

**WORTHINGTON CITY COUNCIL
REGULAR MEETING, JUNE 24, 2019**

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: Larry Janssen, Alan Oberloh, Chad Cummings, Amy Ernst, Mike Harmon. Honorary Council Member: Scott Barber.

Staff present: Steve Robinson, City Administrator; Brian Kolander, Finance Director; Jason Brisson, Director of Community Development, Planning, Zoning and Building Services; Todd Wietzema, Public Works Director; Dwayne Haffield, Director of Engineering; Janice Oberloh, City Clerk; Deb Olsen, Staff Accountant.

Others present: Justine Wettschreck, KWOA; Leah Ward, The Globe; Ben Weber; Len Bakken; Ellen Hoefker; Nancy Garvin; Gebremedehen Dejen; Abebe Ayetew; Tibebe Yemeru.

The Pledge of Allegiance was recited.

HONORARY COUNCIL MEMBER

Mayor Kuhle welcomed Scott Barber as the Honorary Council Member for the months of June, July and August, 2019.

PUBLIC HEARING AND RESOLUTIONS 2019-06-28 AND 2019-06-29 ADOPTED ORDERING IMPROVEMENT AND PREPARATION OF PLANS AND SPECIFICATIONS AND STATING INTENT TO BOND

Pursuant to published notice, this was the time and date set for a public hearing regarding the East Avenue Sewer Improvement project, which is to serve property immediately south of East Avenue and west of C.S.A.H. 5.

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

Dwayne Haffield, Director of Engineering, said the improvement had been initiated by petition but when the report was done it was found that the petition was no longer adequate so tonight Council would need to consider this as Council initiated - if approved to move forward it would need to be by 4/5's vote. Council could reduce the project but not increase it. It is hoped to get to construction yet this year and next year we would declare costs to be assessed. Final assessments would be determined next October along with payment terms along with the process for appealing the assessments. This is a sewer and water project so there will be both lateral and trunk assessments.

Instead of pushing the sewer under County 5 as planned, it was redetermined after the study to pick up a small existing service line in the park property and run it over from there. The costs there are not significant and will provide the most benefit. We will also set up a small length of sewer to be abandoned, and the Frosty Riders will be hooked up to new sewer service. The change in the project

resulted in the petition no longer being adequate. The only abutting property owner is the one who petitioned for the project. Total estimated cost of the improvement is \$80,163.00. We were only looking at 13% assessment, which is a very low rate.

Mayor Kuhle asked if there was anyone present who wished to present testimony for or against the improvement. None was received.

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

The motion was made by Council Member Oberloh, seconded by Council Member Harmon and unanimously carried to adopt the following resolutions ordering the improvement and stating the City's intent to bond for the project:

RESOLUTION NO. 2019-06-28

ORDERING IMPROVEMENT AND PREPARATION OF PLANS AND SPECIFICATIONS

(Refer to Resolution File for complete copy of Resolution)

RESOLUTION NO. 2019-06-29

RELATING TO FINANCING OF CERTAIN PUBLIC IMPROVEMENT BY THE CITY OF WORTHINGTON; ESTABLISHING COMPLIANCE WITH REIMBURSEMENT BOND REGULATIONS UNDER THE INTERNAL REVENUE CODE

(Refer to Resolution File for complete copy of Resolution)

PUBLIC HEARING AND RESOLUTION NO. 2019-06-30 ADOPTED AUTHORIZING ISSUANCE OF SENIOR HOUSING REVENUE REFUNDING NOTE - MEADOWS OF WORTHINGTON, LLC (ECUMEN)

Pursuant to published notice, this was the time and place for a public hearing regarding issuance of senior housing revenue refunding note - Meadows of Worthington, LLC (Ecumen)

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

Jason Brisson, Director of Community Development, Planning, Zoning and Building Services, said the note is not to exceed \$6.2 million - currently anticipating about \$5,555,000 to be used to refinance the bonds issued in 2014, which refinanced the bonds originally issued in 2009, and

approximately \$445,000 will be used to make improvements to the north building of the campus. The City is authorized to issue the note per state statute Chapter 462C. Principal of and interest on the note would be payable from and secured by a pledge of payments to be received by the City pursuant to the terms of a loan agreement between the parties. The City will not be under any general or moral obligations, and the City's credit, assets, and taxing powers would not be pledged to make payments due on the note. In return for the use of the City's bonding authority, Ecumen will be responsible to pay the City a fee of 1/8 of 1% of the principal amount of the note, and all legal expenses it has incurred with the project. Bell Bank will purchase the note.

