

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

APRIL 25, 2018

Pursuant to due call and notice thereof a regular meeting of the City Council of Little Canada, Minnesota was convened on the 25th day of April, 2018 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	Mr. John Keis
	Council Member	Mr. Tom Fischer
	Council Member	Mr. Rick Montour
	Council Member	Mr. Christian Torkelson
ABSENT:	Council Member	Mr. Mike McGraw
ALSO PRESENT:	City Administrator	Mr. Joel R. Hanson
	City Planner	Mr. Steve Gritman
	City Attorney	Mr. Chad Lemmons
	Cable TV Producer	Mr. Kevin Helander
	City Clerk	Ms. Heidi Heller

MINUTES

Fischer introduced the following resolution and moved its adoption:

RESOLUTION NO. 2018-4-76 – APPROVING THE MINUTES OF THE APRIL 11, 2018 WORKSHOP AND THE APRIL 11, 2018 REGULAR COUNCIL MEETING AS SUBMITTED

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

ANNOUNCEMENTS

Keis read the resolution proclaiming April 27, 2018 as Arbor Day and the month of May as Arbor Month. He announced that an observance of Arbor Day and Arbor Month will be held on Friday, May 4th at 1:00pm in Pioneer Park in Little Canada.

Keis read the resolution proclaiming National Police Week as May 13-19, 2018 in Little Canada, and thanking law enforcement, with special recognition of the Ramsey County Sheriff's Department.

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**APPOINT
NICOLE
GEORGE TO THE
PLANNING
COMMISSION**

Keis stated that Planning Commissioner Nick Sandell has resigned effective April 13, 2018. He explained that staff has known for several months that Mr. Sandell was moving out of the city, so in January during the other Commission interviews, the Council chose Ms. George to replace him once he officially resigned. He stated that Nicole George is officially appointed to the Planning Commission.

**PUBLIC
HEARING:
PLANNED UNIT
DEVELOPMENT
SIGN
AMENDMENT AT
80 LITTLE
CANADA ROAD E:
APPLICANT: TNT
BILLIARD
PRODUCTS &
OWNER TIM
SMITH**

Keis opened the public hearing.

The City Planner explained that Tim Smith, property owner of 80 Little Canada Road East is seeking a Planned Unit Development Comprehensive Sign Plan Amendment that would allow one wall sign per tenant space and painted wall graphics on the building. He stated that in 2010, a Comprehensive Sign Plan was approved for this property that required building signage to consist of individual letters with mounting style allowed either on a raceway or individually. He explained that Mr. Kjos of TNT Billiard Products, applied for a sign permit, but was denied due to the fact the metal panel sign proposed did not meet the approved sign plan. TNT Billiards proceeded to install the metal panel sign and also added painted wall graphics to the west elevation of the building without city approval. The City Planner stated that both building owner Mr. Smith and Mr. Kjos were made aware of the violations and given the option to either remove both signs or apply for an amendment to the existing sign plan.

The City Planner explained that the comprehensive sign plan also provided for a maximum of four wall signs on the north elevation of the building. Since that approval, the property owner has identified tenant suites located on all of the building elevations that may have a need for signage. The City Planner stated that the PUD Amendment request is to increase the number of wall signs up to nine, and allow them to be installed on all sides of the building. He noted the wall signs as proposed would vary between raceway mounting, individually mounted letters, panel signs, or painted wall graphics. In addition, the signs vary between internally illuminated, non-illuminated, or external overhead lighting. The City Planner noted that there is also a freestanding sign on the property for Poolside that has been there for many years. The property owner has indicated that he would like that to stay.

The City Planner explained that the applicant indicated at the Planning Commission meeting that they would be willing to remove the painted signage on the west elevation of the building. He stated that the City's architectural guidelines for the commercial development areas prohibit the use of painted wall graphics as a type of signage. He explained that the guidelines are in place to maintain a consistent look for signage on buildings with multiple tenants.

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The City Planner reported that the Planning Commission approved allowing a total of 684 square feet of signage, including the existing free standing sign for Poolside, and approved allowing the metal sign for TNT Billiards, but are recommending the painted signage be removed.

