

The Cannon Falls City Council met in a regular session on Tuesday, January 18, 2022, in the City Council Chambers. Present were Mayor John Althoff and Council Members Bill Duncan, Steve Gesme, Matt Montgomery, Mary Jill Bringgold, Laura Kronenberger, and Derek Lundell. Also present were Neil Jensen, City Administrator; Dan Howard, Public Works Director; Tyler Johnson, Police Officer; Bill Angerman, City Engineer; Laura Qualey, Community & Economic Business Specialist; Dianne Howard, Zoning Administrator; and Sarah Schwarzhoff, City Attorney.

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

Roll Call Roll call was conducted. All members were in attendance.

Pledge of Allegiance Mayor Althoff led the recitation of the Pledge of Allegiance.

Approval of Agenda A motion was made by Council Member Bringgold, seconded by Council Member Lundell and unanimously carried, to approve the Agenda as presented.

Public Input Mayor Althoff reviewed the public input procedure. There were no public comments regarding items not listed on the Agenda.

Public Hearing:
Resolution 2607,
Ordering
Improvements and
Directing Preparation
of Final Plans and
Specifications for Bluff
Drive

City Engineer Bill Angerman provided background information and an overview of the proposed project. He discussed the required Public Hearing process and noted that an affirmative vote of a supermajority of Council Members would be required for the project to move forward. Engineer Angerman referenced the feasibility study and reviewed the project area. He discussed a planned sidewalk along the north side of the street. He reviewed the next steps in the process and the anticipated project timeline, if the project moves forward. He discussed estimated project costs and the assessment process.

Mayor Althoff opened the Public Hearing at 6:41 p.m.

Chris Albrecht, 6670 Bluff Drive, expressed agreement with plans for top coating, repair of the curb and gutter, and other components of the project. He expressed opposition to the planned sidewalk. He noted that, even though this may be mandated, it is not necessarily a requirement. He provided rationale for this position.

Rick Knowlton stated that he and his son own four lots in the area. He stated that he is not against any of the improvements, except for the sidewalk. He stated that sidewalks would pose an issue in terms of developing his lots. He asked whether the end of the street will be improved, as it serves as a turnaround area and would provide better

accessibility in the wintertime. Mr. Knowlton expressed concerns about the project being referred to as a “first build,” stating that the curb and gutter is actually a repair.

Kelly Gibbons stated that she owns a lot on Bluff Drive, adding that her mother owns three lots. She stated that she did not receive a Public Hearing notice. She expressed concerns that the cost of improvements for her mother’s lots will create a financial burden, adding that her own property taxes increased by 37% in the last year. She stated that development of the area has been delayed by the pandemic and suggested delaying the street improvement project. She commented that truck traffic from construction activities would damage any improvements that are made at this time. She stated that she wanted to erect a shed on her property for storage of maintenance equipment but indicated that this was not allowed because there is not a home on the lot at this point. She also stated her opinion that a sidewalk is not necessary in this low-traffic area.

Doug Gysbers stated that he owns a lot in the project area. He expressed agreement with the blacktopping and curb and gutter repair. He asked whether the water and sewer infrastructure has been adequately investigated to make sure everything is in order, prior to street improvements. He expressed opposition to sidewalk installation, citing truck traffic during construction activities, adding that a sidewalk would not be necessary in this neighborhood. He expressed agreement that there should be improvements planned for the end of the street, as this is used as a turnaround area.

Aaron Deutsch, 6694 Bluff Drive, expressed agreement with the pavement overlay, suggesting that this be extended to include a turnaround and street connection. He spoke in opposition to the proposed sidewalk. He commented that the park area looks better and suggested continued maintenance by the City. He expressed concerns about property owners being responsible for the cost of curb repairs.

Barb Kvittem-Barr, 6671 Bluff Drive, expressed agreement with blacktopping and suggested street signage. She expressed opposition to the proposed sidewalk installation.

Diane Johnson, Cannon Falls resident, commented that the developer should have been held responsible for the cost of street repairs. She expressed concerns about this developer being allowed to construct future projects. She suggested that developers be

required to put funds into an escrow account, to be used toward any necessary repairs.

No one else spoke during the Public Hearing. Mayor Althoff closed the Public Hearing at 7:00 p.m.

The issue of the curb repairs was discussed. City Engineer Angerman provided additional background information.

Council Member Montgomery expressed understanding of property owner concerns relating to the proposed sidewalk. He asked whether a sidewalk could be installed in the future, after the neighborhood park area is developed. City Administrator Jensen referenced a City ordinance relating to sidewalk requirements. Council Member Kronenberger asked whether the sidewalk could be installed at a later time. Administrator Jensen stated that final occupancy of a new home could be contingent upon sidewalk installation by the property owner. He also discussed trail connections. City Engineer Angerman stated that this is an unusual situation, noting that sidewalks are typically installed after homes are built. He stated that an agreement could be developed with the property owners in this regard. He expressed agreement that sidewalks can be damaged during the construction process, with the responsibility falling to property owners to work with their builders.

Council Member Kronenberger asked whether sidewalk installation could be timed to coincide with completion of the Sandstone Ridge development. City Engineer Angerman noted that various options could be considered. Council Member Duncan discussed the need for eventual sidewalk and trail connections. Council Members recommended proceeding with street improvements and curb and gutter repairs but delaying sidewalk installation at this time, with development of an agreement with the property owners. City Attorney Schwarzhoff provided additional information in this regard.

