

The Cannon Falls City Council met in a regular session on Tuesday, May 2, 2023, in the City Council Chambers. Present were Mayor Matt Montgomery and Council Members Laura Kronenberger, Derek Lundell, Steve Gesme, Lisa Groth, Ryan Jeppesen, and Diane Johnson. Also present were Neil Jensen, City Administrator; Sara Peer, City Clerk; Bill Angerman, City Engineer; Shelley Ryan, City Attorney; Laura Qualey, Community & Economic Business Specialist; and Joe Berg, Police Lieutenant.

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

Roll Call Roll call was conducted, and all members were in attendance.

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

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

Public Input Mayor Montgomery reviewed the public input procedure.

Roger Guttromson, 1300 West Minnesota Street, Cannon Falls, spoke in support of new Cannon Valley Fair activities but expressed concerns that he and his neighbors were not aware of the Fair Board's plans for racing events. He handed out a list of questions pertaining to the proposed race track. Mayor Montgomery commented that the Fair Board has not forwarded any requests to the City Council. Mr. Guttromson asked whether the land exchange between the City and the Fair Board was related to the proposed race track. City Administrator Jensen indicated that the land exchange was related to Hannah's Bend Park. Mr. Guttromson asked about the next steps in the process, such as a public hearing for discussion of the proposal. Mayor Montgomery indicated that this topic would be discussed later during the meeting.

Brian Douglas, 1124 Minnesota Street West, Cannon Falls, asked about the relationship between the City Council and the Fair Board and inquired as to whether the City would have any control over the proposed race track. Mayor Montgomery reiterated that this topic would be discussed later during the meeting.

Carmen Douglas, 1124 Minnesota Street West, Cannon Falls, provided background information and forwarded petitions signed by residents in opposition to the proposed race track. She expressed concerns about noise, decreased property values, dust, and traffic.

Carolee Stock, 104 Northwest Court, Cannon Falls, requested clarification of the location of the proposed race track. Council Member Lundell and Mayor Montgomery stated their understanding of the proposed location. Ms. Stock referenced the City's noise ordinance.

Kevin Wenker, 110 Evergreen Drive East, Cannon Falls, expressed concerns about potholes and suggested consideration of a mill and overlay project.

Babe O'Gorman, Cannon Falls, referenced the agenda for a recent Public Works Commission meeting, noting that minutes from the previous meeting were to be approved. He stated that minutes were not presented for approval.

Nancy Busiahn, 648 Union Court, Cannon Falls, stated that her home is located very close to the Fairgrounds. She asked whether the City's Zoning Ordinance allows for this land use and suggested placing limits on this activity, if it is allowed.

Ferlin Miller introduced himself as a Fair Board Member. He clarified that a small go-kart track would be located inside the current horse track on the north end of the Fairgrounds. He discussed plans for 13 races throughout the season, mostly on Saturday nights. He stated that the Fair Board is very willing to talk with residents about the proposal and their concerns. He noted that the Fair Board meets on the third Monday of each month in the office building on the Fairgrounds, beginning at 7:00 p.m. He added that contact information for Fair Board Members is also listed on the Cannon Valley Fair website.

Roger Titel, 1218 Minnesota Street West, Cannon Falls, requested details about the racing activity in terms of hours, days, and the sizes and types of go-kart motors. He expressed concerns about noise and dust.

Jenny Hildebrandt, 1121 West State Street, Cannon Falls, stated that she enjoys the Cannon Valley Fair. She summarized a recent conversation she had with Fair Board Member Ferlin Miller about the proposed go-kart track. She stated that she has been provided assurances that the Fair Board will maintain control of any agreement. She expressed her hope that the Fair Board will listen and try to address resident concerns.

Jeff Siewert, Welch, introduced himself as the person who is proposing the go-kart track. He provided additional details regarding the types of go-karts and indicated that most races would take place on weekend nights. He stated that races would typically start at 6:00 p.m. and wrap up by 10:00 p.m. He discussed noise considerations and dust control measures. He discussed the benefits of this family-friendly activity and noted that he is willing to discuss the proposal with anyone.

