

**WORTHINGTON CITY COUNCIL
REGULAR MEETING, DECEMBER 14, 2020**

The meeting was called to order at 7:00 p.m., in City Hall Council Chambers by Mayor Mike Kuhle with the following Council Members present: Chad Cummings, Alan Oberloh, Amy Ernst and Mike Harmon, Larry Janssen (via conference call).

Staff present: Jason Brisson, Assistant City Administrator/Director of Economic Development; Jeremiah Cromie, City Planner; Todd Wietzema, Public Works Director; Troy Appel, Public Safety Director; Steve Robinson, City Administrator; Debra Olsen, Staff Accountant; Jeff Faragher, Acting Engineer; Mindy Eggers, City Clerk; Scott Hain, Public Utilities General Manager (7:33 p.m.).

Others present: Justine Wettschrek, Radio Works; Ryan McGaughey, The Globe; Chris Kielblock, John Landgaard, District 518; McNay Nkashama, Scott Barber, Tah So Ghay Collah, Kisanet Woldu, Gabriella Bruning, Abrera Angolie, Andrea Duarte, Cheniqua Johnson, Honorary Council Member, (via conference call) and Travis Winter, Bolton & Menk (via conference call).

The Pledge of Allegiance was recited.

HONORARY COUNCIL MEMBER

Mayor Kuhle welcomed Cheniqua Johnson as the Honorary Council Member for the months of October, November, December 2020.

AGENDA APPROVED WITH ADDITIONS/CHANGES

Mayor Kuhle stated items *K.1 YMCA 2021 Summer Youth Recreation Programs Agreement and K.2. YMCA Summer Program Fees* will be moved directly after *H.4. Nominating Committee Recommendation for Committee Appointments*.

A motion was made by Council Member Harmon, seconded by Council Member Ernst and unanimously carried to approve the agenda with the noted changes.

CONSENT AGENDA APPROVED

A motion was made by Council Member Oberloh, seconded by Council Member Harmon and unanimously carried to approve the consent agenda as presented.

- City Council Minutes of Regular Meeting of November 23, 2020
- Special City Council Minuted of November 18, 2020
- Water & Light Commission Meeting Minutes of December 7, 2020
- Park & Recreation Advisory Board Meeting Minutes of December 3, 2020
- 2021 Park User Fees and Campground Rates
- Bills payable and totaling \$721,704.21 be ordered paid

PUBLIC HEARING AND RESOLUTION NO. 2020-12-109 ADOPTED ORDERING IMPROVEMENT AND PREPARATION OF PLANS AND SPECIFICATIONS

Pursuant to published notice, this was the time and date set for a public hearing ordering improvement and preparation of plans and specifications.

The motion was made by Council Member Oberloh, seconded by Council Member Cummings and unanimously carried to open the hearing.

Travis Winters, Bolton & Menk, stated improvements will be made to North Crailsheim Road (CSAH 10) water main improvement from Fox Farm Road to a point 600 feet south of the north line of the Southwest Quarter of Section 22, Township 102 North, Range 40 West, Nobles County, Minnesota as proposed in the project feasibility report.

Mr. Winters said a summary of the improvement costs and total estimated assessments for the project is provided below:

WATER MAIN

	LATERAL	TRUNK	TOTAL
Trunk Fund (due to)		(\$9,006.78)	(\$9,006.78)
Assessments	\$108,816.28	\$75,916.78	\$184,733.06
City Share	<u>\$104,973.72</u>	<u>0.00</u>	<u>\$104,973.72</u>
TOTAL	\$213,790.00	\$66,910.00	\$280,700.00

Mayor Kuhle asked if there was anyone that would like to provide testimony, John Landgaard, District 518 said that he is concerned about the assessments concerning the new Intermediate School location. He said the assessments do not seem to be in line with the sewer line. Council Member Oberloh asked how it compares to the athletic fields across the road. Mr. Landgaard stated that there are no assessments on the east side of the road. Mayor Kuhle asked Mr. Winters how the assessments were figured. Mr. Winters said he would have to do some more research on how it was figured and bring the information back to the Council and School Board.

