

**TO: HONORABLE MAYOR AND CITY COUNCIL**  
**FROM: IZZY CARLSON, LICENSE AND PERMIT TECHNICIAN**  
**SUBJECT: NELSON SCOFIELD VFW POST 4452 LAND DONATION**  
**DATE: MARCH 17, 2026**

### **BACKGROUND**

The Nelson Scofield VFW Post 4452 is looking to build a deck off the back of the VFW overlooking the river but unfortunately, the location of the deck would sit on City-owned property. PID No. 52.100.4050 is a large irregular shaped parcel that consists of Minnieska Park and Veterans Ln. The VFW is looking to split a small triangle of the parcel off and combine it with the VFW property, so that they have room to construct the deck. The intended piece of the parcel is currently unused by the City and it is approximately 0.02 of an acre, which is unusable by the City; it would go to much better use in the hands of the VFW who plan on improving their business for their benefit and the benefit of the community.

On November 15, 2022, the VFW presented a similar plan for the deck and City Council seconded the Park Boards's previous approval to donate the land to the VFW for the construction of the deck. Today, we are bringing the item back to City Council as a reintroduction as the VFW is ready to move forward with the deck plans. We are asking City Council to set a dollar amount for the land donation; a land donation can be nominal amount like \$1.00.

The following exhibits are enclosed to further describe the proposal:

1. Aerial view of parcel to be split
2. City Council Minutes from 11/15/2022 indicating previous council approval of the land donation to the VFW

### **REQUESTED CITY COUNCIL ACTION**

Decide on the dollar amount for the land donation of approximately 0.02 acres to the Nelson Scofield VFW Post 4452.

# ArcGIS Web Map

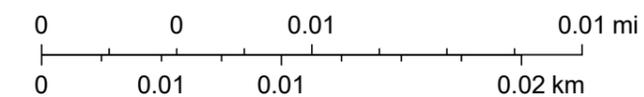


3/11/2026, 11:11:20 AM

1:412

- Override 1 Goodhue County Roads
- Override 1 CEM; ; OCTY; OCRLN; CTRLN
- Override 1 SHWY
- House Number

- PIN
- Full Name
- Parcels
- Imagery2025Final.tif
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



The Cannon Falls City Council met in a work session on Tuesday, November 15, 2022, in the City Council Chambers. Present were Council Members Steve Gesme, Bill Duncan, Laura Kronenberger, and Matt Montgomery (arrived 5:10). Mayor John Althoff and Council Members Mary Jill Bringgold and Derek Lundell were absent. Also present were Neil Jensen, City Administrator; Sara Peer, City Clerk; Dan Howard, Public Works Director; Bill Angerman, City Engineer (WHKS); and Donovan Barr, Police Officer.

Call to Order

Mayor Pro Tem Gesme called the work session to order at 5:00 p.m.

Veterans Lane  
Discussion

Dan Perry from the VFW gave a presentation on preliminary or start of deck project. Council Members asked the next steps.

City Administrator Jensen said the VFW is requesting a portion of the 2 lots adjacent to the VFW building and a part of the park land to the west of the building. The Park Board reviewed the request and have given approval to donate the park land with an acceptable development project.

Council suggested that we move this forward. Jensen stated that the VFW get a survey of the property that they would be requesting and then the City would enter into a development agreement with the VFW so they could secure the land while they seek fundraising. It was decided to place a 3-year time frame on the agreement and review it at that time if more time is needed for fundraising.

It was left to the VFW to move it forward and Jesse Johnson, Dan Perry, Laura Kronenberger and Neil Jensen will be working on the project.

2023 Final Budget  
and Levy Discussion

City Administrator Neil Jensen gave a short review of the 2023 budget and Levy and requested from City Council any changes that they may have going into the final hearing and approval. There was a question about the DMV and how the State of Minnesota is coming along with the process. There was no further questions and the council concurred to move the current budget forward as presented.

2023 Reconstruction  
Project Discussion

City Engineer Angerman provided background information and reviewed a list of estimated special assessments for the planned 2023 street and utility reconstruction project, based on the current assessment policy. City Administrator Jensen referenced the benefit test. City Engineer Angerman reviewed payment options and noted that the Council has the ability to set the interest rate.

City Engineer Angerman reviewed assessment calculations at 20% of the project cost and at 15% of the project cost, based on preliminary project cost estimates. He also discussed the impacts to the City.

City Engineer Angerman also discussed the option of revising the assessment ordinance and increasing water and sewer rates to pay for future utility projects. Council Members commented regarding the pros and cons of this option.

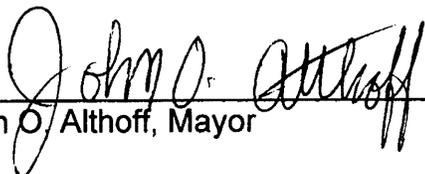
City Administrator Jensen commented that some property owners would have the ability to do a lot split and sell off one of the lots to pay for the assessments. City Engineer Angerman discussed hardship and senior citizen deferral options. He also reiterated the Council's option to adjust the interest rate.

Following discussion, the consensus of the Council Members in attendance was to maintain the current 20% assessment policy. City Engineer Angerman reviewed the next steps in the process.

Adjournment

The work session adjourned at 6:18 p.m.

Adopted by the City Council of the City of Cannon Falls on the 6<sup>th</sup> day of December, 2022.

  
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John O. Althoff, Mayor

ATTEST:

  
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Neil L. Jensen, City Administrator