

The Cannon Falls City Council met in a regular session on Tuesday, January 21, 2025, in the City Council Chambers. Present were Council Members Laura Kronenberger, Ryan Jeppesen, Chad Johnson, Diane Johnson, Chris Nobach, and Lisa Zimmerman; Mayor Matt Montgomery was absent. Also present were Jon Radermacher, City Administrator; Sara Peer, City Clerk; Jed Petersen, Public Works Director; Zach Logelin, Permit & License Technician; Jeffrey McCormick, Police Chief; and Laura Qualey, Community & Business Development Specialist.

- 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. Council Members Kronenberger, Jeppesen, Nobach, C. Johnson, D. Johnson, and Zimmerman were in attendance.
- Pledge of Allegiance Mayor Pro Tem Kronenberger led the recitation of the Pledge of Allegiance.
- Approval of Agenda A motion was made by Council Member D. Johnson, seconded by Council Member Nobach and unanimously carried, to approve the Agenda as presented.
- Public Input Mayor Pro Tem Kronenberger reviewed the public input procedure.
- Denise Filler, Cannon Falls, described why she moved to Cannon Falls ten years ago and offered suggestions for resolving the ongoing issues relating to go-kart racing at the Cannon Valley Fairgrounds:
- 1) Add mufflers to the go-karts to decrease the noise levels.
 - 2) Limit the racing times.
 - 3) Allow residents to request property tax abatement if enjoyment of their property is compromised.
 - 4) Provide soundproofing of residential windows and doors.
 - 5) Explain to the public why the City Council feels the need to control the actions of the Cannon Valley Fair Board.
- Ms. Filler also suggested considering building affordable tiny homes in Cannon Falls. She asked about the City's plans for future food production.
- Consent Agenda
- A. Just and Correct Claims – Accounting Period Ending January 16, 2025
 - B. Meeting Minutes for January 7, 2025, City Council Meeting
 - C. Approve 2025 Fire Department Officers
 - D. Approve Safety Training Program with SafeAssure

- E. Resolution 2799, Accepting a Monetary Donation of \$780 from Matt Ammentorp to the Parks Department
- F. Approve Sewer Credit for M. Davidson
- G. Approve Sewer Credit for R. Knowlton
- ~~H. Resolution 2800, Approving a Conditional Use Permit for an Outdoor Sales Lot at the Cannon Falls Mall~~
This item was pulled by Council Member D. Johnson
- I. Appoint Melissa Siebert to the Library Board

A motion was made by Council Member Jeppesen, seconded by Council Member C. Johnson and unanimously carried, to approve the Consent Agenda as presented, minus Item H.

Council Business:
Responsible
Governmental Unit
Agreement Between
the City of Cannon
Falls and Randolph
Township Relating to
Environmental
Review

City Administrator Radermacher provided background information and discussed the requirement for an AUAR (Alternative Urban Area-Wide Review) in preparation for future annexation. He outlined the proposed agreement between the City and Randolph Township, noting that the final authority for accepting the AUAR would rest with the City of Cannon Falls. He stated that the agreement has been reviewed by the City Attorney, the Randolph Township Attorney, and the engineering team. He highlighted recent revisions to the agreement language.

Council Member C. Johnson asked about the land purchase. It was clarified that a developer has secured a purchase agreement with the owner of private land in Randolph Township, with plans to develop this property. Administrator Radermacher reiterated the State requirement for an AUAR to be conducted relating to the proposed land use, with the City of Cannon Falls designated as the responsible government unit to approve the review process.

Council Member D. Johnson inquired regarding the expense, and Administrator Radermacher clarified that the developer will be responsible for the cost of the AUAR along with the associated consultant and engineering expenses. He referenced an escrow agreement that was approved with the developer in December 2024. The public comment period and the public hearing components of the process were discussed.

Ashley Payne from the engineering consulting firm Kimley-Horn introduced herself and provided additional information relating to the process and the two required public comment periods. It was noted

that the agreement is also being presented to the Randolph Township Board for approval.

When asked who is responsible for environmental mitigation, Ms. Payne and Administrator Radermacher indicated that the AUAR and the development agreement would outline the expectations, timeline, and responsibilities for mitigating any environmental factors.

