

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

**FEBRUARY 24, 2021**

Pursuant to due call and notice thereof a special meeting of the City Council of Little Canada, Minnesota was convened on the 24<sup>th</sup> day of February, 2021 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 7:30 p.m. and the following members of the City Council were present at roll call:

**CITY COUNCIL:** Mayor Keis, Council Members McGraw, Fischer, Torkelson and Miller.

**ALSO PRESENT:** City Administrator Chris Heineman, Finance Director Brenda Malinowski, Public Works Director Bill Dircks, Parks & Rec/Community Services Manager Bryce Shearen, City Clerk/HR Manager Heidi Heller and City Engineer Mark Kasma, Eric Seaburg

*In accordance with the requirements of Minn. Stat. Section 13D.021, the City Administrator has determined that an in-person meeting is not practical or prudent because of a health pandemic or an emergency declared under Chapter 12 of the Minnesota Statutes. Because of the health pandemic and emergency declaration, it has been determined that attendance at the regular meeting location by elected officials and members of the public is not feasible. Therefore, some or all of the City Council members may be participating by telephone or other electronic means. This meeting will be recorded in its entirety. Members of the public are able to monitor the meeting on the CTV North Suburbs website (live stream) or use the meeting link provided on the city website prior to the meeting.*

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McGraw introduced the following resolution and moved its adoption:

***RESOLUTION NO. 2021-2-22 – APPROVING THE MINUTES OF THE FEBRUARY 10, 2021 WORKSHOP AND FEBRUARY 10, 2021 REGULAR MEETINGS AS SUBMITTED***

The foregoing resolution was duly seconded by Fischer.

Roll Call Vote: Keis/Fischer/Torkelson/McGraw/Miller

Ayes (5). Nays (0). Resolution adopted.

**PUBLIC COMMENTS**

Romack Franklin with Republic Services, Jason Hartman with Waste Management, and Gene Wegleitner from Gene's Disposal thanked the City for allowing them to serve the City of Little Canada residents as their waste haulers.

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**PRESENTATION – DONATION FROM LITTLE CANADA FIRE DEPARTMENT**

Fire Chief Don Smiley explained that the Little Canada Fire Department has been doing charitable gambling since 1945, and they have donated almost \$1.5 million back to the City into the fire equipment fund.

Assistant Chief Tim Boss, Fire Department gambling manager, explained that they do charitable gambling at Gordie's and the Hoggsbreath. He thanked the owners and staff at the Hoggsbreath and Gordie's for all of the work they do to help with the gambling services.

Fire Chief Smiley and Assistant Chief Boss presented a donation of \$24,322 to the City that will be put into the fire equipment fund.

**PRESENTATION – ST. PAUL REGIONAL WATER SERVICES \$160 MILLION  
UPGRADE TO MCCARRON'S WATER TREATMENT PLANT**

Steve Schneider, General Manager of St. Paul Regional Water Services. He explained that they are planning a large project to replace and upgrade the McCarron's Water Treatment Plant on Rice Street in Maplewood. He reviewed the history of the McCarron's Water Treatment Plant. He stated construction began in the mid-1910's and the backbone of the facility was built by 1925. He noted that much of the infrastructure is nearing 100 years old now.

Will Menkhaus Project Manager for the McCarron's improvement project, explained that the facility is still producing excellent water quality, but there are several reasons why the upgrade is being considered. He stated that they want to take a proactive approach rather than waiting for systems to fail, and they want to improve the reliability of the facility and improve capacity to handle contaminants of emerging concern. He noted they also want to improve future flexibility of the site, along with the interest rates to borrow money are very favorable right now. Mr. Menkhaus stated they plan to replace approximately 2/3 of the treatment process, and are able to do that with a smaller site footprint due to new technology.

Mr. Schneider reviewed the financial impacts of this large project. He noted that project is expensive, but much of the facility is nearing 100 years old. He explained that their retail customers will experience an average rate increase of about \$6.00 per month. He noted that their water is less than one cent per gallon.

Mr. Menkhaus stated that they just started the design process which should take about 18 months, and the bulk of the construction will take place in late 2022 through fall 2025. Fischer asked how long the debt would be for this project. Mr. Schneider stated it would be a 20-year debt service.

Mr. Schneider explained that this site currently has no space to add any additional treatment systems, but the new equipment uses 1/3 of the space, so it will free up a significant amount of real estate if they ever need to add a new process or equipment.