The motion was made by Council Member Ernst, seconded by Council Member Cummings and unanimously carried to close the hearing.

The motion was made by Council Member Oberloh, seconded by Council Member Cummings and unanimously carried to adopt the following resolution:

RESOLUTION NO. 2020-12-109

A Resolution Ordering Improvement and Preparation of Plans and Specifications

(Refer to Resolution File for complete copy of Resolution)

PUBLIC HEARING AND RESOLUTION NO. 2020-12-110 ADOPTED APPROVING NOBLES HOME INITIATIVE APPLICATION FOR TAX ABATEMENT - 1326 AND 1332 NORTH CRAILSHEIM ROAD (DAN KRUEGER)

Pursuant to published notice this was the time and date for a public hearing on a Nobles Home Initiative application for tax abatement.

The motion was made by Council Member Cummings, seconded by Council Member Harmon and unanimously carried to open the hearing.

Jason Brisson, Assistant City Administrator/Director of Economic Development, stated the Nobles Home Initiative (NHI) has received an application submitted by Dan Krueger. The applicant is seeking approval of tax abatement for the construction of a two-family duplex at 1326 and 1332 North Crailsheim Road. The duplex consists of two, approximately 2,035 square foot, units with approximately 652 and 711 square foot attached garages. The estimated value of the project is \$350,000, which would generate approximately \$3,725 in annual taxes utilizing the 2020 tax rate. The City's share would be approximately \$1,772.

He said staff has reviewed the application and finds that it meets all the parameters of the NHI Guidelines. Therefore, staff is recommending approval of the application. Mr. Brisson said the program is now under the County but still needs Council approval.

The motion was made by Council Member Oberloh, seconded by Council Member Ernst and unanimously carried to close the hearing.

The motion was made by Council Member Oberloh, seconded by Council Member Cummings and unanimously carried to adopt the following resolution approving the Nobles Home Initiative application submitted by Dan Krueger.

RESOLUTION NO. 2020-12-110

A RESOLUTION APPROVING TAX ABATEMENT FOR CERTAIN PROPERTY PURSUANT TO MINN. STAT. 469.1813.

(Refer to Resolution File for complete copy of Resolution)

PUBLIC HEARING AND RESOLUTION NO. 2020-12-111 ADOPTED APPROVING NOBLES HOME INITIATIVE APPLICATION FOR TAX ABATEMENT - 1207 AND 1209 SOUTH SHORE DRIVE (V & O PROPERTIES)

Pursuant to published notice this was the time and date for a public hearing on a Nobles Home

Initiative application for tax abatement.

The motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to open the hearing.

Mr. Brisson said a Nobles Home Initiative (NHI) application has been submitted by V & O Properties. The applicant is seeking approval of tax abatement for the construction of a two-family duplex at 1207 and 1209 South Shore Drive. The duplex consists of two approximately 2,150 square foot units with approximately 672 square foot attached garages. The estimated value of the project is \$410,000, which would generate approximately \$4,364 in annual taxes utilizing the 2020 tax rate. The City's share would be approximately \$2,076.

Staff has reviewed the application and finds that it meets all the parameters of the NHI Guidelines. Therefore, staff is recommending approval of the application.

The motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to close the hearing.

The motion was made by Council Member Ernst, seconded by Council Member Harmon and unanimously carried to adopt the following resolution approving the Nobles Home Initiative application submitted by V & O Properties.

RESOLUTION NO. 2020-12-111

A RESOLUTION APPROVING TAX ABATEMENT FOR CERTAIN PROPERTY PURSUANT TO MINN. STAT. 469.1813.

