Minutes
Minnetonka City Council
Monday, November 23, 2015

1. Call to Order

Schneider called the meeting to order at 6:30 p.m.

2. Pledge of Allegiance

All joined in the Pledge of Allegiance.

3. Roll Call

Council Members Patty Acomb, Brad Wiersum, Tim Bergstedt, Tony Wagner, Bob Ellingson, Dick Allendorf, and Terry Schneider were present.

4. Approval of Agenda

Wiersum moved, Wagner seconded a motion to accept the agenda with addenda to items 14A and 14B. All voted “yes.” Motion carried.

5. Approval of Minutes: October 21, 2015 council meeting

Allendorf moved, Bergstedt seconded a motion to approve the minutes of the October 21, 2015 council meeting. All voted “yes.” Motion carried.

6. Special Matters:

A. Electronic pollbook presentation

City Clerk David Maeda gave the presentation.

7. Reports from City Manager & Council Members

City Manager Geralyn Barone reported on the schedule of upcoming meetings.

Schneider said he was recently asked to serve on a panel for the governor appointed Citizen League’s study on the Met Council process. He said it was a good discussion.

8. Citizens Wishing to Discuss Matters not on the Agenda

9. Bids and Purchases: None
10. Consent Agenda – Items Requiring a Majority Vote:

A. Resolution approving agreement with MnDOT

Allendorf moved, Acomb seconded a motion to adopt resolution 2015-114 authorizing a master partnership contract with the Minnesota Department of Transportation. All voted “yes.” Motion carried.

B. Resolutions concerning no parking signs on Marlborough Court and Dynasty Drive

Allendorf moved, Acomb seconded a motion to adopt resolution 2015-115 authorizing a No Parking zone on Marlborough Court on Monday through Friday from 3 pm to 5 pm and the installation of signs as needed in the following areas:
- East side: Lake Street Extension to 30 feet south of Lake Street Extension
- West side: Lake Street Extension to 450 feet south of Lake Street Extension

and resolution 2015-116 authorizing a No Parking zone on Dynasty Drive and the installation of signs as needed in the area:
- East side: Lake Street Extension to the south end of the Dynasty Drive cul-de-sac

All voted “yes.” Motion carried.

C. Resolution approving a conditional use permit for an accessory apartment at 3514 Sunrise Drive West

Allendorf moved, Acomb seconded a motion to adopt resolution 2015-117 approving a conditional use permit for an accessory apartment at 3514 Sunrise Drive West. All voted “yes.” Motion carried.

D. Resolution approving a conditional use permit for a fast food restaurant with drive-up facility and site and building plan review for Dunn Brothers Coffee at 14525 State Highway 7

Bergstedt asked that the item be pulled from the consent agenda. He said the building was located on the south frontage road just east of Williston Road. Up until 2013, the building was a commercial building. The owners came to the city and got approval for a mixed use retail building. Over time more and more signs have gone up on the building. There are also two permanent signs in the windows of the building. He said he did not have a problem with Dunn Brothers moving into the building but it would add another sign adding to the busy look. There was nothing the city could do
about this, but he had received comments from residents in his ward about the issue.

Allendorf said he had a couple of people ask him if the city had a sign ordinance. He indicated to them there was a sign ordinance but it did not allow the city to restrict the signs even the ones in the windows.

Wagner said he was surprised there was nothing the city could do about the issue.

Schneider said years back when the ordinance was being updated the council discussed allowing people to publicize their business and not crossing any lines related to free speech. What was anticipated were things like liquor stores advertising sales through window signs. He said this was a stretch to that line of thinking with a long office building with wide letters on it. He agreed it stretched the limits of what was in good taste.

Wiersum said this was an example of unintended consequences from the approval to allow the switch to retail. He said changes to the ordinance could be considered in the future.

Bergstedt moved, Allendorf seconded a motion to adopt resolution 2015-118 approving a conditional use permit for a fast food restaurant with drive-up facility and site and building plan review for Dunn Brothers Coffee at 14525 State Highway 7. All voted “yes.” Motion carried.

E. Resolution authorizing the certification of delinquent fire alarm response fees to the Hennepin County Auditor

Allendorf moved, Acomb seconded a motion to adopt resolution 2015-119 authorizing the certification of delinquent fire alarm response fees to the Hennepin County Auditor. All voted “yes.” Motion carried.

