

The Cannon Falls City Council met in a regular session on Tuesday, March 18, 2025, in the City Council Chambers. Present were Mayor Matt Montgomery; Council Members Laura Kronenberger, Ryan Jeppesen, Chad Johnson, Diane Johnson, Chris Nobach, and Lisa Zimmerman. Also present were Jon Radermacher, City Administrator; Sara Peer, City Clerk; Jed Petersen, Public Works Director; Jeffrey McCormick, Police Chief; Bill Angerman, City Engineer; and Nicole Miller, Library Director.

- Call to Order Mayor Montgomery called the City Council meeting to order at 6:30 p.m.
- Roll Call Mayor Montgomery and Council Members Kronenberger, Jeppesen, C. Johnson, D. Johnson, Nobach, and Zimmerman 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 Zimmerman, seconded by Council Member D. Johnson and unanimously carried, to approve the Agenda as presented.
- Public Input There was no public input.
- Consent Agenda
- A. Just and Correct Claims – Accounting Period Ending March 12, 2025
 - B. Meeting Minutes for March 3, 2025, City Council Work Session
 - C. Meeting Minutes for March 4, 2025, City Council Work Session
 - D. Meeting Minutes for March 4, 2025, City Council Meeting
 - E. Approve Gambling Permit for Cannon Falls Fire Department Relief Association
 - F. Resolution 2806, Accepting a Monetary Donation of \$780 from Steve Nordin
 - G. Approve Sign Replacement at Hannah’s Bend Park
 - H. Resolution 2807, Approving a Conditional Use Permit for Magnolia Animal Hospital
 - I. Resolution 2808, Vacating a Portion of Platted Stoughton Street
 - J. Approve Final Pay Request for Third Street Water Main Connections
 - K. Approve Amendment to Escrow Agreement with Tract
 - L. Approve Professional Services Agreement with WHKS
- A motion was made by Council Member D. Johnson, seconded by Council Member Nobach and unanimously carried, to approve the Consent Agenda as presented.

Council Business:
2025 Street Overlay
Project

City Administrator Radermacher provided background information and discussed the bidding process, noting that four quotes were received. City Engineer Bill Angerman reviewed the project area and discussed the quotes. He noted that the low quote was received from Aslakson's Services in the amount of \$138,130.58. He referenced prior projects completed by Aslakson's Services and stated that staff recommends awarding the contract to Aslakson's Services.

A motion was made by Council Member Jeppesen, seconded by Council Member Zimmerman and unanimously carried, to award the contract for the 2025 street overlay project to Aslakson's Services as discussed.

Ordinance
Amendment for
Fairgrounds

Administrator Radermacher provided background information and referenced ongoing discussion of racetrack activities at the Cannon Valley Fairgrounds. He noted that a draft zoning ordinance amendment failed earlier this year. He stated that it has been clarified that certain camping activities on the fairgrounds could be allowed during events but RV storage would not be allowed under the current zoning ordinance.

Administrator Radermacher summarized topics of discussion during a recent meeting attended by himself, Mayor Montgomery, Cannon Valley Fair Board President Ferlin Miller, and two other Fair Board Members. He stated that it was agreed to work on a zoning ordinance amendment governing events on the fairgrounds.

Administrator Radermacher requested that the City Council authorize City Staff and the City Attorney to draft a zoning ordinance amendment that would allow certain activities, such as traditional demolition derbies, but would not allow other types of motorized racing events, such as go-kart races. He stated that Cannon Valley Fair Board representatives and the organization's attorney would be involved in this discussion.

Council Member C. Johnson asked whether the Fair Board could apply to host special events, such as go-kart or dirt bike racing activities. Administrator Radermacher indicated that the discussion did not get into specific details. He noted the goal of preserving historical Cannon Valley Fair activities and allowing the Fair Board to consider potential new events, consistent with the character of the fairgrounds, that would earn revenue to support the operation. Mayor Montgomery commented that details and questions will be addressed

as the ordinance is drafted. He requested a motion to authorize City staff and the City Attorney to work with Fair Board representatives and their attorney on the ordinance language.