(Refer to Resolution File for complete copy of Resolution)

RESOLUTION NO. 2020-12-112 ADOPTED APPROVING THE 2020 TAX LEVIES COLLECTIBLE IN 2021, AND RESOLUTION NO. 2020-12-113 ADOPTED APPROVING THE WORTHINGTON HOUSING AND REDEVELOPMENT AUTHORITY 2020 TAX LEVY COLLECTIBLE IN 2021

Staff presented the 2020 tax levies collectible in 2021 for Council approval. Steve Robinson, City Administrator, said on September 14, 2020, Council approved a proposed property tax levy of \$5,052,541 for 2021 (a 4% increase over 2020). The levy includes a General Purpose Tax Levy of \$3,929,921 and Special Tax Levies of \$1,122,620. The Special Tax Levies include economic development tax abatements of \$25,000. and the proposed levy of \$143,000 for the Housing and Redevelopment Authority, the same amount as pre-certified by Council on September 14, 2020.

Mr. Robinson stated the City Council would take public comment at this time on the proposed levies.

No comments were received.

The motion was made by Council Member Ernst, seconded by Council Member Harmon and unanimously carried to adopt the following resolutions:

RESOLUTION NO. 2020-12-112

RESOLUTION APPROVING 2020 TAX LEVIES COLLECTIBLE IN 2021

(Refer to Resolution File for complete copy of Resolution)

WORTHINGTON HOUSING AND REDEVELOPMENT AUTHORITY
RESOLUTION APPROVING THE 2020 TAX LEVY COLLECTIBLE IN 2021

BE IT RESOLVED, by the City Council of Worthington and the Housing and Redevelopment

Authority of the City of Worthington, County of Nobles, State of Minnesota, that the following sum of money be levied for the current year, collectible in 2021, upon the taxable property in said City of Worthington, Minnesota for the following Purposes:

SPECIAL TAX LEVY	CERTIFIED LEVY 2020/2021
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HOUSING AND REDEVELOPMENT
AUTHORITY TAX LEVY
(Minnesota Statute 469-033, subdivision 6)

Special Tax for Operations	\$143,000.00
NET CERTIFIED LEVY	\$143,000.00

**RESOLUTION NO. 2020-12-113 APPROVING THE 2021 CITY OF WORTHINGTON
FUND BUDGETS**

Staff presented the proposed separate City Fund Budgets for Council approval.

The motion was made by Council Member Harmon, seconded by Council Member Cummings and unanimously carried to adopt the following resolution approving the 2021 City of Worthington Fund Budgets:

RESOLUTION NO. 2020-12-113

A RESOLUTION FOR THE APPROVAL OF THE 2021 FUND BUDGETS FOR THE CITY OF WORTHINGTON, MINNESOTA

(Refer to Resolution File for complete copy of Resolution)

RESOLUTION NO. 2020-12-114 ESTABLISHING A CROSS CULTURAL ADVISORY COMMITTEE FOR THE CITY OF WORTHINGTON, NOBLES COUNTY, MINNESOTA AND APPROVAL OF THE ADVISORY COMMITTEE BYLAWS

Steve Robinson, City Administrator, stated members of an ad-hoc group presented their request at the November 18, 2020 special meeting for the establishment of a new City Council advisory committee, hereinafter known as the Cross Cultural Advisory Committee. Mr. Robinson explained the purpose of the committee is to address improved community engagement and outreach with the City's racially and ethnically diverse community members.

A motion was made by Council Member Cummings, seconded by Council Member Harmon and unanimously carried to adopt the following resolution establishing the Cross Cultural Advisory Committee and approving the by-laws for the committee.