11. Consent Agenda – Items requiring Five Votes: None

12. Introduction of Ordinances: None

13. Public Hearings:

A. On-sale wine and on-sale 3.2 percent malt beverage liquor licenses for People’s Organic Coffee and Wine Café, 12934 Minnetonka Boulevard
Barone gave the staff report.

Schneider closed the continued public hearing at 7:06 p.m.

Acomb said the staff report indicated the establishment had failed its compliance checks the past couple of years. She asked the new owner if anything was going to be done to ensure compliance going forward. Diane Alexander, 1800 Commerce Boulevard, Mound, said she couldn’t answer how the previous owners ran the business. She and her husband previously owned the business and passed all the compliance checks. All her employees receive and sign off on an alcohol awareness packet. She brings in outside trainers and all employees are required to attend the training. She said unlike the previous owner, she will be present at the business.

Wagner moved, Wiersum seconded a motion to grant the liquor licenses for People’s Organic Coffee and Wine Café, 12934 Minnetonka Boulevard. All voted “yes.” Motion carried.

14. Other Business:

A. Concept Plan for Highview Villas, a residential development of properties at 4301 Highview Place and an adjacent, unaddressed parcel

Acting City Planner Susan Thomas gave the staff report.

Wagner the information indicated the project would be similar to the Groveland Pond project. He asked if that was correct. Tim Whitten of Whitten Associates, 4159 Heatherton Place, provided the history of the project.

Rob Eldridge of Ridge Creek Custom Homes said he was not involved in the six lot concept. The driving force to the ten lot concept was the proximity to the highway. The infrastructure cost would require the homes in the six lot concept to be priced in the $900,000 to $1 million range. The ten lot concept would allow all the driveways to be off the new cul-de-sac. A PUD would allow more control for the council providing for restrictions for setbacks, infrastructure, and natural resource protection. For the six lot concept, other than the standard setback requirements, just about anything could be built and the homes could be located just about anywhere on the lots. There could also be possible water management issues for the homes downhill from the development. Clustering the homes together would allow the natural buffer of the trees to remain. He said he would be the developer and builder and wanted to work closely
with the city and neighbors. The price point for the homes would be in the $450,000 to $650,000 range.

Acomb said her initial thought was there may be a couple too many houses. Earlier in the day she asked staff if the developer considered R-1A zoning with 15,000 square foot lots. She wasn’t opposed to smaller lots but felt the lots in the concept plan may be too small. She liked the potential price point.

Allendorf said he was trying to understand the motivation for what was in the plan. Two years ago the price of the lots was for $300,000. At six lots it comes to $50,000 per lot. At ten lots it comes to $30,000 per lot. He noted Eldridge indicated six homes would be priced in the $900,000 to $1 million range. The projected total then would be $6 million. Ten homes at $500,000 would equate to $5 million. He asked what the motivation was for doing this. Eldridge said the motivation was he felt the product would sell faster than a $1 million product. There was a lot more upper bracket new housing product already in the city. The buyers for the upper bracket housing tend to be particularly picky. There was a cost to holding the money as well. He said there already was a person interested in buying what was in the plan.

Greg Carson, 4222 Maple Lane, said the development would be added into the middle of his neighborhood. There were six homes between the development and Lake Street Extension. Putting a bunch of cookie cutter homes in the middle of the neighborhood would change the neighborhood character.

Tony Fernandes, 4232 Highview Place, said he and his wife moved to the neighborhood around four and a half years ago. His house is fairly secluded. He believed that anybody who buys property should be allowed to do anything with the property as long as it does not impose any hardships on anyone else in the neighborhood. He said the lot next to his was empty and he was told when he bought his home that it was a watershed area and no one could build on it. Much to his surprise around two weeks after he bought his house there was a for sale sign on the neighboring property. There was one spot on the property a house could be built. The single location was 20 feet from his house. He attended a council meeting and was told by the council there was an ordinance requiring people to go through certain procedures in order to remove trees. He said the development pretty much cleared the lot. He didn’t see anything wrong with this even though others in the neighborhood did. Fernandes said if a person should be allowed to get as much money as they can for a property as long they stay within the rules.
Bergstedt said typically when a concept plan comes before the council the plan is way too dense and the developer is told it would have to be scaled back. He said last year when the initial concept plan for this property was reviewed it was for six homes, five off of a new cul-de-sac, one off the existing cul-de-sac. All the city’s standards were met and no variances were needed. He said it was a nice concept plan. One year later the plan was for ten detached villa homes sitting in the middle of the neighborhood. He shared the neighbors’ concerns that ten homes were too many. There could be a possibility for more than six homes. He liked the initial concept plan a lot better because it fit in with the neighborhood. While a PUD would provide for more control for the city, he didn’t feel the need for much extra control for a proposal that met all the city’s standards. His first home in the city was right off Highway 7 close to this area. The noise did not bother him but significantly bothered his wife. There were people that would be turned off by living this close to the highway. Others would be interested in buying. He said for the past year the discussion was about how the detached villas were the hot product and Groveland Pond was used as an example. So far there has only been one unit built. This made him worried about price points. He would hate to allow something this dense in the middle of a neighborhood that ultimately did not sell.

