

# CITY COUNCIL MINUTES

Richfield, Minnesota

## Special Worksession

April 12, 2011

### CALL TO ORDER

The meeting was called to order by Mayor Goettel at 5:30 p.m.

### ROLL CALL

*Council Members Present:*

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

*Staff Present:*

Steven L. Devich, City Manager; John Stark, Community Development Director; Mike Eastling, Public Works Director; Jim Topitzhofer, Recreation Services Director; Jeff Pearson, Transportation Engineer; Kristin Asher, City Engineer; Karen Barton, Community Development Manager; and Cheryl Krumholz, Recording Secretary.

<b>Item # 1</b>	<b>DISCUSSION WITH WELLINGTON MANAGEMENT, INC. REGARDING PRELIMINARY PROPOSAL FOR REDEVELOPMENT OF FORMER KMART SITE, 66<sup>TH</sup> STREET AND LYNDALE AVENUE (COUNCIL MEMO NO. 39)</b>
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Steve Wellington, Wellington Management, Inc., discussed a preliminary proposal for the redevelopment of the former Kmart site at the northeast corner of 66<sup>th</sup>/Lyndale. The proposal included three buildings – L.A. Fitness, Goodwill Easter Seal and one yet to be determined, which City staff has expressed a desire for a restaurant.

Mr. Wellington stated that at this point, no public financing assistance is requested. He hoped the City Council would support the preliminary proposal to proceed and determine it consistent with the City's plan.

Goodwill representatives discussed their organization and operations.

Mayor Goettel stated she was underwhelmed with the Goodwill proposal and suggested that the building be considered in another area, including the Cornerstone project at the Lyndale Garden Center site.

Council Member Wroge expressed support for the proposal, including Goodwill.

Mr. Wellington discussed the factors related to restaurant identity, including impacts of location, signage and parking.

Community Development Manager Barton stated the value of the site significantly increases with the Wellington project.

Council Member Fitzhenry expressed concern regarding the nearness of the railroad tracks to the fitness center.

Council Member Sandahl expressed support for the proposal. She also encouraged significant landscaping and easy access.

Mayor Goettel encouraged Mr. Wellington to talk with Cornerstone Group regarding the Lyndale Garden Center site redevelopment.

Mr. Wellington stated the proposal is a single level development.

Community Development Director Stark explained the process if the City Council desired to proceed.

Mr. Wellington concluded that enhanced amenities may result in considering financial assistance from the City.

Council Member Elliott expressed his enthusiasm for the project as a good fit for the site with the best solution in a cost effective manner.

Item # 2	<b>DISCUSSION WITH THREE RIVERS PARK DISTRICT REGARDING INTERCITY REGIONAL TRAIL (COUNCIL MEMO NO. 40)</b>
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Kelly Grissman, Senior Manager of Planning, discussed the details of the Three Rivers Park District Intercity Regional Trail, proposed alignment and public involvement process.

Item # 3	<b>DISCUSSION REGARDING PROPOSED MN/DOT PROJECTS RELATED TO I-494 (COUNCIL MEMO NO. 40)</b>
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Transportation Engineer Pearson presented a synopsis of three projects that Mn/DOT is proposing for November 2012 letting. The projects are as follows:


- Bituminous mill and overlay of I-494 from approximately France Avenue to 34<sup>th</sup> Avenue
- Construction of an auxiliary lane on westbound I-494 starting at I-35W and ending with tie into the existing auxiliary lane at France Avenue
- The replacement of the existing Xerxes Avenue Bridge over I-494

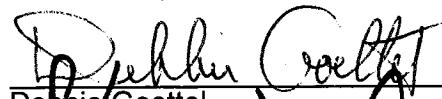
Several key issues involved with these projects and how they impact past and future projects along the corridor were discussed.

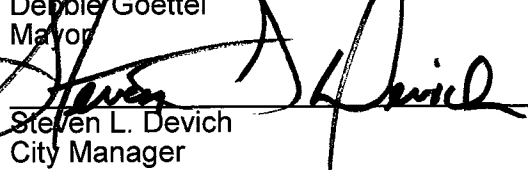
<b>ADJOURNMENT</b>
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The meeting was adjourned by unanimous consent at 6:52 p.m.

Date Approved: April 26, 2011

  
 Cheryl Krumholz  
 Recording Secretary

  
 Debbie Goettel  
 Mayor

  
 Steven L. Devich  
 City Manager