

**WORTHINGTON CITY COUNCIL  
REGULAR MEETING, MAY 9, 2016**

The meeting was called to order at 7:00 p.m. in City Hall Council Chambers by Mayor Pro Tem Scott Nelson with the following Council Members present: Diane Graber, Larry Janssen, Mike Harmon, Rod Sankey. Honorary Council Member: Clyde Hoffman. Members absent: Mike Kuhle (excused).

Staff present: Steve Robinson, City Administrator; Brad Chapulis, Director of Community/Economic Development; Dwayne Hafffield, Director of Engineering; Todd Wietzema, Public Works Director; Janice Oberloh, City Clerk.

Others present: Justine Wettschreck, KWOA; Alex Chhith, Daily Globe; Andy Johnson, Rob Olson, Brian Larsen.

The Pledge of Allegiance was recited.

**HONORARY COUNCIL MEMBER**

Mayor Pro Tem Nelson introduced Clyde Hoffman as the Honorary Council Member for the months of May, June and July 2016.

**PUBLIC HEARING ADJOURNED - IMPROVEMENT OF BIOSCIENCE DRIVE WEST OF COUNTY DITCH 12**

Pursuant to published notice, this was the time and date set for a public hearing for improvement of Bioscience Drive west of County Ditch 12.

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

Dwayne Hafffield, Director of Engineering, said staff was recommending that Council adjourn the hearing as there was no one in attendance that would be an affected property owner. The Economic Development Authority and one other private owner are who might be affected by the property improvements as we call them. There are also a number of people outside of city limits who we want to be aware of potential assessments. Mr. Hafffield said we are looking at a change in the immediate need for some of these improvements, and want to talk about going back to the original alignment that Council approved last year. He said he would like to adjourn the hearing and come back at the next meeting with alternates and financial implications, and what improvements we would not propose at this time. We can go ahead with the proceedings as they were initiated - we looked at the length of the improvements, the properties affected, all of those things, and can say that the change in the alignment would not be a greater improvement than what the hearing was called for, maybe even less.

The motion was made by Council Member Sankey, seconded by Council Member Harmon and

unanimously carried to adjourn the hearing.

**PUBLIC HEARING AND RESOLUTION NO. 3666 ADOPTED APPROVING TAX INCREMENT AND MODIFIED REDEVELOPMENT PLANS FOR GRAND TERRACE TAX INCREMENT FINANCING DISTRICT (TIF DISTRICT #17)**

Pursuant to published notice, this was the time and date set for a public hearing for approval of tax increment financing and modified redevelopment plans for Grand Terrace Tax Increment Financing District (TIF District #17).

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

Brad Chapulis, Director of Community/Economic Development, said the Southwest Minnesota Housing Partnership was requesting tax increment financing assistance for their 48 unit tax credit rental multi-family development to be located on approximately 5.11 acres of land located on Grand Avenue approximately 800 feet north of Oxford Street. The proposed development qualifies for tax increment assistance through the establishment of a Housing TIF District as per Minnesota Statute. Permitted to exist for a maximum of 26 years from collection of the first increment, a Housing TIF district permits a City to finance TIF-eligible costs associated with qualified housing project. Costs may be financed through a pay-as-you-go note, an internal loan, or general obligation revenue debt. To qualify for TIF assistance, a multifamily rental development must have a minimum number of its units occupied by residents with incomes at or below certain percentages of the area median income. For this project, the applicant has agreed to have 40% of the project's units occupied by persons/families with incomes no greater than 60% of the median area income through the duration of the TIF district.

The request is for a pay-as-you-go Housing TIF District. As presented, the tax increment collected (less administrative deductions/retainage) will be distributed to the applicant as reimbursement for the TIF eligible expenditures, and will occur for 26 years or full reimbursement of the TIF eligible expenditures of \$436,250, whichever occurs first.

Mayor Pro Tem Nelson asked if there was anyone present at the meeting who wished to provide testimony regarding the hearing. None was received.

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

The motion was made by Council Member Graber and seconded by Council Member Sankey to adopt a resolution approving Tax Increment Financing District #17.

