

**WORTHINGTON CITY COUNCIL  
REGULAR MEETING  
JANUARY 8, 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: Chad Cummings, Chris Kielblock, Amy Ernst, Alaina Kolpin. Larry Janssen (absent).

Staff present: Hyunmyeong Goo, Assistant City Engineer; Todd Wietzema, Public Works Director; Angela Thiner, Assistant City Clerk; Pat Shorter, Fire Chief; Mindy Eggers, City Clerk.

Others Present: Stewart Chisham, The Globe; Ryan McGaughey, Radio Works.

The Pledge of Allegiance was recited.

**AGENDA APPROVED WITH ADDITIONS/CHANGES**

The Mayor stated *D.4.1 Consent Agenda Annual Appointments* additional information would be added to the agenda.

A motion was made by Council Member Kielblock, seconded by Council Member Kolpin and unanimously carried to approve the agenda with the noted addition.

**CONSENT AGENDA**

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

- Special City Council Meeting Minutes of December 21, 2023
  - Special City Council Meeting Minutes of December 20, 2023
  - Planning Commission Meeting Minutes January 2, 2024
  - Traffic & Safety Committee Meeting Minutes of December 19, 2023
  - Planning Commission Meeting Minutes of December 5, 2023
  - Housing & Redevelopment Authority Meeting Minutes of November 29, 2023
  - Municipal Liquor Store Income Statement for the period of January 1, 2023 through November 30, 2023
  - Olson Park Statement of Revenues & Expenditures - Budget and Actual for the period of January 1, 2023 through November 30, 2023
  - Fieldhouse Statement of Revenue and Expenditures - Budget and Actual for the period of January 1, 2023 through November 30, 2023
  - Annual Appointments
- ▶ Designated the time and place of meetings as 5:30 p.m. on the second and

fourth Mondays of each month in City Hall Council Chambers, and special meetings shall be called as needed

- ▶ Appointed Mindy Eggers as the City Clerk for the period January 1, 2024 through December 31, 2024 and Angela Thiner as the Assistant City Clerk for the same time period
- ▶ Designated The Globe as the official newspaper for the publication of all matters required by law to be published and the website to be used as an alternative dissemination of bid solicitations, requests for proposals and requests for information
- ▶ Annual Council Committee Appointments as presented
- ▶ Appointed Jesse Flynn as the City Attorney and J. Vincent Jones as the Assistant City Attorney of Woods Fuller, for a one-year period from January 1, 2024 until December 31, 2024
- Application for Exemption from Lawful Gambling - Whitetails Unlimited MN Southwest Deer Camp
- Application for Exemption from Lawful Gambling - Pheasants Forever Nobles County Chapter 14
- Audit Engagement Letter
- Bills Payable Totaling \$4,591,767.74

### **ELECTION OF MAYOR PRO TEM**

Section 2.02 of the Worthington City Charter states that at the Annual Meeting the City Council shall, from its number and by ballot, elect a Mayor Pro Tem who shall preside over the meetings of the City Council during the absence of the Mayor from the City, or upon the inability of the Mayor, from any cause, to discharge the duties of the office.

Following distribution of ballots and voting, the following votes were cast:

Council Member Cummings - 4  
Council Member Kolpin - 0  
Council Member Kielblock - 0  
Council Member Ernst - 0

Following vote tabulation by the Clerk, a motion was made by Council Member Ernst, seconded by Council Member Kolpin and unanimously carried to approve Council Member Cummings as Mayor Pro Tem for 2024.

### **RESOLUTION NO. 2024-01-01 ACCEPTING GRANT NAVIGATOR FUNDING**

Angela Thiner, Assistant City Clerk, said staff submitted an application to the League of Minnesota Cities Grant Navigator to support the preparation of a Work Force Housing Grant being prepared by Southwest Minnesota Housing Partnership. The housing grant will be submitted to Minnesota

Housing to support a market rate rental housing development.

The City was awarded Grant Navigator funding of \$5,000.00 that will be used to contract with the Housing Partnership to prepare the Work Force Housing grant.

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

RESOLUTION NO. 2024-01-01

A RESOLUTION ACCEPTING GRANT NAVIGATOR FUNDING

(Refer to Resolution File for complete copy of Resolution)

**2024 PAY EQUITY REPORT FOR 2023 DATA APPROVED**

Ms. Thiner said the Minnesota Department of Management and Budget (MMB) mandate that Cities, Counties and School Districts complete a pay equity implementation report once every three years. The City's last reported in January 2021 for 2020 data. Staff recently submitted the current report on 2023 data. MMB's preliminary review of the recent pay equity report found it to be in compliance.

A motion was made by Council Member Ernst, seconded by Council Member Kielblock and unanimously carried to approve the 2024 Pay Equity Report for 2023 Data.

**RESOLUTION NO. 2024-01-02 ADOPTED ACCEPTING GRANT FUNDS**

Ms. Thiner said the Worthington Fire Department applied for and received a grant for extrication equipment from Nobles County Electric in the amount of \$2,180.00.

Since the extrication equipment costs more than the amount of the grant the Fire Relief Association requested the City issue a check to them in the amount of the grant.