Allendorf said for Groveland Pond initially the proposal was for more units and then the development got scaled back. When asked why the proposal was scaled back the developer indicated it was to get a higher cost for the proposed homes. He said this was the opposite situation. He liked the price point being close to $500,000 in comparison with the Groveland Pond’s price point being around $760,000. He thought ten homes was too many but he liked the concept of the less expensive smaller homes. If an application was submitted, a traffic study would answer some of the neighbors’ objections. As for what was the correct number of homes, he would have to see the proposal to evaluate the setbacks between the homes.

Wiersum said he didn’t think this was an unattractive concept. The villa concept works but was unproven in Minnetonka. The issue was price point and $500,000 homes were more attractive to him than $1 million homes for this location. However the council’s track record related to price points was that the discussion started at one price but the eventual price was always higher. The sale sign for Groveland Pond indicated the prices started at $750,000. The model was closer to $900,000. This was the challenge. The amount of land was fixed and if 10 homes were built it obviously would be cheaper than if six to eight homes were built. He agreed that he would like to see fewer than 10 homes. He also agreed there was a demand for the product in the city. It was important to understand lowering the number of homes would cause the price point to
increase. He said this was a challenging piece of property because it abuts I494. This would appeal to some and not appeal to others. He disagreed with the comments that the development was in the middle of the neighborhood. It was in the middle of the access to the neighborhood. There was nothing to the north or east of the neighborhood other than the highway. He thought eight homes sounded reasonable with the understanding it would impact the price.

Wagner said the reason Groveland Pond was done was because it was higher zoned and then the zoning was lessened. The area for the villas by the townhomes near the Carlson Towers was zoned medium density for 30 plus years. Usually he was an advocate for the need for smaller lots in the city but this didn’t feel like the right location for that because it seemed awfully isolated. He agreed ten homes would be a challenge for this location. He understood the concern about price point. He didn’t think he would pay $800,000 for the Groveland Pond house because of the size of the property.

Ellingson asked how many homes under the comprehensive guide plan were permitted for the property. Wischnack said there was a four unit per acre guidance. The property was currently zoned R1 which allowed approximately two units per acre. She said eleven lots total, including the existing house, would equate to about 2.4 units per acre. Including the existing house the area was approximately 4.5 acres. Without the existing house included staff estimated the rest of the site was around 3.8 acres. The exact number would not be known until the survey was done.

Schneider shared the sentiment that six large homes priced at $1 million would be difficult to sell given the location. Having a little more diverse housing type available with the villa homes probably balanced keeping this low density residential with minimal impact while still mitigating the cost of the land with a public road adjacent to a busy highway on two sides. He didn’t know the correct number of houses but he thought what was in the plan was a little too dense. The density of the southern half appeared to be fairly reasonable. Going north with the remaining four lots looked a little tight. He would rather have eight attractive more moderately priced homes than either nothing or homes that cost around $1 million. He thought the city needed this type of housing. He said if the Groveland Pond developer had done what they originally intended to do, having smaller lots adjacent to the commercial area in the $650,000 price range, the houses would have sold. The value for an $850,000 home wasn’t there.

B. **Resolutions concerning the Pagel Activity Center at Minnetonka High School, 18313 State Highway 7:**
1) Conditional use permit; and
2) Site and building plan review

Thomas gave the staff report.

Allendorf said when the proposal was previously looked at there was a question about who would be accountable if problems occur. A lot of emphasis was put on the Minnetonka Youth Hockey Association being responsible as opposed to the neighbors and himself believing that the school district should be responsible for what occurs on its property. He asked how this would be addressed. Thomas said the school district would be responsible for all the implementation of the parking and traffic provisions. All the staff recommended conditions are included in the conditional use permit. The youth hockey association would be responsible for the things associated with the construction including a construction management plan. The overall site management over the long term would be the school district’s responsibility. Wischnack said the school district has agreed to a management plan.

