



# CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

## Council Regular Meeting

November 25, 2025

<b>ITEM #1</b>	<b>CALL TO ORDER</b>
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The meeting was called to order by Mayor Supple at 7:22 p.m. on November 25, 2025, in the Council Chambers.

*Council Present:* Mary Supple, Mayor; Walter Burk, Sean Hayford Oleary, Rori A. Coleman-Woods

*Remote Access:* Council Member Christensen participated remotely via interactive technology for an excused medical reason.

*Staff Present:* Katie Rodriguez, City Manager; Steve McDaniel, Budget, Cash, and Debt Manager; Melissa Poehlman, Community Development Director; Jennifer Anderson, Support Services Manager; Joe Powers, City Engineer; Matt Hardegger, Transportation Engineer; Mary Tietjen, City Attorney; and Michelle Friedrich, City Clerk.

*Guests:* None

<b>ITEM #2</b>	<b>PLEDGE OF ALLEGIANCE</b>
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Mayor Supple led the Pledge of Allegiance.

<b>ITEM #3</b>	<b>APPROVAL OF AGENDA</b>
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**MOTION:** made by Council Member Hayford Oleary, seconded by Council Member Coleman-Woods to approve the Agenda with removal of item 7b from the Consent Calendar and requested the item be moved under Consideration of Items, if Any Removed from Consent Calendar as item 8a, as requested by staff.

Voting Aye: Mayor Supple, Council Member Burk, Council Member Hayford Oleary, Council Member Christensen (remote), and Council Member Coleman-Woods.

Motion carried: 5-0

<b>ITEM #4</b>	<b>APPROVAL OF MINUTES</b>
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**MOTION:** made by Council Member Burk, seconded by Council Member Coleman-Woods to approve the minutes of the: (1) City Council Work Session from November 12, 2025, and (2) City Council Regular Meeting from November 12, 2025, and (3) Council Special Meeting from November 15, 2025.

Voting Aye: Mayor Supple, Council Member Burk, Council Member Hayford O'Leary, Council Member Christensen (remote), and Council Member Coleman-Woods.

Motion carried: 5-0

<b>ITEM #5</b>	<b>OPEN FORUM</b>
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Mayor Supple reviewed the participation options for residents at the Council meeting including in-person comments, comments by voicemail or email, and an option to request to participate virtually with advance notice. Mayor Supple noted that more information on submitting comments can be reviewed at [www.richfieldmn.gov/citycouncil](http://www.richfieldmn.gov/citycouncil).

Nicholas Vorderbruggen spoke during the open forum regarding short-term rental regulations in Richfield. He expressed concerns about the proposed \$700 licensing fee, which he noted was significantly higher than neighboring cities. He suggested implementing a non-voluntary tax collection system for short-term rentals instead of high licensing fees, opining this would generate more revenue for the city while allowing middle-class homeowners to continue operating short-term rentals to supplement their income.

<b>ITEM #6</b>	<b>PROCLAMATIONS AND PRESENTATIONS</b>
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a. Advisory Board of Health Report

Jennifer Anderson, Support Services Manager, presented the 2025 update on the Advisory Board of Health's work. She listed the commissioners who served in 2025: Katrina DeVore (Chair), Rebecca Case (Co-Chair), Kelly Howard (Secretary), Rachel Decker, Marcell Johnson, Pixie Pixler, and Joel Schleisman. Support Services Manager Anderson highlighted the board's 2025 activities and priorities in 2025. She noted mental health, and cannabis would remain as board priorities in 2026, along with refining the new cannabis education website.

<b>ITEM #7</b>	<b>CONSENT CALENDAR</b>
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City Manager Rodriguez presented the consent calendar.

a. Approve Disbursements/Claims

<b>U.S. BANK</b>	<b>11-14-2025</b>
A/P Checks: (11/1/2025 thru 11/14/2025)	\$1,471,795.07
Payroll (11-21-2025)	\$1,395,155.09
<b>TOTAL</b>	<b>\$2,866,950.16</b>

b. Item moved to section Consideration of Item, if Any Removed From Consent Calendar as item 8a -- Consider approval to set a public hearing to be held on December 09, 2025, to consider the renewal of a Pawnbroker license for 2026 for Metro Pawn and Gun, Inc.

- c. Consider approval of a resolution granting a one-year time extension for Aster Commons.