RESOLUTION NO. 2020-12-114

A RESOLUTION ESTABLISHING A CROSS CULTURAL ADVISORY COMMITTEE FOR THE CITY OF WORTHINGTON, NOBLES COUNTY, MINNESOTA

(Refer to Resolution File for complete copy of Resolution)

NOMINATING COMMITTEE RECOMMENDATION FOR COMMITTEE APPOINTMENTS APPROVED

Steve Robinson, City Administrator, stated the Nominating Committee met on December 8, 2020 and are making the following recommendations for committee appointments:

Center for Active Living Committee

Appoint Karen Feit to replace Pam Rickers, to fill her unexpired term, term to expire December 31, 2021

Appoint Mike Fury to replace Diane Graber, term to expire December 31, 2020, declined to serve a second term

Appoint Bernice Camery to replace John Widboom, term to expire December 31, 2020, declined to serve a second term

Appoint Tom Navarra to replace Marcy LaVelle, term to expire December 31, 2020, declined to serve a second term

Worthington Housing & Redevelopment Authority Re-appoint Marty Rickers to a first full three-year term, term to expire October 31, 2023

Airport Advisory Committee Appoint Trent Palm to replace Gary Ewert, who's term expired September 30, 2020, he was not eligible to serve another term

Public Arts Commission Appoint Brett Lehman to replace Denise Erwin, who's term expired November 30, 2020, declined to serve another term

Appoint Blake Regnier to replace Antonio Madrigal, who's term expired November 30, 2020, not eligible to serve another term

Planning Commission Appoint Drake Hagen to fill the unexpired term of Chris Kielblock, term to expire March 31, 2023, Mr. Kielblock was elected to City Council

Cross-Cultural Advisory Committee Appoint Tah So Ghay Collah to serve a one year term, term to expire December 31, 2021

Appoint Kisanet Woldu to serve a two-year term, term to expire December 31, 2022

Appoint McNay Nkashama to serve a two year term, term to expire December 31, 2022

Appoint Cheniqua Johnson to serve a two year

term, term to expire December 21, 2022

Appoint Scott Barber to serve a three-year
term, term to expire December 31, 2023

Appoint Gabriella Bruning to serve a three
year term, term to expire December 31, 2023

A motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to approve the Nominating Committee Recommendations for Committee Appointments.

APPROVED YMCA 2021 SUMMER YOUTH RECREATION PROGRAMS AGREEMENT

Todd Wietzema, Public Works Director, stated the City of Worthington contracts with the Worthington Area YMCA to promote, manage and operate the City's summer youth recreation programs for its residents. Mr. Wietzema said the Park Advisory Board unanimously approved a motion to enter into an agreement with the YMCA for 2021 at their December 3, 2020 meeting. The agreement will commence on January 1, 2021 terminating on December 31, 2021. The management fee paid by the City to the YMCA for 2021 will be \$55,620.00, it is a 3.00% increase over 2020, to be paid in twelve monthly installments.

Meredith Daley, YMCA Director, said the day camp served 181 children over the past summer. Ms. Daley explained the spacing issues that the pandemic caused were quite challenging but MN West helped by allowing them to use additional space. The day camp was also extended by two weeks because there were no youth sports held. Ms. Daley said a 5% rate increase is suggested since there has not been a rate increase since 2016.

Council Member Cummings stated that if you look at past years the day camp was growing each year until this year because of the pandemic. Council Member Ernst asked if there would be some kind of relief offered to the businesses effected, could the rates be adjusted. Ms. Daley said she would take it back to the Board of Directors for consideration.

A motion was made by Council Member Oberloh, seconded by Council Member Cummings and unanimously carried to approve the YMCA 2021 Summer Youth Recreation Programs Agreement.

YMCA SUMMER PROGRAM FEES APPROVED

Mr. Wietzema said the Park and Recreation Advisory Board reviewed and endorsed the proposed 2021 YMCA summer program fees. The programs include the YMCA's Fun and Adventure Day Camp and Summer Sports Programs. The YMCA proposes a 5% increase to the 2021 Day Camp fees and no increase to the Summer Sports Programs fees.

Council Member Cummings stated if the state COVID restrictions continue he would support some kind of financial help if funding options were available.

