

AGENDA
REGULAR MEETING – MONTICELLO CITY COUNCIL
Monday, May 23, 2022 – 6:30 p.m.
Mississippi Room, Monticello Community Center

SPECIAL MEETING – CITY COUNCIL
Monticello Community Center

5:00 p.m.	Discussion on WCSO Contract
5:30 p.m.	Water Treatment Feasibility Study

Mayor: Lloyd Hilgart
Council Members: Jim Davidson, Bill Fair, Charlotte Gabler, Sam Murdoff

1. General Business

- A. Call to Order & Pledge of Allegiance
- B. Approval of Agenda – *Councilmembers or the City Administrator may add items to the agenda for discussion purposes or approval. The City Council may or may not take official action on items added to the agenda.*
- C. Approval of Meeting Minutes
 - Special Meeting Minutes from May 9, 2022
 - Regular Meeting Minutes from May 9, 2022
- D. Citizen Comments – *Individuals may address the City Council about any item not contained on the agenda. Each speaker will be allotted three minutes with a maximum of five speakers. The Mayor may allow for additional time and/or speakers. The City Council generally takes no official action of items discussed, except for referral to staff for future report.*
- E. Public Service Announcements/Updates
 - City Updates
 - Memorial Day Holiday Hours
 - Movie in the Park – June 3
 - Monticello Fire Department Golf Tournament – June 5
 - Walk & Roll/Walk on Walnut
 - MCC Updates
 - Summer Swimming Lessons
 - Other Updates
 - USPCA K-9 Trials (WCSO) – June 12 - 14
- F. Council Liaison Updates
 - EDA
 - Planning Commission
 - I-94 Coalition

- G. Department Updates
 - Engineering/Public Works Update

2. Consent Agenda – *All items listed on the Consent Agenda are considered standard or may not need discussion prior to approval. These items are acted upon by one motion unless a councilmember, the city administrator, or a citizen requests the item be removed from consent for additional discussion.*

- A. Consideration of approving payment of bills
- B. Consideration of approving new hires and departures for City departments
- C. Consideration of approving the sale/disposal of surplus city property
- D. Consideration of adopting Resolution 2022-57 accepting a grant in the amount of \$25,000 from the Minnesota State Arts Board for Creative Support for part-time consultant
- E. Consideration of approving Special Event Permit allowing use of West Bridge Park, city streets and related assistance for Party in the Park and approving off-site liquor license for VFW. Applicant: Monticello Chamber of Commerce
- F. Consideration of approving Special Event Permit allowing use of Ellison Park and related assistance in conjunction with Art in the Park/Taste of Monticello. Applicant: Monticello Chamber of Commerce
- G. Consideration of approving an amendment to Agreement No. 14-52 between Wright County and the City of Monticello
- H. Consideration of authorizing the purchase of two 2023 Volvo Plow Trucks from Nuss Truck & Equipment equipped with a dump body and plow equipment from Bert's Truck and Equipment for a total of \$461,769
- I. Consideration of an amendment to a Conditional Use Permit for a Planned Unit Development for expansion of an existing restaurant building in the Pine Street Sub-District of the Central Community District and associated accessory uses. Applicant: Border Foods, LLC
- J. Consideration of a preliminary and final plat for Spaeth Third Addition and Development Agreement for the Spaeth Industrial Planned Unit Development. Applicant: Ken Spaeth, Spaeth Development, LLC
- K. Consideration of adopting Resolution 2022-59 approving a modification of the TIF plan budget for TIF District 1-42 to reflect updated land valuation per completed appraisal report
- L. Consideration of adopting Resolution 2022-60 approving a modification of TIF plan budget for TIF District 1-43 to reflect updated land valuation per completed appraisal report

- M. Consideration of adopting Resolution 2022-61 endorsing WiHa Tools submittal of a Job Creation Fund (JCF) Grant Application to MN-DEED in the amount of \$660,000 related to a proposed facility expansion
- N. Consideration of adopting Resolution 2022-62 modifying TIF District 1-22 for parcel removals related to proposed new Redevelopment TIF District in Block 52

2A. Consideration of items removed from the consent agenda for discussion

3. Public Hearings

- A. PUBLIC HEARING: Consideration of adopting Resolution 2022-63 approving the vacation of drainage and utility easements as legally described for Spaeth Industrial Park
- B. PUBLIC HEARING: Consideration of adopting Resolution 2022-64 authorizing the establishment of Redevelopment Tax Increment Financing (TIF) District 1-45 within the Central Monticello Redevelopment Project No. 1, and adopting the Tax Increment Financing Plan relating thereto

4. Regular Agenda

- A. Consideration of adopting Ordinance 777 amending Title VII, Chapter 71 Recreational Motor Vehicles, Summary Ordinance 777A for publication and Ordinance 778 amending
- B. Consideration of approving a Development Stage Planned Unit Development and preliminary plat for Block 52 First Addition, a proposed mixed-use development (87 residential apartment units and approximately 30,000 sq. ft. of commercial office and retail use) in the Broadway and Riverfront Sub-Districts in the Central Community District (CCD). Applicant: Mark Buchholz, Deephaven Development, LLC

5. Adjournment