**RESOLUTION NO. 12370  
RESOLUTION CONSIDERING GRANTING ONE-YEAR TIME EXTENSION FOR ASTER COMMONS.**

- d. Consider approval of the Sentencing to Service Program Services Agreement between Richfield and Hennepin County for calendar years 2026 and 2027.
- e. Consider approval to forgive two internal Ice Arena loans totaling \$472,170 with a transfer from long-term capital reserves.

**RESOLUTION NO. 12371  
AUTHORIZING FULL PAYMENT OF INTERNAL LOANS PREVIOUSLY MADE TO THE ICE ARENA AND AUTHORIZING NECESSARY ACTIONS RELATED THERETO**

- f. Direct staff to adjust the 2025 Revised Budget and transfer \$1,800,000 from the Elections Fund to the Long-term Capital Reserve Fund and designate the fund balance for future government building capital projects.

**MOTION:** made by Council Member Hayford Oleary, seconded by Council Member Burk to approve the consent calendar with item 7b moved to item 8a under section 8 *Consideration of Items, if any, Removed from Consent Calendar*, for further discussion.

Voting Aye: Mayor Supple, Council Member Burk, Council Member Hayford Oleary, Council Member Christensen (remote), and Council Member Coleman-Woods.

Motion carried: 5-0

<b>ITEM #8</b>	<b>CONSIDERATION OF ITEMS, IF ANY, REMOVED FROM CONSENT CALENDAR</b>
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- a. (Item 7b moved from Consent Calendar.) Consider approval to set a public hearing to be held on December 09, 2025, to consider the renewal of a Pawnbroker license for 2026 for Metro Pawn and Gun, Inc.

City Manager Rodriguez explained item (7b) was pulled from the consent calendar due to a staff error in submitting the published public notice to the newspaper by the required date. She noted Richfield city ordinances require the city council to conduct a public hearing to consider the pawnbroker license renewals and a date to be set for the public hearing. She recommended setting a public hearing for January 13, 2026, instead of December 9, 2025, and extending the current 2025 license to January 14, 2026.

Support Services Manager Anderson added that steps have been put in place to prevent missing the publishing deadline in the future, and the pawnshop owner confirmed the January date worked better for his schedule.

**MOTION:** made by Councilmember Hayford Oleary, seconded by Coleman-Woods to approve setting the public hearing for January 13, 2026, to consider renewal of the pawnbroker license for 2026 for Metro Pawn and Gun, Inc., and extending the 2025 pawnbroker license to January 14, 2026.

Voting Aye: Mayor Supple, Council Member Burk, Council Member Hayford Oleary, Council Member Christensen (remote), and Council Member Coleman-Woods.

Motion carried: 5-0

<b>ITEM #9</b>	
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	<b>PUBLIC HEARINGS</b>
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- a. Public hearing regarding an Amendment to the 2022 Spending Plan for unobligated tax increment.

Council Member Hayford Oleary introduced this item, explaining that in 2021, the state legislature provided temporary authority to use unobligated tax increment from existing districts to stimulate private development. In November 2022, the HRA adopted a spending plan for up to \$6,345,000 in unobligated tax increment, with projects required to be under construction by December 31, 2025. The 2025 legislature amended this legislation to extend the deadline to December 31, 2026.

Community Development Director Poehlman noted that the HRA unanimously recommended approval of the amended spending plan. The only change to the plan is extending the date to expend the funds.

Council Member Hayford Oleary called the public hearing to order at 7:40 PM on November 25, 2025. No residents participated in the public hearing comment opportunity.

**MOTION:** made by Hayford Oleary, seconded by Burk to close the public hearing.  
 Voting Aye: Mayor Supple, Council Member Burk, Council Member Hayford Oleary, Council Member Christensen (remote), and Council Member Coleman-Woods.  
Motion carried: 5-0

**MOTION:** made by Hayford Oleary, seconded by Coleman-Woods to adopt a resolution approving an amendment to the 2022 Spending Plan for Unobligated Tax Increment.

**RESOLUTION NO. 12372  
 APPROVING AN AMENDED SPENDING PLAN FOR CERTAIN TAX  
 INCREMENT FINANCING DISTRICTS LOCATED IN THE CITY OF RICHFIELD**

Voting Aye: Mayor Supple, Council Member Burk, Council Member Hayford Oleary, Council Member Christensen (remote), and Council Member Coleman-Woods.  
Motion carried: 5-0

- b. Public hearing and consider the approval of new On-Sale Wine and 3.2 Percent Malt Liquor licenses for Brim 2, LLC, dba Brim Restaurant, located at 2910 66th Street West.

