

**MINUTES
OF THE REGULAR MEETING OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
FEBRUARY 18, 2014
7:00 P.M.**

I. CALL TO ORDER

Mayor Hovland called the meeting to order at 7:07 p.m.

II. ROLL CALL

Answering rollcall were Members Bennett, Brindle, Sprague, Swenson and Mayor Hovland.

III. MEETING AGENDA APPROVED

Member Swenson made a motion, seconded by Member Brindle, approving the meeting agenda.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

IV. CONSENT AGENDA ADOPTED

Member Swenson made a motion, seconded by Member Bennett, approving the consent agenda as follows:

IV.A. Approve regular and work session meeting minutes of February 3, 2014

IV.B. Receive payment of the following claims as shown in detail on the Check Register dated February 6, 2014, and consisting of 28 pages; General Fund \$182,679.18; Police Special Revenue \$307.48; Pedestrian and Cyclist Safety \$2,616.25; Working Capital Fund \$7,785.34; Equipment Replacement Fund \$40,860.00; Art Center Fund \$4,017.89; Golf Dome Fund \$3,277.86; Aquatic Center Fund \$1,224.00; Golf Course Fund \$1,425.20; Ice Arena Fund \$13,356.59; Sports Dome Fund \$2,175.00; Edinborough Park Fund \$10,119.21; Centennial Lakes Park Fund \$5,286.05; Liquor Fund \$173,596.84; Utility Fund \$383,561.60; Storm Sewer Fund \$51,688.40; PSTF Agency Fund \$6,150.63; Centennial TIF District \$65,438.40; Grandview TIF District \$2,578.18; Southdale 2 District \$1,790.75; Payroll Fund \$6,100.15; TOTAL \$966,035.00 and for receipt of payment of claims dated February 13, 2014, and consisting of 30 pages; General Fund \$228,701.27; Police Special Revenue \$396.00; PIR Debt Service Fund \$2,390.00; Working Capital Fund \$53,529.97; Art Center Fund \$451.31; Golf Dome Fund \$18,242.15; Aquatic Center Fund \$385.00; Golf Course Fund \$3,746.77; Ice Arena Fund \$40,085.12; Edinborough Park Fund \$2,303.79; Centennial Lakes Park Fund \$5,198.00; Liquor Fund \$211,045.06; Utility Fund \$79,782.61; Storm Sewer Fund \$825.57; Recycling Fund \$35,190.09; PSTF Agency Fund \$5,051.52; Centennial TIF District \$5,000.00; Payroll Fund \$3,858.38; TOTAL \$696,182.61.

IV.C. Accept Traffic Safety Report, January 2, 2014

IV.D. Adopt Resolution No. 2014-13 Requesting Variance from Standards for State Aid Operation for West 54th Street from Minnehaha Boulevard to France Avenue

IV.E. Request for Purchase, Award of Bid, Contract ENG 14-3 Bredesen Park D & Countryside F Neighborhood Roadway Improvements, awarding the bid to the recommended low bidder, Palda & Sons, Inc. at \$1,770,081.20

IV.F. Request for Purchase, Award of Bid, Contract ENG 14-5 Strauchauer Park B Neighborhood Roadway Improvements, awarding the bid to the recommended low bidder, McNamara Contracting, Inc. at \$1,109,412.05

IV.G. Request for Purchase, Six 2013 Ford PI Utility Vehicles, awarding the bid to the recommended low bidder, Nelson Auto Center at \$167,876.92

IV.H. Approve August 5, 2013 City Council Minutes Correction

IV.I. Approve Temporary 3.2 Beer License Our Lady of Grace Church

IV.J. Approve 2014-2015 Bargaining Unit Contract for Police Officers

Rollcall:

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Ayes: Bennett, Brindle, Sprague, Swenson, Hovland
Motion carried.

V. SPECIAL RECOGNITIONS AND PRESENTATIONS

V.A. GREGORY BANKO AND JASON DOCKTER, SOUTH VIEW MIDDLE SCHOOL, 4TH ANNUAL TASTE OF SOUTH VIEW CULTURAL CELEBRATION – ANNOUNCED

Jason Dockter, Assistant Principal of South View Middle School, and three ninth-grade students announced the March 13, 2014, 4th Annual Taste of South View Cultural Celebration. The students described its purpose, scheduled events, and extended an invitation for all to attend.