Council Member Sankey asked if this TIF 17 was within Redevelopment Project No. 5. Rebecca Kurtz, Ehlers and Associates, was present at the meeting and responded that it is TIF District No. 17, which will be four parcels that are in the process of being subdivided and are located in a larger project area, the larger project area being Redevelopment Project No. 5.

The motion was unanimously carried to adopt the following resolution:

RESOLUTION NO. 3666

RESOLUTION ADOPTING A MODIFICATION TO THE REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT NO. 5 AND ESTABLISHING TAX INCREMENT FINANCING DISTRICT NO. 17 THEREIN AND ADOPTING A TAX INCREMENT FINANCING PLAN THEREFOR

(Refer to Resolution File for complete copy of Resolution)

**AGENDA APPROVED / CLOSED**

The motion was made by Council Member Sankey, seconded by Council Member Harmon and unanimously carried to approve / close the agenda as presented.

**CONSENT AGENDA APPROVED**

The motion was made by Council Member Graber, seconded by Council Member Sankey and unanimously carried to approve the consent agenda as follows:

- City Council Minutes of Regular meeting April 25, 2016
- Minutes of Boards and Commissions - Water and Light Commission Minutes of Regular Meeting April 18, 2016; Public Arts Commission Minutes of April 14, 2016; Housing and Redevelopment Authority Minutes of March 29, 2016
- Application to Block Street(s) - Worthington Okabena Windsurfers - as presented
- Application to Block Street(s) - Solid Rock Assembly - as presented
- Application to Block Street(s) - Worthington International Festival - as presented
- Bills payable and totaling \$641,096.29 be ordered paid

**THIRD READING AND ORDINANCE NO. 1092 ADOPTED VACATING A PLATTED STREET AND ALLEY IN THE CITY OF WORTHINGTON, NOBLES COUNTY, MINNESOTA - SANFORD HEALTH**

Pursuant to published notice, this was the time and date set for the third reading of a proposed ordinance that would vacate public right of way as follows:

Section I.

All that portion of Sixth Avenue lying between the northeasterly line of Tenth Street and the northeasterly line of the alley lying between Lots 8 and 9, Block 24, and between Lots 4 and 5, Block 27, Plat of Worthington, Nobles County, Minnesota is hereby vacated.

Section II.

The alley between Fifth and Sixth Avenue abutting Lots 4, 5, 8, and 9, Block 24, Plat of Worthington, Nobles County, Minnesota is hereby vacated.

Adoption of the ordinance will allow for vacation and conveyance of the right-of-way to Sanford Health to incorporate it into their hospital campus.

The motion was made by Council Member Sankey, seconded by Council Member Harmon and unanimously carried to give a third reading to, and subsequently adopt the following ordinance:

ORDINANCE NO. 1092

AN ORDINANCE TO VACATE A PLATTED STREET AND ALLEY IN THE CITY OF WORTHINGTON, NOBLES COUNTY, MINNESOTA

(Refer to Ordinance File for complete copy of Ordinance)

**THIRD READING AND ORDINANCE NO. 1093 ADOPTED AMENDING TITLE XV OF THE CITY CODE OF WORTHINGTON, NOBLES COUNTY, MINNESOTA, TO REZONE PROPERTY FROM "R-1" (ONE FAMILY DETACHED RESIDENTIAL) TO "R-5" (MULTI-FAMILY, MEDIUM AND HIGH DENSITY RESIDENTIAL) - HOUSING PARTNERSHIP**

Pursuant to published notice, this was the time and date set for the third reading of a proposed ordinance that would rezone certain property from "R-1" (One Family Detached Residential) to "R-5" (Multi-Family, Medium and High Density Residential) as follows:

The following legally described area, presently included in the "R-1" district, shall henceforth be included in the "R-5" district:

Lots 10, 11, 12 and 13, all in Auditor's Plat of Part of the West Half of the Southwest Quarter of Section 13, Township 102N, Range 40W, City of Worthington, Nobles County, Minnesota,

EXCEPTING THEREFROM

That part of Lot 13 lying south of a line 200.00 feet north of and parallel with the south line of Lot 14, in Auditor's Plat of Part of the West Half of the Southwest Quarter of Section 13, Township 102N, Range 40W, City of Worthington, Nobles County, Minnesota.

