



CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

Special City Council Meeting Advisory Board/Commission Applicant Interview

January 26, 2010

CALL TO ORDER

The meeting was called to order by Mayor Goettel at 5:30 p.m. in the City Hall Executive Conference Room.

ROLL CALL

MEMBERS PRESENT: Debbie Goettel, Mayor; Sue Sandahl; Pat Elliott; Fred Wroge; and Tom Fitzhenry.

INTERVIEW OF APPLICANTS

The City Council conducted interviews of the following applicants for appointment to City Advisory Boards and Commissions:

Ellen Stinger

Craig Osten

Ron Wilson

ADJOURNMENT

The meeting was adjourned by unanimous consent at 5:56 p.m.

Date Approved: _____

Debbie Goettel
Mayor

Cheryl Krumholz
Recording Secretary

Steven L. Devich
City Manager



**CITY COUNCIL MINUTES
Richfield, Minnesota**

Special Worksession

January 26, 2010

CALL TO ORDER

The meeting was called to order by Mayor Goettel at 6:04 p.m.

ROLL CALL

Council Members

Present: Debbie Goettel, Mayor; Pat Elliott; Fred Wroge; Sue Sandahl; and Tom Fitzhenry.

Staff Present:

Steven L. Devich, City Manager; Mike Eastling, Public Works Director; John Stark, Community Development Director; Christine Costello; Community Development Coordinator; Robert Hintgen, Utility Superintendent; and Cheryl Krumholz, Recording Secretary.

Item #1	PRESENTATION BY MICHAEL DEVELOPMENT AND ST. CROIX REAL ESTATE REGARDING POTENTIAL DEVELOPMENT OF WOODLAKE PLAZA (COUNCIL MEMO NO. 5)
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Community Development Director Stark stated on October 27, 2009, Michael Development and St. Croix Real Estate made a presentation at a City Council Worksession regarding their proposed development at 6401 Lyndale Avenue. At that Worksession, members of the City Council requested that the developers provide more detailed information regarding their proposal.

As a response to that request, Michael Development and St. Croix Real Estate have submitted a detailed project proposal with supporting documentation.

Terry McNellis, developer, and Paul Keely, architect from Collage Urban Design Studios, made a presentation including:

- A description of the history of the existing retail center;
- An explanation of the difficulties the owners have experienced in their recent efforts to market/lease retail space;
- A description of the proposed multi-family housing project and the financing that is being sought;
- Maps of the general area, comprehensive planning in the area and zoning in the area;
- Architectural drawings of the proposed project;
- A market study and supplemental market study;

- A sources and uses statement showing project funding; and
- Tax Increment Financing projections.

Council Member Wroge expressed concern regarding affordable housing units, parking issues, anticipated transit use, potential over occupancy and tax increment financing assistance.

Council Member Sandahl stated it was not appropriate to tell the developer there is not enough parking when the City Code has been met.

Community Development Director Stark explained the parking space range per unit as defined in the code. In the past, a parking study is completed to obtain realistic expectations. He added daytime parking space appears to be the issue, not the evening, in mixed-use developments.

Council Member Elliott stated there needs to be a balance, which always has risks between recognizing public transportation alternatives or multiplying parking space requirements.

Mayor Goettel said the move is in the direction of public transportation use but Metro Transit service is limited.

Council Member Wroge stated that he believed the developer meets the minimum not maximum parking requirements and then requests public financing assistance.

Mayor Goettel said tax increment financing assistance is difficult for her to accept because of budget issues and this is a prime real estate location, especially if the area in 66th Street/Lyndale Avenue changes.

Rebecca Kurtz, Ehlers & Associates, reviewed an estimated summary tax analysis for the proposed redevelopment, including the HRA administrative fee.

Council Member Wroge requested a Council Memo be provided on the estimates. He added there is a reduction in the City portion of the taxes.

Mayor Goettel asked about the lender's commitment on the project.