V.B. TOM SCHMITZ, EDINA FIRE CHIEF – INTRODUCED

Manager Neal introduced newly hired Fire Chief Tom Schmitz. Fire Chief Schmitz described his professional experience and stated he was happy to be back in Edina and looking forward to working with the community and staff.

V.C. SPEAK UP EDINA MONTHLY REPORT – PRESENTED

Communications Coordinator Gilgenbach presented a summary of opinions, both pros and cons, collected through Speak Up, Edina relating to allowing food trucks with some restrictions.

The Council asked questions of Mr. Gilgenbach and suggested the survey ask if the responder was an Edina resident so those comments could be differentiated from vendor and/or non-resident comments. Manager Neal noted it was a key Council goal to engage with the community to create civic engagement infrastructure. Speak Up Edina was part of that initiative.

VI. PUBLIC HEARINGS HELD – Affidavits of Notice presented and ordered placed on file.

VI.A. 2014 COMMUNITY DEVELOPMENT BLOCK GRANT – RESOLUTION NO. 2014-22 ADOPTED

Senior Planner Presentation

Senior Planner Repya described the Community Development Block Grant (CDBG) Program and recommended allocation of Edina's 2014 allotment of \$124,671 as follows: Public Services-Senior Community Services (H.O.M.E-Housing and Outdoor Maintenance for the Elderly) of \$10,095; Community Action Partnership for Suburban Hennepin (CAPSH) of \$5,000; and, HomeLine \$3,605 (equaling \$18,700 or 15% of total); and, Community Development-Rehabilitation of Private Property Program of \$50,000; West Hennepin Affordable Housing Land Trust (WHAHLT) for its Homes Within Reach Program of \$55,971 (equaling \$105,971 or 85% of total). Ms. Repya answered questions of the Council related to the history of CDBG funding and why the amount received was substantially lower than received in 2010.

Member Brindle disclosed that she served on the CAPSH Board of Directors. Attorney Knesch advised that would not present a legal conflict; however, Ms. Brindle was free to abstain if she desired.

Mayor Hovland opened the public hearing at 7:36 p.m.

Public Testimony

Deb Taylor, HOME Senior Community Services Program CEO, described changes that had taken place with the Senior Community Services Program and the Household and Outside Maintenance for the Elderly (H.O.M.E.) program. She explained how HOME leveraged CDBG funding to receive additional funds and the types of services being requested. The Council encouraged Ms. Taylor to contact the Edina Chamber to learn more about AARP's Life Re-Imagined pilot program.

Dan Park, Community Action Partnership for Suburban Hennepin (CAPSH) Housing Counselor, reported on the services provided to 22 Edina households in 2013.

Samuel Spade, Housing Attorney with HomeLine, summarized the tenant advocacy services provided and thanked the Council for its continued support. He advised that the most common requests for help concerned evictions, repairs, and security deposits.

Janet Lindbo, Executive Director of the West Hennepin Affordable Housing Land Trust (WHAHLT), described the services provided by Homes within Reach to purchase, rehabilitate, and resell homes while maintaining ownership of the property. She thanked the City for its continued support and advised of their fundraising efforts and outreach to the private market for funding. Ms. Lindbo indicated WHAHLT had seen an increase of 12-16% in home purchase prices due to greater demand and lower supply.

Mayor Hovland opened the public hearing at 7:49 p.m.

Public Testimony

No one appeared to comment.

Member Swenson made a motion, seconded by Member Brindle, to close the public hearing.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland
Motion carried.

Member Brindle introduced and moved adoption of Resolution No. 2014-22, Approving Proposed Use of 2014 Urban Hennepin County Community Development Block Grant Program Funds and Authorizing Execution of Subrecipient Agreement with Hennepin County and any Third Party Agreements. Member Bennett seconded the motion.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland
Motion carried.

VI.B. 50TH & FRANCE AVENUE PARKING AND WAYFINDING IMPROVEMENT NO. P-23 – RESOLUTION NO. 2014-18

Mayor Hovland explained that the Council would receive staff and consultant presentations, call for public testimony, then the Council meeting would be recessed and the HRA called to order.

