

The Cannon Falls City Council met in a regular session on Tuesday, August 15, 2023, in the City Council Chambers. Present were Council Members Laura Kronenberger, Derek Lundell, Steve Gesme, Lisa Groth, Ryan Jeppesen, and Diane Johnson; Mayor Matt Montgomery was absent. Also present were Neil Jensen, City Administrator; Sara Peer, City Clerk; Jed Petersen, Public Works Director; Bill Angerman, City Engineer; Zach Logelin, Permit & License Technician, Laura Qualey, Community & Economic Business Specialist; and Jeffrey McCormick, Police Chief.

- Call to Order Mayor Pro Tem Kronenberger called the City Council meeting to order at 6:30 p.m.
- Roll Call Roll call was conducted. Mayor Pro Tem Kronenberger and Council Members Gesme, Groth, Jeppesen, Johnson, and Lundell were in attendance.
- Pledge of Allegiance Mayor Pro Tem Kronenberger led the recitation of the Pledge of Allegiance.
- Approval of Agenda Council Member Johnson requested the addition of two items to the Council Business section of the Agenda relating to the Cannon Valley Fair. There were no other changes or additions to the Agenda.
- A motion was made by Council Member Gesme, seconded by Council Member Groth and unanimously carried, to approve the Agenda as amended.
- Public Input Mayor Pro Tem Kronenberger reviewed the public input procedure.
- Jason Fehling distributed and read a letter relating to the fire service agreement negotiation process between the City of Cannon Falls and the Cannon Valley Rural Fire Association and Cannon Falls Township. He expressed concerns about the process. He provided recommendations for moving the process forward. He reviewed impacts to the City and to the Townships if an agreement cannot be negotiated.
- Babe O’Gorman, Cannon Falls, summarized his past comments and data requests relating to Project Tulip. He commented regarding the information that he received in this regard.
- Public Hearing:
Sandstone Ridge
Property Sale City Administrator Jensen provided background information regarding the former Sandstone Ridge development. He stated that the City Council previously reviewed and approved the proposed purchase

agreement. He noted that the Planning Commission and the Park Board have recommended approval of the property sale. He stated that a Public Hearing is required to move the process forward.

Mayor Pro Tem Kronenberger opened the Public Hearing at 6:46 p.m. No one spoke during the Public Hearing. Mayor Pro Tem Kronenberger closed the Public Hearing at 6:47 p.m.

A motion was made by Council Member Johnson, seconded by Council Member Jeppesen and unanimously carried, to proceed with the sale of the former Sandstone Ridge property to Endres Cannon Falls, LLC.

Consent Agenda

- A. Just and Correct Claims – Accounting Period Ending August 10, 2023
- B. Meeting Minutes for August 1, 2023, City Council Work Session
- C. Meeting Minutes for August 1, 2023, City Council Meeting
- D. Approve Digester Decant Valves Purchase
- E. Approve Hire of J. Helgren for Maintenance Operator II
- F. Second Reading and Adoption of Ordinance 394, an Ordinance of the City of Cannon Falls, Minnesota, to Amend the Cannon Falls Zoning Ordinance by Amending a Zoning District
- G. Approve 3.2% Off Sale Liquor License for Family Dollar

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

Council Business:
Towering Bluffs
Development
Agreement

City Administrator Jensen summarized the proposed development agreement. He noted that a parkland survey and a street lighting plan will be submitted.

A motion was made by Council Member Johnson, seconded by Council Member Gesme and unanimously carried, to approve the development agreement as drafted.

Hardwood Estates

Community & Economic Business Specialist Qualey provided background information. She noted that a proposed preliminary plat, Planned Unit Development concept plan, and rezoning request were presented to the Planning Commission, which recommended approval by the City Council. Ms. Qualey referenced lot size requirements. She reviewed the preliminary plat and summarized the first phase of the project. She noted that this area was identified on

the Comprehensive Plan as a priority area for development and expansion. She discussed road access to the first 29 lots. She reviewed the types of homes that are planned during each phase of the development. She referenced a walking trail and park area that have been incorporated into the plan. She noted that a mix of land and cash are planned to meet the parkland dedication requirements, per City ordinance.

Council Member Johnson commented that some of the lots will be marketed to families with young children. She suggested enlarging the size of the park and locating it more centrally. Council Member Lundell suggested that the park be added in an earlier phase of the development. City Engineer Angerman noted that parkland can be dedicated at any time and reviewed grading considerations. City Administrator Jensen summarized discussion with the Park Board and reviewed plans for a trail system and large neighborhood park to serve several developments. The proposed size of the park area was discussed. Council Members further commented regarding the location of the park area, and City Engineer Angerman provided additional information in this regard.

