

**MONTICELLO CITY COUNCIL  
REGULAR MEETING MINUTES  
Monday, January 12, 2026 – 6:30 p.m.  
Mississippi Room, Monticello Community Center**

Present: Lloyd Hilgart, Kip Christianson, Charlotte Gabler, and Tracy Hinz  
Absent: Lee Martie

**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 Christianson requested to add an item to the agenda for discussion on directing the Planning Commission to reguide a parcel near Bertram Chain of Lakes and allow the Commission to initiate proceedings for public hearing.

**Motion by Councilmember Hinz to approve the agenda with the addition as requested by Councilmember Christianson. Councilmember Christianson seconded the motion. Motion carried unanimously.**

**C. Approval of Meeting Minutes**

- Joint Workshop Minutes from November 3, 2025
- Regular Meeting Minutes from December 8, 2025

**Motion by Councilmember Gabler to approve the minutes (with it noted that Councilmember Gabler was not at the November 3, 2025 meeting). Councilmember Hinz seconded the motion. Motion carried unanimously.**

**D. Citizen Comments**

The following spoke under citizen comments:

- A Monticello resident, member of a Facebook group formed in opposition to the potential data center, addressed the City Council. She outlined the group's reasons for opposing the project and raised questions regarding the City's consideration of permitting the data center.
- Ben Anderson, 4208 Eaton Circle NE. Mr. Anderson address the Council regarding Frattalone Companies, the developer of the proposed data center. He cited alleged violations of state statute related to the omission of salary information on their website.

City Administrator Rachel Leonard read into the public record a statement from Monticello resident James Vanderlinden regarding the adoption of the property tax levy in December 2025. Mr. Vanderlinden noted that he was unable to attend the full December meeting and left before the public hearing. In his statement, he expressed concern that his property taxes have increased by 10% over the last five years, which he considers unsustainable. He suggested that any increase in the levy should not 0-2% and identified potential areas for cost reductions, including fighting back on mandates, reducing services and City hours, and decreasing City staff.

#### **E. Public Service Announcements**

- Rachel Leonard noted the following public announcements:
  - Winter reminders on parking and clearing of snow.
  - Update on data center ordinance and workshop scheduled for January 15.
  - Holiday Hours for Martin Luther King Jr. day.
  - Glo-Fest workshop dates.

#### **F. Council Liaison Updates**

- **Library Board** – Councilmember Hinz commented on the final meeting of 2025, noting that one of the items discussed was the potential addition of attendance requirements to the ordinance establishing the Library Board.
- **Planning Commission** – Councilmember Christianson provided an update on the regular meeting held on January 6, 2026, as well as a joint workshop involving the Commission, City Council, and the Parks, Arts, and Recreation Commission regarding park dedication. He reported that the regular meeting included consideration of three items: a variance, zoning ordinance amendments, and the 2026 zoning map. He also noted discussion related to the data center ordinance, including its postponement to the February meeting. Additionally, he mentioned that the Community Development Director provided an update on department activity.
- **Industrial & Economic Development Committee (IEDC)** – Councilmember Gabler provided an overview of the meeting and reported that the committee selected its officers for 2026, along with approving position and action statements. She also noted discussion regarding preferred table topics for the 2026 meetings and updates received on various projects.
- **I-94 Coalition** – Councilmember Gabler gave an update on meetings held in December and January. She reported that the December meeting included State and Federal updates. At the January meeting, discussion focused on the

legislative preview breakfast scheduled for February and the annual trip to Washington D.C., planned for June.

#### **G. Department Updates**

- **DMV Update** - Carolyn Granger, Deputy Registrar Manager, presented the DMV annual update. The presentation included information on staff, revenue and operations.
- **Hi-Way Liquor Update** – Randall Johnsen, Liquor Store Manager, presented Hi-Ways liquor annual update. The update included information on staffing issues, revenues, and events.

#### **2. Consent Agenda:**

**Motion by Councilmember Hinz to approve the Consent Agenda, items A-O.**

**Councilmember Christianson seconded the motion. Motion carried unanimously.**

**Motion by Councilmember Hinz to approve item 2P (added item). Councilmember Christianson 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 \$6,686,558.09.**
- B. Consideration of approving new hires and departures for City departments. **Action taken: Approved the hires for the Monticello Community Center (MCC) and departures for the MCC and Streets Department.**
- C. Consideration of approving the sale/disposal of surplus city property. **Action taken: No report.**
- D. Consideration of appointing Joan Breslin to the Monticello Library Board for term to expire December 31, 2028. **Action taken: Approved the appointment of Joan Breslin to the Library Board.**
- E. Consideration of adopting Resolution 2026-01 approving the issuance of a lawful off-site gambling permit for the Monticello Lions for bar bingo at the American Legion Post 260 on February 7, 2026. **Action taken: Adopted Resolution 2026-01 approving the gambling permit for the Monticello Lions.**
- F. Consideration of approving annual appointments and designations for 2026. **Action taken: Approved the annual appointments and designations for 2026.**
- G. Consideration of renewing membership in the I-94 West Corridor Coalition for 2026 in the amount of \$7,741. **Action taken: Approved membership renewal in the I-94 West Corridor Coalition.**