Economic Development Manager Presentation

Economic Development Manager Neuendorf thanked stakeholders who had participated during the process of evaluating parking at 50th and France Avenue for their contributions. Mr. Neuendorf presented findings of the feasibility study contemplating the repair and maintenance costs as well as future annual maintenance and operational costs that would be borne by the property owners and funded through special assessments. It was noted the Edina Housing and Redevelopment Authority (HRA) would fund the capital improvements to the City-owned ramps. Mr. Neuendorf stated if approved, a special assessment public hearing would be scheduled in the fall of 2014.

Dan Coyle, Kimley-Horn Associates, provided a slide presentation that described the substantial public involvement process; the proposed improvements totaling \$5,685,000; annual costs totaling \$450,000 for operations and maintenance; sources of funds to finance the project totaling \$3,310,000 of assessments and \$2,375,000 of City funds; financing of annual maintenance improvements totaling \$350,000 of assessments and \$100,000 of parking permit revenue; assumptions related to funding sources; proposed parking policy changes to address the greater demand for employee parking stalls; and, project schedule that would minimize impacts to business. Mr. Coyle stated future projects for discussion would be a parking ramp expansion of 140 to 200 stalls and middle ramp elevator.

Mr. Coyle answered questions of the Council relating to recommended changes to the City's Parking Policy and indicated the parking demand for shoppers was currently being met. Mr. Neuendorf explained the change in enforcement practices to address employee parking in non-employee designated spaces and to

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impel them to park in less desirable locations including the north ramp. He stated the feasibility study also addressed enticements for employees to use other travel modes, which should improve the situation.

With regard to employee parking in the south ramp, Mr. Neuendorf stated employee designated spaces were on the roof (90 stalls) and the upper most covered level (20 stalls). Employee parking was not allowed on the second or street levels. He explained it was not possible to make the lowest level handicapped accessible because it had no elevator service. Mr. Coyle stated changes to the ramps would be: lowest level of the south ramp would be permit stalls; second and third levels would go from five hour parking to five hour and employee parking in the middle ramp; and the lowest level of the north ramp would go from two hour parking to five hour parking and permit. Mr. Coyle clarified that customer stalls would not be displaced.

The Council voiced concern that the recommendation would use one-half of the south ramp's 415 stalls for employees and would not take advantage of a low cost solution that had been under discussion for years to dedicate the most heavily used and best located ramp to higher volume businesses for customer parking and to shift employee parking to less heavily used ramps.

Mr. Coyle stated there were about 1,000 total parking stalls between the three ramps and business owners have indicated the need was approaching 750 employee stalls at peak time, leaving 250 customer stalls. He stated the north ramp was already, essentially, an employee ramp. Mr. Coyle explained that employee spaces have been divided between the three parking ramps based on the location of Edina employers. Mr. Neuendorf described the detailed analysis conducted by Kimley-Horn relating to employee numbers.

Manager Neal stated Mr. Coyle was hired to provide a professional analysis but it was the Council's decision in how the parking ramps should be used. He encouraged the Council to offer suggestions so those options could be analyzed and feedback provided. The Council suggested relocating the 50th and Halifax dynamic parking availability sign to the west side of Halifax. With regard to concern that pavers might present a tripping hazard, Mr. Coyle stated the 50th and France District currently had pavers and the design of pavers had changed to be more durable, resistant to salt, and permeable.

Mayor Hovland opened the public hearing at 8:36 p.m.

Public Testimony

Richard Steele, 5057 Ewing Avenue South, Minneapolis, addressed the Council.

Dick Curtin, 6310 McIntyre Point, addressed the Council.

Scott Sundet, 7113 Lanham Lane, addressed the Council.

Alan Ackerberg, 4200 Forest Road, St. Louis Park, representing the Parasole Group, addressed the Council.

Klaus Freyinger, 510 Groveland Avenue, Minneapolis, managing partner and owner of the Paper Source corner, addressed the Council.

Rachel Thelemann, 50th and France Business & Professional Association Executive Director, addressed the Council.

Gene Haugland, 5229 West Highway Drive, owner of property at 50th and France, addressed the Council.