A motion was made by Council Member Ernst, seconded by Council Member Cummings and unanimously carried to approve the YMCA 2021 Summer Program fees.

AWARDED BID FOR LAKE OUTLET PIPE LINING AND REHABILITATION

Steve Robinson, City Administrator, explained overflow from the Lake Okabena dam is conveyed to the Lake Okabena Outlet and on to County Ditch 6 through two 42-inch diameter concrete pipes that in part run under the future Field House building and the Union Pacific rail line. An inspection of the condition of the pipes was performed this past winter using multi-sensor condition inspection technology including electromagnetic pipe penetrating radar. Mr. Robinson said the inspection reviewed the structural condition of the pipes, offset and separated joints, and voids in the soil surrounding the pipes. The inspection revealed deficiencies in the pipes that can be addressed using no-dig pipe rehabilitation methods. The rehabilitation work includes filling the voids in foundation soils surrounding the pipes with non-shrink grout and lining the pipes with a fiberglass reinforced cast in place pipe liner (CIPP).

The CIPP provides structural rehabilitation and produces a water-tight barrier that prevents contaminated groundwater and vapors entering the pipes while minimally reducing the inside diameter of the pipes.

Mr. Robinson said bids were received on December 2, 2020 for the above project. Four bids were received and the low bid was received from Michels Corporation of Brownsville, WI with a bid of \$624,988.00. The engineer's estimate was \$1,021,365.00. Work will be scheduled during the winter months.

A motion was made by Council Member Oberloh, seconded by Council Member Ernst and unanimously carried to award the bid to Michels Corporation and authorize the Mayor and Clerk to execute the agreements.

BID AWARDED ICE FOR ARENA ROOF IMPROVEMENTS

Mr. Robinson said bids were received on December 2, 2020 for roof improvements at the Worthington Ice Arena facility. Three bids were received with the low bid of \$174,700.00 submitted by Gag Sheetmetal, Inc. of New Ulm, MN. The architect's estimate for this project was \$275,000.00. He explained the work will include mechanically attaching two layers of insulation above the existing metal roof deck and installing a fully adhered 60-mil EPDM membrane over the insulation. Staff is recommending to award the bid to Gag Sheet Metal, Inc. for the roof improvement and no additional funds will be released for improvements at the Ice Arena until an acceptable open skate

schedule has been agreed upon between the City and the Hockey Association.

A motion was made by Council Member Cummings, seconded by Council Member Oberloh and unanimously carried to award the Ice Arena Roof Improvements bid to Gag Sheet Metal Inc.

PROFESSIONAL SERVICES AGREEMENT FOR LAKE OUTLET PIPE LINING AND REHABILITATION SERVICES APPROVED

Mr. Robinson stated staff requested a proposal for construction services from SEH, Inc. for the Lake Outlet Pipe Lining and Rehabilitation Services. The scope of work to be performed by SEH is detailed in their proposal. Mr. Robinson said given the specialized nature of this work it is essential to have SEH's expertise in providing oversight and observation on behalf of the City. The work will be performed on an hourly basis for an estimated not-to-exceed fee of \$48,000.00.

A motion was made by Council Member Harmon, seconded by Council Member Ernst and unanimously carried to approve the professional services agreement for the Lake outlet Pipe Lining and Rehabilitation Services.

INTERNATIONAL UNION OF OPERATING ENGINEERS (I.U.O.E.) LOCAL #49, LAW ENFORCEMENT LABOR SERVICES #4 AND #274 CONTRACTS APPROVED

Mr. Robinson explained the current contracts with I.U.O.E. Local #49, which represents non-salaried employees in the Water, Wastewater and Public Works Departments and the Engineering Technicians; LELS #4 which represents non-supervisor patrol officers, detectives and dispatchers; and LELS #274 which represents patrol and dispatch supervisors expire on December 31, 2020. City and WPU administrative staff participated in two in-person negotiating sessions with I.U.O.E. representatives and have reached a tentative agreement for a one-year contract with a 2.75% cost-of-living adjustment effective January 1, 2021. The only other change to the current agreement is an adjustment to the start and stop dates for the summer hours worked by Public Works employees.