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**PUBLIC HEARING – CONDITIONAL USE PERMIT REQUEST FOR MASSAGE THERAPY AS A PRINCIPAL USE BUSINESS AT 80 MINNESOTA AVENUE; APPLICANT YER YANG**

The Community Development Director presented a request for a Conditional Use Permit at 80 Minnesota Avenue to allow massage therapy. She explained that this use is allowed through the conditional use permit process, and stated that the applicant would be renting a suite within the facility located at 80 Minnesota Avenue. She stated that this property is zoned B-3, General Business, reviewed the conditions for approval that were included within the staff report. She noted that the Council will also be considering the required licensing request later in tonight's meeting. She stated that staff believes that the applicant meets the conditions as described in the staff report, and the Planning Commission unanimously recommended approval at their February 11, 2021 meeting.

Keis opened the public hearing. Alice Holm, 2278 Stephani Court, asked what hours this business would be open. The City Clerk stated that the City Code does not allow a massage business to operate between 12:01 a.m. and 8:00 a.m. daily. She stated the applicant has not indicated what his hours would be, but staff will find out. The Community Development Director stated she would contact Ms. Holm with that answer.

There were no additional comments from the public. Upon motion by Keis, seconded by McGraw, the public hearing was closed.

Fischer introduced the following resolution and moved its adoption:

***RESOLUTION NO. 2021-2-23 – APPROVING A CONDITIONAL USE PERMIT TO ALLOW MASSAGE THERAPY AS A PRINCIPAL USE AT 80 MINNESOTA AVENUE (PID 072922330028), SUBJECT TO THESE CONDITIONS:***

- 1. THE BUSINESS RECEIVES AN APPROPRIATE LICENSE FROM THE CITY OF LITTLE CANADA, AND COMPLIES WITH ALL THE REQUIREMENTS OF THAT LICENSE.***
- 2. ALL THERAPISTS ARE LICENSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPAL CODE.***
- 3. THE CITY RESERVES THE RIGHT TO REVIEW THE CONDITIONAL USE PERMIT AT ANY TIME, AND MAY ADD CONDITIONS DEEMED APPROPRIATE BY THE CITY COUNCIL TO ENSURE COMPLIANCE WITH THE COMPREHENSIVE PLAN, CITY CODES, AND APPLICABLE REGULATIONS.***

The foregoing resolution was duly seconded by McGraw.  
Roll Call Vote: Keis/Fischer/Torkelson/McGraw/Miller  
Ayes (5). Nays (0). Resolution declared adopted.

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**CONSENT AGENDA**

Keis introduced the following resolution and moved its adoption:

***RESOLUTION NO. 2021-2-24 – APPROVING THE CONSENT AGENDA WHICH CONTAINS THE FOLLOWING:***

- Approval of the Vouchers
- Approve Purchase of 2018 Mitsubishi Outlander Administrative Staff Vehicle
- Adopt Ordinance 852, Amending the Fee Schedule for Driveway Permits, Outside Water & Sewer Plumbing Fees & Water Meter Cost and Authorize Summary Publication of the Ordinance

The foregoing resolution was duly seconded by Fischer.

Roll Call Vote: Keis/Fischer/Torkelson/McGraw/Miller

Ayes (5). Nays (0). Resolution adopted.

**MESSAGE THERAPIST AND MESSAGE THERAPY BUSINESS LICENSES FOR YER YANG, MESSAGE REPAIR AND WELLNESS, AT 80 MINNESOTA AVENUE**

The City Clerk explained that Yer Yang is the owner of Massage Repair and Wellness which is currently located in Roseville, but is planning to move to the Little Canada Mall at 80 Minnesota Avenue, Suite B. Mr. Yang is the business owner and will be the only massage therapist working here at this time. She reported that Mr. Yang has submitted all of the required application materials and fees for a massage therapist license and massage therapy as a principal business license. His applications meet City Code Chapters 2201 & 2203, and a background check on Mr. Yang conducted by the Ramsey County Sheriff's Department was satisfactory.

McGraw introduced the following resolution and moved its adoption:

***RESOLUTION NO. 2021-2-25 – APPROVING A MESSAGE THERAPIST LICENSE FOR YER YANG, AND A PRINCIPAL USE MESSAGE THERAPY BUSINESS LICENSE FOR MESSAGE REPAIR & WELLNESS AT 80 MINNESOTA AVENUE, SUITE B, FOR THE PERIOD FEBRUARY 25, 2021 TO DECEMBER 31, 2021***

The foregoing resolution was duly seconded by Keis.