Member Swenson made a motion, seconded by Member Brindle to close the public hearing.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

Mayor Hovland reviewed the unsuccessful efforts of Edina to work with the City of Minneapolis to establish a Special Services District and thanked the Committee for working diligently with Edina to address this important issue.

RECESS AND RECONVENE

Member Swenson made a motion, seconded by Member Brindle to recess the Council meeting to HRA at 8:55 p.m.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland
Motion carried.

Member Bennett made a motion, seconded by Member Swenson to reconvene the Council meeting at 9:05 p.m.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland
Motion carried.

AGENDA AMENDMENT – APPROVED

Member Swenson made a motion, seconded by Member Bennett, to consider Item VIII.G. Parking Permit Policy and Fees in 50th and France Commercial District, Ordinance No. 2014-2, prior to taking action on Item VI.B., 50th and France Avenue Parking and Wayfinding Improvement No. P-23, Resolution No. 2014-18.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland
Motion carried.

VIII. REPORTS / RECOMMENDATIONS

VIII.G. PARKING PERMIT POLICY AND FEES IN 50TH & FRANCE COMMERCIAL DISTRICT, ORDINANCE NO. 2014-2 – GRANTED FIRST READING

Mr. Neuendorf noted there were more employees at the maximum shift than designated employee parking stalls, forcing employees to park in a non-designated spaces including spaces designated for customers. In addition, employees prefer to park in the middle ramp, even though it was prohibited, creating another enforcement issue. He indicated this recommendation was the first step in an iterative process with adjustments to be made as necessary.

The Council agreed with the need to take action to encourage compliance and noted that the Council sets parking fees and the City Manager had the authority to set the location of employee parking. Following discussion, **Member Sprague made a motion to grant First and waive Second Reading adopting Ordinance No. 2014-2 Amending Code Section 2-274. Member Brindle seconded the motion.**

Rollcall:

Ayes: Brindle, Sprague, Hovland
Nays: Bennett, Swenson
Motion failed.

Member Sprague made a motion to grant First Reading to Ordinance No. 2014-2 Amending Code Section 2-274. Member Brindle seconded the motion.

Ayes: Brindle, Sprague, Hovland
Nays: Bennett, Swenson
Motion carried.

Staff was asked to revisit the concerns expressed by the Council with the 50th and France Parking Committee prior to second reading of Ordinance No. 2014-2.

VI. PUBLIC HEARINGS HELD – continued – Affidavits of Notice presented and ordered placed on file.

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VI.B. 50TH & FRANCE AVENUE PARKING AND WAYFINDING IMPROVEMENT NO. P-23 – continued – RESOLUTION NO. 2014-18 – POSTPONED TO MARCH 4, 2024

Member Sprague introduced and moved adoption of Resolution No. 2014-18, Ordering Improvement No. P-23, 50th and France Parking and Wayfinding Improvements. Member Brindle seconded the motion.

The Council encouraged staff to find a method to control weeds without the use of toxins. Mr. Coyle answered questions related to landscaping.

Rollcall:

Ayes: Brindle, Sprague, Hovland

Nays: Bennett, Swenson

Motion failed.

Member Swenson made a motion, seconded by Member Bennett, to reconsider Resolution No. 2014-18, Ordering Improvement No. P-23, 50th and France Parking and Wayfinding Improvements, at the March 4, 2014, Council meeting.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

Mayor Hovland recessed the meeting at 9:33 p.m. The meeting was reconvened at 9:43 p.m.

VI.C. MODIFYING SOUTHEAST EDINA REDEVELOPMENT PLAN, ESTABLISHING PENTAGON PARK TAX INCREMENT FINANCING DISTRICT AND TAX INCREMENT FINANCING PLAN – RESOLUTION NO. 2014-23 – ADOPTED

Financial Advisor Presentation

Mark Ruff, Financial Advisor with Ehlers & Associates, provided an overview relating to why a new TIF District was being proposed, a description of the potential projects estimated at a \$500,000,000 total project cost, and four required findings. It was noted that at least 50% of the buildings in the Pentagon office park were outdated/substandard, resulting in declining taxable value. He advised the consultants had determined the proposed District would satisfy the requirements for creation of a 26-year TIF Redevelopment District that would allow the City to consider a public/private partnership in the future so the full potential of this important business/mixed use district could be realized.

