

**WORTHINGTON CITY COUNCIL  
REGULAR MEETING, MARCH 22, 2010**

The meeting was called to order at 7:00 p.m. in City Hall Council Chambers by Mayor Alan E. Oberloh with the following Aldermen present: Lyle Ten Haken, Mike Kuhle, Scott Nelson, Ron Wood, Mike Woll. Honorary Council Member: Lon Lien.

Staff present: Craig Clark, City Administrator; Mike Cumiskey, Director of Public Safety; Chris Dybevick, Police Captain; Brad Dwayne Haffield, Director of Engineering; Brad Chapulis, Director of Community/Economic Development; Janice Oberloh, City Clerk.

Others present: Laura Grevis, Daily Globe; Jamie Pettit, KWOA; Lisa Graphenteen, Southwest Minnesota Housing Partnership; Ben Ahlquist, IDE@S Computers; Jerry Perkins.

**AGENDA APPROVED**

The motion was made by Alderman Ten Haken, seconded by Alderman Kuhle and unanimously carried to approve the agenda as presented.

**CONSENT AGENDA APPROVED**

Alderman Nelson requested a correction to the Minutes of the Special City Council meeting March 17, 2010 regarding the 2010 Supplemental Budget Discussion/Cuts - to reflect the savings from the pool fund replenishment should be \$80,000 instead of the \$40,000 listed, bringing the total proposed savings to \$465,799.

The motion was made by Alderman Wood, seconded by Alderman Woll and unanimously carried to approve the agenda, with the correction to the March 17, 2010 City Council minutes, as follows:

- City Council Minutes - Regular meeting March 8, 2010; Special meeting March 17, 2010.
- Minutes of Boards and Commissions - Water & Light Commission meeting of March 15, 2010; Memorial Auditorium Advisory Board meeting of March 2, 2010; Worthington Housing and Redevelopment Authority Board of Commissioners meeting of February 11, 2010.
- On-Sale Beer License as follows - Nobles County Speedway, Inc., Gary Prins, 1600 Stower Drive - for license period May 2, 2010 through September 30, 2010.
- Bills payable and totaling \$512,982.07 be ordered paid.

**WEB SITE PROJECT BID APPROVED**

The motion was made by Alderman Woll, seconded by Alderman Kuhle and unanimously carried to approve the web site project bid from IDE@s Computer, Inc. in the amount of \$8,600 as bid plus a 10% contingency amount. The bid includes an overhaul of the back end of the website plus an intranet feature for use by employees, and also includes a hosting of the website by IDE@s for the first year. Thereafter, should the City wish IDE@s to continue hosting the website, the annual fee

would be \$249.

**REPLACING OF POLICE OFFICER POSITION APPROVED**

Two City of Worthington police officers have resigned since the first of the year, for reasons beyond the City's control. Staff was requesting Council authorization to replace one of the lost positions for a better opportunity to cover shift shortages due to training, sick time, and vacation.

The motion was made by Alderman Kuhle, seconded by Alderman Wood and unanimously carried to authorize the replacement of one police officer position.

**RESOLUTION NO. 3425 ADOPTED RECEIVING REPORT AND CALLING FOR HEARING ON PROPOSED IMPROVEMENT**

At their March 8, 2010 regular meeting, Council ordered feasibility reports for each of the following improvements:

Improving the following described streets by regrading, base reconstruction, resurfacing, and necessary curb and gutter reconstruction:

- Church Avenue - Oxford Street to a line 63 feet south of the plat of Morfitt's Subdivision
- Hagge Street - Tower Street to Diagonal Road
- Marine Avenue - Clary Street to the south line of the plat of Morfitt's Subdivision
- Roos Avenue - Winifred Street to Diagonal Road

Improving the following described streets by regrading, base reconstruction, (*complete*) curb and gutter reconstruction, and resurfacing:

- Eighth Avenue - Ninth Street to its westerly terminus

Improving the following described alleys by regrading, base reconstruction, and resurfacing:

- Alley in Block 12 (*between Lake Street and 9<sup>th</sup> Street*), Plat of Worthington - Third Avenue to Fourth Avenue
- Alley in Block 30 (*between 10<sup>th</sup> Street and 11<sup>th</sup> Street*), Plat of Worthington - Seventh Avenue to eighth Avenue, abutting Lots 4, 5, 8 and 9.

Dwayne Haffield, Director of Engineering, told Council that based on the most recent observations of the named streets after snow melt, it was no longer recommended that Eighth Avenue and Hagge Street continue to hearing this year as they could go another year.

The motion was made by Alderman Wood, seconded by Alderman Nelson and unanimously carried to adopt the following resolution receiving report and setting the time and date for a public hearing as 7:00 p.m. on Monday, April 12, 2010 at the regular City Council meeting, excluding Eighth Avenue and Hagge Street:

RESOLUTION NO. 3425

RECEIVING REPORT AND CALLING FOR HEARING ON PROPOSED IMPROVEMENT

(Refer to Resolution File for complete copy of Resolution)

**AUTHORIZATION GIVE TO REQUEST QUOTES FOR AIRPORT T-HANGAR ENTRANCE ROAD**

Staff was requesting Council authorization to request quotes for installation of an access road from Airport Road to the T-hangar area. The road would include installation of a card activated single arm gate at the airport perimeter fence with cards distributed to aircraft owners only. The 2010 Airport budget includes \$45,300 for the project, which is eligible for 50% state funding. Receipt of quotes is required prior to April 30, 2010 to maintain eligibility for FY2010 state funding, and approval of the state grant by Council will be required before the quote is awarded.

