

The Cannon Falls City Council met in a regular session on Tuesday, December 19, 2017, at 6:35 p.m. in the City Council Chambers. Present were Mayor Robby Robinson and Council Members Cedar Abadie, Mike Dalton, Ken Carpenter, John Althoff, LeRoy McCusker, and Morris Mattson (arrived at 6:51 p.m.). Also present were Ron Johnson, City Administrator; Lanell Endres, Finance Director/Assistant City Administrator; Andrea McDowell Poehler, City Attorney; Greg Anderson, City Engineer; Tom Bergeson, Public Works Director; Tim Malchow, EMS Chief; Nicole Miller, Library Director; Jeffrey McCormick, Police Chief; and Dave Maroney, Community Development Director

Call to Order Mayor Robinson called the City Council Meeting to order at 6:35 p.m.

Roll Call All members were present.

Pledge of Allegiance Mayor Robinson led in the recitation of the Pledge of Allegiance.

Approval of Agenda A motion was made by Council Member Carpenter, seconded by Council Member Dalton and unanimously carried, to approve the Agenda as submitted.

Public Input Annie Deckert, The Decklan Group, 13467 212th Avenue NW, Elk River, asked for clarification of whether the proposed winery expansion would be further discussed by the City Council during the regular meeting. Mayor Robinson indicated that there would be no further discussion by the Council during this meeting.

Sheryl Bauer, 31913 64th Avenue, Cannon Falls, requested to address the City Council with regard to the proposed expansion of the Cannon River Winery. She encouraged the Council to give careful consideration to any land deal that they decide to negotiate with Mr. Stowell. Ms. Bauer introduced herself as a co-owner of the Caravan Motel. She discussed the process through which their property was annexed into the City in 2001 and the costs that were incurred as a result of this unrequested annexation. She suggested investing the proceeds from the sale of City-owned land in order to benefit entire community. She commented that the winery has not promoted either of the two current local lodging establishments on its website.

She referenced a comment made by Mayor Robinson during the December 5 City Council meeting that the Trip Advisor website lists the Cannon River Winery as the #2 destination spot for people visiting Cannon Falls. She expressed concerns that the winery has been sending visitors elsewhere for lodging. She commented that people will generally eat, shop, and buy gas in the city where they are staying. She added that businesses on the south end of town have been adversely affected by the Highway 52 project, adding that better signage has been requested for two years. Mayor Robinson

indicated that he would follow up on the signage request.

Babe O’Gorman, Cannon Falls, spoke in support of the winery and stated his belief that tax incentives are a good thing if they will substantially increase the City’s tax base. He expressed concerns about closing the roadway and decreasing the number of parking stalls. He referenced attorney opinions and suggested that a traffic analysis and a parking analysis be conducted.

Adam Peters, 700 West State Street, Cannon Falls, expressed concerns about parking along Mill Street. He indicated that the parking restrictions were not being enforced.

Marty Balfe, 315 West State Street, Cannon Falls, expressed concerns about traffic flow and parking in the downtown area. He stated that he was not opposed to the winery but would not be in favor of the City giving away property.

Greg Magnuson, 1325 Seventh Street North, Cannon Falls, expressed concerns about snowmobiles using sidewalks and pedestrian walkways. Mayor Robinson indicated that he would research this concern.

Steve Gesme, 813 Park Street West, Cannon Falls, encouraged the City Council to listen to residents and keep an open mind.

Kris Benjamin, 29642 Hawkins Court, Cannon Falls, introduced herself as a Cannon River Winery employee and stated that everyone who works at the winery promotes Cannon Falls and its businesses. She discussed the need for business expansion.

Toby Jensen, Northfield, commented that having 100,000 less visitors to Cannon Falls if the winery were to relocate would significantly impact local businesses. He noted that other cities would welcome this opportunity.

Consent Agenda

~~A. Just and Correct Claims—Accounting Period Ending December 15, 2017~~

~~*This item was pulled by Council Member Althoff.*~~

B. Meeting Minutes for December 5, 2017, City Council Meeting

C. Resolution 2316, Authorizing 2018 City License Renewals

D. LELS Collective Bargaining Agreement

E. MOA Enhanced Flood Warning System Cooperative Agreement

~~F. Hiring Full-Time Paramedic~~

~~*This item was pulled by Council Member Althoff.*~~

- G. Resolution 2317, Approving Transfer of Control Over Cable Franchisee
- H. ~~Squad Car Replacement~~
This item was pulled by Council Member Althoff
- I. Approve Purchase of LUCAS 2 Chest Compression System for the Ambulance Department
- J. Resolution 2318, Accepting Donation of \$1,000 from Cannon Falls Fire Department Relief Association to the Ambulance Department
- K. Resolution 2319, Accepting Donation of \$3,000 from the VFW to the Ambulance Department
- L. Introduction and First Reading of Ordinance 357, Amending Chapter 152 of the Cannon Falls City Code, the Zoning Ordinance, Concerning the Zoning Map and Zoning Classification for a Specific Property

A motion was made by Council Member Mattson, seconded by Council Member Carpenter and unanimously carried, to approve the Consent Agenda, minus Items A, F, and H.