Mr. Ruff answered questions of the Council relating to the impact should only one-half of the project be built by the end of 26 years. He explained what was meant by a pay-as-you-go note within the realm of public finance, whereby the developer accepts the risks and would be rebated as taxes were paid. It was noted that general obligation debt was not being requested as part of this project.

The Council considered the potential benefit to surrounding properties. Mr. Neuendorf advised of interest expressed by a property owner to the south to be part of a TIF District, potentially as another phase. Mr. Ruff explained the provision to add additional parcels within five years if the buildings met the 50% substandard test.

Mayor Hovland opened the public hearing at 9:03 p.m.

Public Testimony

Mark Schoening, Vice President Ryan Companies, 4608 Arden Avenue, addressed the Council.

Tom Fletcher, owner of Fletcher Management Inc., at 4445 West 77th Street, addressed the Council.

Member Swenson made a motion, seconded by Member Brindle, to close the public hearing.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

The Council asked questions of Mr. Ruff about expanding the TIF District to include properties on the south side of West 77th Street. Mr. Ruff stated it was at the Council's discretion but he would recommend not interrupting this process to add a parcel as additional review and financial analysis would be required to determine if it met statutory requirements. That action would also require another public hearing. Mr. Neuendorf stated staff met with Mr. Fletcher but after discussion with legal counsel and financial consultants, it was determined that adding a parcel at this time would further complicate the action under consideration. **Member Swenson introduced and moved adoption of Resolution No. 2014-23, Adopting a Modification to the Redevelopment Plan for the Southeast Edina Redevelopment Project Area; and Establishing the Pentagon Park Tax Increment Financing District Therein and Adopting a Tax Increment Financing Plan Therefor.** Member Sprague seconded the motion.

Rollcall:

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

The Council encouraged staff to keep the lines of communication open with nearby property owners to determine whether additional properties would meet the TIF District test.

RECESS AND RECONVENE

Member Sprague made a motion, seconded by Member Bennett, to recess the Council meeting to HRA at 10:16 p.m.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

Member Bennett made a motion, seconded by Member Swenson, to reconvene the Council meeting at 10:18 p.m.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

VII. COMMUNITY COMMENT

No one appeared to comment.

VIII. REPORTS / RECOMMENDATIONS - continued

VIII.A. CITY OF EDINA AND EDINA PUBLIC SCHOOL PARTNERSHIP GOALS – APPROVED

Manager Neal described the partnership between the City of Edina and Edina Public Schools and presented joint operational goals developed for 2014. He stated both were also actively working on Active Routes to Schools so that would be added to the list. **Member Bennett made a motion, seconded by Member Swenson, approving the 2014 Commitment to Partnership Goals by and between the City of Edina and Edina Public Schools as amended to add 8. Active Routes to Schools.**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

VIII.B. NEW ON-SALE WINE & BEER ON-SALE LIQUOR LICENSES, RED SAVOY – APPROVED

Clerk Mangen presented the request of Savoy Edina LLC, dba Red Savoy for a new On-Sale Wine and 3.2 Beer Licenses and staff's recommendation for approval. **Member Swenson made a motion, seconded by Member Brindle, approving new On-Sale Wine and 3.2 Beer Licenses to Savoy Edina LLC, dba Red's Savoy at 4960 and 4970 West 77th Street for the period beginning February 18, 2014 and ending March 31, 2014.**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

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Michael Mergens and Michael Meents, two of owners of Red's Savoy, introduced themselves, described their pizza offerings, and invited all to enjoy their lunch buffet.

VIII.C. SPORTS DOME, OUTDOOR RINK AND ARENA IMPROVEMENTS BUDGET ESTIMATE UPDATE AND BID AUTHORIZATION – APPROVED

Parks & Recreation Director Kattreh displayed renderings of the site and described the location of proposed buildings and drive aisles and access points. She presented the construction budget estimates dated October, 2013 and February 2014, noting the estimates were close with the exception of the East Arena Ice Equipment (\$1,120,000 to \$1,770,293) and site work (+\$1,746,507). Overall the net project difference of \$2,066,817 was based on the design/development process being complete and 60% of the design documents being complete. Ms. Kattreh stated this estimate does include \$500,000 proposed as an alternate for a Kevlar dome covering, dome insulation, and new soccer fields at the Arena site.