Administrator Radermacher and Mayor Montgomery discussed a potential zoning change for the fairgrounds that would be consistent with other communities.

Council Member Nobach asked what would happen if an ordinance amendment is not approved. Administrator Radermacher indicated that the letter that was issued in January of 2025 detailing the City's legal position would stand, and the current ordinance would be enforced. He stated that everyone in attendance at the recent meeting was in agreement to work collaboratively on a zoning ordinance amendment that would meet the needs of the community, the City, and the Cannon Valley Fair Board.

Mayor Montgomery asked about the need for an extension of time. Administrator Radermacher stated his understanding that there would be no need for an extension while zoning ordinance language is being drafted, noting that racetrack activities have ceased.

Council Member Nobach asked whether the Planning Commission will be asked to conduct a Public Hearing related to the proposed zoning text amendment. Administrator Radermacher stated his understanding that the normal process will be followed.

A motion was made by Council Member C. Johnson, seconded by Council Member Kronenberger and unanimously carried, to authorize City staff and the City Attorney to draft zoning text amendment language relating to the Cannon Valley Fairgrounds, in collaboration with Cannon Valley Fair Board representatives.

Reports:
Council Committees,
Commissions,
Nonprofit
Organizations

Cannon Falls Area Chamber of Commerce Director Maggie Wilson provided a Chamber update. She stated that new visitor brochures have been printed and distributed to businesses. She also discussed the distribution of Visitor Guides. She referenced a Paint the Town mural grant opportunity. She discussed upcoming community events, including an Easter Egg Hunt at St. Ansgar's Church, a new Summer Kick-Off event, and the annual Chamber Golf Tournament in June.

Mayor Montgomery and Administrator Radermacher summarized topics of discussion during a recent EDA meeting, including a

Hardwood Estates update. It was noted that all of the single family homes are under contract, with work beginning on Phase 2. City Engineer Angerman further discussed plans for Phase 2, noting that no multifamily units are planned. Discussion of sites for future multifamily projects and senior housing was referenced.

Council Member Jeppesen and Public Works Director Petersen summarized topics of discussion during a recent Public Works and Park Board meeting, including a park bench donation by Steve Nordin, a new Hannah's Bend sign, and a warming house painting project.

Council Member D. Johnson summarized topics of discussion during a recent Planning Commission meeting, including the Magnolia Animal Hospital CUP and a Stoughton Street vacation request.

Staff

Public Works Director Petersen discussed a forecasted snow event.

City Engineer Angerman discussed an engineering agreement to engage WHKS to assist with PFAS management. He provided background information regarding PFAS and discussed grant funding toward a PFAS plan. City Engineer Angerman and Public Works Director Petersen discussed PFAS testing processes.

Library Director Miller provided an ILS migration update, noting that the SELCO system will be temporarily unavailable during the transition period in late April. She encouraged library patrons to have their library cards available during this time. She discussed system testing and training activities. She discussed potential impacts from a recent Executive Order pertaining to IMLS (Institute of Museum and Library Services) funding cuts.

Police Chief McCormick further discussed the impending snow event and strongly encouraged residents to move their vehicles off the streets.

Administrator Radermacher discussed his attendance at recent events. He discussed the DEED Main Street Revitalization grant application process and referenced discussion with SMIF (Southern Minnesota Initiative Foundation) representatives. He provided an insurance renewal update.

Mayor and Council
Members

Mayor Montgomery thanked Steve Nordin for the monetary donation toward a memorial park bench and expressed appreciation for his service to the community.

Mayor Montgomery referenced his attendance at a recent Breakfast Club meeting. He discussed the work of this group and thanked Bruce Brage and Bucky Lindow for the invitation.

Adjournment

A motion was made by Council Member Jeppesen, seconded by Council Member C. Johnson and unanimously carried, to adjourn the meeting. The meeting adjourned at 7:05 p.m.

Adopted by the City Council of the City of Cannon Falls on the 1st day of April, 2025.

Matt Montgomery, Mayor

ATTEST:

Jon Radermacher, City Administrator