The motion was made by Council Member Graber, seconded by Council Member Janssen and unanimously carried to give a third reading to, and subsequently adopt the following ordinance:

AN ORDINANCE TO AMEND TITLE XV OF THE CITY CODE OF WORTHINGTON, NOBLES COUNTY, MINNESOTA, TO REZONE PROPERTY FROM "R-1" (ONE FAMILY DETACHED RESIDENTIAL) TO "R-5" (MULTI-FAMILY, MEDIUM AND HIGH DENSITY RESIDENTIAL)

(Refer to Ordinance File for complete copy of Ordinance)

**THIRD READING AND ORDINANCE NO. 1094 ADOPTED AMENDING TITLE XV OF THE CITY CODE OF WORTHINGTON, NOBLES COUNTY, MINNESOTA, TO REZONE PROPERTY FROM "R-1" (ONE FAMILY DETACHED RESIDENTIAL), "R-5" (MULTI-FAMILY, MEDIUM AND HIGH DENSITY RESIDENTIAL), "B-3" (GENERAL BUSINESS) AND "B-4" (SHOPPING CENTER) TO "B-3" (GENERAL BUSINESS) - YELLOW COMPANY**

Pursuant to published notice, this was the time and date set for the third reading of a proposed ordinance that would rezone certain property from "R-1" (One Family Detached Residential), "R-5" (Multi-Family, Medium and High Density Residential), "B-3" (General Business) and "B-4" (Shopping Center) to "B-3" (General Business) as follows:

The following legally described area, presently included in the "R-1", "R-5", "B-3" and "B-4" districts, shall henceforth be included in the "R-5" district:

A tract of land in the Southeast Quarter of the Southwest Quarter of Section 13, Township 102 North, Range 40 West, City of Worthington, Nobles County, Minnesota described as follows:

Commencing at the South Quarter Corner of said Section 13; thence North 00 degrees 01 minutes 10 seconds East, along the east line of the Southwest Quarter of said Section 13, a distance of 67.00 feet to the southeast corner of NORTHLAND MALL FIRST ADDITION according to the recorded plat thereof on file and of record in the Office of the Nobles County Recorder and the point of beginning; thence continuing North 00 degrees 01 minutes 10 seconds East a distance of 770.15 feet to the northeast corner of said NORTHLAND MALL FIRST

ADDITION; thence North 89 degrees 03 minutes 04 seconds West, along the north line of said NORTHLAND MALL FIRST ADDITION, a distance of 420.21 feet to the southeast corner of Lot 5, FIRST RESURVEY AND RESUBDIVISION OF NORTHLAND MALL FIRST ADDITION according to the recorded plat thereof on file and of record in the Office of the Nobles County Recorder; thence North 00 degrees 04 minutes 26 seconds East, along the east line of said Lot 5, a distance of 160.00 feet; thence North 89 degrees 03 minutes 04 seconds West, along the north line of said Lot 5, a distance of 430.26 feet; thence South 00 degrees 01 minutes 34 seconds East, along the west line of said Lot 5, a distance of 160.00 feet to the north line of said NORTHLAND MALL FIRST ADDITION; thence North 89 degrees 03 minutes 04 seconds West, along said north line, a distance of 135.00 feet to the northwest corner of said NORTHLAND MALL FIRST ADDITION; thence South 00 degrees 00 minutes 20 seconds West, along the west line of said NORTHLAND MALL FIRST ADDITION, a distance of 102.96 feet; thence North 89 degrees 59 minutes 40 seconds West, a distance of 289.01 feet to a point on a line lying parallel with and 50.00 feet easterly of the west line of the Southeast Quarter of the Southwest Quarter of said Section 13; thence South 00 degrees 02 minutes 00 seconds West, along said line, a distance of 462.50 feet; thence South 89 degrees 09 minutes 21 seconds East a distance of 144.29 feet; thence South 00 degrees 03 minutes 38 seconds East a distance of 200.12 feet to the south line of said NORTHLAND MALL FIRST ADDITION; thence South 89 degrees 02 minutes 49 seconds East, along said south line, a distance of 1129.75 feet to the point of beginning.

