

The Cannon Falls City Council met in a regular session on Tuesday, July 5, 2022, in the City Council Chambers. Present were Mayor John Althoff and Council Members Bill Duncan, Steve Gesme, Matt Montgomery, Mary Jill Bringgold, Derek Lundell, and Laura Kronenberger (remotely). Also present were Dan Howard, Public Works Director; Sara Peer, City Clerk; Laura Qualey, Community & Economic Business Specialist; Jeffrey McCormick, Police Chief; Dianne Howard, Zoning Administrator; and Bill Angerman, City Engineer (WHKS).

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 Lundell, seconded by Council Member Bringgold, to approve the Agenda as presented. A roll call vote was conducted, and the motion carried unanimously.

Public Input Mayor Althoff reviewed the public input procedure.

Laurel Stinson introduced herself as a Red Wing City Council Member and a candidate running for the Minnesota House for District 20A. She referenced recent discussion of wood waste. She stated that the City of Red Wing recently received a grant from the Minnesota Pollution Control Agency to conduct a composting study. She commented that she spoke to someone from the DNR about this topic, who indicated that this is a challenging issue for many communities. She stated that she would like to hear about other concerns that Cannon Falls is facing and talk about ways that State Representatives can provide assistance.

Public Hearing:
2022 Bluff Drive Wear
Course Paving

City Engineer Angerman provided an overview of the project, including the project area, the planned improvements, and the tentative project schedule. He detailed the project costs, including the contractor bid and administrative costs. He discussed proposed assessments of \$7,237 per property. He reviewed the assessment terms, per City Code, and discussed options for eligible property owners to defer assessments. He discussed the next steps in the process, including a Public Hearing followed by Council consideration of two resolutions relating to the assessments and the project. He reviewed the assessment objection and appeal process.

Mayor Althoff opened the Public Hearing at 6:45 p.m.

Doug Gysbers, a local contractor, expressed opposition to the timing of the project. He stated that there are homes under construction on both sides of the street. He suggested delaying the paving project until there is less truck traffic, to prevent the new paving from being damaged.

No one else spoke during the Public Hearing. Mayor Althoff closed the Public Hearing at 6:47 p.m.

Council Member Bringgold inquired regarding the timing of the project. Council Members Gesme and Duncan referenced past Council discussion of sidewalk installation. Council Member Duncan commented that the cost of the project would likely increase if it is delayed for a year or two. City Engineer Angerman commented that it is standard practice to pave the streets in a subdivision prior to the homes being built. He noted that contractors would be responsible for street repairs caused by heavy equipment damage.

1. Resolution 2637, adopting assessments.
A motion was made by Council Member Duncan, seconded by Council Member Gesme, to approve Resolution 2637, adopting the assessments. A roll call vote was conducted, and the motion carried unanimously.
2. Resolution 2638, receiving bids and awarding contract on Bluff Drive wear course paving improvements.
A motion was made by Council Member Gesme, seconded by Council Member Bringgold, to approve Resolution 2638, accepting the project bid and awarding the contract to Rochester Sand and Gravel. A roll call vote was conducted, and the motion carried unanimously.

Consent Agenda

- A. Just and Correct Claims – Accounting Period Ending June 28, 2022
- B. Meeting Minutes for June 21, 2022, City Council Meeting
- C. Second Reading and Adoption of Ordinance 384, Amending City Code Chapter 111 Relating to Brewer Licensing
- D. Approve Disposal of Vehicles
- E. Introduction and First Reading of Ordinance 385, Amending City Code Chapter 151 Relating to Public Utilities

A motion was made by Council Member Bringgold, seconded by Council Member Lundell, to approve the Consent Agenda as presented. A roll call vote was conducted, and the motion carried unanimously.

Council Business:

2023 Street and Utility
Project

City Engineer Angerman reviewed a project proposal and discussed the scope of the project, including street reconstruction, utility work, and the need to address the sewer bridge. He noted that this would be an assessment project. He reviewed the next steps and requested that the Council consider approving a professional services agreement with WHKS to begin the process.

A motion was made by Council Member Lundell, seconded by Council Member Bringgold, to approve a professional services agreement with WHKS relating to the 2023 street and utility project. A roll call vote was conducted, and the motion carried unanimously.

Sandstone Ridge
Letter of Intent

Community & Economic Business Specialist Qualey summarized discussions with a local developer and a more recent conversation with a different developer regarding a potential multifamily apartment complex in this area. She reviewed a Letter of Intent from Stencil Group, a commercial builder based in Sioux Falls, South Dakota, regarding a proposal for a 110-unit multifamily market rate apartment complex in the northwestern area of the Sandstone Ridge property. She stated that the company would commit to investing in soil borings, replatting of the property, rebuilding of the roads, and dedicating green space for a park, in exchange for acquiring this portion of the property for \$1. She stated that the Sandstone Ridge Committee reviewed the Letter of Intent and is supportive of the proposal. Council Member Duncan spoke in favor of accepting the Letter of Intent and moving the process forward. The proposal for market rate apartment units was discussed. Ms. Qualey discussed a potential TIF request relating to the project, noting that the TIF requirements would need to be met in terms of median income guidelines. She referenced a preliminary concept plan, noting that this may be modified.

A motion was made by Council Member Bringgold, seconded by Council Member Gesme, to accept the Letter of Intent to pursue development of a 110-unit apartment complex in the Sandstone Ridge area. A roll call vote was conducted, and the motion carried unanimously.

Reports:
Council Committees /
Commissions /
Nonprofit
Organizations

Cannon Falls Area Chamber of Commerce President Kyle Paulson congratulated the Fair Board on the successful Cannon Valley Fair event. She discussed the upcoming open air fair on July 14, noting that more vendors are encouraged to register.

Council Members Bringgold and Kronenberger summarized discussion during a recent Cannon Valley Trail Board meeting, during which e-bikes and trail extensions in Red Wing were discussed. Mayor Althoff added that a grant application has been submitted to the Southern Minnesota Initiative Foundation toward new trailhead signage in the City parking lot.

Staff

Public Works Director Howard discussed lawn restoral along Highway 19. He also discussed a Goodhue County sidewalk and mill-and-overlay project.

City Engineer Angerman provided an update relating to the property transfer between the City and the Fair Board in Hannah's Bend Park, noting that a title opinion and survey documents are in process.

Community & Economic Business Specialist Qualey provided an update regarding the Keller-Baartman housing development project.

Police Chief McCormick discussed the recent Cannon Valley Fair.

Zoning Administrator Howard discussed the upcoming Planning Commission meeting on July 11, noting that four Public Hearings are scheduled.

Mayor and Council

Council Member Lundell stated that the Public Works Commission will be discussing ways to deal with wood waste.

Mayor Althoff also discussed the recent Cannon Valley Fair and reviewed upcoming meetings.

Adjournment

A motion was made by Council Member Duncan, seconded by Council Member Montgomery, to adjourn the meeting. A roll call vote was conducted, and the motion carried unanimously. The meeting adjourned at 7:15 p.m.

Adopted by the City Council of the City of Cannon Falls on the 19th day of July, 2022.

John O. Althoff, Mayor

ATTEST:

Neil L. Jensen, City Administrator