Mayor Kuhle asked if there was anyone present who wished to present testimony for or against the authorization. None was received.

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

The motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to adopt the following resolution authorizing the issuance of the revenue note:

RESOLUTION NO. 2019-06-30

RESOLUTION APPROVING A HOUSING PROGRAM AND THE ISSUANCE AND SALE OF A HOUSING AND HEALTHCARE REVENUE REFUNDING NOTE (MEADOWS OF WORTHINGTON PROJECT), SERIES 2019 AND AUTHORIZING THE EXECUTION OF DOCUMENTS RELATING THERETO

(Refer to Resolution File for complete copy of Resolution)

CONSENT AGENDA APPROVED

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

- City Council Minutes of Regular Meeting June 10, 2019 and Special Meeting June 19, 2019
- Heron Lake Watershed Board of Directors Minutes of April 23, 2019 and May 2, 2019
- Law Enforcement Center Joint Powers Board Minutes of June 3, 2019
- Housing and Redevelopment Authority Board Minutes of May 22, 2019
- Water and Light Commission Minutes of June 17, 2019
- Municipal Liquor Store Income Statement for the Period January 1, 2019 through May 31, 2019
- Additional 2019 - 2010 License Renewal Applications for On-Sale Liquor and Sunday On-Sale Liquor Licenses

- Bills payable and totaling \$3,687,350.46 be ordered paid

THIRD READING AND ORDINANCE 1139 ADOPTED VACATING PART OF EIGHTH STREET IN THE CITY OF WORTHINGTON, NOBLES COUNTY, MINNESOTA WITH REQUIRED EASEMENT

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

That part of former Eighth Street as platted in Lake Shore Park Subdivision, City of Worthington, Nobles County, Minnesota, described as follows is hereby vacated:

Beginning at the most south corner of Common Interest Community Number 12, Lake Shore Park Condominium, according to the recorded plat thereof; thence on an assumed bearing of North 42 degrees 09 minutes 12 seconds West, along the southwesterly line of said plat, a distance of 148.00 feet to an iron monument; thence southeasterly, along a non-tangential curve, concave to the southwest, having a radius of 345.50 feet, a central angle of 25 degrees 38 minutes 40 seconds, the chord of said curve bears South 27 degrees 01 minutes 34 seconds East, a chord distance of 153.35 feet, an arc distance of 154.64 feet to an iron monument located on the southwesterly extension of the southeasterly line of said Common Interest Community Number 12; thence North 47 degrees 47 minutes 18 seconds East, along said southwesterly extension, a distance of 40.02 feet to the point of beginning.

The City received a petition for the vacation, which petition satisfies the requirements of Section 4.14 of the Worthington City Charter for vacation of a street. A public hearing regarding the vacation was held at the May 28, 2019 regular City Council meeting. Council was also requested to authorize sale of the vacated segment to the abutting property owner.

Staff noted that the property deed would be subject to the owner grant an easement to the City.

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

ORDINANCE 1139

AN ORDINANCE TO VACATE PART OF EIGHTH STREET IN THE CITY OF WORTHINGTON, NOBLES COUNTY, MINNESOTA

(Refer to Ordinance File for complete copy of Ordinance)

THIRD READING AND ORDINANCE 1140 ADOPTED TO REZONE CERTAIN PROPERTY LOCATED ALONG SOUTH CRAILSHEIM ROAD SOUTH OF SUTHERLAND DRIVE

Pursuant to published notice, this was the time and date set for the third reading of a proposed ordinance - change of zone - for certain property located along South Crailsheim Road south of Sutherland Drive from its current "R-1" One Family Detached designation to "R-2" - One Family, Low Density, as follows:

The following described property, presently included in the "R-1" district, shall henceforth be included in the "R-2" district:

That part of the South Half of the Northeast Quarter and the North Half of the Southeast Quarter of Section 28, Township 102 North, Range 40 West, City of Worthington, Nobles County, Minnesota, described as follows:

Beginning at the southeast corner of Glenwood Heights First Addition, according to the recorded plat thereof; thence on an assumed bearing of South 89 degrees 37 minutes 02 seconds West, along the south line of said Glenwood Heights First Addition, a distance of 330.01 feet to the southwest corner of said Glenwood Heights First Addition; thence continuing South 89 degrees 37 minutes 02 seconds West a distance of 107.17 feet to; thence South 0 degrees 24 minutes West a distance of 120.01 feet; thence continuing South 0 degrees 24 minutes West a distance of 671.74 feet; thence North 89 degrees 37 minutes 02 seconds East a distance of 443.18 feet located on the west right of way line of County State Aid Highway No. 10; thence North 0 degrees 02 minutes 04 seconds West, along said west right of way line, a distance of 791.70 feet to the point of beginning.

