

The Cannon Falls City Council met in a regular session on Tuesday, November 20, 2018, at 6:30 p.m. in the City Council Chambers. Present were Mayor Robby Robinson and Council Members Morris Mattson, Bill Duncan, Ken Carpenter, John Althoff, and Derek Lundell; Council Member Abadie was absent. Also present were Lanell Endres, Interim City Administrator; Dave Maroney, Community Development Director; Jeffrey McCormick, Police Chief; Nicole Miller, Library Director; Mike Althoff, Public Works Director / Fire Chief; and David Kendall, City Attorney from Campbell Knutson.

Call to Order Mayor Robinson called the City Council meeting to order at 6:30 p.m.

Roll Call Roll call was conducted. All members were present except Council Member Abadie was absent.

Pledge of Allegiance Mayor Robinson led in the recitation of the Pledge of Allegiance.

Approval of Agenda A motion was made by Council Member Carpenter, seconded by Council Member Althoff and unanimously carried, to approve the Agenda.

Public Input Kyle Paulson, President of the Cannon Falls Area Chamber of Commerce, reminded everyone that Deck the Falls is Saturday, November 24. She announced the events and times.

Consent Agenda

- A. Just and Correct Claims – Accounting Period Ending November 15, 2018
- B. Meeting Minutes for November 13, 2018, City Council Work Session
- C. Approve Application for Payment No. 5 for 2018 Street Improvements Project
- D. Property Tax Abatement Request (Former Scofield Drug Property)
- E. Approve Goodhue County Building Official Agreement
- F. Skid Loader Trade-in and Purchase
- G. Resolution 2397, Abating a Special Assessment for the South Annexation Improvement Project
- H. Appointment of Dave Maroney as City Administrator

A motion was made by Council Member Duncan, seconded by Council Member Carpenter and unanimously carried, to approve the Consent Agenda as submitted.

Resolution 2398,
Adopting
Assessments for 2018
Street Improvements

Interim City Administrator Endres provided background information for the street assessments. She noted that during the last meeting several questions were raised and the Council pulled several parcels from the assessment roll and directed staff to update those numbers.

Interim Administrator Endres referenced a list of parcels that were reviewed in terms of alley paving. She noted that the original assessment was reduced to \$6,545.89 as a result of removing the portion of the assessment related to alley paving. She noted that the new assessment amount was provided by the City Engineer.

Interim Administrator Endres noted that assessments for the four units of the Oak Street Condominiums were calculated at 80% of the revised assessment amount, resulting in an assessment of \$5,236.71.

Interim Administrator Endres noted that staff was directed to take a look at the King property assessments. She clarified that the full assessment for the lot that the house sits on was adopted, and the vacant lot was the parcel on the list to be approved during this meeting.

At this point Mayor Robinson allowed public comment with regard to the proposed assessments.

Andrew Althoff, representing the Oak Street Condominiums, expressed continued concerns regarding the new assessment amount. He noted that he still thought that the assessment was too much for the improvements that were made. He reiterated that his building, which has four units, only sits on two lots. He stated these properties did not receive a full reconstruction but only received a mill and overlay of the street and a lined sewer. He noted that each unit was being assessed at 80% of the full reconstruction amount.

Council Member Duncan reiterated that assessments are based on units.

Public Works Director Althoff stated that the City Engineer told him that it was substantially cheaper to line the sewer than replace it, adding that he did not have the exact figures. He explained the process of lining a sewer.

Mr. Althoff stated his understanding that the four assessments were going to be looked at based on the improvements that were actually received but were only reduced by the amount of the alley improvements.

Director Althoff stated that the condo property was a unique situation.

Council Member Duncan stated his understanding from Engineer

Anderson that a full reconstruct was charged for properties that did not necessarily get everything. He stated that a 0.8 calculation for multiplexes was established in the past. He stated that he was unsure of how to proceed in this unique situation.

Director Althoff stated that he felt that this scenario was different from anything that the Council has dealt with before.

Council Member Althoff stated that at the prior meeting a 0.5 assessment was discussed but that nothing was decided.

Community Development Director Maroney stated that he discussed with Engineer Anderson lined sewers versus newly installed sewer pipe. He noted that Engineer Anderson's explanation was that in tight quarters, like an alley, the cost of restoration to actually excavate out the existing pipe, put in a brand new pipe, and then restore the site was significantly more expensive than the liner and that there was no quality difference between the liner and standard sanitary sewer pipe. He stated that Engineer Anderson noted that it was the restoration of the site that adds the additional cost. He noted that Engineer Anderson also stated that assessments were not based on actual costs in front of a specific piece of property but were based on the total cost of the project. Interim Administrator Endres explained that assessments used to be charged on a frontage basis but that the policy was changed.

