

REGULAR CITY COUNCIL MEETING ~ JUNE 19, 2017

1. CALL TO ORDER

The regular City Council meeting of the City of Little Falls was called to order by Council President Hanfler on Monday, June 19, 2017, at 7:30 p.m. Councilmembers Hircock, Gosiak, Lundberg, Liljegren, Knafla, Hanson, Council President Hanfler, and Mayor Zylka was present. It was determined there was a quorum.

2. APPROVAL OF AGENDA

Council President Hanfler amended the agenda by adding item 6.k. and 9.e. Motion was made by Mayor Zylka, seconded by Councilmember Gosiak to approve the agenda of June 19, 2017, as amended. Ayes: Hircock, Gosiak, Lundberg, Zylka, Hanfler, Liljegren, Hanson, and Knafla. Nays: none. Motion carried.

3. APPROVAL OF MINUTES

Motion was made by Councilmember Lundberg, seconded by Councilmember Knafla to approve the City Council minutes of the special work session meeting of June 5, 2017, and the regular meeting of June 5, 2017, as presented. Ayes: Hircock, Gosiak, Lundberg, Zylka, Hanfler, Liljegren, Hanson, and Knafla. Nays: none. Motion carried.

4. APPROVAL OF BILLS

Motion was made by Councilmember Liljegren, seconded by Councilmember Hircock to approve the bills totaling \$238,156.21 for check numbers 96524 through 96635. Ayes: Hircock, Gosiak, Lundberg, Zylka, Hanfler, Liljegren, Hanson, and Knafla. Nays: none. Motion carried.

5. AWARDS, DONATIONS, PRESENTATIONS, AND PROCLAMATIONS

a. Award

1. Trunk Highway 27 Memorial Bridge Railroad Crossing Grant – Motion was made by Councilmember Hircock, seconded by Councilmember Hanson to accept the \$2,500 grant from the Initiative Foundation to be used towards the Trunk Highway 27 Memorial Bridge Railroad Crossing feasibility study. Ayes: Hircock, Gosiak, Lundberg, Zylka, Hanfler, Liljegren, Hanson, and Knafla. Nays: none. Motion carried.

6. CONSENT AGENDA

Motion was made by Councilmember Hanson, seconded by Councilmember Liljegren to take the following action on Consent Agenda items a. through k.:

- a. Received and placed on file the Animal Control report for May 2017; and
- b. Received and placed on file the Building report for May 2017; and
- c. Authorized the sale of beer and wine by Will and Tiffany Threlkeld of the Falls Ballroom at Maple Island Park during the Rock the Park event to be held on June 29, 2017, contingent upon receiving a certificate of insurance listing the City as additional insured, approval is granted by the Police Chief, and they clean up after the event; and
- d. Received and placed on file the Fire Department report for May 2017; and
- e. Received and placed on file the Heritage Preservation Commission minutes of June 2017; and
- f. Received and placed on file the Housing and Redevelopment Authority minutes of May 2017; and
- g. Approved Personnel Policy 12, Employee Benefits, as amended; and
- h. Received and placed on file the Public Works Department report for May 2017; and
- i. Received and placed on file the Wastewater Treatment facility report for May 2017; and
- j. Received and placed on file the Water Treatment facility report for May 2017; and
- k. Approved a Tobacco License as requested by the Little Falls Golf Course, One Edgewater Drive, contingent upon the appropriate paperwork, insurance and fees being provided, and approval is granted by the Police Chief.

Ayes: Hircock, Gosiak, Lundberg, Zylka, Hanfler, Liljegren, Hanson, and Knafla. Nays: none. Motion carried.

7. PUBLIC HEARINGS AND LETTINGS

a. Public Hearings

1. Resolution 2017-42, Tax Increment Financing District 39, DJ Holdings, LLC – Council President Hanfler opened a scheduled public hearing at 7:34 p.m. to consider modifying Municipal Development District No. 1 by approving a Tax Increment Financing District

requested by DJ Holdings, LLC. Joe Berg, owner of DJ Holdings, LLC; and Carol Anderson, Executive Director of Community Development, reviewed the request. No one asked questions. Council President Hanfler closed the public hearing at 7:42 p.m. Mayor Zylka then introduced and moved for the adoption of Resolution 2017-42, a Resolution Approving the Modification of Municipal Development District No. 1, the Modification of the Development Program relating thereto, the Creation of Tax Increment Financing District No. 39, and the Adoption of a Tax Increment Financing Plan relating thereto, for DJ Holdings, LLC. Councilmember Knafla seconded the motion for adoption. On a roll call vote; Ayes: Hircock, Gosiak, Lundberg, Zylka, Hanfler, Liljegren, Hanson, and Knafla. Nays: none. Council President Hanfler then declared said Resolution 2017-42 to have received the unanimous vote of the entire City Council and the same to have been duly passed, approved and adopted.