Fischer stated that he does not think the Blue Sky and ABC Insurance signs look at all alike, so he is fine with the TNT Billiards metal sign. He stated that he thinks the painted wall looks like graffiti and he is concerned that will invite more graffiti.

Tim Smith, property owner, stated that the metal sign is TNT Billiards logo and branding so they want to keep that sign, but they were agreeable to removing the painted signage. Montour clarified that the metal sign would be lit with an overhead gooseneck light. He agrees with Fischer that the painted wall looks like graffiti. He asked why something is not added to the awning over the door to direct people to the entrance.

Jessica Blower, representative for TNT Billiards, stated that they were going to add the word entrance to the green awning over the door, and that they are working on painting over the brick and door.

Montour suggested leaving Blue Sky Vitamin and ABC Insurance signs for now, but when they move out, there would be no more individual letter signs. Fischer stated that he agrees with Montour's suggestion in order to get to some style consistency on the building. Tim Smith, property owner, stated that the individual letter signs comply with the sign plan that is currently in place since either raceway or individual letters are allowed. The City Planner clarified that the architectural sign guidelines do not prohibit the metal style sign, it is the consistency aspect is the issue now.

Fischer stated that because TNT Billiards put up the non-conforming signs before applying for a permit, it has now put the Council in the position of being the bad guy. Montour stated that he would not support Mr. Smith's request as proposed.

The City Administrator asked when the sign was installed. Ms. Blower stated it was installed in October 2017. The City Administrator noted that TNT Billiard Products received their approval to locate in the building on August 23, 2017, the sign permit was applied for on August 22, 2017 and the Associate Planner denied the application and notified the applicant via phone call on September 5, 2017.

Montour stated that unless Mr. Smith agrees to a plan that will move towards sign consistency on the whole building, the only other course of action would be to deny the request and TNT Billiards will have to remove the sign. Mr. Smith agreed to the proposed sign plan amendment

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to replace the existing signs with metal signs that are front lit as tenants move out and new tenants move in.

No one in attendance commented.

Upon motion by Montour, seconded by Keis, the public hearing was closed.

Montour introduced the following resolution and moved its adoption:

RESOLUTION NO. 2018-4-77 – APPROVE THE PLANNED UNIT DEVELOPMENT SIGN PLAN AMENDMENT AT 80 LITTLE CANADA ROAD EAST TO ALLOW ONLY FRONT LIT METAL SIGNS GOING FORWARD, BUT CURRENT TENANTS ARE SUBJECT TO THE EXISTING SIGN PLAN; A TOTAL OF NINE WALL SIGNS ARE ALLOWED ON THE BUILDING PLUS THE EXISTING POOLSIDE FREESTANDING SIGN, WITH A TOTAL AMOUNT OF 684 SQUARE FEET OF SIGNAGE ALLOWED ON THE PROPERTY

The foregoing resolution was duly seconded by Fischer.

Ayes (3).

Nays (1). Torkelson. Resolution declared adopted.

**PUBLIC
HEARING –
SUBDIVISION OF
2320 PRESERVE
TRAIL & 475
VIKING DRIVE E
INTO 3 SINGLE
FAMILY
PARCELS;
APPLICANT:
STEVE
BRAUSEN**

The City Planner explained the property owner of 2320 Preserve Trail and 475 Viking Drive E. has requested a simple subdivision to create a third lot from the existing two lots that would face Viking Drive. He noted that the properties are zoned R-1, Single Family Residential, and all three lots comply with the applicable R-1 District size requirements. The City Planner explained that the survey does not show the required six foot perimeter drainage and utility easements around all three lots, which will be a condition of approval. He noted that there is currently an existing six foot drainage and utility easement around three sides of the 2320 Preserve Trail parcel, however with the lot line adjustments being proposed, this will impact this easement on the west side. Also the survey has shown that an existing 12 foot drainage easement for Parcel B, 475 Viking Drive, at the southwest corner of the lot will be vacated. The City Planner stated that the applicant will need to apply and go through a separate process to have these easements vacated. He explained that there is also a 20 foot MnDOT storm sewer easement that runs north to south on 2320 Preserve Trail and the newly created Lot C. He noted that staff has talked with the applicant about taking this into consideration in his plans for construction of a new home on Parcel C. There is no additional setback requirement from the easement, but the applicant is aware that he is not allowed to build anything within this easement. The City Planner noted that the