Wagner said as he read through the staff report his assessment was there currently was a traffic challenge and there will continue to be a traffic challenge into the future as the number of students grows. The Pagel Center itself based on use times does not contribute to the challenges. Thomas confirmed that was correct.

Jim Van Bergen, 19200 Highland Avenue, Deephaven, said he was the vice president of the youth hockey board, coach, and father of three kids in the program. In the entire history of the youth hockey program there have never been more kids playing hockey. There were 977 kids signed up this year. The major issue was the shortage of ice. The retention rate from elementary school years through ninth and tenth graders has increased 23 percent over the past decade. He said the association buys ice time wherever it was available within a reasonable distance. He estimated about a 30 percent shortage of ice time or 1,200 hours from a developmental standpoint. A new rink would provide around 1,100 hours and would not impact the hours needed at the city’s ice arenas. The greatest need was for practice time and this would be a practice facility. There’s also a need for off-ice training areas. He said it would be a joint venture and the school district has been a great partner. The youth program would own the rink and the school district would own the land. This model has worked very well. A 20 year note would be taken out and the building would be fully paid for by the membership, corporate sponsorship and user fees.
Charlie Kanan, 19715 Sweetwater Curve, Shorewood, said he served as the Minnetonka School Board chairman. He thanked the council past and present for approving a number of projects on the campus. He said the Minnetonka Youth Hockey Association was a proven entity with a great track record. The school board voted unanimously to approve the proposal.

Wagner said during his time on the council there have been stress points at the high school ranging from speaker noise at the baseball stadium to traffic maintenance. The staff report indicated there was very good collaboration between city staff and school district staff in working through the process for this project. The city was able to obtain some things that were not required under the city code like the conservation easement.

Wiersum congratulated the Minnetonka Youth Hockey Association for its success. His boys played hockey and the highlight for him as a hockey parent was a hockey practice in Delano on New Year’s Day at 6:30 a.m. He understood what the need was. Over time there were challenges as Wagner had noted. A new sheet of ice was not going to reduce the traffic at the campus but he thought the mitigation plans and the active management plan were positives. He also thought the proposal and having a very successful hockey program at the high school were positives for the community. The benefits far outweigh the impacts.

Allendorf said it was interesting the problems identified in the staff report were not problems associated with the recommended addition but were problems associated with the management of the campus prior to the introduction of this application. He thought it was heartening that this application improved the relationship between the school district and city staff. He hoped this would continue because it was good for the community. He thought the proposal was also good for the community.

Acomb said she appreciated that the district was willing to put some of the remaining land in the conservation easement to ensure its protection going forward.

Bergstedt said he was fortunate to represent the part of the city where the high school campus was located. When the plan first came forward no one doubted the need for the ice time. The challenge was all the activity on the campus. The proposal provided a chance to look at traffic flow, circulation, and parking and how to improve those things. Being the ward council member he has periodically heard legitimate concern from the neighbors of the campus about traffic patterns, noise and other issues. As part of the process for this application, there was a new traffic study conducted. Most importantly a new site management plan was developed. The plan
includes standards and if there are problems along the way, the neighbors can work with the school district to resolve the problems. He said there were many potential deal breakers with the project. The youth association, the school district, and the city all tried to make it work and everyone worked well together.

Schneider said the evolution of a continually better dialogue and more communication with the school district in understanding the needs and concerns was a good step forward in the right direction. When the item first was presented to the council as another large building on the south side of the Pagel Center, he looked at the topography and didn’t think it would work. He said the use was very creative and he commended the designer and architect. He was very supportive increasing youth activity and having a continuing positive relationship with the school district.

Bergstedt moved, Wiersum seconded a motion to adopt resolution 2015-120 approving the conditional use permit and resolution 2015-121 approving final site and building plans. All voted “yes.” Motion carried.

Schneider called a recess at 8:03 p.m.

Schneider called the meeting back to order at 8:12 p.m.

C. Concept Plan for redevelopment of the TCF Bank site at 1801 Plymouth Road

Thomas gave the staff report.

Ellingson said it seemed to him the location was so prominent that there should be more going on than what was in this concept plan. During the Highland Bank discussion, it was suggested that because it was a high density development other redevelopments in the area would have a lower density. He thought that concept related more to the redevelopments closer to the residential neighborhood. He said this was the most prominent intersection on this side of Ridgedale.

