

# Council Connection



## Upcoming meetings:

- Energy & Environment Commission, 7 p.m. Sept. 8
- Heritage Preservation Board, 7 p.m. Sept. 13
- Park Board, 7 p.m. Sept. 13
- Transportation Commission 6 p.m. Sept. 15
- Community Health Committee, 6 p.m. Sept. 20

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**We'd like to hear from you ...**  
If you have any comments, call Communications & Marketing Director Jennifer Bennerotte at 952-833-9520. The text of this publication will be available online at [www.CityofEdina.com](http://www.CityofEdina.com).



## A summary of the Sept. 7 Edina City Council & HRA meeting

### Council approves plat

The Council granted preliminary and final plat approval for property in Edina's industrial area.

The owner of One Corporate Center 2 would like to divide the property at 7401 Metro Blvd. in order to sell the new lot for future development. No new building is proposed at this time, though the owner showed how the property could be developed with an 11,500-square-foot building on the new lot. Site plan review and approval would be required by the Planning Commission and City Council before any development could occur on the new lot.

The Council approved the plat with several conditions, including one that a shared parking agreement be recorded between the two lots with the plat.

### Council reviews sketch plan

The Council reviewed a sketch plan for possible retail building on France Avenue.

The applicant is proposing to tear down the existing BP automobile service station at 6996 France Ave., and build a new 6,600-square-foot retail building. The applicant is requesting a rezoning of the site from Planned Commercial District-4 for automobile service centers, car washes and gas stations to Planned Unit Development.

This property is located within an area of the City that was designated as a "Potential Area of Change" in the 2008 Comprehensive Plan. According to the Comprehensive Plan, within a Potential Area of Change, "A development proposal that involves a Comprehensive Plan Amendment or a rezoning will require a Small Area Plan study prior to planning application. However, the authority to initiate a Small Area Plan rests with the City Council."

Council members were satisfied with the sketches for the project and indicated they did not feel a Small Area Plan would be necessary.

### Council sets maximum tax levies for 2012

The Council set the maximum tax levies for 2012.

The preliminary General Fund expenditure budget prepared by City Manager Scott Neal is \$30,604,436. The preliminary expenditure budget for the General Fund, the equipment replacement program within the Construction Fund, and all debt levies is \$36,440,420.

Neal prepared the draft budget with several goals in mind, including stabilizing City operations and employee headcount, keeping employee compensation at market levels and maximizing use of available unreserved fund balances.

The City's current unreserved fund balance is nearly \$2.5 million. Neal proposed transferring \$700,000 to the Construction Fund and spending \$100,000 to re-codify local ordinances, \$100,000 to modernize human resources operations and \$100,000 to respond to findings of a recent compensation study. The rest of the money would be used to restructure the City's debt and provide property tax relief.

Total of all levies would increase by \$462,009, or 1.8 percent. The 1.8 percent increase would be the maximum property tax increase the City could levy. However, expenditures and revenues could change before final budget adoption.

A public hearing on the budget and levy will be held Dec. 6. The Council will act on the budget and levy at its meeting Dec. 20.

### Council OKs consultants for GrandView Small Area Plan

The Council approved a team of consultants to help develop a Small Area Plan for the GrandView District.

Last year, a Community Advisory Team made up of Edina residents led a process to determine the future of the City's former Public Works site on Eden Avenue and the area surrounding it, known as the GrandView District. The group met several times during April 2010 and developed seven guiding principles for the area. At the time the principles were adopted, the Edina City Council also agreed to embark on a small area planning process for the area and retain ownership of the City's Public Works property until after a study is complete. The community-led small area planning process began in April 2011 and is being led by a 50-member Steering Committee.

Representatives of the Steering Committee interviewed nine firms and selected those best suited to work on the small area plan. Bruce Jacobson of Close Landscape Architecture and Mike Lamb of Cunningham Group Architecture were selected to be lead consultants on the project. Other consultants include Jack Broz of HR Green, Antonio Rosell of Community Design Group and Tony Schertler of Springsted. Together, they will work with the Steering Committee to study land use, community needs, transportation and market analysis and finance.

The Council approved the consulting team and a work plan for the project, which will be completed over the next four to six months.

A \$100,000 grant through the Metropolitan Council's Livable Communities Demonstration Act will defray the costs of the year-long planning process.