

**MINUTES OF THE REGULAR MEETING
CITY COUNCIL
LITTLE CANADA, MINNESOTA**

APRIL 13, 2022

Pursuant to due call and notice thereof a regular meeting of the City Council of Little Canada, Minnesota was convened on the 13th day of April, 2022 in the Council Chambers of the City Center located at 515 Little Canada Road in said City.

Mayor John Keis called the meeting to order at 7:35 p.m. and the following members of the City Council were present at roll call:

CITY COUNCIL: Mayor Keis, Council Members Fischer and Torkelson. Miller is attending virtually by Zoom. Absent: McGraw.

ALSO PRESENT: City Administrator Chris Heineman, Finance Director Brenda Malinowski and City Clerk/HR Manager Heidi Heller.

MINUTES

Torkelson introduced the following resolution and moved its adoption:

RESOLUTION NO. 2022-4-50 – APPROVING THE MINUTES OF THE MARCH 23, 2022 WORKSHOP AND THE MARCH 23, 2022 REGULAR MEETINGS AS SUBMITTED

The foregoing resolution was duly seconded by Fischer.
Ayes (4). Nays (0). Resolution adopted.

ANNOUNCEMENTS

The City Administrator reported that City Staff and Council Members will be participating in a Strategic Planning Session on April 22 and 23, 2022.

PUBLIC COMMENTS

None.

CONSENT AGENDA

Torkelson introduced the following resolution and moved its adoption:

RESOLUTION NO. 2022-4-51 – APPROVING THE CONSENT AGENDA WHICH CONTAINS THE FOLLOWING:

- Approval of the Vouchers
- Approve a General Capital Improvement Fund Budget Amendment
- Approve a Final Pay Request No. 4 to T.A. Schifsky & Sons, Inc. for 2021 Street Improvement Projects
- Approve New Massage Therapist License for Christopher Bayard at Melissa Johnson Massage, 80 County Road C West
- Approve the Scope of Services for a Traffic Analysis & Grant Applications for Little Canada Road and Country Drive to be completed by Bolton & Menk

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The foregoing resolution was duly seconded by Keis.
Roll Call Vote: Keis/Fischer/Torkelson/Miller
Ayes (4). Nays (0). Resolution adopted.

CONTRACT WITH ANIMAL HUMANE SOCIETY FOR IMPOUND SERVICES

The City Administrator stated that in February 2022, the City of St. Paul notified the seven Ramsey County Contract Cities that they were no longer to provide housing for their impounded animals. He explained that the contract cities also had to change impound services in 2018 when the veterinary clinic that had been used for many years chose to no longer provide this service. He noted it was difficult to find another option at that time, but the City of St. Paul offered to start providing this service to the outside cities. He stated that now due to budget constraints and low staffing, St. Paul is no longer offer this service to the cities. Again, there were not many options for this service, but Ramsey County Animal Control Officer Mario Lee was able to secure a new contract with the Animal Humane Society.

Torkelson introduced the following resolution and moved its adoption:

RESOLUTION NO. 2022-4-52 – APPROVE THE LETTER OF UNDERSTANDING FOR IMPOUND HOUSING SERVICES WITH THE ANIMAL HUMANE SOCIETY BEGINNING APRIL 11, 2022

The foregoing resolution was duly seconded by Fischer.
Roll Call Vote: Keis/Fischer/Torkelson/Miller
Ayes (4). Nays (0). Resolution declared adopted.

TIF DISTRICT 7-1 INTERFUND LOAN

The Finance Director stated that staff recommends an interfund loan from the General Fund (101) to TIF 7-1 (471). She explained that the interfund loan is necessary at this time since TIF 7-1 currently does not have a large enough fund balance to pay for the purchase of 2750 Rice Street. She stated that future tax increment or the sale of land in TIF 7-1, will provide the funds necessary for the repayment of this interfund loan. The City has approved interfund loans in the past for similar situations in TIF districts, and these loans provide for an advance of funds for the TIF fund, while generating interest income for the fund that is advancing the funds.

Fischer introduced the following resolution and moved its adoption:

RESOLUTION NO. 2022-4-53 – AUTHORIZE AN INTERFUND LOAN FOR THE ADVANCE OF CERTAIN COSTS IN CONNECTION WITH TAX INCREMENT FINANCING DISTRICT 7-1 IN AN AMOUNT NOT TO EXCEED \$312,500

The foregoing resolution was duly seconded by Torkelson.
Roll Call Vote: Keis/Fischer/Torkelson/Miller
Ayes (4). Nays (0). Resolution declared adopted.

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ECONOMIC DEVELOPMENT AUTHORITY MEETING

At this point in the meeting, the City Council adjourned and convened as the Economic Development Authority.

Keis introduced the following resolution and moved its adoption:

RESOLUTION NO. 2022-4-54 – ADJOURNING THE CITY COUNCIL MEETING AND CONVENING AS THE ECONOMIC DEVELOPMENT AUTHORITY

The foregoing resolution was duly seconded by Fischer.

Roll Call Vote: Keis/Fischer/Torkelson/Miller

Ayes (4). Nays (0). Resolution adopted.

CONSIDER A PURCHASE AGREEMENT FOR 2750 RICE STREET

The City Administrator explained that in early November, the City Council was informed that Lincoln Pawn at 2750 Rice Street was listed for sale. He stated the property owner wants to sell both the building and the business if possible. He explained the existing building was built in 1922, and the parcel is only 0.21 acres in size. He noted that while development of this site will be more difficult with the surrounding development that has already been completed, this property is a critical acquisition for future redevelopment.

The City Administrator explained that this parcel was originally included in TIF District 3-2 which was initially established in 1995 to redevelop property along Rice Street. This included the Sherman Associates townhome and commercial development, however the pawn shop (2750 Rice Street) and several other nearby parcels were not acquired and were ultimately not included in the project. This TIF District (TIF 3-2) was decertified in 2017, however this parcel and a handful of other parcels in the area that were not redeveloped were included in TIF District 7-1 that was created in 2017 for the Suite Living senior housing development. Because of this, there is already a dedicated funding source for acquisition of this property. The owner is requesting a lease-back agreement through July 1, 2022.

Fischer stated purchasing this property is something the City has wanted to do for a long time, and this is the first piece in a larger redevelopment project area.

Torkelson introduced the following resolution and moved its adoption:

EDA RESOLUTION NO. 2022-4-55 – APPROVE THE PURCHASE AGREEMENT AND ADDENDUM TO THE PURCHASE AGREEMENT FOR ACQUISITION OF THE PROPERTY LOCATED AT 2750 RICE STREET, PID 062922330002

The foregoing resolution was duly seconded by Miller.

Roll Call Vote: Keis/Fischer/Torkelson/Miller

Ayes (4). Nays (0). Resolution declared adopted.

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There being no further business, the meeting was adjourned at 7:51 p.m.

John T. Keis, Mayor

Attest:

Christopher Heineman, City Administrator