

**REGULAR MEETING – MONTICELLO CITY COUNCIL**  
**Monday, August 28, 2023 – 6:30 p.m.**  
**Mississippi Room, Monticello Community Center**

Present: Lloyd Hilgart, Charlotte Gabler, Lee Martie and Sam Murdoff

Absent: Tracy Hinz

**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 Murdoff seconded the motion. Motion carried unanimously.**

**C. Approval of Meeting Minutes**

- Special meeting minutes from August 7, 2023
- Special meeting minutes from August 14, 2023
- Regular Meeting Minutes from August 14, 2023

**Councilmember Gabler moved approval of the three sets of minutes. Councilmember Murdoff seconded the motion. Motion carried unanimously.**

**D. Citizen Comments**

None.

**E. Public Service Announcements**

- Haley Foster, Communications & Marketing Specialist, noted the following public announcements:
  - Labor Day
  - Let's Chalk
  - Pool Closure
  - Farmers Market
  - MCC Fall Hours

**F. Council Liaison Updates**

- **Planning Commission** – Councilmember Gabler gave an update of the special Planning Commission meeting held August 15, 2023, regarding Haven Ridge Second Addition which was approved.

- **CMRP** – Mayor Hilgart noted that the group received an update on the environmental study that will be completed for the future bridge. He also noted that the group is becoming a non-profit organization.

**G. Department Update**

- **Fire Department/Emergency Management Annual Update** – Chief Mike Mossey presented the annual update.
- **Construction Update** – Matt Leonard, City Engineer/Public Works Director, provided an update on the current construction projects in Monticello.

**2. Consent Agenda:**

**Councilmember Murdoff moved approval of the Consent Agenda excluding item G. Councilmember Gabler 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 \$2,141,869.80.**
- B. Consideration of approving new hires and departures for City departments. **Action taken: Approved the hires for Hi-Way Liquor and Monticello Community Center and terminations for Monticello Community Center, Parks Department, and Streets Department.**
- C. Consideration of approving the sale/disposal of surplus city property. **Action taken: No report this cycle.**
- D. Consideration of authorizing the solicitation of Request For Proposals (RFPs) for engineering services for the CSAH 39 Trail-Bertram Connection Phase I project. **Action taken: Authorized the solicitation of RFPs for CSAH 39 Trail-Bertram Connection Phase I Project.**
- E. Consideration of authorizing the solicitation of Request For Proposals (RFPs) for engineering services for the construction of a new water treatment plant. **Action taken: Authorized the solicitation of RFPs for the new water treatment plant.**
- F. Consideration of authorizing out of state travel for the Public Works Director/City Engineer to attend the Transportation Research Board annual meeting in Washington D.C. **Action taken: Approved.**
- G. Consideration of adopting Resolution 2023-74 and adopting Ordinance 809, an amendment to the Haven Ridge 2<sup>nd</sup> Addition Planned Unit Development District for proposed amendments to the PUD Design Standards and adopting Summary Ordinance 809A for publication. Applicant: Tamarack Land – Haven Ridge LLC. **Action taken: ITEM REMOVED FROM CONSENT AGENDA.**

- H. Consideration of authorizing submission of a 2023 ReLeaf Community Forestry Grant application for shade tree Ember Ash Borer management. **Action taken: Authorized the grant application.**

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

- G. *Consideration of adopting Resolution 2023-74 and adopting Ordinance 809, an amendment to the Haven Ridge 2<sup>nd</sup> Addition Planned Unit Development District for proposed amendments to the PUD Design Standards and adopting Summary Ordinance 809A for publication. Applicant: Tamarack Land – Haven Ridge LLC*

Councilmember Murdoff questioned the placement of lots for the larger single-family homes and whether there was a reason for where they were located. Angela Schumann, Community Development Director, noted that the placement of the lots was due to grading. Brian Theis, Tamarack Land Development, further clarified the placement of these lots as it related to grading. Joe Jablonski, Lennar Homes, spoke of specific housing designs and diverse street scape and lots. Angela Schumann added that staff feels comfortable with the variety of designs of housing structures.

**Councilmember Gabler moved to adopt Resolution 2023-74 and Ordinance 809 amending the Haven Ridge 2<sup>nd</sup> Addition Planned Unit Development District for proposed amendments to the PUD Design Standard and to adopt Summary Ordinance 809A for publication. Councilmember Martie seconded the motion. Motion carried unanimously.**

**3. Public Hearings**

- A. PUBLIC HEARING: Consideration of adopting an Interim Ordinance 808 prohibiting the operation of cannabis businesses and adopting Summary Ordinance 808A for publication

Angela Schumann, Community Development Director, gave a brief overview and noted that the interim ordinance would prohibit the manufacturing, distributing, and selling of cannabis flower and cannabis products and operation of any cannabis business in the City of Monticello. The interim ordinance allows staff time to develop ordinance for land use, zoning, buffer requirements, and other issues. will be in effect until January 1, 2025, unless the City Council rescinds before then.

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

Dick Van Allen, 6448 River Mill Drive. Mr. Van Allen expressed his concern about the use of cannabis and requested that the City carefully give consideration on what is allowed.

Mayor Hilgart closed the public hearing.

There was minimal discussion by Council.

**Councilmember Martie moved adopting Interim Ordinance 808 prohibiting the operation of cannabis businesses and adopting Summary Ordinance 808A for publication. Councilmember Murdoff seconded the motion. Motion carried unanimously.**

4. **Adjournment:**

The meeting was adjourned at 7:30 p.m.

Recorder: Jennifer Schreiber \_\_\_\_\_

Attest: \_\_\_\_\_

City Administrator