

**TO: MAYOR AND CITY COUNCIL**

**FROM: SARA PEER, CITY CLERK**

**SUBJECT: AMENDING PUBLIC HEARING DATE FOR 2026 STREET & UTILITY IMPROVEMENTS PROJECT**

**DATE: OCTOBER 21, 2025**

**BACKGROUND**

At the October 7<sup>th</sup> meeting, the Council approved Resolution 2831, which approved Receiving Preliminary Report and Calling Public Hearing on the 2026 Street & Utility Improvements project. At the same meeting, the Council approved the date change for the first meeting in November to Wednesday, November 5<sup>th</sup>. On approved Resolution 2831, the public hearing date was set for the 4<sup>th</sup> of November. Before you is an amended resolution with the correct date of November 5<sup>th</sup> for the public hearing.

**RECOMMENDED COUNCIL ACTION**

Please make a motion to approve Resolution 2841, Amending Receiving Preliminary Report and Calling for Public Hearing on 2026 Street & Utility Improvements project, that reflects the correct public hearing date of November 5<sup>th</sup>.

EXTRACT OF MINUTES OF MEETING OF THE  
CITY COUNCIL OF THE CITY OF  
CANNON FALLS, MINNESOTA

HELD: OCTOBER 21, 2025

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Cannon Falls, Minnesota, was duly called and held at the Council Chambers in said City on the 21<sup>st</sup> day of October, 2025, at 6:30 o'clock P.M.

The following members were present:

and the following were absent:

Member \_\_\_\_\_ introduced the following resolution and moved its adoption:

**RESOLUTION NUMBER 2841**

**AMENDED RESOLUTION RECEIVING PRELIMINARY REPORT  
AND CALLING PUBLIC HEARING ON 2026 STREET & UTILITY IMPROVEMENTS**

WHEREAS, The City Council deems it necessary and expedient that the City of Cannon Falls, Minnesota, construct certain improvements, to-wit: 2026 Street & Utility Improvements in the City as described in and in accordance with the preliminary plans and report prepared by WHKS & Co., consulting engineers; and

WHEREAS, The Council has been advised by the consulting engineers that said 2026 Street & Utility Improvements are necessary, cost-effective, and feasible and should best be made as proposed, and the consulting engineers' report to this effect has heretofore been received by the Council, and filed with the City Administrator; and

WHEREAS, The statute provides that no such improvements shall be made until the Council shall have held a public hearing on such improvements following mailed notice and two publications thereof in the official newspaper stating time and place of the hearing, the general nature of the improvement, the estimated costs thereof, and the area proposed to be assessed, and that a reasonable estimate of the total amount to be assessed, and a description of the methodology used to calculate individual assessments for affected parcels (the "Impact of Assessments") has been made available at the hearing, all in accordance with law; and

WHEREAS, this City Council has heretofore discussed and made determinations about the Impact of Assessments:

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Cannon Falls, Minnesota, as follows:

1. A public hearing will be held at the time and place set forth in the Notice of Hearing attached hereto as Exhibit A to consider said proposed improvements.
2. The nature of the improvements, the estimated cost of each major portion thereof, and the areas proposed to be assessed therefor are described in the form of Notice of Hearing hereto attached.
3. The notice of said public hearing shall be in substantially the form contained in the notice hereto attached.
4. The City Administrator is hereby authorized and directed to cause notice of said hearing to be given two publications in the official newspaper. Said publications shall be one week apart, and at least three days shall elapse between the last publication and the hearing. Not less than ten days before the hearing the Administrator shall mail notice of the hearing to the owner of each parcel of land within the area proposed to be assessed as described in the notice. For the purpose of giving such mailed notice, owners shall be those shown to be such on the records of the County Auditor or, if the tax statements in the County are mailed by the County Treasurer, on the records of the County Treasurer. As to properties not listed on the records of the County Auditor or the County Treasurer, the Administrator shall ascertain such ownership by any practicable means and give mailed notice to such owners.
5. The City Administrator is hereby authorized and directed to cause to be prepared the Impact of Assessments, which may be in the form attached hereto as Exhibit B, consistent with the determinations of this City Council on and prior to the date hereof.

The motion for the adoption of the foregoing resolution was duly seconded by member \_\_\_\_\_ and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted by the City Council of the City of Cannon Falls, Minnesota on this 21<sup>st</sup> day of October, 2025.

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Matt Montgomery, Mayor

ATTEST:

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Jon Radermacher, City Administrator

STATE OF MINNESOTA )  
COUNTY OF GOODHUE ) ss  
CITY OF CANNON FALLS )

I, the undersigned, being the duly qualified and acting Administrator of the City of Cannon Falls, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of said City, duly called and held on the date therein indicated insofar as such minutes relate to the calling of a public hearing on proposed 2026 Street & Utility Improvements of said City.

WITNESS my hand and the seal of said City this 21<sup>st</sup> day of October, 2025.

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City Administrator

(SEAL)

Exhibit A

AMENDED NOTICE OF PUBLIC HEARING ON IMPROVEMENTS

TO WHOM IT MAY CONCERN:

TIME AND PLACE: Notice is hereby given that the City Council of the City of Cannon Falls, Minnesota, will meet at the City Hall in the City of Cannon Falls, Minnesota, at 6:30 o'clock P.M. on November 5, 2025, to consider the construction of the following improvements, to-wit: 2026 Street & Utility Improvements.

NATURE OF IMPROVEMENT: The reconstruction of the streets, sanitary sewer, storm sewer and watermain.

ESTIMATED COST: The total estimated cost of said improvements is \$1,574,000.

AREA PROPOSED TO BE ASSESSED: The area proposed to be assessed for such improvements is as follows: Ohio Street from 4<sup>th</sup> Street to 5<sup>th</sup> Street, 4<sup>th</sup> Street from Washington Street to Dakota Street.

AUTHORITY: The Council proposes to proceed under the authority granted by Chapter 429 M.S.A.

Such persons as desire to be heard with reference to the proposed improvements will be heard at this meeting. Written or oral objections will be considered. A reasonable estimate of the impact of the assessments will be available at this meeting.

DATED: October 21, 2025.

BY ORDER OF THE CITY COUNCIL

/s/ Jon Radermacher  
City Administrator

Exhibit B

IMPACT OF ASSESSMENTS

CITY OF CANNON FALLS

2026 STREET & UTILITY IMPROVEMENTS

Available at Hearing Held November 5, 2025

The impact of the improvement is to provide necessary and desirable facilities for public use. The impact of the assessments for the improvement is to make benefitted properties and their owners responsible for paying the costs of the improvement over time, not the public at large. The extent of the impact of the assessments depends upon the amount assessed.

A reasonable estimate of the total amount assessed is \$298,000. This estimate is approximately 20% of the costs of the improvements. The City reserves the right when actually levying assessments to assess up to the full costs of the improvement, which may exceed estimates available at the time of the hearing on the improvement.

The following is a description of the methodology the City intends to use to calculate individual assessments for affected parcels: adjusted front foot. The City intends to levy the assessments after bids are received, which may be about May, 2026. The City reserves the right when actually levying assessments to modify or depart from this methodology to the extent the City deems appropriate.