Wiersum said the site was a retail bank with the current bank having more things going on in a bigger building. He asked what the expectation was from a traffic perspective with a smaller footprint than currently exists. One of his concerns was if there was single level retail on the other part of the parcel, and a smaller footprint bank with the same amount of traffic, traffic could double relative to what currently exists.
Wagner said he attended the neighborhood meeting. He had a conversation about a year ago with the developer about some of the concerns Ellingson raised. He noted this was a pretty small site. The site would be challenging to redevelop for anything larger than what was in the concept plan.

Steve Johnson with Solomon Real Estate said the site was small, about an acre and a quarter. TCF owns the entire site. The plan was for a lot split with his company owning their portion and TCF retaining ownership of their portion. He said this was one of TCF’s more prominent banks. TCF was only willing to work with the plan with the understanding that they would retain ownership and have a free standing building on their property. This left his company with less than three quarters of an acre to work a retail development on to. The optimal way to go would be to blend all three neighboring parcels into a development but currently there are three banks, TCF, US Bank, and Wells Fargo, wishing to own their own real estate.

Johnson said he met with a neighborhood group. The group indicated what it wanted to see was a sidewalk, not having any additional drive thru’s other than what was allowed for with the bank, and not wanting a Highland Bank type project. Originally the plan had more retail but it was scaled back. The current plan includes 5,400 square feet of retail which would meet the city requirements for parking and setbacks. A sidewalk would be wrapped from property corner to property corner. Pedestrian access into the site was part of the plan. The streetscaping would match what was being done with Highland Bank to provide for a contiguous look.

Mike Kraft, the architect for TCF Bank, said when the building was constructed at 12,000 square feet 40 years ago, there was a volume of traffic that grew for 20 years and has been on the decline for the past 15 years. The decrease in traffic coming to the building was due to what is happening to the industry. He said in many ways the building was being right-sized to accommodate the projected traffic. If the traffic increases due to the retail building, it won’t increase anywhere near the capacity that it was in the past. A lot of attention has been given in the plan to make sure the site was easy to move around in both for vehicles and pedestrians.

Allendorf asked what the existing use was for the second floor of the building. Kraft said over the past years there have been multiple functions all office related. Allendorf asked if Kraft had ever been asked to look at the skin of the existing building to upgrade it. Kraft said that was not one of the challenges he’s been faced with. TCF has equity in the brand. People know they are pulling up to a TCF building by its look. Allendorf said the
new design doesn’t say TCF to him at all. Kraft noted the columns were removed. One of the things that was attempted in retaining the brand was maintaining the brick and white pre-finished metal. Allendorf said the design looked plastic and didn’t indicate banking to him. He said he didn’t like the building as it was shown in the concept plan. Putting in another one story retail building seemed like an attempt to do something out of the ordinary because the land was there. He would prefer to see a park instead of the retail building. A smaller TCF building and a retail building did nothing for him.

Schneider asked Kraft to provide more information about the building prototype and how wedded TCF was to the design and where else it was being implemented. Kraft said the banking industry was in an evolution for the past 15 years, and a revolution since 2008. This resulted in fewer staff being able to do more things by being better trained, and allowed creating spaces that are smaller. This had a lot to do with creating a bank for the next generation of bank customers. The concept was about maximizing convenience for various needs. The building design parallels the launching of the new brand which happened earlier in the year. He said this location would be the first for the building design with two others that are being developed as well. He said one of the things commented on most was the use of the color red. A question was asked at the planning commission hearing if there was any wiggle room with the use of red and the answer was yes. He noted one difference between the TCF building and many small retail buildings was the bank building would use the highest quality materials. The building would be used for generations not just for the short term.

Schneider said he was struggling with how to comment on the concept plan. The city had long been very much a free market community unlike other metro cities, which have much more restrictive design standards. Minnetonka relies on quality developers to do a first class job. The council also had a culture of making sure to be objective, fair and not trying to pre-judge projects. As a registered architect he understood that taste was in the eye of the beholder. He said he had to be frank and his comments were meant to be constructive criticism to take back to TCF. When he opened the packet and saw the look of the building, he actually cringed. He showed the design to a number of people to get their feedback. Well over half also cringed. Part of it was the use of red. Several thought the building was a contemporary Kentucky Fried Chicken. That was the type of response the design was evoking. He said the design was not the kind of character, sophistication and quality that was highlighted in the premium corner of the Ridgedale area. He admitted everyone he showed the design to was over 45 years old. The building would definitely get noticed but he wasn’t sure it would be noticed in a positive way.
premium corner in the area, Nordstroms and other buildings were getting to a higher class of design. To have something that a number of people thought was a contemporary KFC gave him real heartburn. He noted this was the first time he had been critical of a design during his tenure on the council.