Roll Call Vote: Keis/Fischer/Torkelson/McGraw/Miller

Ayes (5). Nays (0). Resolution declared adopted.

**CALL FOR PUBLIC HEARING FOR NEW HARMONY CONDUIT DEBT BOND ISSUANCE**

The City Administrator reported that staff has received a request from New Harmony Care Center, Inc., a Minnesota nonprofit corporation that the City of Little Canada act as the conduit debt issuer of 501(c)(3) revenue obligations in an amount of approximately \$6,750,000. He explained that the proceeds of the bonds would be used to finance, in part, the acquisition,

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construction, and equipping of a new senior healthcare and housing facility, including approximately 48 skilled nursing beds, 16 transitional skilled nursing beds, 35 independent apartment units, 36 assisted living apartment units, 14 memory care apartment units, and 12 care suite apartment units, to be located at 1534 County Road C East in the City of Maplewood. He stated that if the City Council is willing to act as a conduit issuer, the City must adopt a resolution at its February 24th meeting that calls for that public hearing. The resolution authorizes the City Administrator to set the actual date of the public hearing, currently anticipated for April 14, 2021. Following the public hearing, the City Council would consider a resolution approving the issuance of the Bonds. The City Administrator stated that it is expected that the City will receive an administrative fee of  $\frac{1}{4}$  of 1%, paid by the Borrower. He noted that the borrower is responsible for paying all costs of the transaction, and there will be no costs paid by the City. He stated that the other cities involved have all approved their participation, and Little Canada would receive a fee of about \$16,000 for our participation.

Fischer introduced the following resolution and moved its adoption:

***RESOLUTION NO. 2021-2-26 – APPROVE CALLING FOR A PUBLIC HEARING ON APPROVING THE ISSUANCE OF SENIOR HOUSING AND HEALTHCARE REVENUE NOTES TO FINANCE A PROJECT BY NEW HARMONY CARE CENTER INC. AND AUTHORIZE THE PUBLICATION OF A PUBLIC HEARING NOTICE***

The foregoing resolution was duly seconded by Keis.  
Roll Call Vote: Keis/Fischer/Torkelson/McGraw/Miller  
Ayes (5). Nays (0). Resolution declared adopted.

**2021 IMPROVEMENT PROJECTS**

Eric Seaburg, Project Manager with Bolton & Menk, explained that on January 13, 2021, the Council directed the City Engineer to prepare plans and specifications for street improvements on Greenbrier Circle and Old County Road C (from County Road C to Ruth Street). He stated the estimated overall project cost for Greenbrier Circle is \$504,332, and the estimated overall project cost for Old County Road C is \$623,484. He explained that the proposed improvements consist of reconstructing both roadways and the addition of concrete curb and gutter. Other improvements include excavating water main appurtenances (gate valves, tees and hydrants) to replace bolts, sanitary sewer manhole adjustments and infiltration and inflow repairs, storm sewer improvements and possible addition of rain gardens. Mr. Seaburg noted that the street improvements will be funded through the City's Infrastructure Capital Improvement Fund and special assessments.

Fischer introduced the following resolution and moved its adoption:

***RESOLUTION NO. 2021-2-27 – APPROVING THE PLANS AND SPECIFICATIONS, AND AUTHORIZE ADVERTISING FOR BIDS FOR STREET IMPROVEMENT***

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***PROJECT NO. 2021-01 ON GREENBRIER CIRCLE AND IMPROVEMENT  
PROJECT NO. 2021-02 ON OLD COUNTY ROAD C (FROM COUNTY ROAD C TO  
RUTH STREET)***

The foregoing resolution was duly seconded by McGraw.  
Roll Call Vote: Keis/Fischer/Torkelson/McGraw/Miller  
Ayes (5). Nays (0). Resolution declared adopted.

The City Engineer reported that he attended a meeting on Monday with the Watershed District and Barr Engineering and he wants to give the Council an update on the proposed Ryan Drive improvement project. He explained that the culvert size has been changed to be a little smaller, and the road will not be raised as high. Plans are to do the work this summer and the Watershed District is looking for some cost-sharing with the City. He stated that City staff is looking as some options to end up finishing the roadway upgrades on Ryan Drive. The City Engineer stated that they are going to apply for state grant funds

**There being no further business, the meeting was adjourned at 9:00 p.m.**

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John T. Keis, Mayor

Attest:

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Christopher Heineman, City Administrator