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storm pipe in this easement is very deep and the City Engineer is reviewing this in greater detail. He stated that staff is recommending a condition of approval be subject to any comments or conditions of the City Engineer. He noted that as a condition of all lot splits, it is recommended that the new Parcel C be subject to the City's park dedication fee. He noted that the City Engineer is also recommending that the applicant must provide grading and drainage information before construction to ensure that the new lot can drain as required.

The City Planner stated that the proposed lot split is consistent with applicable zoning and subdivision ordinance requirements. Staff recommends approval of the subdivision of parcels 2320 Preserve Trail and 475 Viking Drive subject to the following conditions:

- Future plans for Parcel C are subject to current code requirements and must comply with any and all applicable codes.
- Processing the vacation of existing easements that are no longer necessary as a result of the proposed simple subdivision.
- The applicant submit a revised survey showing the required six foot drainage and utility easement along the property lines for all three parcels.
- A grading plan is submitted for staff review and approval prior to issuance of the building permit for Parcel C.
- Comments by the City Engineer related to MnDOT's storm sewer easement, if any.

No one in attendance commented.

Steve Brausen, stated that he is agreeable to the conditions stated in the staff report. Mr. Brausen also noted that he is amendable to dedicating a new easement along the east property line to accommodate MnDot should they need to reconstruct the storm sewer, ideally at a shallower depth.

Upon motion by Montour, seconded by Keis, the public hearing was closed.

Fischer introduced the following resolution and moved its adoption:

RESOLUTION NO. 2018-4-78 – APPROVE THE SUBDIVISION OF 2320 PRESERVE TRAIL AND 475 VIKING DRIVE EAST INTO THREE SINGLE FAMILY RESIDENTIAL PARCELS, SUBJECT TO THE CONDITIONS IN THE PLANNERS REPORT

The foregoing resolution was duly seconded by Keis.

Ayes (4).

Nays (0). Resolution declared adopted.

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**PUBLIC HEARING
– CONDITIONAL
USE PERMIT,
VARIANCE AND
ARCHITECTURAL
REVIEW FOR A
DRIVE-
THRU/CONVENIENCE
RESTAURANT
(CARIBOU
COFFEE) AT 228
LITTLE CANADA
ROAD EAST;
APPLICANT:
REPRISE DESIGN
& LARRY ABDO**

The City Planner explained that the property owner of 228 Little Canada Road East has submitted an application to construct a new 1,800 square foot Caribou Coffee restaurant with a drive-thru. He stated that this property is at the southwest corner of Little Canada Road and 35E, and has been vacant for several years but was previously a gas station. He explained that this request is for a conditional use permit for the drive-thru along with an architectural review, and variances for a reduced side yard setback along a public right-of-way and a zero lot line setback for a curb barrier.

The City Planner stated that staff's concern was for the overall traffic circulation and vehicle stacking on the site because too much stacking of vehicles on this particular site would be very problematic because of the intersection where this property is located. He explained that the staff report was written when it was unclear whether the site plan would be acceptable, but a new plan was submitted before the Planning Commission meeting that appeared to meet the requirements. Because of the updated site plan, the Planning Commission recommended approval for the site plan, architectural review and variances for the setbacks. Staff believes there is an adequate amount of parking, except there is a dumpster location in the back corner which is supposed to have a 10 foot setback, but shows it to have a five foot setback, so that does not comply with the code. If they want to have the five foot setback, they will need to apply for a variance as an additional planning request. Staff is comfortable with the planning and zoning side of the proposal, but there are traffic issues to deal with.

The City Administrator stated that both Ramsey County and MnDOT retain authority over the access to this site, and the letters received from both entities have thrown a curveball into the property owners plans. He explained that the changes they are proposing do not contain any cost impact information. He stated that the County wants the power pole at the entrance to be moved but the site plan shows it remaining. He stated that he recommended that this still come before the Council tonight in order to find out if there are other concerns from the Council about the site plan in the event we are able to resolve the County and MnDot issues.