Rezoning of the property will allow for single family homes to be physically attached to each other providing they have a horizontal orientation and the density does not exceed six (6) units per acre of land, which also applies to detached forms of housing.

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

ORDINANCE 1140

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-2" (ONE FAMILY, LOW DENSITY RESIDENTIAL)

(Refer to Ordinance File for complete copy of Ordinance)

THIRD READING AND ORDINANCE 1141 ADOPTED - CHANGE OF ZONE - CERTAIN PROPERTY SOUTH OF INTERSTATE 90 AND NORTH OF DARLING DRIVE FROM AN EXTENSION OF GRAND AVENUE HEADING NORTH TO PROPERTY OWNED BY WORTHINGTON CHRISTIAN SCHOOL

Pursuant to published notice, this was the time and date set for the third reading of a proposed ordinance to rezone certain property south of Interstate 90 and north of Darling Drive from an extension of Grand Avenue heading north to property owned by Worthington Christian School as follows:

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

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 Northwest corner of the plat of Northland Park Second Addition, according to the recorded plat thereof; thence on an assumed bearing of North 89 degrees 09 minutes 44 seconds West, along the south line of a tract as recorded in Document No. 260443, a distance of 155.00 feet to the Southwest corner of said tract; thence continuing North 89 degrees 09 minutes 44 seconds West a distance of 500.18 feet to the east line of a tract as recorded in Document No. 285896; thence North 0 degrees 00 minutes 30 seconds East, along said east line, a distance of 243.82 feet to the south line of a tract as recorded in Document No. 260600; thence South 89 degrees 01 minutes 16 seconds East, along said south line, a distance of 158.32 feet to the Southeast corner of said tract, said Southeast corner being the point of beginning of the tract to be described; thence North 0 degrees 00 minutes 30 seconds East, along the east line of said tract, a distance of 437.57 feet to the Northeast corner of said tract located on the southerly right of way line of Interstate Highway No. 90; thence South 89 degrees 09 minutes 45 seconds East, along said southerly right of way line, a distance of 342.23 feet to the Northwest corner of said tract as recorded in Document No. 260443; thence South 0 degrees 02 minutes 22 seconds West, along the westerly line of said tract, a distance of 438.36 feet; thence North 89 degrees 01 minutes 47 seconds West, along said westerly line, a distance of 135.00 feet; thence continuing North 89 degrees 01 minutes 47 seconds West a distance 207.01 feet to the point of beginning.

The rezoning would permit a proposed approximately 28,000 square foot spec building.

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

ORDINANCE 1141

AN ORDINANCE TO AMEND TITLE XV OF THE CITY CODE OF WORTHINGTON, NOBLES COUNTY, MINNESOTA, TO REZONE PROPERTY FROM "R-4" (MEDIUM DENSITY RESIDENTIAL) TO "B-3" (GENERAL COMMERCIAL)

(Refer to Ordinance File for complete copy of Ordinance)

SECOND READING PROPOSED ORDINANCE - CHANGE OF ZONE - CERTAIN PROPERTY SOUTH OF 704 OXFORD STREET

Pursuant to published notice this was the time and date set for the second reading of a proposed ordinance that would rezone certain property south of 704 Oxford Street from its current "R-3" - Low Density Preservation Residential District designation to "B-3" - General Business as follows:

The following described property, presently included in the "R-3" district, shall henceforth be included in the "B-3" district:

Lot 4, Block 1, Apel-Chermak Subdivision, City of Worthington, Nobles County, Minnesota.

Adoption of the ordinance would allow the property owner to develop a parking lot on the subject property for customers of their commercial business on the abutting property to the north.

