

The Cannon Falls City Council met in a regular session on Tuesday, September 2, 2025, in the City Council Chambers. Present were Mayor Matt Montgomery; Council Members Ryan Jeppesen, Chad Johnson, Diane Johnson, Chris Nobach, and Lisa Zimmerman; Council Members Ryan Jeppesen and Laura Kronenberger were absent. Also present were Jon Radermacher, City Administrator; Sara Peer, City Clerk; Jed Petersen, Public Works Director; Izzy Carlson, License & Permit Technician; Laura Qualey, Community & Business Development Specialist; Bill Angerman, City Engineer; and Jeffrey McCormick, Police Chief

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| Call to Order | Mayor Montgomery called the City Council meeting to order at 6:30 p.m. |
| Roll Call | Roll call was conducted. Mayor Montgomery and Council Members 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 Amended Agenda | A motion was made by Council Member Zimmerman, seconded by Council Member Nobach and unanimously carried, to approve the Agenda as presented. |
| Public Input | <p>Mayor Montgomery reviewed the public input procedure.</p> <p>Jim Hoffman, Park Street West, Cannon Falls, discussed a monster truck event at the Cannon Valley Fairgrounds on Sept. 13. He expressed concerns that noise from this event may exceed the City's noise ordinance standards. He suggested placing monitoring equipment to allow enforcement of City ordinances during the event. He referenced ongoing discussions by the Fair Board, the City Council, the Planning Commission, and City staff pertaining to activities at the fairgrounds and zoning considerations.</p> |
| Consent Agenda | <p>A. Just and Correct Claims – Accounting Period Ending August 27, 2025</p> <p>B. Meeting Minutes for August 19, 2025, City Council Meeting</p> <p>C. Resolution 2825, Receiving Bids and Awarding Contract for the Hardwood Estates Third Subdivision</p> <p>D. Approve PUD Agreement and Development Agreement for Hardwood Estates Third Subdivision</p> <p>A motion was made by Council Member D. Johnson, seconded by Council Member Zimmerman and unanimously carried, to approve the Consent Agenda as presented.</p> |

Council Business:
Nursing Home
Discussion

City Administrator Radermacher provided background information and summarized a recent conversation with the City Attorney pertaining to the City's options at this point. He stated that the City Attorney has suggested meeting with the property owner to come to an understanding about the condition of the building and then work with the property owner on a timeline to get things done. He summarized a report from the Goodhue County Building Official regarding the current condition of the property. He also referenced a report from Police Chief McCormick indicating that there have been approximately 60 police calls since March of 2023, when the facility was shut down. He stated that Kwik Trip had expressed interest in purchasing the property earlier this year but noted that there is no longer an active purchase agreement in place at this time. He requested input from the City Council regarding potential next steps.

Council Member C. Johnson referenced past Council discussion of potential grant funding toward demolition of the building. Administrator Radermacher discussed potential grant funding from Minnesota DEED. He discussed the scoring matrix for this competitive grant, noting that the grant application would have a higher chance of success if there is an identified end-user for the site. He discussed the process of demolishing the building and preparing the site for redevelopment. He also commented with regard to allocating resources toward a property that the City does not own. Council Member C. Johnson commented that the site would be attractive for redevelopment. Administrator Radermacher summarized discussions with Kwik Trip representatives and MnDOT representatives regarding the site.

Council Member Nobach asked about options that would be costly to the City. Administrator Radermacher discussed potential legal action that would come at a cost to the City. He also discussed property tax assessments as a means for the City's costs to clean up the property to be reimbursed. Council Member D. Johnson asked whether the property owner has been responsive. Police Chief McCormick summarized past communication with the property owner relating to security issues.

Council Member D. Johnson asked about the status of utility payments and property taxes. It was noted that property tax payments have been kept current.

Council Member D. Johnson asked about current building issues. Administrator Radermacher and Police Chief McCormick provided

information in this regard, noting that a structural engineering opinion will be needed.

Mayor Montgomery asked about the estimated timelines for the best case scenario and the worst case scenario. Administrator Radermacher provided information in this regard, with and without cooperation and compliance of the property owner.

Council Member D. Johnson spoke in support of demolishing the building and assessing the City's cost to the property taxes. Administrator Radermacher discussed the potential to reuse a portion of the building.

Council Members expressed agreement that the City Attorney should draft a letter to the property owner outlining what needs to be done and the timeline for accomplishing this work. Administrator Radermacher further summarized discussions with MnDOT relating to access. The potential to utilize the property for residential housing uses was discussed. Funding sources toward demolition and site preparation were further discussed. Administrator Radermacher and Police Chief McCormick expressed appreciation for the discussion and feedback.

Reports:
Staff

City Clerk Peer discussed planning activities in advance of the School District referendum and the November election. She stated that City staff members will be working with Cannon Falls School District staff members to manage absentee voting.

Administrator Radermacher suggested rescheduling the November City Council meeting, as this will coincide with Election Day. He also suggested scheduling a budget work session in mid-September.

Mayor and Council
Members

Council Member Nobach provided a Library Board update. He reported that an Assistant Librarian was recently hired.

Council Member Nobach requested an update regarding discussions with the Cannon Valley Fair Board. Administrator Radermacher stated that a proposed zoning text amendment is being drafted. He stated that the proposed ordinance language will be presented to the Planning Commission and ultimately to the City Council for review and action.

Council Member D. Johnson asked whether the City owns noise monitoring equipment. Police Chief McCormick indicated that the

City does not have calibrated noise monitoring equipment. Administrator Radermacher stated that the MPCA would be the arbitrator in terms of noise monitoring and indicated that he will reach out to them.

Council Member D. Johnson discussed the upcoming Planning Commission meeting agenda, noting that several public hearings will be conducted. She stated that agenda materials will be available for review prior to the meeting. She referenced variances that are being requested by the developer.

Council Member Zimmerman asked whether a permit was issued for the Monster Truck Mania event. Administrator Radermacher stated that there was conversation with Fair Board representatives regarding the event but no permitting process.

Council Member Zimmerman asked about the bidding process for the Hardwood Estates contract. Administrator Radermacher reported that eight bids were received, with the lowest bid being \$1.123 million, well under the engineering estimate. He stated that revenue from the sale of lots will help pay for the next phase of construction.

Council Member C. Johnson further commented regarding the monster truck event and recommended noise protection, especially for kids.

There were no EDA or Joint Powers Trail Board updates.

Mayor Montgomery noted that he will be unable to attend the September 16 City Council meeting due to a work commitment.

Adjournment

A motion was made by Council Member Zimmerman, seconded by Council Member Nobach and unanimously carried, to adjourn the meeting. The meeting adjourned at 7:20 p.m.

Adopted by the City Council of the City of Cannon Falls on the 16th day of September, 2025.



Matt Montgomery, Mayor

ATTEST:



Jon Radermacher, City Administrator