

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

**AUGUST 24, 2022**

Pursuant to due call and notice thereof a regular meeting of the City Council of Little Canada, Minnesota was convened on the 24<sup>th</sup> day of August, 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 Miller, McGraw and Fischer.  
Absent: Torkelson.

**ALSO PRESENT:** City Administrator Chris Heineman, Finance Director Sam Magureanu, Public Works Director Bill Dircks and City Clerk/HR Manager Heidi Heller.

**MINUTES**

McGraw introduced the following resolution and moved its adoption:

***RESOLUTION NO. 2022-8-96 – APPROVING THE MINUTES OF THE AUGUST 10, 2022 WORKSHOP AND AUGUST 10, 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 the Villas of Gervais Lake had been potentially planned for the meeting tonight, but will not be back before the Council until potentially September 14, 2022.

**PUBLIC COMMENTS**

Jessica Turcotte, 2674 Schletty Drive, stated she is adjacent to the Villas of Gervais Lake development. She passed out photos of her rear yard to show the large retaining wall and row of trees along the top of the wall. She stated that her property will be adjacent to three of the new lots. She is formally making the following requests:

- If the cul-de-sac design is accepted as currently proposed, she requests that on the side of the new street where the development touches the already existing Schletty Drive property, the rear yard setback variances should not be allowed, and instead, front yard setback variances should be considered. She stated that in her opinion, variances, when possible, should have the least amount of impact on the existing residences. She noted that the reduced front yard will only impact the new people who move into the cul-de-sac.
- The new grading plan indicates that no original mature trees will likely remain on the property post-construction, and the regrading will create a retaining wall approximately 10 feet high on the edge of her property. She pointed out in the photos that she has a row of mature oak trees at the top of her retaining wall and has been advised by experts that if the new retaining wall is constructed at the lot line, many or all of the existing trees may not survive since the new construction will go well into the dripline of the trees. She stated that the new construction

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may remove the trees on that exist on the property to be developed, but should not be allowed to ruin the mature trees that exist in her yard.

- The current plan will have multiple back-to-back retaining walls, so she is requesting that the engineers review to consider if this will create safety issues and if the structure integrity of the walls will be compromised. She stated she has a boulder wall and is very worried that if they are on top digging, this will cause her wall to collapse.
- The runoff plans do not account for the new homes to have additional impervious surfaces, such as decks and patios. She is requesting that this additional hard surface be factored into the modeling for the water runoff plans.
- Outlot A will not be owned by any one person, but will be mostly used for drainage purposes with retaining walls. She stated that it has been said that this development will likely require a homeowner's association, but it will have to pay to maintain retaining walls and other common structures. She asked if the walls are tagged, will they be required to remove the graffiti or paint the walls.

Ms. Turcotte stated that she wants to be a good neighbor, but she does not believe that this current plan is being a good neighbor to her.

Justin Parta, 2655 Edgerton Street, stated that he is adjacent to the proposed Villas of Gervais Lake development. He stated his top concerns are water flow, and noted that he has a very large Silver Maple tree in his backyard and wants to make sure that it is not damaged. He stated that the proposed cul-de-sac will meet his rear property line and wants to make sure that there is safety plan or barrier put in place to ensure that his yard is not impacted. He stated that he welcomes good development and hopes everyone can come to a consensus for what is right for the existing residents and city.

**CONSENT AGENDA**

McGraw introduced the following resolution and moved its adoption:

***RESOLUTION NO. 2022-8-97 – APPROVING THE CONSENT AGENDA WHICH CONTAINS THE FOLLOWING:***

- Approval of the Vouchers
- Approve Partial Pay Request No. 1 to Hydro-Klean, LLC for 2022 Sewer Lining Project

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

**COUNCIL REPORTS & MEETING UPDATES**

Miller reported that the Ramsey County Local League of Local Government meets monthly and has an upcoming meeting on September 9 with a topic of mental health in schools. She stated that the new CEO of Northeast Youth and Family Services (NYFSS) is now in place and is making a lot of changes and she is excited to see what happens.

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McGraw stated that the NineNorth Executive Director left in early 2022 and they are still working to fill the position. He noted the first person offered the position declined, so the job has been reposted. He stated they are hopeful that they will have the position filled in the next few months.

Keis stated the Little Canada Fire Relief Association is doing well. He explained this is the investment committee that funds the retirement accounts for Fire Fighters. He reported that the Fire Department Long Range Planning Committee meets to plan for large equipment purchases and overall long-term planning for the department. Fischer noted that Fire Chief Smiley does a good job being connected in the community. He explained that Little Canada is the only fire department left in the area that is still completely volunteer.

Keis reported that the Little Canada Historical Society has shifted gears recently and conducted strategic planning sessions for their future and how to keep the historical society going.

The City Administrator announced the Movie in the Park on Thursday, August 25 and stated it is a date night theme movie.

**There being no further business, the meeting was adjourned at 8:05 p.m.**

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John T. Keis, Mayor

Attest:

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Christopher Heineman, City Administrator