

AGENDA
REGULAR MEETING – MONTICELLO CITY COUNCIL
Monday, June 27, 2022 – 6:30 p.m.
Mississippi Room, Monticello Community Center

SPECIAL MEETING – CITY COUNCIL
Monticello Community Center

5:15 p.m. CLOSED Meeting: Discussion on purchase of property (PID 155-011-000010)
Authorized by Minnesota Statute 13D.05, Subd. 3

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
 - Regular Meeting Minutes from June 13, 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
 - July 4th Holiday Hours
 - Reserve Firefighter Recruitment
 - Election Judges
 - MCC Updates
 - YMCA Partnership for Sundays
 - Esports League Registration
- F. Council Liaison Updates
 - EDA
 - CMRP
 - I-94 Coalition
- G. Department Updates
 - Parks, Arts & Recreation

- 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 2022-68 accepting donation of \$4,100 from various donors for the Farmers Market Power of Produce Kids Club, \$500 from the VFW for the pollinator garden, and \$700 from AJ Holden Painting, Inc. for Movie in the Park
 - E. Consideration of adopting Resolution 2022-69 accepting donations for Walk & Roll
 - F. Consideration of adopting Resolution 2022-70 appointing Absentee Ballot Board judges for the August 9, 2022 Primary Election and November 8, 2022 General election
 - G. Consideration of approving an on-sale liquor license for The Liquor Lounge located at 124 West Broadway. Applicant: Angela Krautbauer
 - H. Consideration approving an assignment of the Featherstone 6th Addition Development Contract to Novak Fleck, Inc.
 - I. Consideration of approving a request for a Development Stage Planned Unit Development for Headwaters West Apartments, a proposed 102-unit multi-family (senior-restricted) development in the R-3, Medium Density Residential District. Applicant: Headwaters Development, LLC
 - J. Consideration of approving an agreement with Xcel Energy for the relocation of utilities associated with the Block 52 redevelopment for \$37,993
 - K. Consideration of approving the purchase of a 2022 Ford F350 Super duty with hoist and contractors' box for a not to exceed amount of \$67,000
 - L. Consideration of endorsing Duffy Development's re-submittal of a Low-Income Housing Tax Credit (LIHTC) application to MHFA in connection with a proposed 59-unit affordable housing development located at 7th Street and Elm Street and desired TIF assistance

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

3. Public Hearings

- A. PUBLIC HEARING (Continued from 5/23/22): Consideration of adopting Resolution 2022-64 authorizing the establishment of Redevelopment Tax Increment Financing (TIF) District No. 1-45 within the Central Monticello

Redevelopment Project No. 1 and the adoption of the Tax Increment Financing Plan relating thereto

- B. PUBLIC HEARING: Consideration of adopting Resolution 2022-72 authorizing a Minnesota Investment Fund (MIF) grant application submittal to MN-DEED in the amount of \$220,000 in support of WiHa Tools new facility development proposal

4. Regular Agenda

- A. Consideration of approving a Development Stage Planned Unit Development and Preliminary Plat for Haven Ridge, for replat of Haven Ridge 2nd Addition, a proposed 59-unit single family residential development in an R-1 (Single-Family Residence) District. Applicant: Haven Ridge, LLC

5. Adjournment