

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

AUGUST 14, 2019

Pursuant to due call and notice thereof a workshop meeting of the City Council of Little Canada, Minnesota was convened on the 14th day of August, 2019 at the City Center located at 515 Little Canada Road in said City.

Mayor John Keis called the meeting to order at 6:00 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. Christian Torkelson
Council Member	Mr. Mike McGraw

ABSENT:

Council Member	Mr. Rick Montour
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ALSO PRESENT:

City Administrator	Mr. Chris Heineman
Parks & Rec/Comm. Services Mgr.	Mr. Bryce Shearen
Finance Director	Ms. Brenda Malinowski
City Clerk	Ms. Heidi Heller

Mayor Keis stated that the purpose of this evening's workshop is to discuss Fra-Dor's interim use permit and for an update of the City's Strategic Planning.

**FRA-DOR
INTERIM USE
PERMIT**

The City Administrator stated that the interim use permit for the Fra-Dor site expires on September 30, 2019 and Frank Frattalone has applied for a new IUP which the Council should discuss.

Justin Boss, Frank Frattalone and Tony Frattalone, representing Fra-Dor, were in attendance. Frank Frattalone indicated that he would like to be able to have a permanent use permit. Tony Frattalone reviewed the site and what the two different companies do with the landscape supplies and recycling facility for concrete, asphalt, rock, sod and dirt. He explained that they have plans to improve the site with landscaping, building improvements and pave some more of the site. He reviewed what Frattalone Companies do for the community and their neighborhood, and their financial contributions to the city. He explained

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that this site does not have stable soils and building structures is difficult. The City Administrator stated that there would need to be a high quality building that is at least 50,000 square feet in order to have a high enough market value to bring in the same amount of taxes to the city, and that size of building would likely not be possible on this site.

Keis thanked Frank Frattalone for keeping the site clean and taking pride in his business. He stated that he realizes there is not a big demand for other uses on this site. McGraw stated that Frank has done everything he said he would when this permit was first issued. He asked how long Mr. Frattalone would really want to have a permit for. Mr. Frattalone stated that he wants at least a 20-year permit. He has long term plans to put a significant amount of money into improving the site. There was Council consensus to consider approving a long-term interim use permit for Fra-Dor.

The City Administrator stated that the existing agreement was only intended to transition away from the current use, so he is suggesting to remove the section for sunset of use. Keis also suggested removing the requirement to keep the site listed for sale. The City Administrator stated he will work on changes to the agreement.

**STRATEGIC
PLANNING UPDATE**

The City Administrator reported that Hue Life has sent the final summary reports from the Strategic Planning session that was held in May. He noted that the leadership staff met again with Richard Fursman in June to work on more specific plans and timelines. He stated that a final plan will be presented soon to the Council for adoption.

There being no further business, the workshop was adjourned at 7:30 p.m.

John T. Keis, Mayor

Attest: _____
Christopher Heineman, City Administrator