

REGULAR MEETING – MONTICELLO CITY COUNCIL
Monday, May 9, 2022 – 6:30 p.m.
Mississippi Room, Monticello Community Center

Present: Lloyd Hilgart, Jim Davidson, Bill Fair, Charlotte Gabler, and Sam Murdoff
Absent: None

1. General Business

A. Call to Order & Pledge of Allegiance

Mayor Hilgart called the meeting to order at 6:30 p.m.

B. Approval of Agenda

Councilmember Gabler moved approval of the agenda. Councilmember Fair seconded the motion. Motion carried unanimously.

C. Approval of Meeting Minutes

- Special Meeting Minutes from April 11, 2022
- Regular Meeting Minutes from April 25, 2022

Councilmember Gabler moved approval of both sets of minutes. Councilmember Davidson seconded the motion. Motion carried unanimously.

D. Citizen Comments

None.

E. Public Service Announcements

Updates were provided on the following:

- City Updates
 - Walk & Roll/Walk on Walnut
 - Arbor Day Poster Contest
 - Farmers Market
- MCC Updates
 - Lifeguard Certification Class

F. Council Liaison Updates.

- **EDA** – Councilmember Davidson gave an update of the meeting held April 27, 2022. The EDA approved the grant agreement with MN-DEED for Block 52. They also discussed off-street parking on Broadway in Block 24 and received an update on industrial land use.
- **CMRP** – Rachel Leonard, City Administrator, gave an update of the April 28 meeting. The group reviewed their goals and priorities and discussed their workplan. Sherburne County and City of Becker gave an update on solar farms.

- **IEDC** – Councilmember Fair noted that the group met on May 3 and approved a new member. The City of Monticello was present to give updates on City projects.

G. Department Updates

- **CET Grant Update** – Angela Schumann, Community Development Director, gave an overview on the Community Energy Transition Grant Update. As part of the update, she noted that most of the tasks of Phase 1 were complete. Task 4 of the Strategic Plan Summary is still in progress. The City is now working on items in Phase 2 including the Industrial Land Use Feasibility Analysis and the Industrial Land Use Feasibility Analysis. The City will continue to work to secure funding through partnership with Coalition of Utilities Cities and DEED.
- **Long Term Financial Plan Overview** – Sarah Rathlisberger, Finance Director, introduced the item and Tammy Omdahl, Northland Securities, gave the update. Ms. Omdahl provided background on the Community Energy Transition Grant Program and the opportunity to develop framework for on-going long-term financial planning. The purpose noted of the long-term plan was to develop a “tool” for long-term financing planning that would be updated and maintained. She added that the focus on long-term financial planning will provide the City the opportunity to continue to model the fiscal impact over time from the anticipated changes at the Xcel Plant, among other financial implications for the City.

2. Consent Agenda:

Councilmember Murdoff moved approval of the Consent Agenda. Councilmember Davidson seconded the motion. Motion carried unanimously.

- A. Consideration of approving the payment of bills. **Action taken: Approved the bill and purchase card registers for a total of \$655,132.80.**
- B. Consideration of approving a separation agreement between the City of Monticello and Emergency Services Coordinator/Fire Marshal. **Action taken: Approved.**
- C. Consideration of approving new hires and departures for City departments. **Action taken: Approved the hires for the liquor store, MCC and Finance and departures for Fire Department/Building Division.**
- D. Consideration of approving the sale/disposal of surplus city property for the Parks and Recreation Department. **Action taken: No report.**
- E. Consideration of adopting Resolution 2022-54 accepting donation of \$25,000 from the Ellison Family to be used for MontiArts and the Monticello history sign project, a donation of \$1,850 from TDS for community events, and a donation of \$250 from Bigalk, Inc. for the pollinator project. **Action taken: Adopted the resolution accepting the donations.**

- F. Consideration of approving temporary three-day liquor license for Monticello Lions for Music on the Mississippi events. **Action taken: Approved the temporary liquor license for the Monticello Lions.**
- G. Consideration of appointing Randi Meyer to the Industrial and Economic Development Committee (IEDC) for a term ending 12-31-2023. **Action taken: Approved the appointment.**
- H. Consideration of a request for approval of final plat of Otter Creek Crossing 8th Addition. Applicant: City of Monticello and the Monticello Economic Development Authority. **Action taken: Adopted Resolution 2022-56 approving the final plat based on findings in resolution and subject to conditions of Exhibit Z.**
- I. Consideration of authorizing the purchase of a 2022 TTMA-200 TL3 MASH approved trailer style attenuator with an arrow board with Warning Lites MN for \$23,386.21. **Action taken: Approved the purchase of the 2022 TTMA-200 TL3 MASH in the amount of \$23,386.21.**

3. Public Hearings:

- A. Consideration of adopting Resolution 2022-55 vacating and utility easements as legally described for Otter Creek Crossing and 90th Street 3rd Addition

Angela Schumann, Community Development Director, presented the item and noted that to accommodate the additional right of way for future intersection improvements at 90th Street, additional vacation of easement within Outlot H Otter Creek and Outlot A 90th Street are necessary.

Mayor Hilgart opened the public hearing. There was no testimony. Mayor Hilgart closed the public hearing.

There was minimal discussion amount City Council.

Councilmember Murdoff moved to adopt Resolution 2022-55 vacating the drainage and utility easements as legally described for the plats of Otter Creek Crossing and 90th Street 3rd Addition. Councilmember Gabler seconded the motion. Motion carried unanimously.

4. Regular Agenda:

- A. Consideration of approving a lease agreement with JOTL Properties, LLC for MontiArts to operate at 213 West Broadway

Sue Seeger, MontiArts Consultant, addressed the City Council and presented a brief video demonstrating the work that has been completed by MontiArts in the community. Ms. Seeger noted the need for operation space as they will no longer be able to operate in the WTA building because of the development of Block 52. Since there was no space available that is owned by the City or by the EDA, MontiArts needed to look for private space to rent. The building space

selected allows for MontiArts to stay connected to the downtown and have visibility.

City Council expressed their approval of the MontiArts program and how the program has exceeded expectations. They spoke positively on the program and thanked MontiArts for all they do.

Councilmember Fair moved to approve the lease agreement with JOTL properties, LLC for MontiArts to operate at 213 West Broadway for a five-year lease with the final lease terms to be negotiated by the City Administrator. Councilmember Davidson seconded the motion. Motion carried unanimously.

6. Adjournment:

Councilmember Fair moved to adjourn the meeting. Councilmember Davidson seconded the motion. Motion carried unanimously. The meeting was adjourned at 7:36 p.m.

Recorder: Jennifer Schreiber _____
Approved:

Attest: _____
City Administrator