

The Cannon Falls City Council met in a regular session on Tuesday, December 20, 2022, in the City Council Chambers. Present were Council Members Bill Duncan, Steve Gesme, Laura Kronenberger, Derek Lundell, and Matt Montgomery (remotely). Mayor John Althoff was absent. Also present were Neil Jensen, City Administrator; Dan Howard, Public Works Director; Sara Peer, City Clerk; Dianne Howard, Zoning Administrator; Jeffrey McCormick, Police Chief; Laura Qualey, Community & Economic Business Specialist; Bill Angerman, City Engineer (WHKS); and Shelley Ryan, City Attorney.

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| Call to Order        | Mayor Pro Tem Gesme called the City Council meeting to order at 6:30 p.m.  |
| Roll Call            | Roll call was conducted. Council Members Duncan, Gesme, Kronenberger, Lundell, and Montgomery were in attendance. Mayor Althoff was absent.  |
| Pledge of Allegiance | Mayor Pro Tem Gesme led the recitation of the Pledge of Allegiance.  |
| Approval of Agenda   | A motion was made by Council Member Duncan, seconded by Council Member Lundell, to approve the Agenda as presented. A roll call vote was conducted, and the motion carried unanimously.  |
| Public Input         | <p>Mayor Pro Tem Gesme reviewed the public input procedure.</p> <p>Diane Johnson, Cannon Falls, expressed appreciation to Mayor Althoff and Council Members Duncan, Gesme, and Bringgold for their service and dedication to the community. She also requested clarification of a budget item relating to building rent for the Cannon Falls Library. City Administrator Jensen provided additional information in this regard. He noted that the City owns the building but that the Library is a separate entity with a separate Library Board.</p>  |
| Consent Agenda       | <ul style="list-style-type: none"><li>A. Just and Correct Claims – Accounting Period Ending December 14, 2022</li><li>B. Meeting Minutes for December 6, 2022, City Council Work Session</li><li>C. Meeting Minutes for December 6, 2022, City Council Meeting</li><li>D. Resolution 2660, Providing for Post-Employment Health Care Savings Plan</li><li>E. Resolution 2659, Accepting a Monetary Donation of \$30,000 from the Cannon Falls Fire Department Relief Association</li><li>F. Approve Pay Request No. 1 for Bluff Drive Paving Project</li><li>G. Resolution 2661, Accepting a Monetary Donation of \$500 from the Southeastern Minnesota Initiative Foundation</li><li>H. Resolution 2662, Accepting a Monetary Donation of \$1,000 from Invenergy to the Police Department</li></ul> |

- I. Resolution 2663, Accepting a Monetary Donation of \$1,000 from Invenergy to the Ambulance Department
- J. Resolution 2664, Adopting 2023 Tax Levy and Budget

A motion was made by Council Member Duncan, 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:

Resolution 2665,  
Approve Rezone and  
Preliminary Plat for  
Towering Bluffs

Zoning Administrator Howard provided background information. She stated that the Planning Commission voted unanimously to recommend approval of the rezoning request and preliminary plat for Towering Bluffs. She stated that the 118.5 acre parcel will be developed in phases, with 22 lots developed during the first phase and 52 lots developed during the second phase. She reviewed the request for a mixed use PUD zoning district. She discussed proposed side setbacks, sidewalks, and trail connections. She noted that an apartment complex is being planned for the development.

City Engineer Angerman provided additional information from an engineering perspective. He discussed a past environmental assessment, correspondence from Goodhue County, grading and tree removal plans, trail connections, a soil analysis, and the street layout. He stated that these items were discussed with the Planning Commission.

Council Member Duncan inquired regarding the project timeline. The property owner and developer, Greg Jablonske, indicated that the first phase of the project is expected to begin in the spring of 2023. He detailed a goal to create senior housing and discussed rental unit sizes.

A motion was made by Council Member Gesme to adopt Resolution 2665, approving the rezone and preliminary plat for the Towering Bluffs development. The motion was seconded by Council Member Lundell, a roll call vote was conducted, and the motion carried unanimously.

Reports:  
Committees,  
Commissions,  
Nonprofit  
Organizations

Council Member Gesme summarized topics of discussion during a recent Planning Commission meeting, including the Jablonske rezone request and preliminary plat.

Staff

Public Works Director Howard provided an update regarding the wood grinding project and discussed snow removal preparations.

Community & Economic Business Specialist Qualey reported that the EDA proceeded with closing on the 300 East Minnesota Street property purchase. She stated that the property was transferred to the Housing Initiative, noting that students will begin a construction project in the fall of 2023.

Police Chief McCormick commented regarding preparations for the anticipated blizzard conditions over the next few days. He issued a reminder regarding winter parking restrictions and suggested checking in on elderly residents. He stated that Police Department personnel will be checking for stranded motorists.

City Administrator Jensen expressed appreciation to the outgoing Mayor and Council Members and welcomed the incoming members.

Mayor and Council

Council Members Duncan and Gesme expressed appreciation for the opportunity to serve the community and appreciation to City staff. Council Member Montgomery submitted his resignation as a Council Member, as he has been elected Mayor of Cannon Falls. Council Member Gesme relayed comments from Mayor Althoff regarding his appreciation for the support he has received.

Adjournment

A motion was made by Council Member Duncan, seconded by Council Member Lundell, to adjourn the meeting. A roll call vote was conducted, and the motion carried unanimously. The meeting adjourned at 6:59 p.m.

Adopted by the City Council of the City of Cannon Falls on the 3<sup>rd</sup> day of January, 2023.

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Matt Montgomery, Mayor

ATTEST:

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Neil L. Jensen, City Administrator