipment	\$ 2,840,000	\$ 695,000 TL	\$ 715,000 TL	\$ 715,000 TL	\$ 715,000 TL	\$ -
62	Technology Replacement	\$ 540,000	135,000 TL	135,000 TL	135,000 TL	135,000 TL	-
63	City Wide Water Meter Upgrade	\$ 1,340,000	1,340,000 U	-	-	-	-
64	Lime Filter Press Rehabilitation	\$ 70,000	70,000 U	-	-	-	-
65	Water High Service Pumps	\$ 17,000	17,000 U	-	-	-	-
66		\$ 20,000	20,000 X	-	-	-	-
67	Emergency Water Interconnect with Neighb. Comm.	\$ 1,500,000	-	1,500,000 U	-	-	-
68	Clarifier Rake Assembly	\$ 250,000	-	-	250,000 U	-	-
69	Roof Replacement Wells 2 & 3	\$ 25,000	-	-	25,000 U	-	-
70	Roof Replacement Wells 4, 5, & 6	\$ 60,000	-	-	-	60,000 U	-
71	Water Plan Roof Replacement	\$ 450,000	-	-	-	-	450,000 U
72	Rehabilitation of Stormwater Collection Mains	\$ 600,000	100,000 U	100,000 U	100,000 U	100,000 U	100,000 U
73	Rehab. of Stormwater Collection Manhole Structures	\$ 500,000	100,000 U	100,000 U	100,000 U	100,000 U	100,000 U
74	Sanitary Sewer Main Lining	\$ 1,600,000	300,000 U	300,000 U	300,000 U	300,000 U	300,000 U
75	Stormwater Pond Dredging	\$ 400,000	-	200,000 U	-	200,000 U	-
76	Watermain Rehabilitation	\$ 600,000	-	-	200,000 U	200,000 U	200,000 U
77	TOTAL PUBLIC FACILITIES	\$ 10,612,000	\$ 2,777,000	\$ 3,050,000	\$ 1,825,000	\$ 1,810,000	\$ 1,150,000
78							
79	(TL) Tax Levy	\$ 3,380,000	\$ 830,000	\$ 850,000	\$ 850,000	\$ 850,000	\$ -
80	(U) User Fees	\$ 7,212,000	1,927,000	2,200,000	975,000	960,000	1,150,000
81	(X) Xcel Energy	\$ 20,000	20,000	-	-	-	-
82	TOTAL FUNDING BY SOURCE	\$ 10,612,000	\$ 2,777,000	\$ 3,050,000	\$ 1,825,000	\$ 1,810,000	\$ 1,150,000
83							
84	SUMMARY PROJECTS						
85							
86	Recreation/Open Space Development	\$ 18,325,000	\$ 450,000	\$ 450,000	\$ 16,050,000	\$ 275,000	\$ 1,100,000
87	Right of Way Improvements	\$ 73,060,000	23,680,000	6,480,000	5,000,000	2,600,000	35,300,000
88	Public Facilities	\$ 10,612,000	2,777,000	3,050,000	1,825,000	1,810,000	1,150,000
89	TOTAL CAPITAL PROJECTS	\$ 101,997,000	\$ 26,907,000	\$ 9,980,000	\$ 22,875,000	\$ 4,685,000	\$ 37,550,000
90							
91	(B) G.O. Improvement Bonds	\$ 33,500,000	\$ 9,000,000	\$ -	\$ 4,500,000	\$ 2,500,000	\$ 17,500,000
92	(C) Hennepin County	\$ 16,000,000	-	-	-	-	16,000,000
93	(F) Federal	\$ 7,000,000	7,000,000	-	-	-	-
94	(M) Municipal State Aid	\$ 2,160,000	80,000	580,000	500,000	-	1,000,000
95	(O) Other Funding Source	\$ 23,200,000	7,600,000	-	15,600,000	-	-
96	(OR) Other Recreation Funding	\$ 150,000	-	-	-	-	150,000
97	(R) Special Revenue	\$ 2,675,000	450,000	450,000	450,000	275,000	950,000
98	(SB) State Bonding	\$ 5,600,000	-	5,600,000	-	-	-
99	(TL) Tax Levy	\$ 3,380,000	830,000	850,000	850,000	850,000	-
100	(TR) Three Rivers Park District	\$ 300,000	-	300,000	-	-	-
101	(U) User Fees	\$ 7,212,000	1,927,000	2,200,000	975,000	960,000	1,150,000
102	(X) Xcel Energy	\$ 920,000	20,000	-	-	100,000	800,000
103	TOTAL FUNDING SOURCES	\$ 101,997,000	\$ 26,907,000	\$ 9,980,000	\$ 22,875,000	\$ 4,685,000	\$ 37,550,000

104 * Total CIP costs do not include any project costs reflected in the 2020 CIB.