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

SECOND READING PROPOSED ORDINANCE - CHANGE OF ZONE - CERTAIN PROPERTY EAST OF A SOUTHERLY EXTENSION OF KNOLLWOOD DRIVE SOUTH OF FIRST AVENUE SOUTHWEST

Pursuant to published notice, this is the time and date set for the second reading of a proposed ordinance that would rezone certain property east of a southerly extension of Knollwood Drive south of First Avenue Southwest from its current "R-1" - One Family Detached Residential District designation to "PUD" - Planned Unit Development as follows:

The following described property, presently included in the "R-1" district, shall henceforth be included in Planned Unit Development District No. 13:

Lot 1, Block 1, South Lake Subdivision, inclusive of Common Interest Community No. 26, No. 26-A, No. 26-B, South Lake Condominium, all in the City of Worthington, Nobles County, Minnesota.

The above described property shall be subject to the following zoning/land use regulations:

Permitted Uses - The residential land uses of Townhome and Two Family Home shall be permitted within this PUD.

All other zoning requirements of the "R-1" - One Family Detached Residential District shall apply.

The PUD would permit the land use of town house and twin family residential uses.

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

2018 COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) ACCEPTED

Ellen Hoefker, of Drealan Kvilhaug Hoefker & Co. P.A., was at the meeting to present the City's 2018 Comprehensive Annual Financial Report.

Ms. Hoefker said their independent auditor's report included a clean unqualified opinion regarding the City's financial reporting, with no inconsistencies.

Following a brief review of the report, the motion was made by Council Member Janssen, seconded by Council Member Harmon and unanimously carried to accept the 2018 Comprehensive Annual Financial Report.

RESOLUTION NO. 2019-06-31 ADOPTED - IN SUPPORT OF YELLOW RIBBON COMMUNITY / BEYOND THE YELLOW RIBBON SUPPORT NETWORK

At their June 10, 2019 meeting, Council was asked for their support of an effort to establish Worthington as a Yellow Ribbon Community, which requires establishing a Beyond the Yellow Ribbon Support Network in the community for veterans, military members and their families. Following a presentation at that meeting by Mike Windsperger, Yellow Ribbon Outreach Coordinator for Central Minnesota, and discussion, Council voted unanimously that they adopt a resolution of support for the effort.

Staff presented a resolution supporting the effort to make establish Worthington as a Yellow Ribbon Community and to participate in the Beyond the Yellow Ribbon Support Network.

The motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously to adopt the following resolution in support of the Yellow Ribbon Community / Beyond the Yellow Ribbon Support Network:

RESOLUTION NO. 2019-06-31

BEYOND THE YELLOW RIBBON

(Refer to Resolution File for complete copy of Resolution)

APPOINTMENT OF INTERIM CITY CLERK

In accordance with Section 2.03 of the City Charter, the current City Clerk, Janice Oberloh, was appointed for a one year term effective January 1 through December 31, 2019. With her impending retirement June 30, 2019, Staff was requesting that Council appoint current Assistant City Clerk Melinda Eggers as the Interim City Clerk until a permanent City Clerk has been appointed. Compensation would be at the Exempt 4 salary grade while serving as the Clerk.

The motion was made by Council Member Oberloh, seconded by Council Member Ernst and unanimously carried to appoint Melinda as the Interim City Clerk.

RESOLUTION NO. 2019-06-32 ADOPTED ESTABLISHING LICENSE FEES TO ADD BREWPUB OFF-SALE BEER (MALT LIQUOR) - GROWLERS, AND ON-SALE BEER (MALT LIQUOR) AND REPEALING RESOLUTION NO. 1918, RESOLUTION NO. 2337, RESOLUTION NO. 2927 AND RESOLUTION NO. 3419

At their October 22, 2018 meeting, Council gave a third reading to and subsequently adopted Ordinance No. 1124 amending Title XI of the Worthington City Code to include Breweries and Brewpubs in our licensing requirements. The action was based on recommendation from the City's Liquor Committee, which also determined the following licensing fees for brewpubs be established:

- Brewpub On-Sale Beer (Malt Liquor) - \$300/year (same as regular On-Sale Beer license)
- Brewpub Off-Sale Beer (Malt Liquor) - \$100/year (same as regular Off-Sale Beer license)

The motion was made by Council Member Ernst, seconded by Council Member Harmon and unanimously carried to adopt the following resolution to add Breweries and Brewpubs to our licensing requirements and setting the fees for Brewpub On-Sale and Off-sale Malt Liquor as recommended by the Liquor Committee, and repealing previous resolutions establishing licenses and fees:

RESOLUTION NO. 2019-06-32

A RESOLUTION TO ESTABLISH FEES AND REPEALING RESOLUTION NO. 1918, RESOLUTION NO. 2337, RESOLUTION NO. 2927 AND RESOLUTION NO. 3419

(Refer to Resolution File for complete copy of Resolution)

EMPLOYMENT AGREEMENT FOR CITY ADMINISTRATOR APPROVED

At their June 19, 2019 special meeting, Council approved a form of contract for the City Administrator position. The action was taken as a result of earlier action by Council to remove the Administrator and General Manager of Worthington Public Utilities positions from the City's wage and compensation plan as recommended by the City's Compensation Committee. Any modification to the contract must be approved by Council.

Following a satisfactory performance review of Administrator Steve Robinson during a closed session at their May 28, 2019 regular meeting, the contract was amended to include a predetermined annual salary for the years 2019, 2020, and 2021. Cost of Living Adjustment (COLA) and merit pay will not apply. Mayor Kuhle said the modified contract was recommended by Council Members Ernst and Oberloh, who serve on the City's Compensation Committee.

The motion was made by Council Member Oberloh, seconded by Council Member Ernst and unanimously carried to approve the employment agreement for City Administrator Steve Robinson.

RESOLUTION NO. 2019-06-33 ADOPTED EXECUTING STATE OF MINNESOTA GRANT

The City was recently awarded a Minnesota Department of Transportation Grant to purchase and install a new hangar door in our Municipal Airport's commercial hangar. Todd Wietzema, Public Works Director, said the grant will pay for 70%, or \$29,089 of the \$41,555 project, leaving a local share of \$12,466, which was included in the 2020 Airport CIP. As the award came now in 2019, reserves will be used to complete the project and will be replenished in 2020.

The motion was made by Council Member Ernst, seconded by Council Member Cummings and unanimously carried to adopt the following resolution authorizing the Mayor and Clerk to execute the grant agreement with the State of Minnesota:

RESOLUTION NO. 2019-06-33

AUTHORIZATION TO 3EXECUTE MINNESOTA DEPARTMENT OF TRANSPORTATION GRANT AGREEMENT FOR AIRPORT IMPROVEMENT EXCLUDING LAND ACQUISITION

(Refer to Resolution File for complete copy of Resolution)

ADDITIONAL BUDGET AMENDMENT FOR AIRPORT APRON A RECONSTRUCTION PROJECT APPROVED

Dwayne Haffield, Director of Engineering, said this is the second time that Council has been asked to amend this budget. The project was originally scheduled for 2020 but we wanted to get ahead on it and get the design on it going this year. We anticipated a design grant along with our entitlement. When the application was submitted the FAA had some exceptions, surprises of sorts, one from January of this year which widened the area in which they will not participate in front of the hangar. The next issue is an older one, but is beginning to settle in regarding the departure surface that addresses departing airplanes. That area became much wider with the new surface criteria - if a plane is sitting on the departure surface and the tail wing would protrude the departure surface, they won't participate in it. Mr. Haffield said there is discussion that they will revisit this departure area decision, but there is no certainty if or when that would happen. We see this apron project as a priority - it's a concrete pavement that is suffering self destruction. It could crumble and be picked up by aircraft and cause damage.

This changes it from a 90% Federal project to a 51.3% Federal share, which is 90% of the allowable pavement area. Funding of the design contract services would be as follows:

FAA	\$22,332.46
MnDOT	\$14,321.00
Local	<u>\$6,846.54</u>
Total	\$43,500.00

The local share would change from 5% to just under 10%. Mr. Haffield said we still want to pursue the Federal funds because it would be better than the state, but we will need to front that money this year and seek a grant next year for the construction - that's because with the changes we drop down to less than \$25,000 and they don't write grants less than \$25,000.

Staff was recommending that Council proceed with the revised budget.

The motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to approve the additional budget amendment to reflect the new local , FAA and MnDOT shares.

AMENDMENT 1 TO DUGDALE PROPERTY RESIDENTIAL DEVELOPMENT PROFESSIONAL SERVICES AGREEMENT APPROVED

On January 28, 2019, Council approved a professional services agreement with Bolton and Menk for the initial engineering services required to evaluate and, if applicable, provide preliminary design for residential development of the Dugdale Property. Dwayne Haffield, Director of Engineering, said

two things have been found that need to be done before going any further into preliminary design. The first is a boundary survey, for several reasons - final layouts and it will help in dealing with encroachments. The other item that needs to be done is an actual infield wetlands delineation.