Request to Purchase
City Parcel

City Administrator Johnson provided background information regarding a request to purchase a City-owned parcel. He reported that the Public Works Commission and the City Engineer have reviewed the proposal from the perspective of potential additional parking. He discussed a plan for the existing well to be sealed, at the purchaser's expense. Administrator Johnson requested direction from the City Council with regard to moving the process forward.

Council Member McCusker commented that the well needed to be sealed off, even if the property was not sold. He suggested consideration of utilizing the property as a drop-off point for buses.

Council Member Dalton requested clarification with regard to the well. It was clarified that the purchaser had verbally agreed to seal the well but that a formal purchase agreement has not been drafted.

A motion was made by Council Member Althoff, seconded by Council Member Carpenter and unanimously carried, to direct staff to bring back a proposal for Council review and approval.

Resolution 2320,
Approving
Development
Agreement with
George on the Rocks

Community Development Director Maroney provided background information regarding a proposed development agreement with George on the Rocks concerning the old Grandpa's Garage site. He reviewed the proposed development contract. He discussed how this agreement would benefit the project and how it related back to the tax increment plan that was approved by the City Council in May of 2017.

He indicated that approximately \$411,000 in principal value would be available for reimbursement to David Olson under the proposed development agreement over the life of the TIF district. He noted that the contract specified the terms and conditions of this reimbursement. He reported that the bad conditions that allowed the TIF district to be created have been corrected. He commented that, if approved, the development agreement would create a contractual relationship between the City of Cannon Falls and David Olson.

David Olson provided additional information regarding the project, how the TIF financing would be utilized, and benefits to the community.

Mayor Robinson commented regarding the improvements that have been made so far, adding that Congressman Jason Lewis toured the property and was impressed with the project. Council Members expressed agreement with these comments.

A motion was made by Council Member Dalton, seconded by Council Member Carpenter and unanimously carried, to adopt Resolution 2320, approving a development agreement for George on the Rocks, LLC.

Cannon River Winery
Expansion Request

Mayor Robinson reported that the agenda item regarding the Cannon River Winery expansion request would be tabled, as there was nothing to discuss at this point.

Resolution 2321,
Receiving Feasibility
Report for the
Eastside II Public
Improvements

City Engineer Anderson provided background information regarding the possible Eastside II improvement project, discussed the approval process, and reviewed the feasibility report. He pointed out the location of the proposed project area on a map. He discussed the need for street and utility improvements in the project area. He referenced information contained in the report relating to the benefiting parcels and preliminary assessments. He detailed the proposed infrastructure improvements that would be completed during the project. He discussed a potential option for property owners to be assessed for replacement of utility service lines on their properties.

Mr. Anderson discussed recommendations in terms of water main materials, adding that direction would be requested from the Council in this regard as the project moved forward. He reviewed street width considerations and discussed a potential mill and overlay project and potential alley improvements.

Mr. Anderson reviewed estimated project costs. He discussed the City's policy of assessing 20% of the project to the benefiting parcels and reviewed preliminary assessments. He provided comparison data from the Eastside I and West Side II projects.

Council Member McCusker recommended replacement of utility lines due to health concerns. He asked about the potential use of a plastic liner. Mr. Anderson provided additional information in this regard.

Council Member McCusker asked whether street repairs in the Sandstone Ridge development should be included in the project. He commented that he expected the preliminary assessment amounts to be higher. Mr. Anderson discussed how the project estimates were determined. He commented that Cannon Falls benefits from its proximity to the metropolitan area in terms of paving contractor bids.

Council Member McCusker recommended consideration of better soil materials to promote sod growth. Mr. Anderson indicated that a more compost-rich topsoil mix could be included.

Council Member Dalton asked about the need for tree removal. Mr. Anderson indicated that, if the street width stayed the same, the boulevard trees would be fine with respect to the street improvements. He added that issues may arise during replacement of utility service lines.