Council Member Coleman-Woods presented the application for new on-sale wine and 3.2 percent malt liquor licenses for Brim 2 LLC, doing business as Brim Restaurant at 2910 66th Street West. All required documentation was received, fees paid, and the public safety background investigation completed with no issues.

Support Services Manager Anderson noted that the owner of Brim could not be present for the hearing but had no additional statements to make.

Council Member Coleman-Woods called the public hearing to order at 7:44 PM on November 25, 2025. No residents participated in the public hearing comment opportunity.

**MOTION:** made by Coleman-Woods, seconded by Burk to close the public hearing.  
 Voting Aye: Mayor Supple, Council Member Burk, Council Member Hayford Oleary, Council Member Christensen (remote), and Council Member Coleman-Woods.  
Motion carried: 5-0

**MOTION:** made by Coleman-Woods, seconded by Hayford Oleary to approve the On-Sale Wine and 3.2 Percent Malt Liquor licenses for Brim 2, LLC, dba Brim Restaurant, located at 2910 66th Street West.

Voting Aye: Mayor Supple, Council Member Burk, Council Member Hayford Oleary, Council Member Christensen (remote), and Council Member Coleman-Woods.

Motion carried: 5-0

<b>ITEM #10</b>	<b>PROPOSED ORDINANCES</b>
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None.

<b>ITEM #11</b>	<b>RESOLUTIONS</b>
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- a. Consideration of a resolution authorizing the decertification of Tax Increment Financing District No. 2020-2.

Council Member Burk presented the TIF District 2020-2 (EMI), established in January 2021 to support a mixed-use development at 101 66th Street East. The project was ultimately abandoned by the developer due to rising construction and material costs. With no remaining obligations and no feasible project before statutory deadlines, staff and the HRA’s financial consultant recommended that the district be decertified.

Community Development Director Poehlman clarified that the property is privately owned, and while there is no longer a financial commitment, the city cannot control what happens at the location. The property remains for sale, and when a new proposal is submitted, it will be evaluated like any other land use proposal.

**MOTION:** made by Council Member Burk, seconded by Council Member Hayford Oleary Councilmember Burk moved to approve the resolution authorizing the decertification of Tax Increment Financing District No. 2020-2 EMI.

**RESOLUTION NO. 12373  
APPROVING THE DECERTIFICATION OF TAX INCREMENT FINANCING  
DISTRICT NO. 2020-2: EMI**

Voting Aye: Mayor Supple, Council Member Burk, Council Member Hayford Oleary, Council Member Christensen (remote), and Council Member Coleman-Woods.

Motion carried: 5-0

- b. Consideration of resolutions authorizing the decertification of the Lyndale Gateway / Interchange West and Urban Village Tax Increment Financing Districts.

Council Member Hayford Oleary presented two TIF districts that have reached their statutory limits and provided a summary of the two districts.

Lyndale Gateway/Interchange West (1999): Created to support several major projects, including the Best Buy headquarters. All bond obligations are complete, and remaining pay-as-you-go notes carry no City or HRA liability. Decertification is expected to add about \$1.47 million in tax capacity in 2026, with property values up roughly \$70.5 million.

Urban Village (1999): Established for mixed-use redevelopment at Lyndale Avenue and 66th Street. Developer assistance was provided through pay-as-you-go notes, with no remaining City or

HRA obligations. Decertification is projected to add about \$1,012,829 in tax capacity in 2026, and property values have increased by approximately \$58 million.

Council requested a definition of PAYGO notes for public knowledge. Staff clarified a PAYGO note is a tool the City uses to support redevelopment and housing projects. Staff noted after a project is completed, the City issues a pay-as-you-go note, allowing the developer to be reimbursed from the tax increment generated by the increased property value. The financial risk remains with the developer, as the City is not obligated to make payments if the anticipated property value increase does not occur.

**MOTION:** made by Council Member Hayford Oleary, seconded by Council Member Burk approving the decertification of the Interchange West and Lyndale Gateway Tax Increment Financing District.

**RESOLUTION 12374  
APPROVING THE DECERTIFICATION OF THE INTERCHANGE WEST AND LYNDALE  
GATEWAY TAX INCREMENT FINANCING DISTRICT**

Voting Aye: Mayor Supple, Council Member Burk, Council Member Hayford Oleary, Council Member Christensen (remote), and Council Member Coleman-Woods.

Motion carried: 5-0

**MOTION:** made by Council Member Hayford Oleary, seconded by Council Member Burk approving the decertification of the Urban Village Tax Increment Financing District.

