

REGULAR MEETING – MONTICELLO CITY COUNCIL
Monday, June 27, 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 Fair moved to approve the agenda. Councilmember Davidson seconded the motion. Motion carried unanimously.

C. Approval of Meeting Minutes

- Regular Meeting Minutes from June 13, 2022

Councilmember Gabler moved to approve the regular meeting minutes as amended. Councilmember Murdoff seconded the motion. Motion carried unanimously.

D. Citizen Comments

Michael Huey, 8502 Gatewater Dr. expressed concern about vehicle lights shining into his house windows. Stated that the City should take responsibility for shielding the light since the City approved the development. He suggested planting of shrubs. There was some discussion by City Council and there was no indication that that City would be responsible for this type of issue.

Councilmember Gabler commented on the future plantings of the new townhomes being built and the possibility that there may be plantings that shield the light. Councilmember Fair suggested that Mr. Huey contact the Home Owner's Association (HOA). Councilmembers Davidson and Murdoff concurred. It was also suggested to contact the builder. No action was taken by City Council.

E. Public Service Announcements

The following updates were provided:

- 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** – Councilmember Davidson provided an update on the June 22 EDA meeting. The group approved TIF District 1-45, endorsed Duffy Development’s housing project and approved land conveyance for Suburban’s expansion.
- **CMRP** – Mayor Hilgart noted that MnDOT and Federal Highway Commission provided guidance on path to another river crossing.
- **I-94 Coalition** – Councilmember Gabler provided an update of their last meeting. The coalition will participate in advocacy trip to Washington D.C. on July 13-14, 2022. There was discussion about the gap between Monticello and Albertville, Hwy. 610 letters of support, and the Raise grant.

G. Department Updates

- **Parks, Arts & Recreation** – Tom Pawelk, Parks & Recreation Director, gave an annual update of activities, events, and processed of the department over the last year. As part of the update Mr. Pawelk reviewed programs, MCC operations, new projects, budget, technology, challenges, Bertram Chain of Lakes Athletic Park, shade tree program, and MontiArts.

2. Consent Agenda:

Councilmember Fair moved approval of the Consent Agenda excluding item K. 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 \$847,700.08.**
- B. Consideration of approving new hires and departures for City departments. **Action taken: Approved hires for MCC and Hi-Way Liquors and terminations for Parks.**
- C. Consideration of approving the sale/disposal of surplus city property for the Parks and Recreation Department. **Action taken: No report this cycle.**
- 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. **Action taken: Adopted resolution accepting the donations.**
- E. Consideration of adopting Resolution accepting donations for Walk & Roll. **Action taken: Adopted resolution accepting the donations.**
- F. Consideration of adopting Resolution 2022-70 appointing the Absentee Ballot Board judges for the August 9, 2022 Primary Election and November 8, 2022 General Election. **Action taken: Adopted the resolution.**

- G. Consideration of approving an on-sale liquor license for The Liquor Lounge located at 124 West Broadway. Applicant: Angela Krautbaur. **Action taken: Approved the liquor license.**
- H. Consideration of approving an assignment of the Featherstone 6th Addition Development Contract to Novak Fleck, Inc. **Action taken: Approved the assignment.**
- 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. **Action taken: Adopted Resolution 2022-71 approving a Development Stage Planned Unit Development for Headwaters West Apartments, a proposed 102-unit Multi-Family (Senior-Restricted) Development, based on findings in said resolution and subject to the conditions of Exhibit Z.**
- J. Consideration of approving an agreement with Xcel Energy for the relocation of utilities associated with the Block 52 redevelopment for \$37,993. **Action taken: Approved the agreement.**
- K. Consideration of approving the purchase of a 2022 for F350 Super duty with hoist and contractor's box for a not to exceed amount of \$67,000. **Action taken: ITEM WAS REMOVED FROM THE CONSENT AGENDA.**
- 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. **Action taken: Approved.**

2A. Consideration of items removed from the Consent Agenda for discussion

- K. *Consideration of approving the purchase of a 2022 for F350 Super duty with hoist and contractor's box for a not to exceed amount of \$67,000.*

Councilmember Murdoff removed the item and questioned if the department could use current vehicles until the trucks previously ordered arrived. Matt Leonard responded that the department could look at fixing current vehicles to try and get by, but it would be nice to get another truck and not fall further behind in equipment.

Councilmember Fair moved approval of purchasing the F350 with hoist and contractor's box for a not to exceed amount of \$67,000. Councilmember Davidson seconded the motion. Motion carried unanimously.

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.

Jim Thares, Economic Development Manager, noted that this is a continued public hearing that was opened on May 23, 2022. The TIF District 1-45 relates to the Block 52 development. Tammy Omdahl, Northland Securities addressed the City Council and noted that the information provided on May 23, 2022 has not changed.

Mayor Hilgart continued the public hearing. The following individual testified:

Steve Johnson, EDA, recognized staff for all of the hard work. Mr. Johnson spoke in support of the project and noted that the project supports the functions of the EDA and HRA. Mayor Hilgart closed the public hearing.

Mayor Hilgart closed the public hearing.

Councilmember Davidson moved to adopt Resolution 2022-64 authorizing the establishment of Redevelopment Tax Increment Financing (TIF) District No. 1-45. Councilmember Fair seconded the motion. Motion carried unanimously.

- 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

Jim Thares, Economic Development Manager, introduced the item and noted that it was a state grant application that would be used to fill a financing gap that WiHa Tools has identified in their proposed expansion project, a new 78,400 square foot facility on a 12-acre site. The initial expansion includes an additional 41 new jobs over the next three years with a total of 59 jobs over 5-6 years. In addition to this grant application, WiHa Tools will also be seeking Tax Increment Financing (TIF).

Mayor Hilgart opened the public hearing. The following individual testified:

Eric Iverson, WiHa Tools, addressed the City Council. Mr. Iverson presented a brief overview of the project, including timeline. The hope is to be completed and moved in by December 2023.

Mayor Hilgart closed the public hearing.

There was minimal discussion among Council.

Councilmember Gabler moved to adopt 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. Councilmember Fair seconded the motion. Motion carried unanimously.

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**

Steve Grittman, NAC, presented the item and noted that the proposal reconfigures the original preliminary plat to a total of 59 narrower single-family lots. The lots sizes would go from 80 feet to 62 feet. The changes were proposed due to extensive costs in accessing the property from the 1st Addition of Haven Ridge.

The Planning Commission recommended approval of all items.

There was discussion among City Councilmembers. Mayor Hilgart commented that as long as the standard of the house remains, he doesn't see an issue with a smaller lot.

Marc Schulte, Developer, addressed the City Council.

Councilmember Davidson moved to adopt Resolution 2022-73 approving a preliminary plat (replat) of Haven Ridge 2nd Addition, a 59-unit single family plat, based on findings in said resolution and subject to the conditions of Exhibit Z. Councilmember Fair seconded the motion. Motion carried 4-1; Councilmember Murdoff voted against because of the decrease in lot size to 62 feet.

Councilmember Fair moved to adopt Resolution 2022-74 approving a Development Stage PUD for Haven Ridge 2nd Addition, a 59-unit single family plat, based on findings in said resolution and subject to the conditions of Exhibit Z. Councilmember Davidson seconded the motion. Motion carried 4-1; Councilmember Murdoff voted against for reason listed above.

5. **Adjournment:**

The meeting was adjourned at 8:32 p.m.

Recorder: Jennifer Schreiber _____
Approved:

Attest: _____
City Administrator