Mr. McNellis explained if no tax increment financing assistance is provided, the lender will not underwrite the project funding.

Council Member Sandahl stated she liked the appearance of the development and was supportive of seeing more. She expressed her comfort with the funding because the total taxes is in excess of what the City now receives, even if some of it is shifted to the HRA.

Council Member Elliott agreed with Council Member Sandahl to move forward.

Mayor Goettel stated she did not agree with tax increment financing assistance.

Council Member Wroge expressed support for the idea of the project but not for tax increment financing assistance because there are too many tax increment districts with tax funds not coming back to the City.

Community Development Director Stark explained the Housing District tax increment financing district requirements.

The City Council consensus was that due to lack of time, discussion of the proposed redevelopment should be continued to a future City Council Worksession.

Item #2	DEMONSTRATION OF NEW SUPERVISORY CONTROL AND DATA ACQUISITION (SCADA) UTILITY SYSTEM AND DISCUSSION OF POSSIBLE CAPITAL INVESTMENTS AT WATER TREATMENT PLANT (COUNCIL MEMO NO. 6)
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Discussion of this item was postponed to a future Worksession.

ADJOURNMENT

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

Date Approved: _____

Debbie Goettel
Mayor

Cheryl Krumholz
Recording Secretary

Steven L. Devich
City Manager



CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

Regular Meeting

January 26, 2010

CALL TO ORDER

The meeting was called to order by Mayor Goettel at 7:03 p.m.

ROLL CALL

Members Present: Debbie Goettel, Mayor; Sue Sandahl; Pat Elliott; Fred Wroge; and Tom Fitzhenry.

Staff Present: Steven L. Devich, City Manager; Mike Eastling, Public Works Director; John Stark, Community Development Director; Brad Sveum, Fire Services Director; Dave Conrads, Building Maintenance Supervisor; Pam Dmytrenko, Assistant to the City Manager; Corrine Heine, City Attorney; and Cheryl Krumholz, Recording Secretary.

OPEN FORUM

None.

PRESENTATION OF COLORS AND PLEDGE OF ALLEGIANCE

Mayor Goettel led the audience in the Pledge of Allegiance.

APPROVAL OF MINUTES

M/Wroge, S/ Sandahl to approve the minutes of (1) Special City Council Closed Executive Session of January 6, 2010; (2) Special City Council Meeting of January 9, 2010; and (3) Special City Council Worksession of January 12, 2010.

Motion carried 5-0.

Item #1	COUNCIL DISCUSSION <ul style="list-style-type: none"> • HATS OFF TO HOMETOWN HITS
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Council Member Sandahl reported on the successful January 23 Remodeling Fair.

Council Member Fitzhenry discussed the recent significant police incident at Jun Bo, 7717 Nicollet Avenue.

The City Council requested when the investigation is complete, regardless of the outcome, Jun Bo representatives come before the City Council to discuss the status of their liquor license.

Council Member Elliott announced the Walk for JDRF Cure for juvenile on-set diabetes.

Council Member Sandahl announced the upcoming talent show at St. Richard’s Church, which is a fundraiser for Habitat for Humanity.

At the Mayor’s request, Public Works Director Eastling explained the use of City slow-moving vehicles, which occasionally drive on local streets.

Council Member Sandahl acknowledged the snow clean up along streets for easier sidewalk use.

Item #2	COUNCIL APPROVAL OF AGENDA
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Council Member Wroge requested the agenda be amended to include discussion of Council Memos No. 9 – Municipal Center Project Costs; No. 10 – Steve Orfield Audio/Visual Proposal; and No. 12 – Municipal Center Humidification.

Mayor Goettel added the discussion as Item #7B.

M/Sandahl , S/Goettel to approve the agenda as amended.

Motion carried 5-0.