Responsibility for curb and gutter repair was discussed. City Administrator Jensen provided additional background information.

Rick Knowlton provided documentation of the City assuming responsibility for the development. City Attorney Schwarzhoff and City Engineer Angerman provided clarification in this regard.

City Attorney Schwarzhoff commented that the process now includes clear development agreements, letters of credit, escrow accounts, and oversight of the project to ensure completion. She noted that,

unfortunately, there were no such requirements 20 years ago when this development was initiated. She reviewed the difference between dedication and acceptance.

City Engineer Angerman and Council Members reviewed the assessment and payment process.

A motion was made by Council Member Duncan to adopt Resolution 2607, minus the sidewalk component, with an agreement to be developed with the property owners regarding future installation of sidewalks, along with the addition of a street sign. The motion was seconded by Council Member Gesme.

Council Member Montgomery referenced citizen comments regarding the area where Sandstone Road meets up with Bluff Drive. City Engineer Angerman commented that this would be a separate project, unless the intention is to add this to the assessment amount. He commented that a committee is working to address issues relating to the Sandstone Road area. Council Members indicated that they did not wish for this component to be assessed to the Bluff Drive property owners.

Following discussion, a vote was conducted and the motion carried unanimously.

Presentation:
Cannon Valley Senior
Center

Bill Hoyt introduced himself as a proud Cannon Valley Senior Center Board Member. He discussed the work of this nonprofit organization. He noted that revenue comes from grants, donations, Family Fare receipts, memorial contributions, income from Cannon Valley Fair parking fees, concerts, and road trips. He described how the pandemic has adversely impacted the organization's revenue over the last couple of years. He discussed the Thanksgiving dinner, a new AARP Smart Driver course, exercise classes for seniors, a quilting initiative, trail rides, and other events and activities.

Mr. Hoyt discussed social media communication and an ongoing column in *The Beacon* newspaper to promote the Senior Center.

Mr. Hoyt reviewed operating expenses and requested that the City consider increasing its annual contribution from \$5,000 to \$7,000 to assist with current financial challenges.

Mayor Althoff indicated that this request will be taken into consideration.

Council Member Duncan asked what will happen if the School District referenda are not approved. Mr. Hoyt provided additional information in this regard, noting that various options are under discussion. The need for remediation of the current building was discussed.

Consent Agenda

- A. Just and Correct Claims – Accounting Period Ending December 31, 2021
- B. Just and Correct Claims – Accounting Period Ending January 14, 2022
- C. Meeting Minutes for January 4, 2022, City Council Meeting
- D. Resolution 2608, Authorizing a Public Hearing on the 2022 City of Cannon Falls Small Cities Development Program Application
- E. Approve the Election of 2022 Fire Department Officers
- F. Resolution 2609, Accepting a Monetary Donation from the Cannon Falls Fire Department Relief Association for \$3,000 to the Fire Department
- G. Resolution 2610, Approving Lot Split for PID #52.530.0010 and Rezoning of the Portion of the Lot East of 63rd Avenue, Contingent on Final Sale
- H. Resolution 2611, Approving Conditional Use Permit for Peter Bodette at 410 Hickory Drive
- I. Resolution 2612, Approving Administrative Permit for David Iverson at 301 Fifth Street South, Apt. 1

A motion was made by Council Member Montgomery, seconded by Council Member Bringgold and unanimously carried, to approve the Consent Agenda as presented.

Council Business:

Resolution 2613,
Final Plan Approval
for the Keller-
Baartman Apartment
Complex Being
Proposed at 415
Hickory Drive

City Administrator Jensen provided background information. He reported that the Planning Commission reviewed and recommended approval of the final plans. He discussed easement issues and other minor concerns to be addressed as part of the development agreement.

City Engineer Angerman referenced the final plans, noting that staff recommends approval of the plans as drafted.

A motion was made by Council Member Montgomery, seconded by Council Member Gesme, to adopt Resolution 2613. A vote was conducted, and the motion carried unanimously.

Reports:
Council Committees /
Commissions /
Nonprofit
Organizations

Community & Economic Business Specialist Qualey provided a Chamber of Commerce update on behalf of Chamber President Kyle Paulson, who was not in attendance.

Ms. Qualey also discussed recent EDA activities and discussed goals for 2022.

Council Member Gesme discussed a recent Planning Commission meeting, during which the final plans for the Keller-Baartman project were reviewed along with a CUP request by Peter Bodette, a lot split and rezoning request, and an administrative permit for David Iverson relating to a garage.

Staff

City Attorney Schwarzhoff reported that the Supreme Court did not uphold the Federal vaccination mandate. She noted that, as a result of this decision, the City will not implement a vaccination or testing requirement for employees at this time.

City Administrator Jensen reported that the John Burch Park improvement project has been added to the Governor's list of State bonding requests.

Mayor and Council

Council Member Montgomery expressed appreciation to everyone who has assisted with the John Burch Park project planning process.

Council Members expressed appreciation to Public Works staff for efficient snow and ice removal activities.

Mayor Althoff discussed the recent legislative bonding tour stop in Red Wing. He reviewed the upcoming meeting schedule.

Adjournment

A motion was made by Council Member Lundell, seconded by Council Member Montgomery and unanimously carried, to adjourn the meeting. The meeting adjourned at 7:39 p.m.

Adopted by the City Council of the City of Cannon Falls on the 15th day of February, 2022.

John O. Althoff, Mayor

ATTEST:

Neil L. Jensen, City Administrator