City and WPU management staff participated in two in-person negotiating sessions with LELS #4 representatives and have reached a tentative agreement for a one-year contract for a 2.75% cost-of-living adjustment effective January 1, 2021. No other changes to the current agreement are included.

A motion was made by Council Member Ernst, seconded by Council Member Harmon and unanimously carried to approve the International Union of Operating engineers (I.U.O.E.) Local #49, Law Enforcement Labor Services #4 and #274 Contracts for 1 year contracts.

CITY HALL CLOSURE THURSDAY, DECEMBER 24, 2020 APPROVED

Steve Robinson, City Administrator, said Administration is requesting approval for the closure of City offices at 12:00 p.m. on Christmas Eve, December 24, 2020. Employees shall use benefit time (vacation or comp-time) for the time off from work.

A motion was made by Council Member Oberloh, seconded by Council Member Ernst and unanimously carried to approve the closure of City Hall at 12:00 p.m. on Thursday, December 24, 2020 (Christmas Eve).

RESOLUTION NO. 2020-12-115 ADOPTED ACCEPTING A DONATION OF FUNDS

Troy Appel, Public Safety Director, stated as part of the Kern Schwartz estate, another \$500 has been donated to the Worthington Police Department to be distributed to members of the public through a Secret Santa Program. Worthington patrol officers will give out \$100 dollar bills tucked inside Christmas cards during traffic stops before Christmas. The late Dr. Schwartz was the original donor to the WPD Secret Santa program. Each year he donated hundreds of dollars and made a special request to remain anonymous until after his death. His great generosity and support of community policing aided our department in making positive civilian contacts and strengthened our Blue in the Community Program. For the 2020 Christmas season, the WPD Secret Santa program cards will make reference to the gifts as "Kern's Christmas Cash."

A motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to accept the donation of funds by the Kern Schwartz estate.

RESOLUTION NO. 2020-12-115

A RESOLUTION ACCEPTING A DONATION OF FUNDS

(Refer to Resolution File for complete copy of Resolution)

RESOLUTION NO. 2020-12-116 ADOPTED ACCEPTING A DONATION OF FUNDS

Mr. Appel stated that an individual who wished to remain anonymous, donated \$500 to the Worthington Police Department to be distributed to members of the public through a Secret Santa Program. Worthington patrol officers will give out cash tucked inside Christmas cards during traffic stops before Christmas.

A motion was made by Council Member Harmon, seconded by Council Member Cummings and unanimously carried to accept the donation of funds by the anonymous donor.

RESOLUTION NO. 2020-12-116

A RESOLUTION ACCEPTING DONATION OF FUNDS

(Refer to Resolution File for complete copy of Resolution)

RESOLUTION NO. 2020-12-117 ADOPTED ACCEPTING A DONATION OF FUNDS

Mr. Appel stated an individual who wished to remain anonymous, donated \$100 to the Worthington Police Department to be distributed to members of the public through a Secret Santa Program. Worthington patrol officers will give out cash tucked inside Christmas cards during traffic stops before Christmas.

A motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to accept the donation of funds by the anonymous donor.

RESOLUTION NO. 2020-12-117

A RESOLUTION ACCEPTING DONATION OF FUNDS

(Refer to Resolution File for complete copy of Resolution)

2021 UTILITY DEPARTMENT STRATEGIC FINANCIAL PLANS APPROVED

Scott Hain, General Manager Worthington Public Utilities, presented the 2021 Utility Department Strategic Financial Plans for Council review and approval, as required by section 6.04 of the Worthington City Charter. The Water and Light Commission reviewed and approved the 2021 Water & Wastewater Department Strategic Financial Plans at their November 16, 2020 regular meeting and the 2021 Electric Strategic Financial Plan on December 7, 2020.