The motion was made by Council Member Harmon, seconded by Council Member Janssen and unanimously carried to give a third reading to, and subsequently adopt the following ordinance:

ORDINANCE NO. 1094

AN ORDINANCE TO AMEND TITLE XV OF THE CITY CODE OF WORTHINGTON, NOBLES COUNTY, MINNESOTA, TO REZONE PROPERTY FROM "R-1" (ONE FAMILY DETACHED RESIDENTIAL), "R-5" (MULTI-FAMILY, MEDIUM AND HIGH DENSITY RESIDENTIAL), "B-3" (GENERAL BUSINESS) AND "B-4" (SHOPPING CENTER) TO "B-3" (GENERAL BUSINESS)

(Refer to Ordinance File for complete copy of Ordinance)

**SECOND READING PROPOSED ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF WORTHINGTON TO INCLUDE 6.5 ACRES OF UNPLATTED LAND ABUTTING THE CITY OF WORTHINGTON AND OWNED BY ALLEN AND KIMBERLY DROST**

Pursuant to published notice, this was the time and date set for the second reading of a proposed

ordinance extending the corporate city limits of the city of Worthington to include 6.5 acres of unplatted land abutting the city of Worthington and owned by Allen and Kimberly Drost, and legally described as follows:

That part of the Northeast Quarter of Section 34, Township 102 North, Range 40 West, lying Northwest of the right-of-way of the Chicago, St. Paul, Minneapolis and Omaha Railway Company, EXCEPT a tract beginning at the North Quarter Corner of said Section 34; thence Easterly along the North line of said Section 34, a distance of 115.00 feet; thence Southwesterly, a distance of 119.60 feet, more or less, to a point on the West line of the Northeast Quarter of said Section 34 distant 33.00 feet South of the North Quarter corner of said Section 34, a distance of 33.00 feet to the point of beginning.

The motion was made by Council Member Sankey, seconded by Council Member Graber and unanimously carried to give a second reading to the proposed ordinance.

**ENGINEERING SERVICES FOR UPDATED BUSS FIELD SOCCER PRELIMINARY PLAN AND PROJECT ESTIMATE APPROVED**

Steve Robinson, City Administrator, said the City retained SEH Engineering in 2006 to prepare a preliminary plan and cost estimate for the construction of three collegiate competition sized soccer fields at the Buss Field complex. However, work on the project never proceeded. Recent contact with SEH confirmed that all of the previous work they performed, including the electronic topographic survey data, was still available for re-use. Staff requested a proposal from SEH for an updated preliminary plan and a cost estimate incorporating some plan revisions:

- An option for three turf (grass) collegiate competition sized fields
- An option for two turf fields and one artificial turf field, and
- An option for a paved parking area

SEH's proposal for these services was at a not to exceed fee of \$12,000. As this was not included in the 2016 budget, funds would be transferred from the General Fund undesignated reserves.

Following a brief discussion, the motion was made by Council Member Sankey, seconded by Council Member Graber and unanimously carried to approve the proposal from SEH at a not to exceed fee of \$12,000.

Fields would be completed this fall.

**APPLICATION TO BLOCK STREET(S) APPROVED - YMCA COLOR DASH**

The YMCA had submitted an Application to Block Street(s) at the following times and locations for their 2016 Color Dash event on Friday, June 10, 2016:

7:00 p.m. to 10:30 p.m. - 2<sup>nd</sup> Avenue from 9<sup>th</sup> to 10<sup>th</sup> Streets

9:00 p.m. to 10:30 p.m. - 2<sup>nd</sup> Avenue from 9<sup>th</sup> to Lake Street

Lake Street/1st Avenue SW to Prairie Elementary and Back

Staff made Council aware that a portion of the route has also been established as a detour for the Knollwood Drive Sanitary Sewer Extension project, however, because of the limited duration of the requested closure, and the potential that the sewer construction may not commence prior to June 10<sup>th</sup>, they were not recommending changes in either construction project or the requested closure. Andy Johnson who has been designated as the Safety Officer for the event, was present at the meeting and told Council that the closure was actually at the request of the Worthington Police Department.