Marci French, 420 First Street SW, Cannon Falls, suggested conducting a study regarding the environmental impacts of go-kart racing.

Public Hearing:  
Resolution 2682,  
Certifying Unpaid  
Utility Charges to be  
Collected with Taxes

Mayor Montgomery introduced this item and opened the Public Hearing at 6:59 p.m.

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

A motion was made by Council Member Johnson, seconded by Council Member Gesme and unanimously carried, to adopt Resolution 2682.

Consent Agenda

- A. Just and Correct Claims – Accounting Period Ending April 27, 2023
- B. Meeting Minutes for April 18, 2023, City Council Meeting
- C. Second Reading and Adoption of Ordinance 393, an Interim Ordinance Establishing a Moratorium within the City of Land Use and Subdivision Applications for the Construction and Development of Residential Treatment Facilities
- D. Approve Summer / Fall Event Street Closures
- E. Approve Hire of Jaxson Hanson to the Police Department
- F. Approve Police Officer Promotion
- G. Approve Hiring of Part-Time Paramedic

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

Council Business:

Zoning Administrator  
Position / Interim  
CEDA Contract

City Administrator Jensen discussed hiring challenges relating to the Zoning Administrator position. He reviewed the responsibilities of the Zoning Administrator position and suggested consideration of hiring a License and Permit Technician, which was the original position held

by former Zoning Administrator Dianne Howard. He also discussed the possibility of utilizing a part-time CEDA employee in the interim.

City Administrator Jensen expressed the hope that the person in the License and Permit Technician position could eventually assume the Zoning Administrator duties. He also clarified that the part-time CEDA position would end after the License and Permit Technician position is in place. Mayor Montgomery commented regarding the advantages of hiring the proposed position and training this person to assume more advanced zoning-related duties over time.

Council Member Johnson suggested additional discussion with regard to how administrative positions are structured.

A motion was made by Council Member Gesme to approve the advertisement for a License and Permit Technician as discussed and authorize a contract with CEDA for an interim part-time position, two days per week at \$60 per hour. The motion was seconded by Council Member Groth, a vote was conducted, and the motion carried unanimously.

Swimming Pool  
Parking Lot  
Reconstruction

City Engineer Angerman provided background information and detailed the proposed project. He reviewed a request to seek competitive quotes for the project. He discussed the anticipated project timeline.

Council Member Johnson requested clarification of the project area, and Engineer Angerman provided information in this regard.

Council Member Kronenberger asked about other planned 2023 projects. City Administrator Jensen provided additional background information and suggested waiting for the bids to come in.

A motion was made by Council Member Johnson, seconded by Council Member Kronenberger and unanimously carried, to approve the project.

Resolution 2683,  
Receiving Bids and  
Awarding Contract for  
the 3rd Street Lift  
Station and Force  
Main

City Engineer Angerman reviewed the bidding process and discussed the bids. He referenced significant increases in the cost of materials. He noted that the low bid was received from A-1 Excavating and recommended awarding the contract to this company, as the responsive and responsible bidder.

Council Member Kronenberger commented that A-1 Excavating is based in Bloomer, Wisconsin. She suggested considering a Minnesota contractor. City Engineer Angerman indicated that, per State law, in a public bid format the contract cannot be awarded to a Minnesota contractor for this reason.

Council Member Gesme asked about the cost of drilling under the river. City Engineer Angerman provided additional information in this regard.

A motion was made by Council Member Lundell to adopt Resolution 2683, receiving the bids and awarding the contract to A-1 Excavating. The motion was seconded by Council Member Gesme, a vote was conducted, and the motion carried unanimously.

Fairgrounds Race  
Track Discussion

Mayor Montgomery expressed appreciation for the civil discussion that occurred earlier during the meeting. He noted that this item was placed on the Agenda for discussion purposes, with no action to be taken by the City Council at this time.

