

REGULAR MEETING – MONTICELLO CITY COUNCIL
Monday, March 27, 2023 – 6:30 p.m.
Mississippi Room, Monticello Community Center

Present: Lloyd Hilgart, Charlotte Gabler, Tracy Hinz, Lee Martie 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 Martie seconded the motion. Motion carried unanimously.

C. Approval of Meeting Minutes

- Regular Meeting Minutes from March 13, 2023

Councilmember Martie moved approval of the minutes. Councilmember Gabler seconded the motion. Motion carried unanimously.

D. Citizen Comments

Pamela Becker, Silver Creek Township, commented on the leak at the Xcel Nuclear Power Plant. She expressed her concerns and lack of trust in Xcel Energy that they can actually contain tritium. She also commented that nuclear is not a safe power source nor renewable.

E. Public Service Announcements

- The Monticello Royal Ambassadors (Lexi Kothenbeutel and Julie Ziebarth) were introduced by Liz Calpas. The ambassadors gave a brief presentation to the City Council on the program.
- Haley Foster, Communications Coordinator, gave an update on the following:
 - Easter Hours
 - Spring Wine Sale
 - Spring Hydrant Flushing
 - Riverside Cemetery Cleanup
 - Spring Leaf Pick Up
 - Spring Egg Dive Registration

- Spring Swimming Lessons
- Kids Lifting Certification Classes
- Rachel Leonard, City Administrator, and John Marshal, Xcel Energy, both address the City Council and the public on the recent leak at the Monticello Xcel Nuclear Plant.

F. Council Liaison Updates

- **CMRP** – Rachel Leonard, City Administrator, gave an update of the meeting held March 23. The partnership continues to examine their legal structure moving forward to best meet the goals of the group. They are looking at whether they retain the joint powers agreement or move toward a non-profit status.
- **Parks, Arts, & Recreation Commission** – Councilmember Murdoff noted that officers were selected. There was discussion about an outdoor fitness court and a possible grant to fund it. MontiArts gave an update on grants and activities.

G. Department Updates

- **Animal Control Update** – Animal Control Officer Randi O’Keefe Krier, gave an update on the City’s animal shelter program. She gave data on contracted cities, total numbers of dogs and cats picked up, animal reclaim rates, revenue, dangerous dog reports, complaints, and animals disposed of.

2. Consent Agenda:

Councilmember Gabler moved approval of the Consent Agenda. Councilmember Martie 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 \$767,610.98.**
- B. Consideration of approving new hires and departures for City departments. **Action taken: Approved the hires for MCC and departures for Parks.**
- C. Consideration of approving the sale/disposal of surplus city property. **Action taken: No report this cycle.**
- D. Consideration of adopting Resolution 2023-24 accepting a donation of \$1,000 from the Monticello Lions for jackets for Fire Department. **Action taken: Resolution accepting the donation was adopted.**
- E. Consideration of adopting Resolution 2023-25 accepting a grant in the amount of \$30,000 from the Central Minnesota Arts Board (CMAB) State Creative Support Grant for MontiArts. **Action taken: Resolution accepting the grant was adopted.**

- F. Consideration of approving the appointment of Councilmember Murdoff as the Council liaison to the Bertram Chain of Lakes Advisory Council and Councilmember Martie as the alternate member. **Action taken: Appointment was approved.**
- G. Consideration of adopting Resolution 2023-26 accepting a grant from the Minnesota Department of Natural Resources in the amount of \$30,000 for Ember Ash Borer management. **Action taken: Resolution accepting the grant was adopted.**
- H. Consideration of approving an amendment to the Monticello Zoning Ordinance related to Retail Rental Uses including, but not limited to Definition, Zoning Districts, and Standards. Applicant: Michelle Rice. **Action taken: Adopted Ordinance 802 for Amendment to the Monticello Zoning Ordinance related to Retail Rental Uses, Section 153.012, Definitions, based on findings in Resolution No. PC-2023-07.**
- I. Consideration of adopting Resolution 2023-27 amending Monticello 2040 Vision + Plan (Comprehensive Plan), Chapter 3, "Land Use, Growth and Orderly Annexation", re-guiding certain parcels from their existing Industrial designations to alternative Industrial, Employment, and Commercial categories, and adopting Resolution 2023-28 amending the text of the Plan to add flexibility for implementation of the Plan's goals and land use objectives. Applicant: City of Monticello. **Action taken: Adopted Resolution 2023-27 approving amendment to the Comprehensive Plan Land Use map and categories re-guiding certain properties from General Industrial to Light Industrial Park and amending the text of the Plan to add flexibility for implementation of the Plan's goals and land use objectives, based on findings in said resolution and adopted Resolution 2023-28 approving amendments to the Comprehensive Plan Land Use map and categories re-guiding certain properties from General Industrial to Regional Commercial for implementation of the Plan's goals and land use objectives based on findings in said resolution.**
- J. Consideration of adopting Resolution 2023-29 amending the Monticello 2040 Vision + Plan (Comprehensive Plan), Chapter 3, "Land Use, Growth and Orderly Annexation", as related to future land use designations and map; and Consideration of rezoning 108 Thomas Circle from I-1, Light Industrial District to Industrial Business Campus (IBC) District. Applicant: Darrin Juve. **Action taken:**