Staff has requested a proposal for an amendment to the initial professional services agreement. The proposal includes a boundary survey for a lump sum fee of \$3,800, and wetland delineation for a lump sum of \$2,600, with additional requests and meetings to be billed at \$750 estimated hourly. Total fee for the amendment is \$7,150. Financing of the costs will be as Council established for the remainder of the "developer's" cost, and a portion of the wetland delineation cost may appropriately be assigned to the storm water public improvement cost depending on the delineation results.

The motion was made by Council Member Harmon and seconded by Council Member Cummings to approve Amendment 1 to the Dugdale property residential development professionals services agreement. Council Member Oberloh asked if we were going to go after the encroachments to the property that have occurred. Steve Robinson, City Administrator, said they met with the City Attorney and one of the issues is that some of the encroachments exceed 15 years which would be adverse possession. Council Member Oberloh said that could be argued because it is agricultural land. Council Member Janssen asked if they had paid taxes on those adverse possession properties, to which Mr. Robinson responded no. Mr. Haffield said we would try to provide some options for Council, one of which would be to try to get quitclaim deeds from those people. The motion was unanimously carried.

PURCHASE AGREEMENT APPROVED - TSADKANE MARIAM ETHIOPIAN ORTHODOX TEWAHEDO CHURCH

At their May 13, 2019 meeting, Council approved a preliminary subdivision of City-owned property to permit a sale of 4 acres of land to Tsadenkane Mariam Ethiopian Tewehdo Church at \$25,000 per acre, with the buyer assuming all assessments. A survey has been completed to create a legal description of the proposed subdivision. Council's direction was that the sale price of the land would be reduced by the cost of the survey, which was completed at a cost of \$2,685.00.

Jason Brisson, Director of Community Development, Planning, Zoning and Building Services, said a \$1,500 facilitator's fee for the realtor involved in the project has also been incurred and seller's closing costs of \$765 are expected to be incurred at the time of the closing. The purchase agreement states that the buyer will assume all fees, so the buyer will cover any additional seller's tax obligation. After survey costs, facilitator's fee and closing costs, the balance is \$95,050. Additional closing costs will be the responsibility of the Church and they are aware of that. Mr. Brisson noted that there was a request from the City Attorney to amend the closing date to July 31st, however, that was not a part of the revised agreement.

Abebe Abetew spoke briefly to Council and thanked them for finding them a home for their church.

The motion was made by Council Member Cummings, seconded by Council Member Oberloh and unanimously carried to approve the purchase agreement subject to the July 31st closing date, and authorize the Mayor and Clerk to execute the document.

COUNCIL COMMITTEE REPORTS

Mayor Kuhle - No meeting report but wanted to take the opportunity to thank City Clerk Janice Oberloh on her upcoming retirement after 42 years of service with the City of Worthington.

Council Member Janssen - No report.

Council Member Oberloh - No report.

Council Member Cummings - The start of the outdoor pool season at the Y was delayed as the heating element in the outdoor pool and the 10 year old boiler went down and needed to be replaced. Everything is back up and running now. He was with Todd Wietzema earlier today to see water flowing through the splash pad - testing will start and they are looking at or before July 3rd to get it tested and certified. The Beach Bash will still be held at Centennial Park with barricades up to protect the new sod.

Council Member Ernst - No report.

Council Member Harmon - No report.

CITY ADMINISTRATOR'S REPORT

Steve Robinson, City Administrator, said last week he and Council Member Cummings had provided a presentation at Bedford Industries to their employees to update them on all the projects going on in the city, as there seems to be a lack of knowledge on what's going on around town. Staff and Council Member Cummings and Kaylee Wendland worked together to create the presentation to get the word out. He thought the presentation opened a few eyes, and will be doing it again on Wednesday at JBS to their leadership group. Tomorrow he will be meeting with the movie theater group to go over the lease agreement and hammer out the details. We've had a couple of private groups come forward who are interested in operating the field house so we are meeting with a group on Wednesday at 9:30 to explore that idea. On Thursday we open bids for the entertainment building at 2:00.

ADJOURNMENT

The motion was made by Council Member Cummings, seconded by Council Member Janssen and unanimously carried to adjourn the meeting at 8:01 p.m.

Janice Oberloh, MCMC
City Clerk