

The Cannon Falls City Council met in a regular session on Tuesday, July 20, 2021, in the City Council Chambers. Present were Mayor John Althoff and Council Members Bill Duncan, Steve Gesme, Mary Jill Bringgold, Laura Kronenberger, Derek Lundell, and Matt Montgomery. Also in attendance were Neil Jensen, City Administrator; Dan Howard, Public Works Director; Laura Qualey, Community and Economic Business Specialist; and Jeffrey McCormick, Police Chief.

- Call to Order Mayor Althoff called the City Council meeting to order at 6:30 p.m.
- Roll Call Roll call was conducted. Mayor Althoff and Council Members Bringgold, Duncan, Gesme, Kronenberger, Lundell, and Montgomery were in attendance.
- Pledge of Allegiance Mayor Althoff led the recitation of the Pledge of Allegiance.
- Approval of Amended Agenda A motion was made by Council Member Lundell, seconded by Council Member Duncan and unanimously carried, to approve the Agenda as presented.
- Consent Agenda
- A. Just and Correct Claims – Accounting Period Ending July 14, 2021
  - B. Meeting Minutes for July 6, 2021, City Council Meeting
  - C. Approve Pay Request No. 1 for 2021 Street Improvements
  - D. Resolution 2561, Approving a Conditional Use Permit for R&R Investments of Cannon Falls at 101 Fourth Street North
  - ~~E. Resolution 2562, Approving a Conditional Use Permit for David Olson at 1233 Fourth Street South~~  
*This item was pulled by Council Member Montgomery*
  - F. Approve Deputy Registrar Appointment – Lois Berg
- A motion was made by Council Member Bringgold, seconded by Council Member Montgomery and unanimously carried, to approve the Consent Agenda as presented, minus Item E.

Council Business:  
SEMMCHRA Property  
- Sandstone Ridge  
Development

City Administrator Jensen provided background information regarding the former Sandstone Ridge development. He stated that the Southeastern Minnesota Multi-County Housing and Redevelopment Authority (SEMMCHRA) gained control of a portion of this property with the intention of developing it for housing. He stated that following additional study, SEMMCHRA deemed the project to be too expensive.

Administrator Jensen stated that SEMMCHRA requested that the property be transferred back to the City for a public purpose. He stated that he has suggested that the property be transferred without

any contingencies. He stated that the SEMMCHRA Board has since dropped the contingency and voted to donate the property back to the City of Cannon Falls.

Administrator Jensen requested a motion to initiate the property transfer process and explore potential development opportunities. Council Members spoke in support of taking the land back.

A motion was made by Council Member Gesme, seconded by Council Member Montgomery and unanimously carried, to prepare the necessary paperwork to transfer ownership of the property for \$1.

Resolution 2562,  
Approving a  
Conditional Use  
Permit for David  
Olson at 1233 Fourth  
Street South

Council Member Montgomery stated that he is in favor of the proposed veterinary clinic use on this property. He stated his understanding that the Artisan Plaza property is in a TIF district. He inquired how a veterinary clinic use would change the definition of the TIF agreement. Administrator Jensen stated that this was set up as a pay-as-you-go tax increment financing district. He indicated that this question would need to be researched in terms of the development plan. Plans for the remainder of the building were discussed.

A motion was made by Council Member Montgomery, seconded by Council Member Gesme and unanimously carried, to adopt Resolution 2562, approving a Conditional Use Permit for David Olson.

Reports:  
Council  
Committees/  
Commissions/  
Nonprofit  
Organizations

Cannon Falls Area Chamber of Commerce President Kyle Paulson discussed the Open Air Fair on August 12 from 3 to 7 p.m. She noted that free hot dogs will be provided at the Chamber office by Lorentz Meats. She commented regarding increased business activity during the Open Air Fair that was held in July. Ms. Paulson discussed the 35th Annual Cannon Falls Area Country Cruise on July 30. She discussed two school supply drives. She expressed appreciation to Public Works employees for taking care of the flower baskets.

Council Member Duncan discussed a recent Finance Committee meeting, during which the proposed development at the former Cannonball site was discussed along with the SEMMCHRA property and the Deputy Registrar appointment. He provided a budget planning update.

Council Member Duncan summarized discussion during a recent Planning Commission meeting, during which Conditional Use Permit

requests were discussed along with a proposed lot split for a Habitat for Humanity home.

Staff, Mayor, and  
Council

Public Works Director Howard discussed a Mill Street striping project. He provided an update regarding the Third Street Bridge water main project. He discussed cleaning, inspection, and video of the north water reservoir.

Community and Economic Business Specialist Qualey reported that an award letter was received from the DNR for a Regional Trails grant in the amount of \$126,653, which will help connect the Mill Towns State Trail with Hannah's Bend Park. She stated that the project is scheduled to be constructed in 2022.

Ms. Qualey stated that a Small Town Grant Program application was submitted to the Southern Minnesota Initiative Foundation to help fund a farm-to-fork video project. She noted that the Grow Cannon Falls video will be updated next week. She described how promotional videos are utilized. Ms. Qualey provided an update regarding the proposed market-rate Keller-Baartman apartment complex, adding that a concept plan will be presented to the Planning Commission on August 9.

Administrator Jensen summarized a recent meeting with Mayor Althoff, Director Howard, and City Engineer Angerman, during which current and future projects were discussed. He discussed the water tower project, which will include additional capacity for communications equipment. He stated that Bluff Drive improvements were discussed. He referenced discussion of water utility infrastructure. It was noted that water run-off issues in the area of Grove Street were also discussed.

Council Member Lundell inquired regarding the City's junk vehicle policy. Chief McCormick indicated that junk vehicles are addressed on a complaint basis.

Council Member Bringgold expressed concerns about behavior that occurred during a recent Planning Commission meeting, during which Administrator Jensen and City Attorney Schwarzhoff were maligned by Babe O'Gorman. She spoke in support of the qualifications and abilities of City staff members.

Mayor Althoff reviewed the upcoming meeting schedule.

Public Input

Mayor Althoff reviewed the public comment procedure.

Babe O’Gorman, Cannon Falls Township, summarized a recent discussion involving Administrator Jensen. He suggested considering an apartment complex development on the SEMMCHRA property.

Robert Moffatt, Riverside Terrace, expressed concerns regarding an odor coming from the water treatment plant. He stated that when he complained to City staff about the odor, no one ever got back to him.

Adjournment

A motion was made by Council Member Montgomery, seconded by Council Member Duncan and unanimously carried, to adjourn the meeting. The meeting adjourned at 7:00 p.m.

Adopted by the City Council of the City of Cannon Falls on the 3<sup>rd</sup> day of August, 2021.

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John O. Althoff, Mayor

ATTEST:

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Neil L. Jensen, City Administrator