The motion was made by Council Member Janssen, seconded by Council Member Graber and unanimously carried to approve the application to block street(s) for the YMCA 2016 Color Dash as requested.

**ADDITIONAL 2016 APPLICATIONS TO INSTALL PRIVATE DOCKS ON PUBLIC PROPERTY APPROVED**

Todd Wietzema, Public Works Director, presented the following additional 2016 applications for Council approval to install private docks on public property:

Scott Kraft                      512 Lake Street

Cecilia Burchill                516 Lake Street

The motion was made by Council Member Sankey, seconded by Council Member Graber and unanimously carried to approve the additional 2016 applications to install private docks on public property.

The applicants are required carry insurance on the docks naming the City as additional insured, and to have them signed appropriately.

**BUDGET AMENDMENT APPROVED FOR MOSQUITO CONTROL PROGRAM**

Todd Wietzema, Public Works Director, said with recent health concerns regarding mosquito transmitted diseases, staff has been investigating a mosquito control program and has solicited quotes from a number of different companies. It was determined that a groundspray system would work best, and would typically consist of 10 applications from Memorial Day to Labor Day. Applications would start around dusk and be completed in approximately 3 hours. The lowest



proposed fee at this time is \$27,500.

Rob Olson with Clarke Mosquito Control was at the meeting and provided a power point display their mosquito control program. They use an ultra low volume mister to apply 1.5 ounces of Biomist 4 + 4 ULV solution per acre. The solution is toxic to bees, but Mr. Olson said the bees are typically in their hives during the time that they spray so they don't harm them. The droplets of solution are in the air for approximately five minutes, and cease to be active once they fall out of the air. There are 93.5 miles of city streets they would spray. The solution will also kill no-seeums and gnats, but will not harm butterflies. Residents would have the option to call in for a "no-spray" if they were opposed to spraying their property. Mr. Olson said for a town of our size they would generally use three trucks.

The motion was made by Council Member Harmon, seconded by Council Member Graber and unanimously carried to implement a mosquito control program for the city, and to approve a budget amendment of \$27,500, with funds to come from the undesignated reserves.

#### **PLANS APPROVED AND ADVERTISEMENT FOR BIDS AUTHORIZED - TAXIWAY C CRACK REPAIR AND SEAL COAT PROJECT**

Bolton and Menk have completed the plans for the Taxiway C Crack Repair and Seal Coat project as authorized by Council at their March 14, 2016 meeting. The project includes repair of existing joints and cracks and seal coating that portion of Taxiway C south of the current taxiway extension project, at an estimated project cost of \$150,760. Dwayne Haffield, Director of Engineering, said the project is 90% (\$135,684) federal funding eligible, and we are also expecting a 5% (\$7,538) MnDOT grant. Should the MnDOT grant not be received, the local share would increase to 10% , or an estimated \$15,076. The 2016 airport budget includes the project at \$188,521 with use of \$18,852 of reserves for the local share with no state funding. Mr. Haffield said any award of the bid should be subject to receipt of an FAA grant.

The motion was made by Council Member Sankey, seconded by Council Member Harmon and unanimously carried to approve the plans and authorize staff to advertise for bids to be received on June 8, 2016 and considered by Council at their June 13, 2016 meeting.

#### **AMENDMENT TO AGREEMENT WITH ALLTEL COMMUNICATIONS APPROVED**

At their January 11, 2016 meeting, Council approved two license agreements with Alltel Communications (Verizon) for installation of small cell site equipment on City owned street lights. The first of the agreements, pertaining to Ray Drive, was executed by Verizon. The location exhibit used in the document by Verizon was an enlargement of the site map presented to Council, however, the enlargement was such that it cut off adequate information to identify the unique location. In order to formally provide for replacement of the exhibit in the executed document, Verizon

proposed the amendment to the license agreement. The amendment was reviewed by the City Attorney.

The second agreement has not yet been executed as Verizon has not yet obtained approval from MnDOT for installation on the street light in the MnDOT right-of-way.

