

4A. Community Development Director's Report

Council Action on/related to Commission Recommendations

- Consideration of an Amendment to the Headwaters West Planned Unit Development District related to Subdivision Ordinance Requirements for Utility Installation.
Applicant: Delta Modular Construction, LLC

Approved on the consent agenda of the City Council on May 22, 2023.

Downtown Roadway & Pedestrian Project

The City Council ordered the Downtown Roadway & Pedestrian Project improvements on May 22, 2023. Final plans for the bidding process are being prepared and it is hoped that the project will be out for bid early in June. The project improvements include utility and roadway improvements on River Street between Locust Street and Hwy 25, Walnut Street between River Street and Broadway Street, and Broadway Street between 500' east of Jerry Liefert Drive and Pine Street. Significant streetscape and pedestrian safety enhancements are proposed as part of the project. It is anticipated that the project will begin in late summer, with work continuing into 2024.

July Commission Meeting Reminder

A reminder that due to the 4th of July holiday, the Commission's regular July meeting will move to **Wednesday, July 5th, 2023.**

Local Land Use Regulation – Legislative Update

Following a busy legislative session, new statutes have been passed which will have an impact on local land use regulation. These include those relating to cannabis and THC. Staff attended a legislative wrap-up session with the League of MN Cities on June 1, 2023 and will provide additional updates as related action in zoning of city code moves forward.

MOAA Rezoning Request

City staff were present to address the MOAA Board on April 13, 2023, and May 10, 2023 regarding a rezoning request made in the Orderly Annexation Area. During the May meeting, the applicant withdrew his application for rezoning.

Volunteer Picnic

This year's Volunteer Picnic information is attached. Planning Commission's contributions and time are appreciated – we hope you will join us!

Context Studies

The City is currently completing a variety of studies that will help provide context for future decision making. These include:

- **Housing Study Update:** The City/EDA will be updating the 2020 Housing Report.

Council requested that the EDA move the planned 2024/2025 update up one year given the current state of the single-family housing market and demand for multi-family units. The update will provide new information on Monticello’s housing market, including the full range of housing options in the community. Read more: [661 \(monticello.mn.us\)](https://monticello.mn.us/661)

- **Hospitality Report:** The EDA has directed the completion of an update to its Hospitality Report, which looks at the demand for hotel units within the community. The last update was completed during COVID. Attraction of additional hotel rooms to the community has been a priority of the EDA based on feedback from industrial users and visitors.
- **Bertram Chain of Lakes Athletic Park Economic Impact Study:** Working with the U of M, Parks and Community Development are participating in a study to more clearly quantify both the existing and future economic impact of the athletic park on the Monticello community. The study will provide detail on direct, indirect and induced spending in Monticello by park visitors. Read more: [654 \(monticello.mn.us\)](https://monticello.mn.us/654)
- **Parks, Arts & Recreation Needs Assessment:** Parks, working with Bolton & Menk, is preparing an in-depth evaluation of Monticello’s Park and Recreation system. The Needs Assessment will establish a baseline of infrastructure, amenities, and programming as well as analyze trends, anticipated growth, and organizational capacity culminating in usable data and recommendations for the future of parks, arts, and recreation in the community. More info: [599 \(monticello.mn.us\)](https://monticello.mn.us/599)

Local Option Sales Tax Update

Monticello’s request for special legislative approval to pursue a local sales tax passed this legislative session. This does not enact the tax, but it gives us the authority to bring the option to the voters during the 2024 general election. Monticello is proposing a ½ cent sales tax that would be in place for 20 years or until we raise \$30 million (whichever comes first). \$15 million would be used to fund phases of the Bertram Chain of Lakes Regional Athletic Park and \$15 million would be used to fund The Pointes at Cedar Recreation Area. A sales tax facilitates contributions people from outside the city limits who visit these regional public parks and allows us to use existing funding sources like property taxes for other needs.

Information on a recent U of M Local Option Sales Tax Analysis for Monticello can be found here: [Blog • Monticello, MN • CivicEngage](https://monticello.mn.us/blog/monticello-mn-civicengage)

City Board and Commission Activity

A reminder that if you are interested in learning more about what other City Boards and

Commissions, include the Economic Development Authority and Parks, Arts & Recreation Commission are working on, you can visit their agenda and minutes pages:

[Agenda Center • Monticello, MN • CivicEngage](#)

Project Update List

June's updated project listing is attached.

