

The Cannon Falls City Council met in a regular session on Tuesday, August 5, 2025, in the City Council Chambers. Present were Council Members Ryan Jeppesen, Chad Johnson, Diane Johnson, Laura Kronenberger, and Chris Nobach; Mayor Matt Montgomery and Council Member Lisa Zimmerman were absent. Also present were Jon Radermacher, City Administrator; Sara Peer, City Clerk; Shelley Ryan, City Attorney; Jed Petersen, Public Works Director; Izzy Carlson, License & Permit Technician; Laura Qualey, Community & Business Development Specialist; Jeffrey McCormick, Police Chief; and Daren Sikkink, WHKS.

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| Call to Order | Mayor Pro Tem Kronenberger called the City Council meeting to order at 6:30 p.m. |
| Roll Call | Council Members Jeppesen, C. Johnson, D. Johnson, Kronenberger, and Nobach 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 | <p>Mayor Pro Tem Kronenberger reviewed the public input procedure.</p> <p>Jeff Kalchik, Cannon Falls, stated that he has worked in IT for 40 years, mostly in an infrastructure capacity. He stated that he has concerns about the proposed data center. He commented that he does not expect a significant number of high-level jobs to be created, except for some facilities maintenance positions, once the load-in is complete. He also stated that he has questions about water usage and the review process.</p> <p>Bruce Tilderquist, Cannon Falls, commented that land was purchased in Farmington for a data center, but nothing has occurred over the last couple of years. He expressed concerns about property tax revenue not going to the Cannon Falls School District, as the property is in Dakota County. He also expressed concerns about water usage and noise.</p> <p>Tim Dehmer, Cannon Falls, expressed concerns about Library policies and the way he has been treated by Library staff members. He stated that he spoke during a recent Library Board meeting and will be submitting a letter regarding an incident that occurred during July.</p> |

Public Hearing:
Resolution 2817,
Certifying Unpaid
Utility Charges to be
Collected with Taxes

Mayor Pro Tem Kronenberger opened the Public Hearing at 6:41 p.m. No one spoke during the Public Hearing. Mayor Pro Tem Kronenberger closed the Public Hearing at 6:42 p.m.

A motion was made by Council Member C. Johnson, seconded by Council Member Nobach and unanimously carried, to adopt Resolution 2817, certifying unpaid utility charges to be collected with taxes.

Presentation:
Cannon Falls
Historical Society

Amy Dombeck introduced herself as a life-long resident of Cannon Falls, a Cannon Falls School District educator, and President of the Cannon Falls Area Historical Society for the past two years. She thanked the City for supporting and partnering with the Historical Society for many years. She discussed an interview project, a mural project, and other activities over the last couple of years. She provided a history lesson involving five Cannon Falls teachers who started an educational group called the Tuesday Club, which ultimately led to the founding of the first public library in Cannon Falls and later the Cannon Falls Historical Society.

Ms. Dombeck reviewed recent leadership changes at the Historical Society and summarized a newly created Strategic Plan. She referenced discussions with City representatives to help clarify the nature of the relationship between the City and the Historical Society, from which a proposed cooperative agreement was drafted. She discussed current and planned Historical Society projects. She thanked City Administrator Radermacher for sharing his knowledge and understanding of the role of historic buildings and the importance of nonprofit organizations. She detailed the current condition of the Historical Society Museum building and requested guidance in terms of maintenance and repair of this historic building.

Council Member C. Johnson asked whether there are plans to add on to the building. Ms. Dombeck reviewed the process through which the Historical Society has been able to utilize the building next door to the museum building, known as the "white house," for administrative offices and storage. She noted that the museum property is on the National Register of Historic Places, which may not allow any additions to this historic building. She stated that there are urgent things to be taken care of relating to the museum building and requested assistance from the City.

City Administrator Radermacher provided additional background information regarding the City's purchase of the "white house" in 2018.

City Administrator Radermacher stated that a total of \$160,000 in donations has been received toward this purchase. He stated that the intention of the Historical Society was to use this building for 10 years, after which time the City would have the option to sell the building if it was no longer needed. He summarized recent discussions with Historical Society leadership and referenced items that will be discussed later during the meeting.

Ms. Dombeck commented regarding fundraising and other potential project funding options toward museum building maintenance and improvements. She thanked the City Council for the ongoing support.

