

The Cannon Falls City Council met in a work session on Tuesday, November 15, 2022, in the City Council Chambers. Present were Council Members Steve Gesme, Bill Duncan, Laura Kronenberger, and Matt Montgomery (arrived 5:10). Mayor John Althoff and Council Members Mary Jill Bringgold and Derek Lundell were absent. Also present were Neil Jensen, City Administrator; Sara Peer, City Clerk; Dan Howard, Public Works Director; Bill Angerman, City Engineer (WHKS); and Donovan Barr, Police Officer.

Call to Order Mayor Pro Tem Gesme called the work session to order at 5:00 p.m.

Veterans Lane Discussion Dan Perry from the VFW gave a presentation on preliminary or start of deck project. Council Members asked the next steps.

City Administrator Jensen said the VFW is requesting a portion of the 2 lots adjacent to the VFW building and a part of the park land to the west of the building. The Park Board reviewed the request and have given approval to donate the park land with an acceptable development project.

Council suggested that we move this forward. Jensen stated that the VFW get a survey of the property that they would be requesting and then the City would enter into a development agreement with the VFW so they could secure the land while they seek fundraising. It was decided to place a 3-year time frame on the agreement and review it at that time if more time is needed for fundraising.

It was left to the VFW to move it forward and Jesse Johnson, Dan Perry, Laura Kronenberger and Neil Jensen will be working on the project.

2023 Final Budget and Levy Discussion City Administrator Neil Jensen gave a short review of the 2023 budget and Levy and requested from City Council any changes that they may have going into the final hearing and approval. There was a question about the DMV and how the State of Minnesota is coming along with the process. There was no further questions and the council concurred to move the current budget forward as presented.

2023 Reconstruction Project Discussion City Engineer Angerman provided background information and reviewed a list of estimated special assessments for the planned 2023 street and utility reconstruction project, based on the current assessment policy. City Administrator Jensen referenced the benefit test. City Engineer Angerman reviewed payment options and noted that the Council has the ability to set the interest rate.

City Engineer Angerman reviewed assessment calculations at 20% of the project cost and at 15% of the project cost, based on preliminary project cost estimates. He also discussed the impacts to the City.

City Engineer Angerman also discussed the option of revising the assessment ordinance and increasing water and sewer rates to pay for future utility projects. Council Members commented regarding the pros and cons of this option.

City Administrator Jensen commented that some property owners would have the ability to do a lot split and sell off one of the lots to pay for the assessments. City Engineer Angerman discussed hardship and senior citizen deferral options. He also reiterated the Council's option to adjust the interest rate.

Following discussion, the consensus of the Council Members in attendance was to maintain the current 20% assessment policy. City Engineer Angerman reviewed the next steps in the process.

Adjournment

The work session adjourned at 6:18 p.m.

Adopted by the City Council of the City of Cannon Falls on the 6th day of December, 2022.

John O. Althoff, Mayor

ATTEST:

Neil L. Jensen, City Administrator