Larry Abdo, developer, explained that if they get approval of the conditional use permit and site plan, they will have their engineer work on understanding what is wanted by Ramsey County and MnDOT, and what the costs are since that might be a deal killer. He stated that Xcel is fine with the power pole remaining where it is, and they could put bollards around the power pole to better secure it. If they get past that, they need to find out what the timing is.

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Fischer clarified that the planning requests are limited to the actual site, and the traffic and power pole are out of the City's jurisdiction. The City Planner stated that was correct, but complying with those other entities should be a condition of the approval.

The City Administrator clarified that if approvals were given tonight but there are changes to the site plan to address MnDot and County issues, the applicant would have to come back to the Council for review.

No one in attendance commented.

Upon motion by Keis, seconded by Montour, the public hearing was closed.

Montour introduced the following resolution and moved its adoption:

RESOLUTION NO. 2018-4-79 – APPROVE THE CONDITIONAL USE PERMIT AND ARCHITECTURAL REVIEW, AND VARIANCES FOR REDUCED BUILDING AND CURB SETBACKS FOR A DRIVE THRU/CONVENIENCE RESTAURANT AT 228 LITTLE CANADA ROAD EAST SUBJECT TO THE CONDITIONS OF THE CITY PLANNER, CITY ENGINEER, AND PLANNING COMMISSION, SUBJECT TO REVIEW BY THE CITY COUNCIL IF ANY SITE PLAN CHANGES ARE MADE; AND SUBJECT TO APPROVAL BY RAMSEY COUNTY AND MINNESOTA DEPARTMENT OF TRANSPORTATION FROM AN ACCESS PERMIT STANDPOINT

The foregoing resolution was duly seconded by Fischer.

Ayes (4).

Nays (0). Resolution declared adopted.

The City Planner clarified that the site plan shows a five foot setback which would require a variance, so that piece of the site plan does not comply, and the applicant would need to come back through the process for a variance.

**CONSENT
AGENDA**

Montour introduced the following resolution and moved its adoption:

RESOLUTION NO. 2018-4-80 – APPROVING THE CONSENT AGENDA WHICH CONTAINS THE FOLLOWING:

****APPROVAL OF THE VOUCHERS***

****CALL FOR A WORKSHOP ON WEDNESDAY, MAY 23, 2018 AT 6:00PM TO REVIEW REDEVELOPMENT & DETERMINE NEXT STEPS AND DISCUSS OBJECTIVES OF A DOWNTOWN AREA***

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****APPROVE THE PURCHASE OF A UTILITY VEHICLE FOR PARK MAINTENANCE***

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

**TERRACE
HEIGHTS STORM
SHELTER**

The City Administrator explained that the Terrace Heights has addressed all of the items that the Council raised. Keis stated that they discussed having Terrace Heights conduct an actual test of the emergency plan. Kurt Williams, regional manager for Riverstone Communities, stated he would support doing a test. Torkelson stated that he thinks the plans looks good, and a few other residents are also agreeable. Montour asked if they have any plans to build their own shelter. Mr. Williams stated that they would like to be able to have their own building that includes a community room and maybe other uses.

Keis introduced the following resolution and moved its adoption:

RESOLUTION NO. 2018-4-81 – APPROVE THE STORM SHELTER PLAN AS SUBMITTED FOR TERRACE HEIGHTS MANUFACTURED HOME PARK

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

**SUITE LIVING OF
LITTLE CANADA
– DEVELOPMENT
AGREEMENT,
LOAN
AGREEMENTS
AND INTERFUND
LOANS FOR TIF
DISTRICT**

The City Administrator stated that Suite Living of Little Canada received approvals to build a 32 unit senior assisted living project at 2736 and 2744 Rice Street. He explained that staff has been working to finalize the development program for the project. He stated that the development agreement was included in the additions packet, and must be approved by the City Council. The City Administrator stated that per the Conditional Assignment of Rights executed with the Suite Living developers, the City was providing a \$600,000 loan for a three year term, and this loan was to be secured by a 2nd mortgage. He explained that recently the developers asked the City to consider accepting a personal guarantee because their primary mortgage company will not allow a 2nd mortgage. He stated that instead, the City will instead advance Suite Living \$400,000 to purchase the property, and the City will receive the additional \$200,000 at the time of payoff.

