

**WORTHINGTON CITY COUNCIL
REGULAR MEETING, MAY 28, 2024**

The meeting was called to order at 5:30 p.m. in City Hall Council Chambers by Mayor Rick Von Holdt with the following Council Members present: Larry Janssen, Amy Ernst, Chris Kielblock, Dennis Weber. Council Members absent: Chad Cummings (excused).

Staff present: Hyunmyeong Goo, City Engineer; Todd Wietzema, Public Works Director; Steve Robinson, City Administrator; Angela Thiner, Assistant City Clerk.

Others present: Terry Gaalswyk, MN West Community and Technical College; Randy Davis, Cable 3; Sam Martin, The Globe; Ryan McGaughey, Radio Works.

The Pledge of Allegiance was recited.

AGENDA CLOSED / APPROVED

Mayor Von Holdt stated that Engineering Case Item F. 1. *Approve Task Order 28 with Bolton and Menk to Provide Preparation of Land Surveying and Land Acquisition Service* would be moved in front of Administration's Case Items.

Council Member Kielblock moved to approve the agenda with the noted changes, seconded by Council Member Janssen and unanimously carried.

CONSENT AGENDA APPROVED

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

- City Council Minutes of Regular Meeting Minutes of May 13, 2024
- Special City Council Meeting Minutes of April 24, 2024
- Water & Light Commission Meeting Minutes of May 20, 2024
- Cross Cultural Advisory Committee Meeting Minutes of May 14, 2024
- Worthington Public Arts Commission Meeting Minutes of May 14, 2024
- LEC Joint Powers Meeting Minutes of May 8, 2024
- Water & Light Commission Meeting Minutes of May 6, 2024
- Heron Lake Watershed Board of Directors Minutes of April 17, 2024
- Application to Block Streets - Independent School District 518
- 2024-2025 On-Sale Liquor, Wine, Club and Sunday On-Sale License Renewals
- Municipal Liquor Store Income Statement for the Period of January 1, 2024 through April 30, 2024
- Field House Statement of Revenue and Expenditures - Budget and Actual for the Period of January 1, 2024 through April 30, 2024
- Olson Park Statement of Revenue and Expenditures - Budget and Actual for the Period of January 1, 2024 through April 30, 2024

- Bills payable and totaling \$2,862,799.50 be ordered paid

APPROVED TASK ORDER 28 WITH BOLTON & MENK TO PROVIDE PREPARATION OF LAND SURVEYING AND LAND ACQUISITION SERVICE

Hyunmyeong Goo, City Engineer, explained Task Order 28 provides preparation for land surveying and land acquisition for the upcoming projects on Flower Lane and Ray Drive.

Mr. Goo stated the Flower Lane right-of-way from First Avenue Southwest to South Shore Drive does not completely connect through adding that a section of property is privately owned by the condo association on the north end.

He also stated the reconstruction of State Highway 59 will be done in 2027. The recent changes in land use and the planned improvements to the State Highway will impact the use and function of the existing frontage road. To better facilitate access to the businesses and the highway, the extension of Ray Drive, north of Ryan's Road and then east to State Highway 59, is being proposed.

A motion was made by Council Member Ernst, seconded by Council Member Weber and unanimously carried to approve Task Order Number 28 with Bolton and Menk, Inc.

SECOND READING PROPOSED ORDINANCE TO AMEND TITLE VII OF THE CITY CODE OF WORTHINGTON, NOBLES COUNTY, MINNESOTA, TO ALLOW FOR MOTORIZED GOLF CART OPERATION ON CITY STREETS WITH ISSUANCE OF A PERMIT

Pursuant to published notice this is the time and date set for the second reading of a proposed ordinance to Amend Title VII of the City Code of Worthington, Nobles County, Minnesota, to allow for Motorized Golf Cart Operation on City Streets with Issuance of a Permit.

A complete copy of the ordinance was provided in your May 13, 2024 Council Agenda.

A motion was made by Council Member Kielblock, seconded by Council Member Janssen and unanimously carried to give a second reading to the proposed ordinance.

JBS FIELDHOUSE FACILITY USE AGREEMENT WITH MINNESOTA WEST COMMUNITY AND TECHNICAL COLLEGE

Steve Robinson, City Administrator, has been in discussion with representatives of Minnesota West for a number of months regarding the establishment of a long-term arrangement for the shared use of the JBS Fieldhouse as an enhanced training facility for their athletic and law enforcement programs.