1. Resolution 2694, Approving Preliminary Plat, Rezoning, PUD Plans for Hardwood Estates Second Subdivision.

A motion was made by Council Member Lundell, seconded by Council Member Groth, to adopt Resolution 2694. The motion carried by a vote of 4:2, with Council Members Johnson and Jeppesen dissenting.

2. Introduction and First Reading of Ordinance 395, an Ordinance of the City of Cannon Falls, Minnesota, to Amend the Cannon Falls Zoning Ordinance by Amending a Zoning District.

Ms. Qualey provided additional background information relating to the rezoning request and Planned Unit Development.

A motion was made by Council Member Gesme, seconded by Council Member Lundell, to approve the introduction and first reading of Ordinance 395. A vote was conducted and the motion carried by a vote of 5:0, with Council Member Johnson abstaining from the vote.

recommended approval of the preliminary plat and partial rezone of the property.

Mark Sonstegard, a consultant representing the development group, provided additional details regarding the project. He reviewed changes to the development layout. He discussed the types of homes that are planned and access to the lots. He reviewed a request to increase the allowable height of accessory buildings. He referenced a variance request for these homes to be served by wells and septic systems, noting that this request will be submitted at a later date. He discussed the potential sale of outlots to neighboring property owners. He commented regarding maintenance and the homeowner association (HOA). He discussed planned park areas. He reviewed the process of demolishing and rebuilding the streets.

Council Member Gesme requested clarification of the master HOA, and Mr. Sonstegard provided additional information in this regard.

1. Resolution 2695, Approving a Preliminary Plat, Rezoning, and PUD Plans for Timber Ridge.

A motion was made by Council Member Gesme, seconded by Council Member Johnson and unanimously carried, to adopt Resolution 2695 as presented.

2. Introduction and First Reading of Ordinance 396, an Ordinance of the City of Cannon Falls, Minnesota, to Amend the Cannon Falls Zoning Ordinance by Amending a Zoning District.

A motion was made by Council Member Jeppesen, seconded by Council Member Groth and unanimously carried, to approve the introduction and first reading of Ordinance 396.

Cannon Valley Fair
Titles

Council Member Johnson referenced the agreement between the City and the Cannon Valley Fair Board relating to the land transfers. She requested that copies of the deeds be sent to the Cannon Valley Fair Board, per the agreement. City Administrator Jensen provided information in this regard.

Cannon Valley Fair
2022 / 2023
Donations

Council Member Johnson discussed the land donation to the City and referenced the agreement between the City and the Cannon Valley Fair Board. She requested that the City fulfill its obligation regarding contributions to the Cannon Valley Fair for 2022 and 2023, now that the land transfers have been completed.

A motion was made by Council Member Johnson, seconded by Council Member Groth and unanimously carried, to authorize City staff to issue payments to the Cannon Valley Fair Board for 2022 and 2023 donations, as previously approved.

Reports:

Council Committees /
Commissions /
Nonprofit
Organizations

Community & Economic Business Specialist Qualey further discussed the Timber Ridge development.

Council Member Lundell summarized topics of discussion during a recent Public Works Commission meeting, including the recommended Maintenance Operator II hire, the digester decant valves purchase, and garbage trucks in alleys.

Council Member Lundell summarized topics of discussion during a recent Finance Committee meeting, including approval of a tennis court agreement with the Cannon Falls School District and discussion of Ambulance Service staffing and funding.

Council Member Groth summarized topics of discussion during a recent Library Board meeting, including the 2024 budget and grant awards toward projects.

Council Member Gesme summarized topics of discussion during a recent Planning Commission meeting, including preliminary plats for the Hardwood Estates and Timber Ridge developments.

Staff

Police Chief McCormick issued a reminder to watch for pedestrians, now that school will be starting soon.

City Clerk Peer discussed the election process and absentee voting. She summarized discussion with the Finance Committee in this regard. She reported that Goodhue County has indicated that absentee (early) voting will not be allowed in the City of Cannon Falls but will be offered by mail or in person in Red Wing. She also provided a reminder regarding the Council work session on August 22.

City Administrator Jensen provided additional information regarding the fire service agreement negotiation process with the townships.

City Engineer Angerman provided project updates.

Public Works Director Petersen discussed the John Burch Park project.

Council Council Member Johnson discussed pothole issues on the access road leading to McDonald's. It was noted that this is a private road. City Engineer Angerman stated his understanding that a repaving project is planned this fall.

Adjournment A motion was made by Council Member Gesme, seconded by Council Member Groth and unanimously carried, to adjourn the meeting. The meeting adjourned at 7:55 p.m.

Adopted by the City Council of the City of Cannon Falls on the 5th day of September, 2023.

Matt Montgomery, Mayor

ATTEST:

Neil L. Jensen, City Administrator