**RESOLUTION 12375  
APPROVING THE DECERTIFICATION OF THE URBAN VILLAGE TAX INCREMENT  
FINANCING DISTRICT**

Voting Aye: Mayor Supple, Council Member Burk, Council Member Hayford Oleary, Council Member Christensen (remote), and Council Member Coleman-Woods.

Motion carried: 5-0

<b>ITEM #12</b>	<b>OTHER BUSINESS</b>
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- a. Consider Approval of Preliminary Design Layouts for 2026 Sidewalk Projects.

Council Member Coleman-Woods introduced the three pedestrian projects scheduled for 2026 construction, 73rd Street between Portland and Cedar Avenue, 64th Street between Lyndale Avenue and Portland Avenue, and 64th Street and Russell Avenue near Sheridan Hills Elementary.

Transportation Engineer Hardegger presented details on the projects, which will add approximately 2 miles of new sidewalk facilities with a combined investment of about \$2.9 million. He reported that engagement included mailers, surveys, pop-up events, an open house, and an online comment map, with 83 total touchpoints.

Transportation Engineer Hardegger addressed common questions about tree impacts (approximately 46 trees total, with plans to replant), snow removal (one pass by city crews), and assessments (none for sidewalk construction). He presented the scope for each project:

- 73rd Street: Three segments with varying widths, connecting to existing paths and providing access to the D Line station and schools.
- 64th Street: A 6-foot sidewalk with 6-foot boulevard on the south side, providing a non-motorized railroad crossing and connecting Richfield Lake to Veterans Park.

- Sheridan Hills: Sidewalks along 64th Street and Russell Avenue with curb extensions to improve safety for students.

Transportation Engineer Hardegger noted all three projects received significant grant funding, with some city matching funds. Transportation Engineer Hardegger noted the Transportation Commission recommended approval on November 5, 2025; council approved the preliminary designs for all three projects in separate motions, with each motion receiving unanimous approval.

**MOTION:** made by Coleman-Woods, seconded by Burk to approve the preliminary design layout for sidewalk project located at 73rd Street from Portland Avenue to Cedar Avenue.

Voting Aye: Mayor Supple, Council Member Burk, Council Member Hayford Oleary, Council Member Christensen (remote), and Council Member Coleman-Woods.

Motion carried: 5-0

**MOTION:** made by Coleman-Woods, seconded by Hayford Oleary to approve the preliminary design layout for sidewalk project located at 64<sup>th</sup> Street from Lyndale Avenue to Portland Avenue.

Voting Aye: Mayor Supple, Council Member Burk, Council Member Hayford Oleary, Council Member Christensen (remote), and Council Member Coleman-Woods.

Motion carried: 5-0

**MOTION:** made by Coleman-Woods, seconded by Burk to approve the preliminary design layout for sidewalk project located at Sheridan Hills Elementary School Area Safe Routes to School.

Council thanked staff for their extensive engagement with neighborhood residents.

Voting Aye: Mayor Supple, Council Member Burk, Council Member Hayford Oleary, Council Member Christensen (remote), and Council Member Coleman-Woods.

Motion carried: 5-0

- Consider the appointments of commissioners to city advisory boards and commissions.

Council Member Coleman-Woods presented the appointments to fill vacant or expiring terms January 31, 2026, for city advisory boards and commissions. Thirty-seven applicants had applied for 23 positions. The council approved appointments for the following commissions:

- Advisory Board of Health: Marcell Johnson, Garrett Draper, Kirsten Norby (with Eric Porter as alternate)
- Arts Commission: Stephanie Eaton, John Blackshear, Paul Chillman (with Jacklyn Vollema and Thomas Cassidy as alternates)
- Civil Service Commission: Britnie Thomas (with Grace Centini as alternate)
- Community Services Commission: David Vries Daniels, Margaux Meyer, Jonathan Doten, Max Weinberger (with Michael Kreblin and David Sperling as alternates)
- Human Rights Commission: Angella Mixon, Branon Pulphus, Kim Lutes
- Planning Commission: Cole Hooley, Matt Taraldsen, Jeff Waltz
- Sustainability Commission: Alexa Wozniak, Katrina DeVore, Ray Sookchain
- Transportation Commission: Jacob Olson, Adam Knosalla, Josh Kloehn

Council thanked all applicants for their participation.

**MOTION:** made by Coleman-Woods, seconded by Hayford Oleary to approve the appointments to fill the vacant commission seats with the new terms expiring January 31, 2029.