Item #3	CONSENT CALENDAR
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- A. Consideration of approval of resolution authorizing 2010 social service agency funding recommendations of certain human service agencies S.R. No. 18

RESOLUTION NO. 10340

A RESOLUTION APPROVING THE 2010 SOCIAL SERVICE AGENCY FUNDING RECOMMENDATIONS AND AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS FOR SERVICE WITH THOSE AGENCIES FUNDED BY THE CITY

This resolution appears as Resolution No. 10340.

- B. Consideration of approval of resolution authorizing dispatch and use of City equipment and services by City Manager or designee in emergency situations S.R. No. 19

RESOLUTION NO. 10341

RESOLUTION AUTHORIZING THE DISPATCH AND USE OF CITY EQUIPMENT AND SERVICES BY THE CITY MANAGER, OR HIS/HER DESIGNEE IN EMERGENCY SITUATIONS

This resolution appears as Resolution No. 10341.

- C. Consideration of approval of resolution authorizing acceptance of all grants and donations received by Richfield Recreation Services Department in 2009 S.R. No. 20

RESOLUTION NO. 10342

RESOLUTION AUTHORIZING ACCEPTANCE OF ALL GRANTS AND DONATIONS RECEIVED BY THE CITY OF RICHFIELD AND TO AUTHORIZE THE CITY TO ADMINISTER THE FUNDS IN ACCORDANCE WITH GRANT AGREEMENTS AND TERMS PRESCRIBED BY DONORS

This resolution appears as Resolution No. 10342.

- D. Consideration of approval of resolutions authorizing submittal to Hennepin County for Transit Oriented Development Program Grant and Minnesota Department of Employment and Economic Development Redevelopment Grant Program for acquisition for redevelopment transit improvements and streetscape improvements throughout community S.R. No. 21

RESOLUTION NO. 10337

RESOLUTION AFFIRMING AND RATIFYING CITY STAFF SUBMITTAL OF AN APPLICATION TO HENNEPIN COUNTY FOR TRANSIT ORIENTED DEVELOPMENT (TOD) PROGRAM GRANT FUNDS FOR PENN AVENUE SOUTH

RESOLUTION NO. 10338

RESOLUTION AFFIRMING AND RATIFYING CITY STAFF SUBMITTAL OF AN APPLICATION AND COMMITTING LOCAL MATCH AND AUTHORIZING CONTRACT SIGNATURE TO THE MINNESOTA DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT (DEED), BROWNFIELDS AND REDEVELOPMENT UNIT FOR REDEVELOPMENT GRANT FUNDS

These resolutions appear as Resolution Nos. 10337 and 10338.

- E. Consideration of approval of resolution authorizing acceptance of additional \$1500 grant from Wal-Mart Corporation for funding Richfield Police canine unit S.R. No. 22

RESOLUTION NO. 10343

RESOLUTION AUTHORIZING RICHFIELD/POLICE TO RECEIVE ADDITIONAL GRANT FUNDS FROM WAL-MART, BLOOMINGTON, TO ASSIST THE RICHFIELD POLICE CANINE UNIT WITH THE MAINTENANCE AND CARE OF THE TWO RICHFIELD CANINES

This resolution appears as Resolution No. 10343.

- F. Consideration of approval of closing Parking Project Capital Project Fund and transferring residual assets to City Hall Project Fund S.R. No. 23

M/Goettel, S/Wroge to approve the Consent Calendar.

Motion carried 5-0.

Item #4	CONSIDERATION OF ITEMS, IF ANY, REMOVED FROM CONSENT CALENDAR
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None.

Item #5	CONSIDERATION OF RESOLUTION EXPRESSING SUPPORT FOR STATEWIDE COMPLETE STREET POLICY S.R. NO. 24
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Mayor Goettel presented Staff Report No. 24.

M/Goettel, S/Sandahl that the following resolution be adopted and that it be made part of these minutes:

RESOLUTION NO. 10339

RESOLUTION EXPRESSING SUPPORT OF A STATEWIDE COMPLETE STREETS POLICY

This resolution appears as Resolution No. 10339.