Council Member Dalton commented regarding drainage issues at the intersection of Minnesota and Vine Streets and asked how these issues would be alleviated. Mr. Anderson indicated that more catch basins would be added.

Council Member Althoff spoke in support of keeping Minnesota Street at its current width. He also encouraged consideration of using PVC pipe.

Council Member Carpenter agreed with keeping Minnesota Street at 38 feet and other streets at 32 feet for safety reasons. He suggested including the use of PVC pipe as an option. Mayor Robinson commented regarding Oak Street in terms of street width and agreed with consideration of PVC pipe.

Council Member McCusker discussed the use of PVC material and agreed with the suggestion to keep an open mind in this regard.

A motion was made by Council Member Dalton, seconded by Council Member Althoff and unanimously carried, to accept the feasibility report and schedule a Public Hearing regarding the project on January 16, 2018.

Just and Correct
Claims – Accounting
Period Ending
December 15, 2017

Council Member Althoff reiterated his recommendation to utilize local businesses as much as possible, stating that this appeared to be improving. He expressed concerns about credit card purchases.

Police Chief McCormick provided rationale for credit card purchases by the Police Department.

A motion was made by Council Member Mattson, seconded by Council Member Carpenter and unanimously carried, to approve the just and correct claims for the accounting period ending December 15, 2017.

Hiring Full-Time
Paramedic

Council Member Althoff inquired regarding the current number of full-time and part-time EMS staff. EMS Chief Malchow provided additional information in this regard.

A motion was made by Council Member Carpenter, seconded by Council Member Mattson and unanimously carried, to approve the hiring of a full-time paramedic (John Fox at Pay Grade 9, Step 6).

Squad Car
Replacement

Council Member Althoff asked whether the purchase of a squad car could be delayed for a year. Police Chief McCormick provided rationale for the proposed squad car replacement in terms of the cost of maintaining an older vehicle. Council Member Althoff inquired regarding the number of squad cars that are needed. Chief McCormick discussed Police Department vehicles and how they are utilized. Council Member Althoff asked how many miles are put on these vehicles per year, and Chief McCormick provided estimates in this regard.

Council Member McCusker commented that a squad car was recently replaced. Chief McCormick reported that a squad car was purchased last year and one the year before that. He provided rationale for a four-year squad car replacement schedule. He commented that a portion of the cost can be offset by selling older vehicles. Council Member McCusker inquired regarding the normal warranty for a squad car. Chief McCormick reported that an extended warranty could be purchased but recommended against doing so.

Chief McCormick commented that these vehicles are utilized much

differently than regular vehicles.

Mayor Robinson asked about potential cost savings for ordering the vehicle now as opposed to six months from now. Chief McCormick indicated that there would be no cost savings in terms of the price of the replacement vehicle, adding that additional costs would be incurred in terms of maintaining the current vehicle.

A motion was made by Council Member Carpenter, seconded by Council Member Dalton and unanimously carried, to approve the squad car replacement.

Staff Reports

City Engineer Anderson reported that Dakota County was considering improvements to County Road 88 and that an open house was scheduled to be held on January 11 at Randolph High School for discussion.

EMS Chief Malchow expressed appreciation to the EMS Supervisor at Northfield Hospital & Clinics for assisting with paramedic interviews. He also thanked the Cannon Falls Fire Department Relief Association and the VFW for their donations toward equipment purchases.

Public Works Director Bergeson provided an ice rink update.

Library Director Miller commented that a new Library Assistant would be starting on January 2.

Police Chief McCormick discussed the Toward Zero Deaths campaign.

City Administrator Johnson expressed appreciation to the City Council and City staff for their accomplishments during the past year.

Mayor and Council
Reports

Council Member Abadie expressed disappointment that the winery project was not able to move forward at this point.

Council Member Althoff reported regarding a recent Planning Commission meeting, during which the Planning Commission voted to recommend rezoning of 9 acres to B-2.

Council Member McCusker reported regarding a recent Library Board meeting. He expressed appreciation to Board Member Mary Harkins for her service.

Council Member Carpenter provided a Park Board update.

Mayor Robinson thanked the Council and City staff for their hard work over the past year. He commented that the Council attempts to make the best decisions possible.

Adjournment

The meeting adjourned at 7:59 p.m.

Adopted by the City Council of the City of Cannon Falls on the 2nd day of January, 2018.

Lyman M. Robinson, Mayor

ATTEST:

Ronald S. Johnson, City Administrator