Mr. Hain said the plan includes the Water, Wastewater and the Electric Department budgets, five-year operation and maintenance expense summaries, five-year capital improvement programs, equipment and vehicle revolving schedules, five-year flow of funds summaries, water, wastewater and electric rate schedules and the reserve account policies.

Following Mr. Hain's presentation, a motion was made by Council Member Oberloh, seconded by Council Member Harmon and unanimously carried to approve the 2021 Utility Department Strategic Financial Plans as presented.

RESOLUTION NO.'S 2020-12-118, 2020-12-119 ADOPTED ACCEPTING DONATIONS OF PERSONAL PROPERTY

Todd Wietzema, Public Works Director, said based on recommendation of the Park and Recreation Advisory Board, Staff presented two resolutions accepting park bench donations as follows:

- Joshua Yue and friends to place a bench in Olson Park in memory of Barb Elsing.
- Lexi Larson to place a bench in Chautauqua Park, for Brian Standafer.

Mr. Wietzema said the donations meet all the requirements as set forth in the Parks Donation policy adopted by City Council.

The motion was made by Council Member Harmon, seconded by Council Member Ernst and unanimously carried to adopt the following resolution accepting the donations.

RESOLUTION NO. 2020-12-118

A RESOLUTION ACCEPTING A DONATION OF PERSONAL PROPERTY

(Refer to Resolution File for complete copy of Resolution)

RESOLUTION NO. 2020-12-119

A RESOLUTION ACCEPTING A DONATION OF PERSONAL PROPERTY

(Refer to Resolution File for complete copy of Resolution)

PARK AND RECREATION ADVISORY BOARD RECOMMENDATION ON CHANGING THE NAME OF CHERRY POINT PARK – INFORMATIONAL ITEM

Mr. Wietzema explained at the Park & Recreation Advisory Board Meeting on December 3, 2020 discussion was held on the possibility of changing the name of Cherry Point Park to Tom Tracy Memorial Park. Mr. Tracy, who was a lifelong Worthington resident and Veteran recently passed away. Mr. Wietzema explained a petition was started via Facebook to rename the park as a way to memorialize Tom Tracy.

After discussion, the Board voted unanimously to recommend an alternate form of memorial be sought to honor Mr. Tracy. City Public Works staff will work with interested donors to construct such a memorial to Mr. Tracy.

FINAL PLAT - GLENWOOD HEIGHTS SECOND ADDITION APPROVED

Jeremiah Cromie, City Planner, stated the City of Worthington has submitted a request to consider the final plat for Glenwood Heights Second Addition. The preliminary plat was approved by City Council on June 8, 2020. Since that time, there were two lots added to the plat in Outlots K and L containing full draining easements to protect existing wetlands from future development. Mr. Cromie explained pursuant to City Code 154.13(B)(1)(b), Planning Commission review was required

based on the two new lots added to the final plat. He said the planning Commission reviewed the updated final plat at their December 1, 2020 meeting and unanimously recommended approval of the final plat to City Council with the following conditions:

1. Outlots A through H are conveyed to abutting property owners within 1 year of the recording of the plat; and
2. The owner follows all applicable local, state, and federal regulations.

A motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to approve the final plat of the Glenwood Heights second addition.

APPROVED AUTHORIZATION TO PROCEED WITH PRELIMINARY PLAT APPLICATION FOR CECILEE EXTENSION PROPERTY

Mr. Cromie said on September 14, 2020, City Council approved a professional services agreement with Bolton and Menk that included preparing a preliminary and final plat for the Cecilee Street extension project. The subject property is located south of Interstate 90 and east of Grand Avenue. He explained a preliminary plat is a type of subdivision that establishes the resulting new lots and includes utilities, other infrastructure, and required easements. A zoning application is required for each preliminary plat that is submitted to the City.