City Attorney Ryan provided background information from a legal perspective. She stated that the Cannon Valley Fair Association is a unique entity under Minnesota law. She noted that the manner in which this organization intersects with local government regulations is different from other entities. She discussed the authority of the Cannon Valley Fair Board. She stated that, while the land and buildings on the Fairgrounds are exempt from the Zoning Ordinance, the exemption from other City regulations is limited to the days during which the fair is held. She noted that City would have some regulatory authority over a non-fair operator on non-fair days. She referenced a past Attorney General opinion in this regard.

Council Member Lundell asked about City ordinances that would apply. City Attorney Ryan discussed certain regulations that could be enforced, such as nuisance-type ordinances.

Council Member Gesme suggested encouraging discussion between residents and the Fair Board. He referenced noise concerns, including noise from engines and the race announcer. He relayed resident concerns about fumes.

Council Member Groth also relayed resident concerns about noise and dust. She suggested working together to address resident concerns.

Mayor Montgomery expressed frustration with the process, noting the lack of a public forum. He expressed concerns about the location and inquired regarding participants.

Council Member Kronenberger commented that she grew up in Alexandria, Minnesota, which offered both car races and go-kart races on the weekends. She stated that she and her friends looked forward to these events.

Council Member Johnson stated that she wished that the Fair Board would have provided more open communication about their plans. She encouraged the Fair Board to listen to resident concerns and try to find solutions that will work for everyone.

Council Member Groth asked whether a Conditional Use Permit would be required. City Attorney Ryan indicated that this would be a zoning regulation, adding that some form of licensure may be a possibility.

Council Member Lundell commented that providing an opportunity for discussion and public comment has been beneficial. He cited past examples of non-fair related events that have been held at the Fairgrounds.

Mayor Montgomery suggested further discussion of whether assistance from City departments, such as public safety, will be requested.

Reports:

Council Committees /  
Commissions /  
Nonprofit  
Organizations

Council Member Groth summarized topics of discussion during a recent Joint Powers Trail Board meeting, including a grant application toward trail improvements. Community and Economic Business Specialist Qualey provided additional information.

Council Member Lundell summarized topics of discussion during a recent Public Works Commission meeting, including the swimming pool parking lot and an applicant interview for the Public Works Director position.

Staff

City Clerk Peer discussed the recent financial audit process.

Council Member Gesme asked City Engineer Angerman to comment regarding the discrepancy between the project estimate and the actual bids. City Engineer Angerman discussed current construction

industry trends. He discussed the second phase of the project, noting that cost estimates will be revised once the land is acquired.

Community and Economic Business Specialist Qualey provided a Chamber of Commerce update. She discussed a Chamber breakfast on May 10, a ribbon cutting ceremony for the Veterans Memorial Park on May 14, and plans for a Fun Fest on June 1.

Ms. Qualey also discussed the Cannonball Apartments project and announced the opening of a new boutique, Swan and Bower Emporium.

Lieutenant Berg expressed appreciation for Council approval of the police officer promotion and the new hire.

City Administrator Jensen provided an update regarding the land acquisition and the easement for upcoming projects. He noted that Evergreen Drive is on the list for a future street reconstruction project.

Mayor and Council

Council Member Johnson discussed the recent Fire Department pancake breakfast.

Council Member Groth discussed the negotiation process for the police contract. City Administrator Jensen referenced hiring challenges and discussed a proposed pay study. He stated that more detailed information will be provided to the Council during a future meeting.

Mayor Montgomery expressed appreciation for emergency responder actions during a recent apartment fire.

Adjournment

A motion is made by Council Member Gesme, seconded by Council Member Johnson and unanimously carried, to adjourn the meeting. The meeting adjourned at 7:47 p.m.

Adopted by the City Council of the City of Cannon Falls on the 16<sup>th</sup> day of May, 2023.

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Matt Montgomery, Mayor

ATTEST:

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Neil L. Jensen, City Administrator