**AMENDMENT TO MOTION:** made by Council Member Coleman-Woods, seconded by Hayford Oleary, to amend the motion to include appointments of alternates to fill vacancies on the Human Rights Commission (Tim Franzen) and Sustainability Commission (Amanda Kueper).

Voting Aye: Mayor Supple, Council Member Burk, Council Member Hayford Oleary, Council Member Christensen (remote), and Council Member Coleman-Woods.

Motion carried: 5-0

**MOTION AS AMENDED:** made by Coleman-Woods, seconded by Hayford Oleary to approve the appointments to fill the vacant commission seats with the new terms expiring January 31, 2029, and approve the amendment to motion to include additional appointment of alternates to fill vacant seats on the Human Rights Commission and the Sustainability Commission.

Voting Aye: Mayor Supple, Council Member Burk, Council Member Hayford Oleary, Council Member Christensen (remote), and Council Member Coleman-Woods.

Motion carried: 5-0

- c. Consider adoption of a resolution awarding the sale of \$6,160,000 General Obligation Sales Tax Revenue Bonds, Series 2025A.

Council Member Burk presented the item for awarding the sale of \$6,160,000 General Obligation Sales Tax Revenue Bonds, Series 2025A, to finance improvements to the Woodlake Nature Center and Veterans Park Complex project.

Rebecca Kurtz from Ehlers reported that Standard & Poor's assigned an AA+ rating with a stable outlook, highlighting the city's proximity to the Minneapolis-St. Paul area, stable budget with surpluses, healthy reserves, sophisticated management, and manageable debt burden. Ms. Kurtz reported receiving seven bids, with the lowest from Baird at a true interest cost of 3.0656%, about 29 basis points lower than estimated. She noted that the five-year bonds would be paid solely by sales tax revenues, with a goal of paying off the 2024, 2025, and 2026 sales tax bonds before issuing debt for the community center.

**MOTION:** Council Member Burk, seconded by Hayford Oleary, awarding the sale of General Obligation Sales Tax Bonds, Series 2025a, in the original aggregate principal amount of \$6,160,000; Fixing their form and specifications; Directing their execution and delivery; and providing for their payment.

**RESOLUTION 12376  
 AWARDING THE SALE OF GENERAL OBLIGATION SALES TAX BONDS, SERIES 2025A, IN THE ORIGINAL AGGREGATE PRINCIPAL AMOUNT OF \$6,160,000; FIXING THEIR FORM AND SPECIFICATIONS; DIRECTING THEIR EXECUTION AND DELIVERY; AND PROVIDING FOR THEIR PAYMENT**

Voting Aye: Mayor Supple, Council Member Burk, Council Member Hayford Oleary, Council Member Christensen (remote), and Council Member Coleman-Woods.

Motion carried: 5-0

<b>ITEM #13</b>	<b>CITY MANAGER'S REPORT</b>
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City Manager Rodriguez thanked residents who spoke about property taxes during the Truth in Taxation hearing that preceded the council meeting. She acknowledged the challenge of keeping property taxes low while delivering expected services amid increasing costs. She also thanked the council and staff for their work on the legislative platform discussed at the earlier work session.

<b>ITEM #14</b>	<b>COUNCIL DISCUSSION</b>
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a. Hats off to Hometown Hits.

Council Member Burk wished everyone a happy Thanksgiving, acknowledging world challenges and encouraged people to find things to be thankful for.

Mayor Supple thanked staff for arranging the remote access for Council Member Christensen. Mayor Supple noted the Housing and Redevelopment Authority application deadline is December 15. Mayor Supple thanked everyone involved with the house bonding tour, particularly Representative Howard and staff members. Mayor Supple expressed hope for bonding money to help pay for Nicollet Avenue improvements.

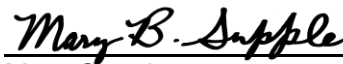
<b>ITEM #15</b>	<b>ADJOURNMENT</b>
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**MOTION:** made by Council Member Coleman-Woods, seconded by Council Member Burk to adjourn the meeting at 8:27 p.m.

Voting Aye: Mayor Supple, Council Member Burk, Council Member Hayford O'leary, Council Member Christensen (remote), and Council Member Coleman-Woods.

Motion carried: 5-0

Date Approved: December 9, 2025



Mary Supple  
Mayor



Katie Rodriguez  
City Manager



Michelle Friedrich  
City Clerk