Mayor Robinson suggested a 0.6 calculation, which would be \$3,927.53 per unit, adding that it was up to the Council to make the decision.

Andrew Althoff stated that that was what he intended to ask for at the very least, as that would be very similar to assessing them for a full reconstruction on the two lots that they are on.

Council Members reached a consensus that the four units – 52.398.0010, 52.398.0020, 52.398.0030, and 52.398.0040 – would be charged at 0.6, which would calculate to \$3,927.53 per unit.

Jon Grimes, State Street East, Cannon Falls, requested an assessment adjustment for his property. He stated that he was assessed for a full reconstruction but only received a lined sewer.

Council Member Duncan reiterated that not everyone in the project area had everything done and that assessments were done on a per unit basis for the total cost.

Mayor Robinson stated his understanding that this methodology has been used for the last four projects. Council Member Duncan agreed with this statement.

Council Members expressed a consensus of no change to the assessment for the Grimes property.

Council Member Duncan commented regarding the King property in terms of him owning two lots. He noted that during the last meeting the Council was informed that the house sat on two lots. It was noted that this might not be the case, according to the GIS and the photographs, and there might still be a full buildable lot there. It was discussed that, if this was the case, the property may need to be assessed for a full reconstruct.

The consensus was to bring this property's assessment back to \$7,122.65, as there appeared to be two buildable lots.

A motion was made by Council Member Carpenter, seconded by Council Member Duncan, to approve Resolution 2398, adopting the assessments to the 2018 Street Improvement Projects with modifications:

- 1) Parcel No. 52.398.0010, 52.398.0020, 52.398.0030, 52.398.0040 will be assessed charged at a rate of 0.6, or \$3,739.53 per unit.
- 2) The assessment for Parcel No. 52.140.1330 (Grimes property) will remain the same.
- 3) The assessment for Parcel No. 52.140.2120 (King property) will be increased back to the original amount of \$7,122.65.

A vote was taken, and the motion carried unanimously with Council Member Althoff abstaining.

Staff Reports

Director Maroney thanked the Council for their vote of confidence, stating that he looked forward to starting his new position in early December and helping to help move things forward.

Director Maroney discussed the Feast! event, including a food festival on December 1 at Mayo Civic Center. He stated that the EDA has been a strong supporter of this event, adding that CannonBelles Cheese, Cannon River Winery, Ferndale Market, and Raw Bistro would be in attendance.

Director Maroney reported that the Economic Development Authority had approved loans for three projects in downtown Cannon Falls,

including a loan for Aqua Land, a new tropical fish development under construction.

Director Maroney noted that earlier in the meeting the Council approved a property tax abatement request for the former Scofield Drug property. He added that the EDA had approved a matching loan for this project, which was expected to generate an estimated \$150,000 in new investment in this vacant building.

Director Maroney reported that Raw Bistro was putting an addition onto the east side of the building, which was going to be exclusively used as freezer storage for their operation. He noted that the EDA has approved a loan toward this project as well.

Director Althoff congratulated Dave Maroney on his new appointment. He also thanked Interim Administrator Endres for stepping up in the City's time of need and for her help when he came in as Fire Chief and Public Works Director. He also stated that he will be helping out with Deck the Falls on Saturday.

Library Director Miller reported that the Library would be closed on Thursday and Friday, November 22 and 23 for the Thanksgiving holiday. She noted that the Library would be open on Saturday for Deck the Falls, adding that Santa would be coming in to read at 2:00 p.m. She discussed other Library activities.

Police Chief McCormick also congratulated Dave Maroney on his new appointment and thanked Interim Administrator Endres for stepping into that role temporarily. He stated that there will be no parking restrictions on Saturday along the parade route, but there will be some traffic delays on Highway 19 during the parade.

Interim Administrator Endres reminded everyone that City Hall would be closed on Thursday and Friday, November 22 and 23, and reopen for business on Monday, November 26.

Mayor and Council
Reports

Council Members congratulated Director Maroney and thanked Interim Administrator Endres for filling in.

Council Member Carpenter discussed a recent Park Board meeting, during which ADA issues were discussed. It was noted that many of the City's parks and buildings do not meet ADA codes, and a plan would have to be developed to address these issues. He referenced potential liability issues.

Council Member Mattson suggested a motion to purchase coat racks for the City Council Chambers. Chief McCormick stated that the State Surplus Facility had some coat racks and noted that he has discussed this with Director Maroney.

Mayor Robinson extended congratulations to Director Maroney and thanked Interim Administrator Endres for all the work she does.

Adjournment

The meeting adjourned at 7:14 p.m.

Adopted by the City Council of the City of Cannon Falls on the 4th day of December, 2018.

Lyman M. Robinson, Mayor

ATTEST:

David Maroney, City Administrator