

**2L. Consideration of adopting Resolution 2026-04 accepting public utilities for the Meadowbrook Development**

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| <p><b>Prepared by:</b><br/>Assistant City Engineer</p>                                                               | <p><b>Meeting Date:</b><br/>2/9/2026</p>          | <p><input checked="" type="checkbox"/> <b>Consent Agenda Item</b><br/><input type="checkbox"/> <b>Regular Agenda Item</b></p> |
| <p><b>Reviewed by:</b><br/>Finance Director, Community Development Director, Public Works Director/City Engineer</p> | <p><b>Approved by:</b><br/>City Administrator</p> |                                                                                                                               |

**ACTION REQUESTED**

Motion to adopt Resolution 2026-04 accepting public utilities for the Meadowbrook Development.

**REFERENCE AND BACKGROUND**

The Meadowbrook plat includes developer-installed public improvements including streets, sidewalks, signage, mailboxes, streetlights, and public utilities. Construction of the improvements was recently completed, and they have been inspected, tested and approved for compliance with the City’s standard specifications by the Engineering and Public Works Departments.

In accordance with the development agreement, the developer provided financial security to ensure completion of the public improvements. Staff now recommend that the City Council accept the public utilities portion of the public improvements and reduce the letter of credit. The developer’s contractor has submitted a two-year warranty bond for the public utilities, which expire in February 2028.

A portion of the securities for grading, streets, curb, sidewalk, trail and landscaping will be retained until all vegetation is fully established and the related warranties are complete. Once the street wear course has been installed, Council will be asked to accept the sidewalk, trail, curb and street improvements, at which time a two-year warranty bond will be required from the contractor.

- I. **Budget Impact:** N/A
- II. **Staff Workload Impact:** N/A
- III. **Comprehensive Plan Impact:** N/A

**STAFF RECOMMENDED ACTION**

City staff recommend adopting Resolution 2026-04 accepting public utilities for the Meadowbrook development.

**SUPPORTING DATA**

- Resolution 2026-04

**CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA**

**RESOLUTION NO. 2026-04**

**RESOLUTION ACCEPTING PUBLIC UTILITIES  
FOR THE MEADOWBROOK PUBLIC IMPROVEMENTS**

**WHEREAS**, the Meadowbrook Development Contract approved on April 28, 2025, and

**WHEREAS**, the public utility improvements included Sanitary Sewer, Watermain, and Storm sewer in the Meadowbrook Plat; and

**NOW THEREFORE, BE IT RESOLVED BY THE CITY OF MONTICELLO, MINNESOTA** that the public Utility improvements completed under said contract is hereby accepted and approved and that the Mayor and City Clerk are hereby directed:

- 1) Accept public utilities improvements and reduce letter of credit for security of the 2-year warranty bond.

**ADOPTED BY** the Monticello City Council this 9<sup>th</sup> day of February, 2026.

CITY OF MONTICELLO

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Lloyd Hilgart, Mayor

ATTEST:

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Jennifer Schreiber, City Clerk