

CITY OF MONTEVIDEO  
CITY COUNCIL WORKSESSION  
FEBRUARY 9, 2026

The city council met in a worksession on Monday, February 9, 2026 in the conference room at city hall. President Curtiss called the meeting to order at 7:00 P.M. The worksession had been set by the council on February 2<sup>nd</sup> for the purpose of discussing the comprehensive plan process and for any other business that might come before the council.

Council members present: Bryce Curtiss, Steve Sulflow, Dan Sanborn, Dean Matthys and Beverly Olson. Absent: None. Mayor Bulman present.

Also present was City Manager Robert Wolfington, Community Development Coordinator Jessica Dahms and City Clerk Tami Schuelke-Sampson.

2. Discussion Items.

2(A) COMPREHENSIVE PLAN PROCESS.

Community Development Coordinator (CDC) Jessica Dahms developed a worksheet for Council to complete before the worksession to assist in guiding discussions about the Comprehensive Plan development. The Comprehensive Plan is a guiding document that helps inform the community's goals and desires going forward. The current plan has been in place since 2013. Staff hopes to gain better insight into the areas of focus council would like to take while developing the Comprehensive Plan and what kind of engagement the city will look for in the process. The goal of staff is to prepare a request for proposals by the end of the month to begin the process by the spring. Since this is a lengthy and in depth process, staff hopes to ensure we start going in the direction council would like to see for the Comprehensive Plan.

City Manager Wolfington started off the meeting explaining that this is the first step in developing the request for proposals for the next Comprehensive Plan. He asked them to think about what are the goals of the current council, mission of the council and what the request for proposals will look at. CDC Dahms then explained that tonight is about setting the foundation. It is a high-level strategic conversation that will define the scope, priorities and values that will guide the whole process. She went on to provide information on the purpose of the meeting, tone and participation guidelines, the scope setting framework and stated that at the end of tonight there will not be a finished plan, but a clear sense of direction that will shape the scope of work, engagement strategy and priorities that the consultant, of choosing, and staff will carry forward.

Eleven scope setting lenses were discussed and the findings are below:

1. Community Vision & Identity - how you imagine Montevideo 10-20 years from now.
  - Industrial and commercial expansion (500-700 new jobs)
  - 200 new single family and multifamily housing options
  - Amenities to attract younger families
  - Amenities for the elderly
  - Work in identity
  - Diverse population voices involved in the community
  - Activities for those of the diverse population
  - Promote and improve what we have
  
2. Growth & Development Priorities - where and how we want Montevideo to grow.
  - Zoning requirements
  - Land acquisition within city limits
  - Annex new properties (expand city limits 2 miles in every direction)
  - Main Street, downtown sidewalks and alleys and 1<sup>st</sup> Street West cleanup/standards (consistent look for downtown)
  - Signage
  - Beltline/railyard
  - Rebuild volunteer groups
  - Set standards/expectations (with date)
  - NO STORAGE ON MAIN
  - Brighter lights on Main
  
3. Housing Needs & Neighborhoods - housing is one of the most important components of the plan. Identify the gaps we feel most urgent.
  - Affordable multifamily
  - Affordable single family
  - Rehab existing homes
  - Infill abandoned houses and empty lots
  - Demo blight
  - Transition of housing (starter to retirement)
  - Annex to get/add amenities
  
4. Economic Vitality & Downtown - The Comprehensive Plan can set the stage for business growth, workforce stability and a thriving downtown.

- No more storage/unused buildings
  - No more churches
  - Clean, safe, well lit
  - Prince mural
  - Restaurants
  - Clothing stores
  - Montevideo Museum
  - Tourism/Events that promote downtown businesses
  - Food truck space
  - Increase tourism
  - ADA compliance
  - Change the story
5. Infrastructure, Utilities & Public Transit - A core function of the Comprehensive Plan is to think about roads, utilities, stormwater and mobility.
- New water treatment plant
  - New city hall
  - New wastewater treatment plant
  - Regional airport expansion
  - High speed internet
  - Liquor Store in city owned building
  - CIP with road and sidewalk improvements
  - ADA
  - Public transit/RideShare
6. Parks, Public Facilities, Recreation & Quality of Life - The Comprehensive Plan will assess how well these facilities serve residents today and where gaps exist. Facility examples include parks, trails, recreation opportunities and public facilities (libraries, schools and community centers for example).
- Convention Center
  - Pool/Splash Pad/Water Park
  - Condense parks
  - Seasonal Smith Addition RV Park
  - Basketball Court
  - Update existing parks
  - Different things (pickle ball court/amphitheater)
  - Equality in amenities offered (soccer field, volleyball courts)

- Advertise what we have (signs with QR codes, maps, pamphlets and literature in area hotels)
7. Resilience, Safety & Environment - The Comprehensive Plan should help us prepare for risks and protect our natural assets.
    - The rivers
    - Smith Addition utilities
    - Dangerous trees/new trees
    - Expand law enforcement
    - Rethink public safety (Regional Fire Department and Police Department)
  8. Equity & Community Engagement - Who do we need to hear from and how do we engage them.
    - Minority families (Elders)
    - Young families
    - Disabled community
    - Business community
    - CoUrbanize platform
    - Paper mailings
    - Leverage COI's
    - Councilmember outreach
  9. Partnerships & Regional Alignment - Montevideo doesn't operate in isolation, partnerships shape our success.
    - Shared equipment with other municipals
    - There is no them only US
    - Township involvement
    - Talk with neighboring towns and get them to the table (Dawson)
    - Quarterly City Council meetings between other cities
  10. Implementation Expectations - What do you expect the plan to do for the city.
    - Zoning decisions
    - Capital investment
    - Policies
    - Smart goals (Timelines and metrics)
    - Mission statement
    - Branding

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- Review Annual Report (what did we accomplish and funnel up to the plan)
  - Provide Comprehensive Plan to new councilmembers (onboarding process)
10. Defining Success - how are we going to measure success.
- Population growth
  - Housing growth
  - Economy growth
  - Diverse voices at the table
  - Increase tourism
  - Cohesive boards and commissions (combine some)
  - Full boards and commissions
  - CHANGE STORY

2(B) OTHER.

- None.

Meeting adjourned at 8:35 P.M.

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Secretary

Approved by council February 17, 2026:

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President - City Council