The City Attorney explained that the new method of securing the loan is for the City to take a secured interest in all of the member units of the LLC

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that will own the project. The City Attorney, explained that if the developer does not pay off the note, the City would take control of all of the LLC member units and would then become the owner of the project. He reviewed the pros and cons of this financing proposal.

Joel Larson, Suite Living, stated that he is agreeable to the terms that have been discussed.

Montour introduced the following resolution and moved its adoption:

RESOLUTION NO. 2018-4-82 – APPROVING THE PLANNED UNIT DEVELOPMENT AGREEMENT FOR SUITE LIVING OF LITTLE CANADA AS PRESENTED SUBJECT TO FINAL COMMENTS BY THE CITY ATTORNEY

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

Montour introduced the following resolution and moved its adoption:

RESOLUTION NO. 2018-4-83 – APPROVING A RESOLUTION FOR AN INTERFUND LOAN FROM FUND #604 FOR \$400,000 TO FINANCE THE LOAN ASSOCIATED WITH TIF DISTRICT NO. 7-1

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

Montour introduced the following resolution and moved its adoption:

RESOLUTION NO. 2018-4-84 – APPROVING A RESOLUTION FOR THE INTERFUND LOAN FROM FUND #604 FOR \$30,000 TO COVER THE COSTS ASSOCIATED WITH THE CREATION OF THE TIF DISTRICT THAT WILL BE RECOVERED FROM FUTURE TAX INCREMENTS

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

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Montour introduced the following resolution and moved its adoption:

RESOLUTION NO. 2018-4-85 – RECESSING THE CITY COUNCIL MEETING AND CONVENING AS THE ECONOMIC DEVELOPMENT AUTHORITY

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

Keis introduced the following resolution and moved its adoption:

RESOLUTION NO. 2018-4-86 – APPROVING THE LOAN DOCUMENTS: PLEDGE AND SECURITY AGREEMENT, PROMISSORY NOTE AND THE PERSONAL GUARANTEE OF JOEL LARSON FOR \$400,000; DONE BY THE ECONOMIC DEVELOPMENT AUTHORITY EXERCISING THEIR POWER AS A HOUSING AND REDEVELOPMENT AUTHORITY FOR THE CITY OF LITTLE CANADA

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

Keis introduced the following resolution and moved its adoption:

RESOLUTION NO. 2018-4-87 – ADJOURNING THE ECONOMIC DEVELOPMENT AUTHORITY MEETING AND RECONVENING THE CITY COUNCIL MEETING

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

**PROPOSED
ORDINANCE
AMENDMENTS
TO CITY CODE
CHAPTERS 902,
914 AND 1001**

The City Planner stated that staff is proposing three amendments to the zoning code and subdivision code. He explained that the first amendment to Chapter 902 is dealing with the definition of Riparian. He noted that the proposed language is adding clarification to what has been staff's practical application of the definition. He explained that riparian is property with frontage on a body of water, but the issues have been with properties that have only a small sliver of land that fronts the lake and the house structure or buildable area is on the other side of the road.

Montour introduced the following resolution and moved its adoption:

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**RESOLUTION NO. 2018-4-88 – ADOPTING ORDINANCE 827,
AMENDING CHAPTER 902 OF THE LITTLE CANADA ZONING
CODE**

The foregoing resolution was duly seconded by Fischer.

Ayes (4).

Nays (0). Resolution declared adopted.

The City Planner stated that the second amendment is to the subdivision code relating to using metes and bounds, where the parcel is being described by survey lines rather than a plat. He noted that the code used to have a limitation on how many times you could use the metes and bounds way to subdivide a property, and staff is not sure how or when it disappeared from the code. He explained that this amendment is adding language that prohibits a parcel that was subdivided with a metes and bounds description from being subdivided again with a metes and bounds description for 10 years. He noted that this does not prohibit someone from subdividing a property, but they will have to plat the subdivision instead.

