

The Cannon Falls City Council met in a regular session on Tuesday, May 21, 2024, 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, Jed Petersen, Public Works Director; Zach Logelin, Permit & License Technician; Laura Qualey, Community & Business Development Specialist; and Joe Berg, Police Lieutenant.

- Call to Order Mayor Montgomery called the City Council meeting to order at 7:00 p.m. He thanked everyone for their patience during the meeting delay due to the severe weather warnings in the area.
- 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 Groth, seconded by Council Member Johnson and unanimously carried, to approve the Agenda as presented.
- Public Input Mayor Montgomery reviewed the public input procedure.
- Babe O’Gorman, Cannon Falls, apologized for a misunderstanding he had regarding the zoning of property under discussion by the City Council. He expressed concerns about a proposed variance and CUP for Dollar General. He referenced a past variance request and suggested that these types of requests be treated consistently.
- Randy Rechtzigel, Cannon Falls, commented regarding the proposed setback variance for Dollar General. He stated that he never received a Public Hearing notice, even though he owns property close to the property under discussion.
- Jim Hernke, Cannon Falls, also expressed concerns about the variance request for Dollar General. He indicated that he did not receive a Public Hearing notice, even though he is an adjoining property owner.
- Consent Agenda
- A. Just and Correct Claims – Accounting Period Ending May 15, 2024
  - B. Meeting Minutes for May 7, 2024, City Council Meeting
  - C. Approve Early Model Home Permit Agreement
  - D. Approve Hiring of Unscheduled Part-Time Employees for the Ambulance Department
  - ~~E. Resolution 2755, Approving Variances for Dollar General~~  
*This item was pulled by Mayor Montgomery.*

~~F. Resolution 2756, Approving Conditional Use Permit for Dollar General~~

*This item was pulled by Mayor Montgomery.*

G. Resolution 2757, Approving Variances for 620 Grove Street North

H. Resolution 2758, Approving Vacation for William Marsh

I. Approve Temporary Liquor License for the Cannon Valley Fair Board

A motion was made by Council Member Lundell, seconded by Council Member Gesme and unanimously carried, to approve the Consent Agenda, minus Items E and F.

Council Business:

Resolution 2755,  
Approving Variances  
for Dollar General

Resolution 2756,  
Approving Conditional  
Use Permit for Dollar  
General

Mayor Montgomery expressed concerns about approving a variance for a new build, stating that there are other locations that could be considered. He asked whether the Planning Commission has done its due diligence in terms involving all parties in the discussion, including surrounding property owners and Progressive Rail. He discussed potential safety issues and traffic considerations. He suggested tabling action on this item to allow time to gather more information. Council Member Lundell expressed agreement with tabling this item. He referenced concerns about the Public Hearing notification process. It was noted that the Planning Commission recommended approval of the variance and CUP but that no one spoke during the Public Hearing. Council Member Gesme reported that more information was received following the Planning Commission meeting.

City Administrator Jensen reviewed options for Council action. He suggested asking the Planning Commission to conduct further discussion and offer additional opportunities for input from property owners and Progressive Rail. Mayor Montgomery asked how much time would be allowed to gather more information, if the City Council chooses to table action on the variance and CUP requests at this time. Administrator Jensen reviewed the 60-day rule to take action regarding the applications, noting that a motion could be made to extend this to 120 days. He noted that action would need to be taken to approve the variance request in order to consider approval of the CUP.

A motion was made by Council Member Johnson, seconded by Council Member Groth and unanimously carried, to table action on the variance request and extend the timeline for Council action from 60 days to 120 days.

No action was taken regarding this item.

Reports:

Council Committees/  
Commissions /  
Nonprofit  
Organizations

Council Member Gesme summarized topics of discussion during a recent Planning Commission meeting, including the variance and CUP requests for Dollar General. He stated that the Planning Commission recommended approval of a variance request for 620 Grove Street North and a vacation request for William Marsh.

Council Member Groth summarized topics of discussion during a recent Library Board meeting, including discussion of user data and the preliminary budget for 2025.

Staff

Community & Business Development Specialist Qualey stated that the EDA recently conducted a Public Hearing relating to the sale of six lots.

Public Works Director Petersen referenced past Council discussion of a State grant toward a lead and copper pipe survey. He reported that WHKS has conducted this survey. He stated that letters will be sent to impacted property owners.

Community & Business Development Specialist Qualey commented regarding an interactive map and community survey in conjunction with a State Active Transportation Program grant. She discussed promotion of the survey. She reported that a walking and biking audit will be conducted in June.

Police Lieutenant Berg discussed the weather warning system and the recent storm warnings. He provided an update regarding the water level at Lake Byllesby.

City Administrator Jensen further discussed the lead service survey. He discussed the importance of residents replying to the letters. Council Member Johnson asked about water testing. Director Petersen discussed the annual water testing process and stated that residents can request to be part of the sample.

Mayor and Council

Council Member Gesme encouraged residents to contact him with any concerns.

Mayor Montgomery discussed the softball and baseball seasons and referenced the John Burch Park project.

Adjournment

A motion was made by Council Member Jeppesen, seconded by Council Member Johnson and unanimously carried, to adjourn the meeting. The meeting adjourned at 7:25 p.m.

Adopted by the City Council of the City of Cannon Falls on the 4<sup>th</sup> day of June, 2024.

  
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Matt Montgomery, Mayor

ATTEST:

  
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Neil L. Jensen, City Administrator