Mr. Robinson stated under the terms of the agreement, Minnesota West agrees to pay the City a one-time fee of \$200,000.00 on or before June 30, 2024 to be dedicated to future facility improvements. The agreement also states that Minnesota West agrees to pay an annual fee \$3,500.00 beginning July 1, 2024 through June 30, 2039.

Terry Gaalswyk, President of MN West, stated the agreement would allow MN West to take their athletic programs to a new level by allowing sports a place to practice indoors during winter as well as offer a training space for the peace officer program, which is currently at capacity.

The motion was made by Council Member Ernst, seconded by Council Member Kielblock and unanimously carried to adopt the following resolution and authorize execution of the agreement by they Mayor and Clerk.

RESOLUTION NO. 2024-05-37

RESOLUTION ADOPTING A DONATION OF FUNDS

(Refer to Resolution File for complete copy of Resolution)

EVENT CENTER UTILITIES AND ROYALTY PAYMENTS

At the April 13, 2020 meeting, City Council approved suspending the collection of the ten percent gross sales royalty fee from the Event Center operator and that the City would pay all of their utility expenses due to mandated closures imposed by Governor Walz and the State of Minnesota. Since then, the City has paid \$116,128.53 in utility expenses.

According to the profit and loss statements shared with Staff for the period of 2020-2023, the Event Center operators posted an annual average loss of \$47,238 despite the City's financial support.

In response to a question from Council Member Weber, Steve Robinson stated in the past they haven't had much of a profit. He added wedding season is their busy season.

Council Member Ernst stated the Event Center is a nice amenity for the City and questioned if Event Center staff could be more aggressive recruiting events throughout the year adding that she doesn't feel the City should contribute if the Event Center is not willing to work a little harder to bring in more events. Council Member Weber stated he was in agreement.

A motion was made by Council Member Ernst, seconded by Council Member Weber and unanimously carried to continue the utility payment through the end of 2024 and reevaluate after that.

PROFESSIONAL SERVICES AGREEMENT - LIMITED SITE INVESTIGATION OF FORMER LAKESHORE CONOCO

Mr. Robinson stated the City of Worthington acquired the former Lakeshore Conoco in January 2023. Demolition and cleanup of the blighted property was undertaken in the late summer of 2023 which included removal and disposal of an existing small, underground heating oil tank. Samples of the soil were submitted for testing. Trace amounts of contaminants were detected prompting the MPCA to order further evaluation of the site.

Staff solicited proposals from consulting firms to perform a limited site investigation. Braun Intertec submitted a proposal. Staff stated they have been involved with the Campbell Soup cleanup for the last 10-15 years.

A motion was made by Council Member Kielblock, seconded by Council Member Weber and unanimously carried to retain Braun Intertec as the City's consultant for an estimated fee of \$20,410.00

CALL FOR PUBLIC HEARING - PORTIONS OF HWY 59 RECONSTRUCTION AND JURISDICTIONAL TRANSFER

Mr. Robinson stated MnDOT is proceeding with plans for the reconstruction of Hwy 59 from approximately 0.5 miles north on Interstate 90 to Hwy 60 in Worthington. The project includes safety improvements at several intersections, grading and pavement, storm sewer, sanitary sewer and water main replacement, lighting and sidewalk. The section of Hwy 59 just south on Interstate 90 to Hwy 60 will be a Jurisdictional Transfer (turnback) to the City of Worthington after construction.

A motion was made by Council Member Ernst, seconded by Council Member Kielblock and unanimously carried to call for a public hearing to be held on July 8, 2024

COUNCIL COMMITTEE REPORTS

Mayor Von Holdt - Attended and Ethiopian Orthodox Church Service. MN Mayor's Association is looking at hosting a meeting in Worthington next summer.

Council Member Janssen - No report.

Council Member Ernst - Attended a Water and Light Commission meeting and also a Cross Cultural Advisory Committee Meeting.

Council Member Kielblock - No report.

Council Member Weber- No Report.

CITY ADMINISTRATOR'S REPORT

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Mr. Robinson stated the Coalition of Greater MN Cities will be hosting their regional meeting in Worthington in July. He noted if Council Members wanted to attend they could register themselves.

ADJOURNMENT

The motion was made by Council Member Kielblock, seconded by Council Member Janssen and unanimously carried to adjourn the meeting at 6:02 p.m.

Angela Thiner
Assistant City Clerk