2. **Resolution 2017-43, Tax Increment Financing District No. 40, ABS Properties** – Council President Hanfler opened a scheduled public hearing at 7:44 p.m. to consider modifying Municipal Development District No. 1 by approving Tax Increment Financing District requested by ABS Properties. Jason Johnson, co-owner of ABS Properties, LLC; and Carol Anderson, Executive Director of Community Development, reviewed the request. No one asked questions. Council President Hanfler closed the public hearing at 7:49 p.m. Mayor Zylka then introduced and moved for the adoption of Resolution 2017-43, a Resolution Approving the Modification of Municipal Development District No. 1, the Modification of the Development Program relating thereto, the Creation of Tax Increment Financing District No. 40, and the Adoption of a Tax Increment Financing Plan relating thereto, for ABS Properties. Councilmember Hircock seconded the motion for adoption. On a roll call vote; Ayes: Gosiak, Lundberg, Zylka, Hanfler, Liljegren, Hanson, Knafla, Hircock. Nays: none. Council President Hanfler then declared said Resolution 2017-43 to have received the unanimous vote of the entire City Council and the same to have been duly passed, approved and adopted.

8. **OLD BUSINESS**

a. **Stop Sign Installation, Fourth Avenue Southwest at Seventh Street** – Motion was made by Councilmember Gosiak, seconded by Councilmember Liljegren to accept the recommendation of the Public Works Director and denied the request for the installation of a stop sign on Fourth Avenue Southwest at Seventh Street, due to the request not meeting warrants for a stop sign per City Policy 38. Ayes: Hircock, Gosiak, Lundberg, Zylka, Hanfler, Liljegren, and Knafla. Nays: Hanson. Motion carried.

9. **NEW BUSINESS**

a. **Amendment to Employment Agreement, Jon Radermacher** – Motion was made by Councilmember Hanson, seconded by Councilmember Lundberg to approve the Employment Agreement Amendment with Jon Radermacher. Ayes: Hircock, Gosiak, Lundberg, Zylka, Hanfler, Liljegren, Hanson, and Knafla. Nays: none. Motion carried.

b. **Amendment to Service Agreement, University of Minnesota, Local Option Sales Tax** – Motion was made by Councilmember Hanson, seconded by Councilmember Knafla to approve the Addendum to Services Agreement with the University of Minnesota extending the completion date of the completion of the local option sales tax analysis to June 8, 2017. Ayes: Hircock, Gosiak, Lundberg, Zylka, Hanfler, Liljegren, Hanson, and Knafla. Nays: none. Motion carried.

c. **Planning Commission Recommendation, Conditional Use Permit, ALDI, Inc.** – Motion was made by Councilmember Liljegren, seconded by Councilmember Lundberg to accept the recommendation of the Planning Commission and approved the conditional use requested by ALDI, Inc., to construct a commercial building with a 10 foot rear yard setback vs. the 40 feet required, based on the Planning Commission Report submitted by Ben Oleson, Zoning Administrator, dated June 13, 2017. Ayes: Gosiak, Lundberg, Hanfler, Liljegren, Knafla, and Hanson. Nays: none. Abstention: Hircock and Zylka. Motion carried.

d. **Request for Handicapped Parking, Second Street Northeast** – Motion was made by Councilmember Hircock, seconded by Councilmember Knafla to receive a petition and further authorized the installation of a handicapped parking stall on Second Street Northeast near Broadway. Ayes: Hircock, Gosiak, Lundberg, Zylka, Hanfler, Liljegren, Hanson, and Knafla. Nays: none. Motion carried.

e. **Resolution 2017-44, Façade Easement and Loan, Black Dog Opportunities LLC** – Councilmember Lundberg introduced and moved for the adoption of Resolution 2017-44, a Resolution Accepting a Façade Easement and Authorizing a Loan and Deferred Loan Agreement with Susan Prosapio, dba Black Dog Opportunities LLC, for her property at 118-1/2 Southeast First Avenue. Councilmember Hircock seconded the motion for adoption. On a roll call vote; Ayes: Lundberg, Zylka, Hanfler, Liljegren, Hanson, Knafla, Hircock, and Gosiak. Nays: none. Council

President Hanfler then declared said Resolution 2017-44 to have received the unanimous vote of the entire City Council and the same to have been duly passed, approved and adopted.

10. CITY COUNCIL REPORTS ON CITY AUTHORITIES, BOARDS, COMMITTEES, AND COMMISSIONS

11. ANNOUNCEMENTS

a. Councilmember Gosiak updated the City Council that the Camp Ripley State Veterans Trail group received state funding.

b. City Administrator Radermacher reviewed the League of Minnesota Cities annual conference in Rochester he attended.

c. Public Works Director Kimman updated the City Council on: 1] Water Treatment facility improvement project is completed; 2] pavement maintenance project is completed; 3] Public Improvement 376 is ongoing; 4] Public Improvement PIR [sidewalks] will begin after July 4, 2017; and 5] fill will be brought in along Front Street for future realignment.

12. ADJOURNMENT

Council President Hanfler adjourned the meeting at 8:15 p.m.

Respectfully submitted,

Wendy J. Zylka