

Finance Committee Meeting Minutes
Tuesday, June 12, 2023 at 5:00 P.M.
City Hall Council Chambers

1. CALL TO ORDER

Derek Lundell called the meeting to order at 5:00 p.m. Roll call: Derek Lundell, Council Member – present; Steve Gesme, Council Member – present; Matt Montgomery, Mayor – present
Also present: City Administrator Neil Jensen, Utility Clerk Ellen Hartman, Council Member Diane Johnson, Tim Dehmer

2. APPROVE MEETING MINUTES

Committee asked to approve minutes from past meetings this year.

Action – ***Motion by Montgomery, second by Gesme, to approve minutes from 2023 Finance Committee meetings on January 9, February 13, March 14, and April 10, passing unanimously.***

3. ED RYMER MALL DISCUSSION

Jensen reported that mall owner Ed Rymer requested an ordinance change to allow indoor storage at in the mall; the ordinance has been changed, the conditional use permit still needs to be approved. Rymer attempted to add outdoor storage to the request, but outdoor storage is not allowed in the ordinance. There are deferred assessments on the mall property; the property is one PID, divided into areas. Rymer proposed paying the assessment, less the interest, on area C1, and selling it to the company that has a telecommunication building located there, and donating area C3 to the City, which is basically worthless land. The Committee discussed the land donation and outdoor storage.

Action – ***Consensus of the Committee was that there is no interest in receiving the donation of mall property C3 and the Committee is not in favor of outdoor storage at the Cannon Falls Mall.***

4. VERIZON WATER TOWER CONTRACT

Jensen reported that Verizon removed their equipment during the water tower painting project. There is a new agreement between Verizon and the City.

Action – ***Motion by Gesme, second by Montgomery, to recommend the City Council enter into the agreement with Verizon, passing unanimously.***

5. APPRAISAL FOR RIVERSIDE TERRACE

Jensen reported that two lots are needed to complete the lift station project near the 3rd Street Bridge. The owners were offered approximately 1.5 times market value for the City to purchase the lots, and have assessments waived. The owners' counter offer was more than 3 times the City's purchase price. Jensen presented the Committee with two options: get appraisals for both lots and enter condemnation proceedings; or use a Stormceptor (artificial storm water pond) which makes it possible to complete the project without acquiring the 2 lots.

Action – ***Consensus of the Committee was to go around the property by using the Stormceptor, eliminating the need to purchase the lots from Riverside Terrace owners.***

6. JOHN BURCH PARK RENOVATION

Jensen reported that the City will be receiving funds from the state bonding bill for the John Burch Park wall project. Funding includes: City - \$328,000; Friends of John Burch Park - \$141,000; \$469,000 - State matching funds. Consensus to start the project.

Action – ***Motion by Gesme, second by Montgomery, to recommend the City Council enter into a professional service agreement with WHKS for the John Burch Park retaining wall project, passing unanimously.***

7. 2024 BUDGET DISCUSSION

Jensen reported on the 2024 budget. Most department heads have submitted preliminary budgets with increases under 2%, but the health insurance, wages, and capital equipment numbers are still coming. The pay study will be presented to council on July 11th.

DISCUSSION

Montgomery suggested tree trimming by JBP, and brought up residents' concerns about the swan's wing, the duck pond fence, and hail protection for the swans.

ADJOURNMENT

Action – ***Motion by Gesme, second by Montgomery, to adjourn at 5:44 p.m., passing unanimously.***

Respectfully Submitted,
Ellen Hartman, Utility Clerk

-Minutes approved at July 10, 2023 meeting-