The motion was made by Council Member Sankey, seconded by Council Member Janssen and unanimously carried to authorize the Mayor and Clerk to execute the amendment.

**FIRST READING PROPOSED ORDINANCE TO VACATE PORTION OF PLATTED UTILITY EASEMENT**

The owner of the property at 1721 Rust Road applied for a vacation of a portion of the 16 foot wide platted utility easement along the west (rear) line of that property, and legally described as:

The east 8.00 feet of the west 16.00 feet of Lot 5, Block 2, Homewood Hills Third Addition, City of Worthington, Nobles County, Minnesota

The vacation of that portion of the easement will allow the owner to place a storage shed closer to the rear property line. Staff has determined that less than 8 feet of the 16 foot easement is necessary to cover the existing utilities.

Dwayne Haffield, Director of Engineering, said prior to the third reading of the proposed ordinance it would go to the Water and Light Commission for concurrence.

The motion was made by Council Member Sankey, seconded by Council Member Janssen and unanimously carried to give a first reading to the proposed ordinance.

**FUNDING AGREEMENT WITH NOBLES COUNTY APPROVED FOR FUTURE RECONSTRUCTION OF OXFORD STREET FROM McMILLAN STREET TO TH 60**

At their April 25, 2016 meeting, Council authorized execution of an agreement between the Minnesota Department of Transportation, SRF Consulting Group and the City of Worthington for development of a layout for the future reconstruction of Oxford Street from McMillan Street to TH 60, which obligated the City for payment of up to \$38,750.02 for its share of the services to be provided by SRF Consulting Group. At that time, Council was told that the Nobles County Engineer was proposing to recommend that the County enter into an agreement with the City to provide funding for 50% of the cost attributable to the McMillan Street to Humiston Avenue segment. Costs attributable to that segment exclude the local cost for intersection evaluations and is equal to \$31,004.24. Because that segment is a County/State Aid Highway, the Nobles County Board has now approved the agreement that provides for payment of \$15,502.12 toward the costs of the layout development. Mr. Haffield said the County will expect participation with the maintenance of the

segment - they usually fund the center 24 feet.

The motion was made by Council Member Janssen, seconded by Council Member Sankey and unanimously carried to authorize the Mayor and Clerk to execute the agreement with Nobles County providing for payment of \$15,502.12 toward the cost of the layout development.

**FIRST READING PROPOSED ORDINANCE AMENDING TITLE XV OF THE CITY CODE OF WORTHINGTON, NOBLES COUNTY, MINNESOTA, TO REZONE PROPERTY FROM "R-2" (ONE FAMILY, LOW DENSITY RESIDENTIAL) TO "R-4" (MEDIUM DENSITY RESIDENTIAL)**

Application was received from Tom Hinks to rezone 6.3 acres of property owned by Kelly Properties of Worthington, LLC. The applicant is requesting to rezone the property from its current "R-2" (One Family, Low Density Residential) designation to "R-4" (Medium Density Residential). The property is located directly east of the intersection of Darling Drive and Grand Avenue, and is legally described as:

That part of the Northeast Quarter of the Southwest Quarter, Section 13, Township 102, Range 40, City of Worthington, Nobles County, Minnesota lying north of a westerly projection of the north line of Block 2, Northland Park Second Addition, City of Worthington, Nobles County, Minnesota EXCEPT 8.63 acres for Interstate 90 and EXCEPT 8.02 acre tract described in Document No. 212660 and EXCEPT that part of the Northeast Quarter of the Southwest Quarter of Section 13, Township 102 North, Range 40 West, City of Worthington, Nobles County, Minnesota, described as follows:

Commencing at the southeast corner of Lot 3 of Auditor's Plat of the West Half of the Southwest Quarter of Section 13, Township 102, Range 40, City of Worthington, according to the recorded plat thereof; thence on an assumed bearing of South 89 degrees 04 minutes 09 seconds East, along the easterly extension of the south line of said Lot 3, a distance of 208.33 feet; thence North 0 degrees 01 minutes 52 seconds West, parallel with the east line of Lots 1, 2 and 3 of said Auditor's Plat, a distance of 437.57 feet to the southerly right-of-way line of Interstate Highway No. 90 as recorded in Document No. 189598; thence North 89 degrees 12 minutes 07 seconds West, along said southerly right-of-way line, a distance of 208.33 feet to the east line of Lot 1 of said Auditor's Plat; thence South 0 degrees 01 minutes 52 seconds East, along the east line of Lots 1, 2 and 3 of said Auditor's Plat, a distance of 437.09 feet to the point of beginning, containing 2.09 acres, subject to easements now of record in said county and state,

and EXCEPT that part of the Northeast Quarter of the Southwest Quarter of Section 13, Township 102 North, Range 40 West, City of Worthington, Nobles County, Minnesota, described as follows:

Commencing at the center of said Section 13; thence on an assumed bearing of South 0 degrees 00 minutes 00 seconds West, along the north-south quarter line of said Section, a distance of 282.95 feet to the southerly right-of-way line of Interstate Highway

No. 90; thence North 89 degrees 11 minutes 29 seconds West, along said southerly right-of-way line, a distance of 445.00 feet to the intersection with the westerly line of the Worthington Christian School Tract as recorded in Document No. 212660, said intersection being the point of beginning of the tract to be described; thence North 89 degrees 12 minutes 06 seconds West, along said southerly right-of-way line, a distance of 330.00 feet; thence South 0 degrees 00 minutes 00 seconds West a distance of 438.36 feet; thence North 89 degrees 04 minutes 09 seconds West a distance of 135.00 feet; thence South 0 degrees 00 minutes 00 seconds West a distance of 70.01 feet; thence South 89 degrees 04 minutes 09 seconds East a distance of 135.00 feet; thence South 0 degrees 00 minutes 00 seconds West a distance of 172.64 feet; thence South 89 degrees 12 minutes 06 seconds East a distance of 330.00 feet to the westerly line of said Worthington Christian School Tract as recorded in Document No. 212660; thence North 0 degrees 00 minutes 00 seconds East, along said westerly line, a distance of 269.00 feet; thence North 89 degrees 12 minutes 06 seconds West, along said westerly line a distance of 125.00 feet; thence North 0 degrees 00 minutes 00 seconds East, along said westerly line, a distance of 88.00 feet; thence South 89 degrees 12 minutes 06 seconds East, along said westerly line, a distance of 125.00 feet; thence North 0 degrees 00 minutes 00 seconds East, along said westerly line, a distance of 324.00 feet to the point of beginning, containing 5.12 acres, subject to easements now of record in said county and state.

The Planning Commission considered the request at their May 3, 2016 meeting, and after holding a public hearing, voted unanimously to recommend Council approval of the proposed change of zone.

The motion was made by Council Member Graber, seconded by Council Member Janssen and unanimously carried to give a first reading to the proposed ordinance to rezone.

#### **PRELIMINARY PLATT APPROVED - WORTHINGTON COMMUNITY ADDITION**

Yellow Company, LLC submitted an application for preliminary plat approval of a subdivision to be known as Worthington Community Addition, on approximately 35 acres of land it owns on Grand Avenue and Oxford Street, formerly known as Northland Mall. The Planning Commission considered the preliminary plat at their April 5<sup>th</sup> and May 3<sup>rd</sup>, 2016 meetings, and after holding a public hearing voted unanimously to recommend Council approval of the preliminary plat of Worthington Community Addition as presented.

The motion was made by Council Member Graber, seconded by Council Member Janssen and unanimously carried to approve the preliminary plat - Worthington Community Addition.

#### **FINAL PLATT APPROVE4D - WORTHINGTON COMMUNITY ADDITION**

Yellow Company, LLC was seeking final plat approval of a subdivision to be known as Worthington Community Addition, on approximately 35 acres of land it owns on Grand Avenue and Oxford

Street and formerly known as Northland Mall. Brad Chapulis, Director of Community/Economic Development, said before a final plat can be approved and recorded, the subdivider is required to install all applicable public infrastructure improvements. In lieu of completion of the public improvements prior to final plat approval, the subdivider may submit a financial guarantee to the City to assure that the improvements will be installed within one year. Mr. Chapulis said after reviewing the plat, it has been determined that no financial surety is needed as the public improvements necessary are already abutting the subject property. He also noted that Planning Commission consideration is not necessary as the final plat is in substantial conformance with the approved preliminary plat.