The Council considered options to mitigate the \$2 million overrun that resulted from site conditions. Ms. Kattreh stated the Pamela Park project appeared to be about \$500,000 under the projected budget. This savings would be gained by creating a high quality grass field rather than a sand/peat field and to slightly expand the width (20-25 feet) of the artificial turf field. The Council raised the option of deferring Capital Improvement Projects (CIP). Ms. Kattreh stated that was an option for the Edinborough locker room project and would save approximately \$500,000. She explained that while not a contractual obligation, the Edina Swim Club was expecting that work to be completed this year. Another option was to eliminate the outdoor refrigerated rink to save approximately \$1.5 million.

In response to the Council's questions, Ms. Kattreh stated this project was not in the CIP at this time and bonds had not been sold or a levy established to pay for these improvements. The Council expressed a reluctance to delaying locker room improvements and asked Ms. Kattreh to provide a recommendation on other options for cost savings. **Member Sprague made a motion, seconded by Member Swenson, authorizing advertisement of bid package one for Sports Dome, outdoor rink, and arena project.**

Ayes: Brindle, Sprague, Swenson, Hovland

Nays: Bennett

Motion carried.

Member Swenson was excused from the meeting at 10:40 p.m.

VIII.D. FINAL PLAT, DEVELOPMENT AGREEMENTS AND PRESERVATION EASEMENTS – ACRES DUBOIS, FRANK SIDELL, PROPERTY LOCATED BETWEEN LITTEL STREET AND MORNINGSIDE ROAD, RESOLUTION NO. 2014-20 – ADOPTED

Community Development Director Teague presented the final plat, development contract, and preservation easements (tree and slope preservation easement) for Acres Dubois. He advised the final plat was consistent with the approved preliminary plat and drainage and utility easements had been expanded to accommodate an updated stormwater management system that would include an underground infiltration system that could infiltrate all storms up to the 100-year event.

The Council noted that Lots 5, 6, 7 and part of 8 were part of the Slope and Tree Preservation Easement and the number of trees to be preserved was reduced from 86 to 10. Mr. Teague indicated that was correct. With regard to the Morningside sidewalk, he explained it would be subject to the same construction rules and if damaged, would have to be replaced by the new property owner. City Engineer Millner suggested adding that requirement to the Development Agreement.

Peter Knaeble, Terra Engineering, Inc., stated the grading plan remained the same as when approved and was subject to the final house plan. Mr. Teague explained the general grading plan would be done as part of the road construction and the Engineering Department would review grading for individual sites. Mr.

Knaeble stated the easement would be recorded against the property so grading was not allowed within that easement. If the lot was not encumbered by the slope easement, grading would be allowed.

Frank Sidell, property owner, explained that after inspection, the number of trees to be preserved was lowered based on the relative health of the tree stock. The focus was to protect trees on the slope and an aggressive replacement strategy was included in case a tree had to be removed. Mr. Sidell stated his intent to involve the City Forester to select a tree species should a tree be replaced. At the request of the Council, he described the stormwater management system that included an infiltration tank under the newly constructed road to contain all drainage on site. **Member Bennett introduced and moved adoption of Resolution No. 2014-20, Approving a Final Plat for Acres Dubois, subject to the following conditions:**

- 1. Park dedication fee of \$10,000 must be paid prior to release of the final plat.**
- 2. Prior to issuance of building permits, the following items must be submitted:**
 - a. Submit evidence of Minnehaha Creek Watershed District approval. The City may require revisions to the preliminary plat to meet the District's requirements.**
 - b. Individual homes must comply with the overall grading plan for the site. Each individual building permit will be reviewed for compliance with the overall grading plan subject to review and approval of the City Engineer.**
 - c. A construction management plan will be required for the overall development of the site, and for each individual home construction.**
 - d. Utility hook-ups are subject to review of the City Engineer.**
 - e. Outlot A shall be deeded to the adjacent parcel at 4408 Morningside Road.**
 - f. The applicant must rebuild the driveway at 4408 Morningside Road to access off the new street, and eliminate the curb cut on Morningside Road. The configuration shall be subject to approval of the Director of Engineering.**
 - g. Use of Lot 7 for the overall grading of the development will require compensation to the City of Edina. A restoration plan shall be submitted by the applicant subject to review and approval by the City Council.**

And to also approve the Development Contract and Tree and Slope Preservation Easement. Member Sprague seconded the motion.