**CHAPTER 7
RICHFIELD CITY CHARTER**

TAXATION AND FINANCES

Section 7.05. Preparation and Submission of Annual Budget. At a special budget meeting of the Council on or before September 8, the City Manager must submit to the Council a proposed budget and a budget message in the form and containing the information specified in Section 7.06. In preparing the budget and the budget message, the Manager must obtain from City department heads information regarding (i) proposed expenditures for the ensuing fiscal year, and (ii) capital projects and capital expenditures proposed to be undertaken in the ensuing budget year and in the following four fiscal years. The Council must hold one or more informational meetings on the proposed budget at which the public may provide comments and may thereafter revise the proposed expenditures and capital projects contained in the proposed budget document. (Amended Bill 1990-13; Bill No. 2003-23)

Section 7.06. Form of Annual Budget. Subdivision 1. The budget must contain a financial plan for the ensuing fiscal year. The financial plan must include: (i) a budget message, (ii) a general summary of the financial plan, (iii) estimates of revenues applicable to proposed expenditures, and, (iv) proposed expenditures. Proposed expenditures may not exceed proposed revenues. Proposed expenditures for the general and special revenue funds must (i) be listed by organization, unit or activity, and (ii) be in parallel columns opposite the major and minor object of the expenditure showing the amount of expenditure for the last fiscal year, the amount estimated for the current fiscal year and the proposed expenditure for the ensuing fiscal year. The revenues attributable to each general and special fund must be presented in a similar manner. The statement of revenues must include the source of and amount of miscellaneous revenues, the amount of surplus of prior fiscal year revenues, and the amount of revenues raised by property taxes in the prior fiscal year and estimated to be raised in the current fiscal year. (Amended Bill 1990-13; Bill No. 2003-23)

Subd. 2. The Budget Message. The budget message may be submitted by the Manager as a separate document but it must accompany the budget. The message must contain the following elements: (Amended Bill No. 2003-23)

(ii) Capital Improvements. The message must contain a description of pending and proposed capital projects together with estimates of the costs of those projects and the sources of funds to be used to pay for them. (Amended Bill 2003-23)

(iii) Capital Program. The message must contain, or have attached to it, a Capital Project Plan for the four fiscal years following the fiscal year of the budget. The Capital Project Plan is to be prepared by the Manager after consultation with the department heads and any informational meetings conducted under Section 7.05. (Amended Bill 1990-13; Bill No. 2003-23)

**462.356 Procedure to affect plan: generally.
Minnesota State Statute**

Subd. 2. Compliance with plan. After a comprehensive municipal plan or section thereof has been recommended by the planning agency and a copy filed with the governing body, no publicly owned interest in real property within the municipality shall be acquired or disposed of, nor shall any capital improvement be authorized by the municipality or special district or agency thereof or any other political subdivision having jurisdiction within the municipality until after the planning agency has reviewed the proposed acquisition, disposal, or capital improvement and reported in writing to the governing body or other special district or agency or political subdivision concerned, its findings as to compliance of the proposed acquisition, disposal or improvement with the comprehensive municipal plan. Failure of the planning agency to report on the proposal within 45 days after such a reference, or such other period as may be designated by the governing body shall be deemed to have satisfied the requirements of this subdivision. The governing body may, by resolution adopted by two-thirds vote dispense with the requirements of this subdivision when in its judgment it finds that the proposed acquisition or disposal of real property or capital improvement has no relationship to the comprehensive municipal plan.

AGENDA SECTION: Public Hearings
AGENDA ITEM # 3.
CASE NO.:



PLANNING COMMISSION MEETING 8/26/2019

REPORT PREPARED BY: Matt Brillhart, Associate Planner

CITY PLANNER REVIEW: John Stark, Community Development Director
8/21/2019

ITEM FOR COMMISSION CONSIDERATION:

Continue a public hearing to consider amendments to City Code Section 500, regarding platting and subdivision regulations, to September 23, 2019.

EXECUTIVE SUMMARY:

Community Development staff have been working to update the City's platting and subdivision regulations in City Code Section 500, replacing outdated and redundant language with a streamlined version of the ordinance. In anticipation of bringing forward an ordinance amendment this month, notice of a public hearing was published in the Sun Current newspaper. At this time, refinement of the ordinance amendment language is still underway. That work should be complete prior to the September 23, 2019 Planning Commission meeting.

RECOMMENDED ACTION:

Continue a public hearing to consider amendments to City Code Section 500 to September 23, 2019.

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

None.

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

None.

C. **CRITICAL TIMING ISSUES:**

None.

D. **FINANCIAL IMPACT:**

None.

E. **LEGAL CONSIDERATION:**

Notice of this public hearing was published in the Sun Current newspaper on August 15, 2019.

ALTERNATIVE RECOMMENDATION(S):

None.

PRINCIPAL PARTIES EXPECTED AT MEETING:

None