

The Cannon Falls City Council met in a regular session on Tuesday, August 19, 2025, in the City Council Chambers. Present were Mayor Matt Montgomery; Council Members Ryan Jeppesen, Chad Johnson, Diane Johnson, Laura Kronenberger, Chris Nobach, and Lisa Zimmerman; Council Member Ryan Jeppesen attended the meeting remotely. 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; and Joe Berg, Police Lieutenant

Call to Order	Mayor Montgomery called the City Council meeting to order at 6:30 p.m.
Roll Call	Mayor Montgomery and Council Members C. Johnson, D. Johnson, Kronenberger, Nobach, and Zimmerman were in attendance. Council Member Jeppesen attended the meeting remotely.
Pledge of Allegiance	Mayor Montgomery led the recitation of the Pledge of Allegiance.
Approval of Amended Agenda	Mayor Montgomery reviewed the amended Agenda, noting the addition of Item J to the Consent Agenda and the striking of the phrase “and summary of publication” from Item D of the Consent Agenda. A motion was made by Council Member Zimmerman, seconded by Council Member D. Johnson, to approve the amended Agenda. A roll call vote was conducted, and the motion carried unanimously.
Public Input	<p>Mayor Montgomery reviewed the public input procedure.</p> <p>Dallas Larson, Cannon Falls, spoke in support of the proposed data center. He commented regarding the lack of industrial or commercial development over the last decade and referenced increases in property taxes. He stated that concerns would be addressed in the development agreement.</p> <p>Ryan Goeken, 72nd Avenue Way, Cannon Falls, spoke in opposition to the proposed data center. He expressed several concerns about the proposal, including the lack of highly-skilled permanent jobs that would be created.</p>
Presentation: Minnesota Toward Zero Deaths	Anna Kohlhofer, Goodhue County TZD Safe Roads Grant Coordinator, provided an overview of the Minnesota Toward Zero Deaths (TZD) Safe Roads grant program. She referenced the

mission of TZD to create a culture in which traffic fatalities and serious injuries are no longer acceptable.

Ms. Kohlhofer reviewed the goals and values of the program and discussed the importance of working together. She detailed the “Five E” approach, including Enforcement, Engineering, Education and outreach, Emergency medical and trauma services, and Everyone else. She reviewed crash data over the last year in Minnesota and discussed trends since the TZD program was established in 2003. Ms. Kohlhofer and Police Lieutenant Berg discussed increased fatalities during the 100 deadly days of summer. They discussed an educational “mock crash” event at Cannon Falls High School. Ms. Kohlhofer and Lieutenant Berg discussed other TZD activities, including the use of a seatbelt convincer tool. They provided suggestions for ways that City leaders and community members can get involved in the program.

Mayor Montgomery referenced the roundabouts and asked whether areas near Highway 52 have been made safer. Lieutenant Berg and Ms. Kohlhofer provided information in this regard.

Council Member D. Johnson inquired regarding the collection of bicycle and pedestrian versus motor vehicle accident data. Ms. Kohlhofer and Lieutenant Berg provided information in this regard. Council Member D. Johnson discussed speeding and other safety concerns.

Consent Agenda

- A. Just and Correct Claims – Accounting Period Ending August 14, 2025
- B. Meeting Minutes for August 5, 2025, City Council Meeting
- C. Second Reading and Adoption of Ordinance 409, an Ordinance Amending City Code Chapter 152.258 Related to Parking Stall, Aisle and Driveway Design: Design Standards
- ~~D. Second Reading and Adoption of Ordinance 410, an Ordinance Amending City Code Chapter 152 Related to Zoning~~
This item was pulled by Council Member D. Johnson
- E. Approve Gambling Premises Permit Application for United Way
- F. Approve Trial and Possible Purchase of GridBee AP500 Wet Well Mixer
- G. Approve Cash Match for Small Towns Grant for Wayfinding Trail Signs
- H. Resolution 2822, Authorizing Acceptance of Donated Improvements at John Burch Park

- I. Resolution 2823, Approving of Preliminary Plat for O’Gorman Addition
- J. Cable Commission Tricaster Replacement

A motion was made by Council Member Zimmerman, seconded by Council Member Nobach, to approve the Consent Agenda, minus Item D. A roll call vote was conducted, and the motion carried unanimously.