Regularly Scheduled Meetings of Council and Appointed Commissions - 2023



Holiday	CMRP 7:30 a.m.	City Council 6:30 p.m.	IEDC 7 a.m.	Planning Commission 6 p.m.	Bertram Chain of Lakes Advisory 8 a.m.	EDA 6 p.m. / 7 a.m.
Monticello Orderly Annexation Area 7:30 p.m.	I-94 Coalition 1 p.m.	Personnel Committee 4 p.m.	Parks, Art & Recreation Commission 8 a.m.	Fire Relief Meeting 7 p.m.	Library Board 5:30 p.m.	

January 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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22	23	24	25	26	27	28
29	30	31				

February 2023

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26	27	28				

March 2023

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April 2023

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May 2023

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June 2023

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July 2023

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August 2023

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September 2023

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October 2023

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November 2023

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December 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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24	25	26	27	28	29	30

Project Name	Project Type	Address/Location	Description	Approval Date	Progress Report
Deephaven Apartments	Residential	1255 Edmonson Ave NE	3 apartment buildings totalling 165 units	1/30/2020	Completed
Take 5 Car Wash	Commercial	4008 Deegan Court	New construction car wash (4,146 sq ft)	9/27/2021	Received Certificate of Occupancy 5/16/2023
Monticello Lakes Apartments	Residential	Southeast area of The Pointes at Cedar	2 100 unit multi-family apartments	12/13/2021	Yet to Break Ground
Runnings Expansion	Commercial	300 7th St W	Expansion of current facility (13,962 sq ft)	12/13/2021	Completed
Twin Pines Apartments	Residential	South Side of School Blvd. East of Wal-Mart	96 multi-family unit apartment building	2/28/2022	Yet to Break Ground
Block 52 Redevelopment	Mixed-Use	NE Corner of Highway 25 and Broadway St	87 multi-family units with roughly 30,000 sq ft of 1st floor commercial	9/30/2022	Under Construction
Featherstone 6th Addition	Residential	North of 85th St NE and West of Highway 25	21 Single-family lots with commercially guided outlots for future development	8/24/2022	Under Construction
Tesla Stations at Cub Foods	Commercial	206 7th St W	Installation of 8 charging ports in the Cub Foods parking lot	7/12/2022	Completed
Taco Bell Remodel	Commercial	124 7th St E	Remodel of existing building and expansion of 724 sq ft	9/30/2022	Completed
Haven Ridge 2nd Addition	Residential	South of Farmstead Ave and West of Fallon Ave NE	59 Single-Family Lot Development	10/26/2022	Yet to Break Ground
Headwaters West Development	Residential	Along South side of 7th St W between Elm St and Golf Course Rd	102 apartment unit & 60 townhome Senior 55+ Development	9/26/2022	Townhomes Under Construction
Sunny Days Therapy	Commercial	Along South side of 7th St E West of Old McDonald's Location	Development of an Occupational Child Therapy Facility	8/22/2022	Under Construction
Camping World	Commercial	3801 Chelsea Rd W	Installation of an attached paint booth (1,100 sq ft)	8/22/2022	Yet to Break Ground
Electro Industries Expansion	Commercial	2150 River St W	Expansion of current facility (4,300 sq ft)	9/26/2022	Yet to Break Ground
Wiha Tools USA	Industrial	Along South Side of 7th St E across from Wright St and Ramsey St	New construction light manufacturing (72,540 sq ft)	11/28/2022	Under Construction
Kwik Trip #345	Commercial	9440 State Highway 25	Expansion of current facility (520 sq ft)	1/23/2023	Under Construction
Scooter's Coffee	Commercial	100 7th St W.	New Construction of Drive-Through Coffee Shop	1/23/2023	Groundbreaking Ceremony held on 5/25/2023
Deephaven 3	Commercial	Southeast corner of Cedar St and Chelsea Rd	New Construction of a Clinic/Medical Service Facility (10,000 sq ft)	N/A	Under Construction

volunteer recognition

PICNIC

Thursday

22

6-7:30pm

June

As a BIG THANK YOU...

City of Monticello volunteers and their families are invited to join us for a picnic at Ellison Park Log Shelter!

Rain or Shine

(In case of rain the picnic will be moved indoors to the Community Center)

Please RSVP with number attending to HR@ci.monticello.mn.us by June 18th.