Consent Agenda

- A. Just and Correct Claims – Accounting Period Ending July 31, 2025
- B. Meeting Minutes for July 15, 2025, City Council Meeting
- C. Meeting Minutes for July 21, 2025, City Council / Planning Commission Work Session
- D. Approve Replacement of Raw Wastewater Pump
- ~~E. Approve Active Transportation Planning Demonstration Project~~
This item was pulled by Council Member C. Johnson
- F. Approve Purchase of 2026 Plow Truck
- ~~G. Approve Disposal of E-Waste~~
This item was pulled by Council Member C. Johnson
- H. Approve Professional Services Agreement with WHKS for the Headworks Engineer's Report
- ~~I. Approve Final Report of Alternative Urban Area-wide Review~~
This item was pulled by Council Member D. Johnson
- J. Introduction and First Reading of Ordinance 409, an Ordinance Amending City Code Chapter 152.258 Related to Parking Stall, Aisle and Driveway Design: Design Standards
- ~~K. Introduction and First Reading of Ordinance 410, an Ordinance Amending City Code Chapter 152 Related to Zoning~~
This item was pulled by Council Member D. Johnson
- L. Approve Engagement Letter with Fryberger Law
- M. Resolution 2819, Accepting a \$1,500 Donation from ONEOK for the Fire Department

- N. Resolution 2820, Approving Final Plat and Final PUD Plan for Hardwood Estates Third Subdivision
- O. Resolution 2821, Approving Plans and Specifications and Ordering Advertisement for Bids

A motion was made by Council Member D. Johnson, seconded by Council Member C. Johnson and unanimously carried, to approve the Consent Agenda, minus Items E, G, I, and K.

Council Business:
Cannon Falls Area
Historical Society

City Administrator Radermacher reviewed the proposed management agreement between the City of Cannon Falls and the Cannon Falls Area Historical Society. He relayed his past experiences with these types of agreements. He discussed the roles and responsibilities of the City and of the Historical Society. He summarized discussions relating to the donations that were received toward the City's purchase of the "white house" building. He described the Historical Society's concerns about ensuring that the donations toward the City's purchase of this building would be reinvested in the museum building. He noted that the City purchased the property for \$186,000 and that the property could potentially sell for more than \$200,000. He requested City Council discussion of how proceeds from a sale would be allocated. He clarified that it would be up to the City to determine how to engage with a realtor to sell the property, if it is determined that this would be in the best interest of both the City and the Historical Society.

1. Management Agreement.

A motion was made by Council Member Jeppsen, seconded by Council Member D. Johnson and unanimously carried, to approve the management agreement as drafted.

Approve Disposal of
E-Waste

2. Resolution 2818, Determining the Future Use of Buildings at 212 Mill Street West in Regards to the Donations Received.

A motion was made by Council Member C. Johnson, seconded by Council Member Jeppesen and unanimously carried, to adopt Resolution 2818.

Approve Active
Transportation
Demonstration Project

Council Member C. Johnson asked whether computer hard drives are removed or destroyed at the time of disposal. Police Chief McCormick noted that a documentation of destruction is provided, adding that Police Department hard drives are removed prior to disposal and destroyed.

Approve Final Report
of Alternative Urban
Areawide Review

A motion was made by Council Member C. Johnson, seconded by Council Member D. Johnson and unanimously carried, to approve the disposal of E-waste as discussed.

Council Member C. Johnson requested clarification of the project. Public Works Director Petersen detailed the project.

A motion was made by C. Johnson, seconded by Council Member Jeppesen and unanimously carried, to approve the project.

Introduction and First
Reading of Ordinance
410, an Ordinance
Amending City Code
Chapter 152 Related
to Zoning

Council Member D. Johnson commented regarding a number of unknowns at this time. She stated her opinion that more time should have been taken to study potential environmental impacts and determine specific mitigation requirements. City Administrator Radermacher reviewed the next steps in the process, including a land use plan and development agreement, noting that there will be opportunities for further study and additional discussions with Tract relating to environmental impacts and mitigation strategies.

A motion was made by Council Member Jeppesen, seconded by Nobach, to approve the final report of Alternative Urban Areawide Review. A voice vote was conducted and the motion carried by a vote of 4:1, with Council Member D. Johnson dissenting.