Ayes: Bennett, Brindle, Sprague, Hovland

Motion carried.

VIII.E. SOUTHDAL MEDICAL BUILDING, 6525 FRANCE AVENUE – AMEND CONDITIONS OF APPROVAL TO BUILD THE PROOF-OF-PARKING PLAN, RESOLUTION NO. 2014-21 – ADOPTED

Mr. Teague presented an amendment to the approved plans for the addition to the Southdale Medical Office Building to build the proof of parking plan (fifth level) and not build the underground parking level; and, to extend the second, third, and fourth levels of the office building over the loading dock area. If approved, the footprint of the ramp would remain the same, the number of proof-of-parking stalls would still exceed City Code, the square footage of the building would remain the same, and building materials would be repositioned but remain the same.

James O'Shea Collaborative Design Group representing Southdale Medical, provided a slide presentation depicting the exterior building façade as previously approved and the requested revision that resulted in creating a plaza between the two buildings. He stated the finishes had not changed and the building remained well within setbacks. Mr. O'Shea reviewed parking statistics, noting there would be 17 more parking spaces than required.

The Council stated support for the proposed revision that would bring the building into scale but indicated there was need for additional screening or decorative skin on the parking ramp facing Drew Avenue. Mr. O'Shea stated impact was added to the 66th Avenue side based on Council comment and to make a pedestrian connection at the point of entry. In addition, the glass element at the corner of the parking lot reflected the glass corner of the office building. Mr. O'Shea stated if treatment was added along Drew

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Avenue, a metal mesh or perforated metal panel would probably be used so it was consistent with the other elevations. **Member Brindle introduced and moved adoption of Resolution No. 2014-21, Approving Plan Revisions for a Site Plan with Variances at 6525-45 France Avenue to Build a 60,000 Square Foot Addition and Parking Ramp Expansion for the Southdale Medical Office Campus as amended to add select screening panels along Drew Avenue subject to approval by the Community Development Director.** Member Bennett seconded the motion.

Ayes: Bennett, Brindle, Sprague, Hovland

Motion carried.

VIII.F. RESOLUTION NO. 2014-19 ADOPTED – ACCEPTING VARIOUS DONATIONS

Mayor Hovland explained that in order to comply with State Statutes; all donations to the City must be adopted by Resolution and approved by four favorable votes of the Council accepting the donations.

Member Bennett introduced and moved adoption of Resolution No. 2014-19 accepting various donations. Member Brindle seconded the motion.

Rollcall:

Ayes: Bennett, Brindle, Sprague, Hovland

Motion carried.

VIII.G. PARKING PERMIT POLICY AND FEES IN 50TH & FRANCE COMMERCIAL DISTRICT, ORDINANCE NO. 2014-2

This item was considered after Item VI.B.

IX. CORRESPONDENCE AND PETITIONS

IX.A. CORRESPONDENCE

Mayor Hovland acknowledged the Council's receipt of various correspondence.

IX.B. MINUTES:

- 1. ART & CULTURE COMMISSION, DECEMBER 19, 2013**
- 2. PARK BOARD MINUTES, JANUARY 14, 2014**
- 3. HERITAGE PRESERVATION BOARD, JANUARY 14, 2014**
- 4. PLANNING COMMISSION, JANUARY 8 AND JANUARY 22, 2014**

Informational; no action required.

X. AVIATION NOISE UPDATE – Received

XI. MAYOR AND COUNCIL COMMENTS – Received

XII. MANAGER'S COMMENTS – Received

XIII. ADJOURNMENT

There being no further business on the Council Agenda, Mayor Hovland declared the meeting adjourned at 11:35 p.m.

Respectfully submitted,

Minutes approved by Edina City Council, March 4, 2014.

Debra A. Mangen, City Clerk

James B. Hovland, Mayor

Video Copy of the February 18, 2014, meeting available.