Council Member C. Johnson asked what would happen if the environmental review indicates a greater usage of water resources than the City is able to provide. Ms. Payne provided additional information regarding the analysis and stated that alternate mitigation measures would be identified.

A motion was made by Council Member C. Johnson, seconded by Council Member Nobach and unanimously carried, to approve the agreement as presented.

Endres Cannon Falls
LLC Variance
Request

City Administrator Radermacher provided background information, referenced the staff report, and summarized discussion of the variance request by the Planning Commission. He stated that the request involves the utilization of gravel driveways for access to the estate lots, which is contrary to the City's current ordinance. He suggested discussion of potential exceptions to this policy in certain circumstances.

Council Member C. Johnson referenced a concern that was voiced during the Planning Commission meeting related to drainage into the ditches and nearby farm fields. Administrator Radermacher referenced stormwater management plans. Mark Sonstegard, a consultant for the applicant, provided additional background information, described the Timber Ridge development, reviewed stormwater management plans, and referenced discussions with Goodhue County representatives relating to access. He stated that potential lot purchasers have been asking whether gravel driveways could be allowed. He noted that, while not a hardship, it might be helpful for the City Council to consider whether it would be reasonable for the City to allow gravel driveways in certain situations.

Council Member D. Johnson asked whether the homes will have cement aprons. Mr. Sonstegard stated that homeowners may pave areas in front of their homes. Council Member D. Johnson referenced a similar request to allow a gravel driveway, which was not approved in the past. She cited concerns about dust and

suggested being consistent. Council Member Nobach expressed agreement with these comments and suggested holding everyone to the same standard.

Council Member Kronenberger asked about the plans to extend City utilities to these homes.

Administrator Radermacher clarified that some of the lots have been granted variances to allow private wells and septic systems at this time, as the infrastructure is not in place. Council Member D. Johnson added that these homes will be required to hook up to City utilities once there is increased demand and utilities become available.

Council Member C. Johnson further discussed drainage issues and spoke in support of allowing gravel driveways in this situation.

Council Member D. Johnson agreed with a suggestion to consider potential ordinance changes. Administrator Radermacher indicated that the variance request has been pulled. Council Member Kronenberger suggested requiring paved driveways at the time of City utility hook-up. Council Member Zimmerman commented that these would be huge expenses. Council Member Nobach suggested updating the City's Comprehensive Plan, which will provide an opportunity to consider long-range implications. Dust control was further discussed. The ordinance review process was discussed. It was suggested to ask the Planning Commission to provide a recommendation as the next step.

No action was taken on the variance request.

Resolution 2800,
Approving a
Conditional Use
Permit for an Outdoor
Sales Lot at the
Cannon Falls Mall

Council Member D. Johnson commented regarding the number of storage units on the site. She asked whether these units should be located on a paved surface. She asked about a business license to sell these units.

City Administrator Radermacher discussed business license requirements for certain businesses, noting that outdoor sales businesses do not currently need City licenses. Permit & License Technician Logelin provided additional information.

A motion was made by Council Member Zimmerman, seconded by Council Member Nobach and unanimously carried, to approve the CUP as requested.

Reports:
Council Committees,
Commissions, and
Nonprofit
Organizations

Community & Business Development Specialist Qualey provided a Hardwood Estates update and stated that the EDA is working on strategic goals for 2025.

Council Member Kronenberger summarized topics of discussion during a recent Public Works & Park Board meeting.

Council Member D. Johnson summarized topics of discussion during a recent Library Board meeting, including a change to the meeting schedule.

Council Member D. Johnson summarized topics of discussion during a recent Planning Commission meeting.

Staff

Police Chief McCormick reviewed parking restrictions during snow events.

City Administrator Radermacher reviewed the meeting schedule and discussed elected officials training.

Administrator Radermacher provided an update relating to the swans. He discussed Federal and State standards along with recommendations provided by other experts.

Public Works Director Petersen discussed a planned controlled burn.

Mayor and Council
Members

Council Member Nobach discussed upcoming community events.

Adjournment

A motion was made by Council Member D. Johnson, seconded by Council Member Jeppesen and unanimously carried, to adjourn the meeting. The meeting adjourned at 7:28 p.m.

Adopted by the City Council of the City of Cannon Falls on the 4th day of February, 2025.

Matt Montgomery, Mayor

ATTEST:

Jon Radermacher, City Administrator