Kraft said he appreciated Schneider’s candor.

Wiersum said the first time he noticed the new TCF logo was on the office building near Hopkins Crossroad. His wife questioned if the TCF was actually a Twin City Federal or another business using that acronym. He understood banking was fundamentally changed and that these changes were driving the desire for a smaller footprint. This was probably a credible solution to the banking of tomorrow but the challenge for him was this was a premier location in the city, and taking a small parcel and cutting it in half with a building design that had a fast food aspect to it. The challenge was the contrast between the scale for what was needed there for TCF versus the scale of what the city envisioned for the area.

Bergstedt said he didn’t cringe when he saw the picture but instead his reaction was it was an unique concept combining a bank with a fast food restaurant. Then he read the staff report and saw that was not the concept. He agreed he would have some reservation about the building design for any location in the city but particularly for this premier location. He said last year the council discussed the Highland Bank redevelopment and it was a contentious project. One of the biggest issues was the building height. One of driving reasons for his vote for approval was the city had a vision of what it would like to see in the Ridgedale area. This included increased density, adding higher buildings but adding them as far away from the residential neighborhood as possible. Now this concept plan for a premier property was to take down a two story building and putting up two one story buildings. This just didn’t feel right. This concerned him especially coming on the heels of the Highland Bank project.

Schneider said the real challenge was the city’s regulation didn’t clearly state what could or could not be done. The property was zoned and guided commercial. It was about finding the right cooperative long term solution that everyone could be proud of. This would take some work.

Wagner said his thoughts were similar to Schneider’s. When thinking about where higher density would go in the city it was on this side with a hotel because the city was underserved by the hotel market particularly the caliber needed given the corporate headquarters in the area. There currently was no property for this to occur. He agreed TCF could probably
move ahead with what was in the concept plan because there was no ordinance prohibiting splitting the lot. He felt having more lots long term was worse for the city than having fewer lots. Looking at the one acre property, he didn’t think the use was the best use, but at the end of the day the city did not own the property.

Allendorf said he didn’t think splitting the property and putting two one story buildings on it was consistent with what the residents want or what the property deserves. The reason he mentioned putting a park on the property was at least it was something people could understand. He could understand TCF wanting to upgrade the existing building but he could not understand two one story buildings.

D. Professional services agreement for the Shady Oak Site Redevelopment Study

Wischnack gave the staff report.

Wagner said he supported the agreement.

Acomb said she had some concern with engagement given the upcoming holidays. She was happy to see inclusion of the development roundtable that had been beneficial in the past.

Bergstedt said the schedule was aggressive but he hoped it was a schedule that could be kept to. While he was comfortable with the decision to purchase the property, he was uncomfortable with the city being a landlord for any longer than necessary.

Schneider said the primary peak time was when somebody breaks ground for the light rail. He thought the consultant and the engagement process were good. His only reservation was ensuring there was heavy emphasis that due diligence was done to determine what the right market was.

Allendorf agreed with Bergstedt’s comments. He said staff had learned that being a landlord meant much more than hiring a property management company. He said the city should have some idea of what the value of the property should be to the city. The tendency would be to look at a development on paper and go out to the development community who knew the city owns the property, and therefore wouldn’t necessarily bid the highest price. He said the city should determine the value and let the development community know that this was what the city believed the market value for the property was, and stick to the value.
Wischnack said when the roundtable occurs she’ll make sure the developers think about it as market price being paid for the property and there wasn’t a discount being considered at this point to get the development to occur.

Schneider said the project was not a subsidized project but instead was a quality project the city was guiding.

Allendorf moved, Wiersum seconded a motion to approve the agreement for the Shady Oak Site Redevelopment Study. All voted “yes.” Motion carried.

15. Appointments and Reappointments:

A. Appointment of student representative to park board and amend Planning Commissioner John Powers’ term of office

Schneider moved, Wiersum seconded a motion to approve the appointment of Jack Acomb to the park board and amending Planning Commissioner John Powers’ term of office to January 31, 2016. Wiersum, Bergstedt, Wagner, Ellingson, Allendorf, and Schneider voted “yes.” Acomb abstained. Motion carried.

16. Adjournment

Bergstedt moved, Wiersum seconded a motion to adjourn the meeting at 9:05 p.m. All voted “yes.” Motion carried.

Respectfully submitted,

David E. Maeda
City Clerk