He explained the property under consideration is approximately 11 acres. The site has been surveyed and staff has been informed that a preliminary plat document will be available by the December 15th deadline. The preliminary plat is anticipated to establish 17 single family lots, one multifamily lot that the Community Development Asset Group is expected to purchase for their proposed housing project, and a lot for the City's existing movie theater building.

A motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to authorize to proceed with the preliminary plat application for the Cecilee extension property.

CONSERVATION RESERVE PROGRAM CONTRACT - GLENWOOD HEIGHTS SECOND ADDITION APPROVED

Jason Brisson, Assistant City Administrator/Director of Economic Development, explained city staff was contacted by representatives from the U.S. Department of Agriculture (USDA) regarding property the City recently purchased for its planned residential development west of South Crailsheim Road and south of Foxfarm Road. USDA informed City staff that the former property owner was under contract with USDA until September 2026 to place the acreage designated by the contract into the Conservation Reserve Program (CRP). The CRP is a voluntary program that contracts with agricultural producers so that environmentally sensitive agricultural land is devoted to conservation benefits.

Mr. Brisson said the City has not been provided with the full contract due to privacy concerns. Based on conversations with USDA and the contract appendix, the former property owner is currently responsible for the contract because the City has not agreed to become a successor to the contract. If the City were to take actions that would violate the terms of the existing agreement between the former property owner and USDA, the City would be financially responsible for the default. The current payoff amount of the contract, including all cost share, annual rental payments, liquidated damages, is approximately \$3,562.00. That figure does not include interest.

Mr. Brisson said staff is looking for direction from the Council regarding how to proceed. There are three options on how the City could proceed. The City may direct the USDA to contact the former property owner regarding the contract, the City may choose to become a successor to the contract, or the City may buy out the contract. If the City becomes a successor, the City may be able to abide by the terms of the contract until it expires in 2026. Mr. Brisson said more research will need to be done to determine if the City would be able to abide by the terms of the contract while proceeding with the proposed housing development as planned.

Council Member Cummings suggested staff talk to someone at the local USDA office to determine the best option for the City to pursue. Council members agreed and directed staff to contact the local USDA office.

NON-PROFIT LAND USES IN COMMERCIAL ZONING DISTRICTS DISCUSSION HELD

Mr. Brisson said City Council passed interim Ordinance No. 1162 at the October 12, 2020 meeting. He explained an interim ordinance temporarily prohibiting nonprofit land uses in commercial zoning districts. The moratorium was intended to give City staff the opportunity to study the contribution of key retail properties to the City's local option sales tax collections without the 60-Day Deadline imposed by the State of Minnesota on land use applications. Mr. Brisson said City staff worked in conjunction with commercial real estate professionals familiar with our market on the retail sale information of the former Shopko building. It was determined a 1.5% levy increase would be needed to cover the property taxes of the location.

Discussion was held on incorporating an overlay district that would specify a certain area that would only allow for retail businesses. Council agreed that this would be a way to preserve the corridors to the city. Council suggested staff do more investigating on what other communities are doing or have done in situations like this and also involving other agencies and put together a task force before a decision is made.

COUNCIL COMMITTEE REPORTS

Mayor Kuhle - No report.

Council Member Janssen - No report.

Council Member Oberloh - Said that he agreed with the letter that Council received concerning the

trash. He said he would like the city to do a better job policing certain areas and keeping them clean. Mr. Wietzema stated staff has gone out and taken care of the problem areas and will make sure to keep them maintained.

Council Member Cummings - No report.

Council Member Ernst - No report.

Council Member Harmon - No report.

CITY ADMINISTRATOR'S REPORT

Mr. Robinson had no report.

ADJOURNMENT

The motion was made by Council Member Oberloh, seconded by Council Member Ernst and unanimously carried to adjourn the meeting at 8:51 p.m.

Mindy L. Eggers, MCMC
City Clerk