- H. Consideration of approving a special event permit allowing use of Ellison Park and related assistance for Wright/Sherburne Pride Committee for an event on July 18, 2026. Applicant: Sharon Olson. **Action taken: Approved the special event permit for the Wright/Sherburne Pride Committee.**
- I. Consideration of approving a special event permit for the American Red Cross for use of Monticello Community Center Mississippi Room to conduct blood drives on February 4, 2026 and October 27, 2026. **Action taken: Approved the special event permit for the American Red Cross.**
- J. Consideration of approving submission of the 2026 Pay Equity Report. **Action taken: Approved the submission of the 2026 Pay Equity Report.**
- K. Consideration of adopting Ordinance 862 for adoption of the 2026 City of Monticello Official Zoning Map. **Action taken: Adopting Ordinance 862 approving the 2026 City of Monticello Official Zoning Map.**
- L. Consideration of adopting Ordinance 863 amending the Monticello City Code, Title XV: Land Usage, Chapter 153: Zoning Ordinance, Section 153.012 – Definitions, 153.090 – Use Table, 153.070 – Building Materials, 153.064 – Signs, 153.091 – Use-Specific Standards, and 153.043 – Residential Base Zoning Districts. Applicant: City of Monticello. **Action taken: Adopted Ordinance 863 amending the Monticello City Code for various code updates.**
- M. Consideration of approving quotes from Castrejon, Inc. for Fibernet installation within the Meadowbrook Development in the amount of \$72,956.95. **Action taken: Approved the quote and contract with Castrejon, Inc.**
- N. Consideration of approving plans and specifications and authorization to bid for the Monticello Public Library Site Improvements Project. **Action taken: Approved plans and specifications and authorization to bid for the Monticello Public Library Site Improvements Project.**
- O. Consideration of approving a Memorandum of Understanding (MOU) between Wright County and the City of Monticello for the use of the Monticello Community Center (MCC) as an Emergency Shelter. **Action taken: Approved the MOU for the use of the MCC as an Emergency Shelter.**
- P. ADDED ITEM: Consideration of approving an application for a temporary gambling permit for a raffle to be conducted by Wright County Ducks Unlimited, Chapter 39 on February 23, 2026, at American Legion Post 260, 304 Elm Street. **Action taken: Motion by Councilmember Hinz to approve the gambling permit.**

**Councilmember Christianson seconded the motion. Motion carried unanimously.**

**3. Public Hearing:**

**4. Regular Agenda:**

A. Consideration of City comment on Ordinance Amendments 26-1 and 26-2 for the Monticello Orderly Annexation Area Zoning and Subdivision ordinance

Community Development Director Angela Schumann presented the item and noted that it was a new procedure for the City Council. She provided an overview of the proposed zoning and subdivision ordinance amendments for the Monticello Orderly Annexation Area (MOAA), which is governed by a Joint Powers Board (JPB) consisting of City, Township, and County representatives. The ordinance amendments are scheduled for public hearing on January 14, 2026.

Ms. Schumann presented the amendment to inform the City Council of a revised review and comment projects and to receive Council input. The Zoning amendment include updated regulations for keeping chickens on smaller parcels, clerical corrections, and revisions to Planned Unit Development regulations intended to clarify procedures.

Ms. Schumann noted that the Wright County Planning Department acts as advisory to the MOAA JPB, and they indicated that to be consistent with the County practice they will send ordinance amendments 30 days in advance for review as it relates to the MOAA. The City Council can decide whether they want to comment or defer to the two Council representatives on the MOAA JPB.

Staff recommended adoption of the proposed amendments, subject to additional clarifications outlined in the staff report. Ms. Schumann requested City Council direction on whether future MOAA ordinance amendments should be presented to the full Council for comment or continues to be reviewed by the City's designated JPB representatives through the established MOAA public hearing process.

There was some discussion by Councilmembers on whether ordinance amendments in the MOAA should be brought to City Council or deferred to the representatives that serve on the MOAA JPB. There was consensus by City Council that these items continue to be brought forward to the Council for comment.

**Motion by Councilmember Gabler to recommend approval of Ordinance Amendments 26-1 and 26-2 for the Monticello Orderly Annexation Area Zoning and Subdivision ordinance subject to comments made by City Councilmembers and those referenced in the staff report. Councilmember Hinz seconded the motion. Motion carried unanimously.**

**5. Additional Discussion:**

Councilmember Christianson initiated discussion regarding the potential reguidance of land near the Bertram Chain of Lakes (BCOL) Park. Angela Schumann explained that any change of any land use guidance would require an amendment to the Comprehensive Plan, including a public hearing to consider revisions to the land use map and its associated guidance.

Councilmember Christianson proposed that the City Council, in a joint session with the Planning Commission, review the reguidance of the parcel currently under consideration by Scannell Properties. He stated that, in his opinion, the property should be reguided to estate residential.

Councilmember Gabler asked whether the property is located within Otter Creek Business Park. Angela Schumann responded that this parcel, along with three others in the area, is located within the MOAA and is currently guided for light industrial park use. She confirmed the number and location of parcels under discussion and noted that any potential amendment to reguide these parcels would require evaluation of their proximity to Otter Creek Business Park, BCOL, and nearby residential uses.

Councilmember Christianson agreed that evaluation of the parcels should be a part of the review.

**Motion by Councilmember Christianson to direct Planning Commission to conduct a public hearing at their next available meeting on a comprehensive plan amendment to the Monticello 2040 Future Land Use Map for the four parcels identified by Ms. Schumann. Councilmember Hinz seconded the motion. Motion carried unanimously.**

**6. Adjournment**

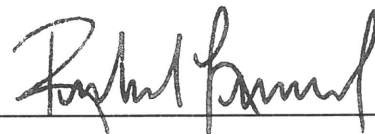
The meeting was adjourned at 7:31 p.m.

Jennifer Schreiber



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Attest:



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City Administrator