Keis introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2018-4-89 – ADOPTING ORDINANCE 828,
AMENDING CHAPTER 1001 OF THE LITTLE CANADA CITY
CODE SUBDIVISION ORDINANCE**

The foregoing resolution was duly seconded by Montour.

Ayes (4).

Nays (0). Resolution declared adopted.

The City Planner stated that the third proposed amendment addresses the proposed changes for the I-1, Light Industrial District as discussed between the City Council and Planning Commission at the joint workshop on January 10, 2018. Staff has drafted an ordinance based on the comments from that meeting. He explained that they changes primarily deal with outdoor storage in commercial districts, and relaxes the rules for leasing outdoor storage to tenants or off-site tenants. He noted there is also some language simplification for screening. The City Planner explained that there is a change in the allowance for refuse containers and now allows them stored behind the front line of the building in the side yard, versus in the rear. He stated that the last changes are for off-site outdoor storage and related interim use permits.

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Fischer introduced the following resolution and moved its adoption:

***RESOLUTION NO. 2018-4-90 – ADOPTING ORDINANCE 829,
AMENDING CHAPTER 914 OF THE LITTLE CANADA ZONING
CODE***

The foregoing resolution was duly seconded by Montour.

Ayes (4).

Nays (0). Resolution declared adopted.

**DISCUSS 2018
CITY VOTING
OPTIONS**

The City Clerk reported that Ramsey County is stepping up to help the cities with absentee voting and early voting this year since so many voters are now voting before election day. She explained that the County will be doing all of the mail absentee ballots and will be running several St. Paul and suburban locations for early voting during the last week before election day. She stated that the cities who run their own elections can choose whether to offer in-person absentee voting and early voting. The City Clerk explained that the City will offer the in-person absentee voting up until the day before the election, but recommended that early voting not be done at city hall during the general election. She stated that voters can still come to city hall and vote absentee and put their ballot in an envelope, they just would not be able to early vote and put it directly into the ballot scanner. She stated that early voting would need to be moved into the Council Chambers and election judges hired because of the amount of people that came, especially the last few days. She explained that the County will have early voting available for any Ramsey County resident at some of the Ramsey County libraries and the County public works building in Arden Hills, along with several locations in St. Paul.

Torkelson was concerned that Little Canada residents would not be able to vote at city hall. The City Clerk stated that residents could still vote absentee at City Hall until the day before the election.

There was consensus of the Council to not provide early voting at City Hall since residents can still vote by in-person absentee voting.

**CALL FOR A
CLOSED SESSION
TO DISCUSS
OFFER TO
PURCHASE 93
WEST LITTLE
CANADA ROAD**

The City Administrator stated that the Council is calling for a closed session at 9:24pm as authorized under State Statute 13D.05 Subd. 3, to discuss an offer to purchase 93 West Little Canada Road.

Keis stated that the regular Council meeting will be adjourned and the Council will immediately go into closed session. He noted that the regular Council meeting will reconvene and then immediately adjourn after the closed session.

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Montour introduced the following resolution and moved its adoption:

RESOLUTION NO. 2018-4-91 – TEMPORARILY ADJOURNING THE REGULAR COUNCIL MEETING AND CONVENING INTO CLOSED SESSION

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

The Council convened into closed session at 9:24pm.

Montour introduced the following resolution and moved its adoption:

RESOLUTION NO. 2018-4-92 – ADJOURNING THE CLOSED SESSION AND RECONVENING THE REGULAR COUNCIL MEETING

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

The regular Council meeting was reconvened at 9:30 p.m.

The City Administrator reported that the Council discussed the property owner's options regarding the City's potential purchase of the property at 93 West Little Canada Road. The Council has provided direction to Staff as to how to move forward with this property.

ADJOURN

There being no further business, the meeting was adjourned at 9:39 p.m.

John T. Keis, Mayor

Attest: _____
Joel Hanson, City Administrator