- K. Consideration of approving a contract for professional services with Grittman Consulting, LLC and appointing Grittman Consulting, LLC as the City Planner. **Action taken: Approved the contract.**
- L. Consideration of adopting Resolution 2023-30 approving an amendment to the Deephaven 3 Development Contract for Development of Lot 2, Block 1, Deephaven 3. **Action taken: Approved the amendment to Deephaven 3 Development Contract.**
- M. Consideration of amending funding and construction agreement between Wright County and the City of Monticello. **Action taken: Approved the amendment.**
- N. Consideration of approving a contract with McDowall Company for replacement of the boilers for the library in the amount of \$59,700. **Action taken: Approved the contract.**
- O. Consideration of approving appointment of Lisa Bush to the Library Board for a seven-year term ending December 31, 2024. **Action taken: Approved the appointment.**

3. Public Hearings:

4. Regular Agenda:

- A. Consideration of approving Resolution 2023-31 formally commenting to the MOAA relating to a request for rezoning property within the MOAA adjacent to City boundaries. Applicant: City of Monticello

Steve Grittman, NAC, presented the item and gave a brief overview. The applicant's proposal to the City of Monticello is the rezone the property, which is in the Monticello Orderly Annexation Area (MOAA), to B-2, the County's (and MOAA's) "General Business District." The MOAA agreement states the right for official City comment when rezonings in the MOAA are proposed. The five member MOAA board consists of two City members.

Staff recommendation to the City Council is that they adopt a resolution rejecting the rezoning of the property to B-2, as the rezoning is inconsistent with the directives of the transition area as stated in the County's land use documents. In addition, the rezoning is inconsistent with the intent of the MOAA Agreement.

The City Council discussed the item. Councilmember Murdoff questioned the extension of utilities. Mr. Grittman noted that utilities would be a part of a property being developed as urban land use and the City would want to make sure to avoid premature development before utility extensions are made to the

property. Mayor Hilgart added that it is more of a land use question than a utility extension question. The City would want to determine the zoning of the property, if annexed into the City, and served with utilities for the property's best use. He expressed his opinion that he doesn't support the rezoning of the property in the township because if it is annexed into the City, it will be zoned something guided by the City. He added that the City does not annex property without the existence of a development agreement.

Mike Schneider, 6321 E. Broadway, is the applicant and he addressed the City Council and requested that the City support a change in the zoning. He commented that the rezoning matches the City's long range land use plan.

Brian Cross, Attorney representing Mr. Schneider, 329 E. Hwy 12, Litchfield. Mr. Cross commented that it is difficult to attract developers since the property is currently zoned Agricultural. Mr. Grittmann responded that the agreement between the City and the Township is that developers submit a proposal to the City and as part of the process the property would be rezoned to fit the proposal and land use and annexed into the City. The zoning is supposed to occur at the City level and not at township, per the MOAA agreement. There should be no confusion to developers as the process is spelled out.

Councilmembers were in agreement that a rezoning could be supported if annexed into the City and that the City needs to follow the MOAA agreement with Monticello Township.

Councilmember Gabler moved to adopt Resolution 2023-31 for recommendation to the Monticello Orderly Annexation Area Joint Planning Board for denial of rezoning to B-2, General Business of certain property within the MOAA Boundary. Councilmember Murdoff seconded the motion. Motion carried unanimously.

5. **Adjournment:**

The meeting was adjourned at 7:51 p.m.

Recorder: Jennifer Schreiber _____

Approved:

Attest: _____

City Administrator