Motion carried 5-0.

Item #6	CONSIDERATION OF APPOINTMENTS TO CITY ADVISORY COMMISSIONS S.R. NO. 25
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Council Member Fitzhenry presented Staff Report No. 25.

ARTS COMMISSION

M/Fitzhenry, S/Sandahl to make the following appointments:

<u>Name</u>	<u>Term Expires</u>
Ellen Stinger	January 31, 2013
Ron Wilson	January 31, 2013

FRIENDSHIP CITY COMMISSION

<u>Name</u>	<u>Term Expires</u>
Craig Osten	January 31, 2013

Motion carried 5-0.

Item #7	CONSIDERATION OF BID MINUTES/TABULATION AND AWARD OF CONTRACTS AS RECOMMENDED BY STAHL CONSTRUCTION CO. FOR NEW RICHFIELD MUNICIPAL CENTER S.R. NO. 26
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Council Member Elliott presented S.R. No. 26

Dale Sonnichsen, Stahl Construction Co. discussed the differences in TPO and built-up roofs, including maintenance. He also provided a construction update.

M/Elliott, S/Goettel to accept the bids as recommended by Stahl Construction Company.

Motion carried 5-0.

Item #7B	DISCUSSION REGARDING COUNCIL MEMOS NO. 9 – MUNICIPAL CENTER PROJECT COSTS; NO. 10 – STEVE ORFIELD AUDIO/VISUAL PROPOSAL; AND NO. 12 – MUNICIPAL CENTER HUMIDIFICATION.
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City Manager Devich requested direction from the City Council on how to proceed with the Orfield proposal. The City Attorney has reviewed the proposal and recommended several changes if the City Council chooses to proceed.

The City Council consensus was to consider the Orfield proposal at a future meeting to allow time for the City Attorney to make changes.

Council Member Wroge reviewed the survey conducted by City staff regarding humidification systems. He added that he believed this is a need versus want option

City Manager Devich stated there are two different systems – electric and gas fired.

Building Maintenance Supervisor Conrads explained the differences in the systems, including up-front costs and operational and maintenance costs.

Mayor Goettel stated workplace comfort level is important and humidification should be considered when the re-bid package is reviewed.

Council Member Elliott agreed with the need to review the re-bid packages to balance and evaluate add-alternates/reductions.

Mike Klass, Wold Architects, explained the project is over budget and they are requesting the City Council's assistance with reductions. He added there is some flexibility in the humidification, including delaying the system set-up for later.

Mayor Goettel requested all add alternates/reductions be provided to the City Council at one time for their review in adjusting the project budget.

Council Member Sandahl stated it should be remembered this facility is being built for long-term use.

Council Member Wroge discussed the Star Tribune article regarding the Buy American statute for cities purchasing safety and protective equipment and uniforms.

City Attorney Heine clarified the statute, including that it would not apply to the bricks and mortar of the new Municipal Center.

Item #8	CITY MANAGER'S REPORT
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City Manager Devich stated the annual Richfield-Bloomington Watershed Management Organization meeting on March 1, 2010 at Bloomington City Hall.

City Manager Devich suggested the City Council consider scheduling the annual goalsetting session in March since February dates were not available.

City Manager Devich requested the City Council consider scheduling his annual performance evaluation.

Item #9	CLAIMS AND PAYROLL
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M/Elliott, S/Wroge that the following claims and payrolls be approved:

U.S. BANK 01-26-10

A/P Checks: 191807 – 192005	\$ 752,963.99
PAYROLL 63854 – 64169; 41467	\$ 541,007.38
TOTAL	\$ 1,293,971.37

Motion carried 5-0.

OPEN FORUM

None.

ADJOURNMENT

The City Council meeting was adjourned by unanimous consent at 8:03 p.m.

Date Approved: _____

Debbie Goettel
Mayor

Cheryl Krumholz
Recording Secretary

Steven L. Devich
City Manager