Council Member D. Johnson commented that Ordinance 410 would allow data centers in I-2 zoning districts as a conditional use. She expressed appreciation to City staff for their hard work and research. She commented regarding the influx of data centers, stated her understanding of how data centers operate, and expressed opposition to allowing data centers as a conditional use. She noted that the ordinance language does not limit the number of data centers that would be allowed and does not restrict their operations. She referenced public comments regarding the lack of School District revenue and job creation. She described the appearance of data center buildings. She noted that Tract would be the developer but not the end user.

Council Member Jeppesen requested clarification that the ordinance language includes verification that adequate resources would be available to approve a Conditional Use Permit. He stated that a water study determined that water resources would be available for the proposed project.

City Administrator Radermacher stated that the intent of the ordinance would be to ensure that the City of Cannon Falls would have as much control as possible during the permitting process, including determining the availability of resources and the ability of the City to support the use, in order to best serve the needs of the community. He stated his opinion that the ordinance language supports the City's authority to regulate this land use. He commented regarding the challenges of regulating cryptomining. He also referenced current housing and economic development projects. He clarified that, while Tract has been providing guidance, the process has been driven by the City.

City Administrator Radermacher recommended consideration of two minor amendments to the ordinance language.

1) Section 2, Item M, #1:

"Public **or private** sanitary sewer, water, and stormwater services..."

City Administrator Radermacher commented that there may be instances in which private utility services would be allowed.

2) Section 2, Item N, #2:

"All data center substations are to be located on the same site **or a contiguous site** as the data center that it serves."

City Administrator Radermacher explained that a substation may be located on an adjoining parcel owned by the power company.

City Administrator Radermacher commented that staff feels that there would be no need for the Planning Commission to conduct another public hearing relating to the proposed clarifying ordinance language.

Council Member C. Johnson asked about the regulation of water usage and enforcement of violations of the development agreement. City Administrator Radermacher indicated that the City can rescind a CUP and revoke permission to use the property.

Council Members D. Johnson and C. Johnson asked who would regulate private utilities. City Administrator Radermacher discussed the regulation of private infrastructure on the site, mainly involving storm sewers.

Council Member C. Johnson asked about the potential to recycle water resources. City Administrator Radermacher indicated that this may be a possibility.

City Attorney Ryan provided additional information relating to private infrastructure in terms of compliance with State regulations.

A motion was made by Council Member Jeppesen to approve the introduction and first reading of Ordinance 410, with the language amendments as recommended by City staff. The motion was seconded by Council Member Nobach. A voice vote was conducted, and the motion carried by a vote of 4:1, with Council Member D. Johnson dissenting.

Reports:
Council Committees,
Commissions,
Nonprofit
Organizations

Council Member D. Johnson summarized topics of discussion during a recent Planning Commission meeting and referenced items on the Council meeting Agenda.

Staff

Council Member D. Johnson summarized topics of discussion during a recent Library Board meeting, including comments by Tim Dehmer, the resignation of an Assistant Library, and the hiring of a new Assistant Librarian.

Community & Business Development Specialist Qualey expressed appreciation for the approval of the Hardwood Estates Third Subdivision final plat and PUD Plan. She reviewed the next steps in the process.

Ms. Qualey reported that a meeting has been scheduled for discussion of the results of an assets and infrastructure survey.

Public Works Director Petersen discussed a mill and overlay project that will begin on August 11.

Police Chief McCormick discussed National Night Out / Night to Unite events, noting that public safety employees are attending neighborhood gatherings.

Mayor and Council
Members

City Administrator Radermacher provided an update regarding the orderly annexation process with Randolph Township.

City Administrator Radermacher discussed a recent tour of the Cannon Valley Trail and referenced the joint powers agreement. He also discussed his attendance at a recent Southeastern Minnesota

League of Municipalities meeting and the recent CETA Annual Conference.

Council Member D. Johnson discussed the recent Cannon Falls kids theater camp show.

Council Members discussed a recent car cruising event.

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 7:41 p.m.

Adopted by the City Council of the City of Cannon Falls on the 19th day of August, 2025.

Matt Montgomery, Mayor

ATTEST:

Jon Radermacher, City Administrator