The motion was made by Council Member Janssen, seconded by Council Member Graber and unanimously carried to approve the final plat of Worthington Community Addition as presented.

#### **SCDP LOAN AND ADMINISTRATIVE SERVICES CONTRACT APPROVED - GRAND TERRACE APARTMENTS**

The Southwest Minnesota Housing Partnership was seeking a \$300,000 Small Cities (SCDP) loan from the City of Worthington for its Grand Terrace Apartment project. Council had considered and approved a resolution of support for the project in May of 2015. The resolution included a preliminary commitment of financial support towards the project through pledges of Tax Increment Financing (TIF) and a \$300,000 deferred loan. The City/EDA and the developer are taking steps towards the establishment of a TIF district, and Council took steps earlier this year by transferring \$300,000 of City held federally funded MIF funds to its Small Cities account with the intentions that such funds would be lent to the developer for the project. The loan will have the same terms as previously awarded SCDP new construction loans - 0% deferred loan that is co-terminus with the principal loan - 30 years in this case. The developer is also agreeing to provide the City with the necessary administrative services to assure the loan and project are done in compliance with the State's SCDP regulations and policies at no cost to the City for the project.

The motion was made by Council Member Sankey, seconded by Council Member Graber and unanimously carried to approve the SCDP Loan and Administrative Services Contract as presented, and to authorize the Mayor to execute the documents.

#### **COUNCIL COMMITTEE REPORTS**

Mayor Pro Tem Nelson - passed on a report.

Council Member Graber - April 29<sup>th</sup> attended an Arbor Day ceremony at the College; May 3<sup>rd</sup> attended Planning Commission meeting; May 5<sup>th</sup> attend the Board of Appeals; May 9<sup>th</sup> attended the Economic Development Authority meeting.

Honorary Council Member Hoffman - no report.

Council Member Janssen - April 28<sup>th</sup> attended a meeting at SMOC of the Nobles County Joint

Powers Transit Board.

Council Member Harmon - Attended the Water and Light Commission meeting May 2<sup>nd</sup>; MRES will meet later this week; Lewis and Clark will meet May 26<sup>th</sup>; attended the CAL Committee meeting today.

Council Member Sankey - attended the Board of Equalization; participated in an exercise for the Civil Air Patrol; NEON will meet on Thursday.

### **CITY ADMINISTRATOR REPORT**

Steve Robinson, City Administrator, reported that they will be paving concrete over the existing tennis court for a pickle ball court - the budget will allow us to pave about half of it this year. It will result in four pickle ball courts - which will need about 28 days of cure time. If they want other amenities it will require budget amendment. They should hopefully be ready in June, and will be brightly painted. The screen has been installed at the Memorial Auditorium for movies but needs to be hooked up. Due to the schedule - the Auditorium is in use almost every day - they are looking at starting the movies the weekend of June 17<sup>th</sup> and 18<sup>th</sup>. There will be a variety of movies including classics and old time, along with recent releases. At this point they are just planning on weekends. Lewis and Clark was in the Senate bonding bill at \$11 and a half million, and it's in the Governor's request at \$11 and a half million, and we don't know if it's in the House bonding bill or not - they haven't released it yet. The House wants to pay for it with cash from the surplus. The Senate did not pass their bonding bill this past Thursday - a \$1.8 billion bonding bill. It fell one vote short of passing. The session ends two weeks from today on the 23<sup>rd</sup> - we plan on being there - if anything happens it will be about this time in two weeks. We are still optimistic it will be included this year. He will not be at the next Council meeting because he'll be in St. Paul.

### **ADJOURNMENT**

The motion was made by Council Member Sankey, seconded by Council Member Janssen and unanimously carried to adjourn the meeting at 8:23 p.m.

Janice Oberloh, MCMC  
City Clerk