The motion was made by Alderman Woll, seconded by Alderman Kuhle and unanimously carried to proceed with the project and authorize staff to request quotes.

**REQUEST FOR SITE PREPARATION ASSISTANCE APPROVED - HY-VEE, INC.**

Council considered a request from Hy-Vee, Inc, for site preparation assistance for its proposed redevelopment project at 1231 Oxford Street, for costs associated with the demolition of existing structures and soil remediation. Staff determined the applicant's eligibility for assistance using established Site Preparation Guidelines. The Engineer's estimate for the eligible costs plus 10% contingency is \$183,249. The total cost of the Hy-Vee project is \$10,000,000 and will result in a \$4.3 million tax value on the property and \$155,353 in real estate taxes. Staff was recommending approval of a maximum amount not to exceed \$183,249, and require proof of competitive bidding.

The motion was made by Alderman Ten Haken, seconded by Alderman Kuhle and unanimously carried to approve up to \$183,249 for site preparation assistance to Hy-Vee, Inc. and require use of competitive bidding.

**COMMENCEMENT OF PHASE II ENVIRONMENTAL SERVICES APPROVED FOR FORMER YMCA FACILITY REDEVELOPMENT PROJECT**

Council discussed the proposed redevelopment project for the former YMCA facility with Brad Chapulis, Director of Community/Economic Development and Lisa Graphenteen, Southwest Minnesota Housing Partnership and project committee member who were requesting approval of the project scope and budgetary parameters, authorization to commence Phase II of the project at a proposed cost of \$9,978, and authorization for the Project Team to solicit quotes for architectural services. Ms. Graphenteen noted the project scope had been reduced by 2,200 square feet to get close to the \$500,000 mark set previously by Council.

Following discussion, the motion was made by Alderman Wood, seconded by Alderman Ten Haken and unanimously carried to approve Phase II services at the proposed cost of \$9,978 with the understanding that before the next phase we come up with a complete plan for the use of the facility and the continued operational costs. Alderman Wood clarified that his motion did not include approval of \$697,918 for the scope of the project as presented. Brad Chapulis questioned if the Council was also authorizing the committee to proceed with soliciting quotes for architectural services, to which the response was yes.

#### **ECONOMIC DEVELOPMENT AD HOC COMMITTEE APPOINTED**

Staff was requesting appointment of an ad hoc committee to assure successful completion of an economic development plan for the City, and to appoint one Council member to serve on that committee. The following appointments / interested parties were submitted:

WREDC Representative  
Chamber Representative  
School District Representative  
County Representative  
Water Light Commission Representative  
Diane Schettler - Wells Fargo  
Chad Nixon - Burger King  
Royce Boehrs - Bedford Industries  
Amanda Walljasper - Schafer's Health Center  
Lynn Olsen - Sanford Health  
Bill Wetering - Hedeem, Hughes, & Wetering Law Firm

Brad Chapulis, Director of Community / Economic Development, noted that Royce Boehrs had requested his name be removed from the list.

Alderman Kuhle expressed an interest in representing Council on the Committee.

The motion was made by Alderman Ten Haken, seconded by Alderman Woll and unanimously carried to appoint the Economic Development Ad Hoc Committee as recommended, and appoint

Alderman Kuhle to represent the City Council.

### **COUNCIL COMMITTEE REPORTS**

Mayor Oberloh - noted he had received a letter regarding the clean up at the former Campbell Soup location stating no negative findings and the project grant was now closed. Thanked Alderman Wood for crunching some numbers regarding the city of Eagen Park and Recreation Department and its fit to us.

Alderman Ten Haken - Had a meeting with the Event Center Committee - based on the report they received from Hospitality Services they brought the Committee up to speed and will continue to send out solicitations to hospitality people who may be interested in the project. Need to be patient, let the clouds clear.

Alderman Kuhle - Nothing to report.

Alderman Nelson - Nothing to report.

Alderman Wood - Nothing to report.

Alderman Woll - Nothing with Council. He will be attending the Hospice Fund Raiser Dinner with Alderman Ten Haken, who has sponsored a table if anyone else was interested in attending.

### **CITY ADMINISTRATOR REPORT**

Craig Clark, City Administrator, noted there is a proposal before the House and Senate tax committees to reduce the amount of the impending LGA cut to \$199,407, which would be an addition to the \$438,000 already cut in 2010. Also included in the proposal is a cut of \$89,493 for 2011. Mr. Clark also noted a joint City/County/School meeting is scheduled this Wednesday in the Cities where he will work with our legislators to advocate LGA.

### **ADJOURNMENT**

The motion was made by Alderman Ten Haken, seconded by Alderman Wood and unanimously carried to adjourn the meeting at 8:27 p.m.

Janice Oberloh  
City Clerk