Council Business:
Resolution 2824, In
the Matter of the
Orderly Annexation
Between the City of
Cannon Falls and
Randolph Township
Pursuant to
Minnesota Statutes
414.0325

City Administrator Radermacher provided background information and summarized the terms of the agreement. He reported that representatives of the City of Cannon Falls and Randolph Township along with the current landowners have been working on an orderly annexation process for several months, in preparation for the potential development of a data center. He referenced contributions that would be paid by the developer to Randolph Township to help offset the loss of tax revenue. He reviewed what would happen in the event that the data center development does not move forward.

Council Member D. Johnson requested clarification of the timeline to build infrastructure. City Administrator Radermacher provided information in this regard.

Council Member C. Johnson asked who would be responsible for planting 53 trees, and it was clarified that this would be the responsibility of the developer.

Council Member Nobach inquired regarding use of existing wells. City Administrator Radermacher provided additional information, noting that there are some agreement details yet to be worked out.

A motion was made by Council Member C. Johnson, seconded by Council Member Zimmerman, to adopt Resolution 2824 relating to orderly annexation. A roll call vote was conducted, and the motion carried unanimously.

Second Reading and
Adoption of
Ordinance 410, an
Ordinance Amending
City Code Chapter
152 Related to Zoning

Council Member D. Johnson expressed her opposition to the proposed zoning ordinance, stating that this would open the door for more data centers to be built.

Council Member Nobach commented that this is a tough decision. He noted questions about water usage by the proposed data center.

Council Member C. Johnson commented that there have been technological advances that may mitigate some of the concerns.

A motion was made by Council Member Kronenberger, seconded by Council Member Zimmerman, to approve the second reading and adoption of Ordinance 410. A roll call vote was conducted. Council Members Zimmerman, C. Johnson, Jeppesen, Nobach, and Kronenberger voted aye; Council Member D. Johnson voted nay. Five ayes; one nay; motion carried.

Reports:
Council Committees,
Commissions,
Nonprofit
Organizations

Community & Business Development Specialist Qualey discussed a recent meeting attended by representatives of the Minnesota Department of Agriculture and the Agricultural Utilization Research Institute. Mayor Montgomery commented regarding the amenities offered by the community.

Public Works Director Petersen summarized topics of discussion during a recent Public Works and Park Board meeting.

Council Member D. Johnson summarized topics of discussion during a recent Planning Commission meeting, including the preliminary plat for the O’Gorman Addition.

Staff

Public Works Director Petersen provided mill and overlay project updates and discussed a lead and copper survey of residents.

License & Permit Technician Carlson provided a McDonald’s update and noted that the next Planning Commission meeting is scheduled on Sept. 8.

Police Lieutenant Berg discussed Night to Unite gatherings. He also discussed high river levels resulting from recent rainstorms.

City Administrator Radermacher provided a Kwik Trip update.

City Administrator Radermacher stated that a joint work session of the City Council and the Planning Commission has tentatively been scheduled on Sept. 8 prior to the Planning Commission meeting for further discussion of the data center proposal. He provided a data center proposal update and reviewed the next steps in the process.

Mayor and Council
Members

Council Member C. Johnson discussed a recent book reading activity at the Cannon Falls Public Library.

Mayor Montgomery expressed appreciation for the opportunity to participate in a recent trip.

Adjournment

A motion was made by Council Member Zimmerman, seconded by Council Member D. Johnson, to adjourn the meeting. A roll call vote was conducted, and the motion carried unanimously. The meeting adjourned at 7:29 p.m.

Adopted by the City Council of the City of Cannon Falls on the 2nd day of September, 2025.

Matt Montgomery, Mayor

ATTEST:

Jon Radermacher, City Administrator