

MINUTES (Draft)
INDUSTRIAL & ECONOMIC DEVELOPMENT COMMITTEE (IEDC)
Tuesday, September 27, 2022 – 7:00 a.m.

Monticello Community Center, North Mississippi Room
Participants who chose to attend remotely joined via Microsoft Teams.

Members Present: Chairperson Liz Calpas, Vice Chairperson Sarah Kortmansky, Bill Fair, Dareck Vetsch, Steve Johnson, Randy Skarphol, Eric Olson, Kathleen Massmann, Luke Dahlheimer, Andrew Tapper
Liaisons Present: Rachel Leonard, Jim Thares, Marcy Anderson
Staff Present: Angela Schumann, Steve Grittman (NAC), Hayden Stensgard, Vicki Leerhoff

1. **Call to Order**

Vice-Chairperson Sarah Kortmansky called the meeting to order at 7:00 a.m.

2. **Approve Minutes:**

RANDY SKARPHOL MOVED TO APPROVE THE AUGUST 2, 2022, REGULAR MEETING MINUTES. MOTION SECONDED BY KATHLEEN MASSMANN. MOTION CARRIED UNANIMOUSLY.

3. **Consideration of Adding Items to the Agenda**

No additional items were added.

4. **Table Topic – Industrial Zoning Ordinance Amendment Discussion**

Community Development Director Angela Schumann provided an overview of the agenda item to the IEDC and the public. The proposed changes to the ordinance are in a response to the limited industrial land within the City of Monticello, as well as the imminent decommissioning of the Monticello Nuclear Generating Plant in the future. The goal is to promote employment and tax base to help prepare for that decommissioning. The IEDC had the opportunity to review these proposed changes and provide questions and comments before they went to the Planning Commission for Public Hearing on October 4, 2022.

City Planner Steve Grittman walked the IEDC and the public through the proposed ordinance amendments.

Andrew Tapper asked about the aesthetic changes to the ordinance and how exterior finishes will be regulated. Mr. Grittman clarified that the current code requires 15% brick or stone on the façade of a building, and that the surrounding materials would be reviewed to meet the standards of the ordinance, not exceed it.

Dareck Vetsch asked how the ordinance would work with unique building finishes, he used

Masonite as an example. Ms. Schumann clarified that part of the purpose of the ordinance is to establish minimum standards for site development.

5. **2022 Manufacturing Appreciation Breakfast**

Mr. Thares noted the speaker for the upcoming October 13, 2022, Manufacturing Recognition Breakfast is St. Cloud State Economist and Dean of Public Affairs, King Banaian. Ms. Leerhoff provided an update on the caterer, flowers, Save the Date email and the printed invitations.

6. **Reports (Verbal Reports):**

a. **Economic Development**

• **Project List**

Mr. Thares provided an overview of the project list to the IEDC and the public. Suburban Manufacturing has started construction of their 21,000 square feet expansion. Mr. Thares also provided a brief update on the development process for Wiha Tools. The TIF district has been established and the financing portion of the development is nearing completion.

b. **Planning Commission Agenda (attached)**

Ms. Schuman provided an overview of the upcoming Planning Commission meeting to the IEDC and the public.

c. **City Council**

Ms. Schumann provided an overview of the recent City Council meeting, noting that the City Council adopted a preliminary HRA and levy. They also approved the release of a request for proposals for architectural designs for the new public works facility.

d. **Wright County Economic Development Partnership**

Mr. Thares gave an overview of the materials and update provided by the WCEDP Director Jolene Foss.

e. **Chamber of Commerce**

Marcy Anderson, Chamber of Commerce Director, highlighted candidate forum on October 17th at 6:00 p.m. Erik Therwanger, founder & author of [Think GREAT](#), will be the guest speaker at the Chamber meeting October 18th, 2022. Business After Hours this month will be hosted by Nordic Brew Pub on October 12th, 2022. Downtown Trick or Treating will be held on Thursday, October 27th, 2022.

Mr. Thares noted the next meeting will be November 1, 2022, and there is no meeting in October due to the Manufacturers' Recognition Breakfast event.

7. **Adjournment**

LUKE DAHLHEIMER MOVED TO ADJOURN THE REGULAR MEETING OF THE MONTICELLO IEDC. RANDY SKARPHOL SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY, MEETING ADJOURNED AT 8:08 A.M.

DRAFT