Pat Shorter, Fire Chief said the grant will be used for air bag equipment.

A motion was made by Council Member Cummings, seconded by Council Member Kielblock and unanimously carried to issue a check to the Relief Association and adopt the following resolution:

RESOLUTION NO. 2024-01-02

RESOLUTION ACCEPTING GRANT FUNDS

(Refer to Resolution File for complete copy of Resolution)

**APPROVED CHANGE ORDER #2 FOR SUNSET PARKING LOT CHANGE**

Todd Wietzema, Public Works Director, said Ideal Landscaping the contractor for the Sunset Parking Lot project, has submitted a Change Order #2 for the project. The change order includes:

1. Additional cost for fish cleaning shelter foundation modifications
2. Additional removal cost for unexpected soil conditions
3. A Deduct for elimination of the proposed foundation columns

Mr. Wietzema said the amount of the Change Order is \$8,679.00 and is eligible for Local Option Sales Tax funding.

With the addition of the change order the total contract price for the project would be \$482,377.05.

The motion was made by Council Member Ernst, seconded by Council Member Kolpin and unanimously carried to approve Change Order #2 for the Sunset Parking Lot project.

**RESOLUTIONS NO. 2024-01-03, 2024-01-04 ADOPTED RECEIVING REPORTS AND CALLING FOR HEARINGS ON PROPOSED IMPROVEMENTS**

Hyunmyeong Goo, Assistant City Engineer, said feasibility reports were received for the Church Avenue and Second Avenue Reconstruction Improvement Projects.

Mr. Goo explained the feasibility report on the proposed improvement of the Church Avenue Reconstruction project from Clary Street to Oxford Street includes regrading, base reconstruction, edge drain installation and bituminous resurfacing. Due to the age of the underground utility, bituminous surface is recommended for Church Avenue.

The feasibility report on the proposed improvement of the Second Avenue Reconstruction project from Twelfth Street to Thirteenth Street will include regrading, base reconstruction, edge drain installation, curb and gutter, sidewalks, concrete boulevards, and concrete resurfacing.

He noted the reports also provide information on the proposed improvements including costs, funding, estimated assessment rates, and the City's share and related improvements.

Staff recommended Council accept the reports and pass the resolutions to set the hearings to be held at the January 22, 2024, Council meeting.

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

RESOLUTION NO. 2024-01-03

Worthington City Council  
Annual Council Meeting, January 8, 2024  
Page 5

A RESOLUTION RECEIVING REPORT AND CALLING FOR HEARING ON PROPOSED IMPROVEMENT

(Refer to Resolution File for complete copy of Resolution)

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

RESOLUTION NO. 2024-01-04

A RESOLUTION RECEIVING REPORT AND CALLING FOR HEARING ON PROPOSED IMPROVEMENT

(Refer to Resolution File for complete copy of Resolution)

**ORDINANCE NO. 1201 ADOPTED TO AMEND TITLE XV OF THE CITY CODE OF WORTHINGTON, NOBLES COUNTY, MINNESOTA, TO REZONE PROPERTY FROM "B-3" (GENERAL BUSINESS DISTRICT) TO "R-4" (MEDIUM DENSITY RESIDENTIAL)**

Mr. Goo said Maria Parga has requested a change of zone for property located at the northeast corner of Sherwood Street and East Avenue (parcel #31-1701-000) from 'B-3' General Business District to 'R-4' Medium Density Residential. The legal description of the subject property is as follows:

*Lot 5, Block 10, East Addition, City of Worthington, Nobles County, Minnesota.*

The Planning Commission voted unanimously at its January 2, 2024 meeting to recommend approval of the request.

Their recommendation was based on the following:

1. The subject property is currently zoned 'B-3' General Business District. The owner is seeking a change of zone to 'R-4' Medium Density Residential to allow for a future house on the lot. The subject property has previously contained a mixed-use building.
2. With any zoning or land use request, it is prudent to consider a property's stated future land use as established by the City's Comprehensive Plan to ensure approval of the request would follow the City's land use goals. The subject property is designated as future low density residential. The requested change of zone is in line with this goal.
3. Staff found with changes of zone and other land use requests, the surrounding zoning and land uses should be considered to reduce future land use conflicts. The surrounding zoning and land uses are as follows:

North: 'R-4' Medium Density Residential. Single-family homes sit directly

north of the subject property.

South: 'R-4' Medium Density Residential. Single-family homes sit directly south of the subject property.

East: 'R-4' Medium Density Residential. Single-family homes sit directly east of the subject property.

West: 'B-3' General Business District. A car dealer and other commercial areas are located to the west.

Mr. Goo noted this ordinance requires only one reading to pass.

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

ORDINANCE NO: 1201

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

(Refer to Ordinance File for complete copy of Resolution)

### **COUNCIL COMMITTEE REPORTS**

Mayor Von Holdt - Attended the Karen New Year Celebration. The Karen Community presented a plaque to the City recognizing the Public Works Department.

Council Member Janssen - No report.

Council Member Ernst - Reminded Council of the CCAC Cultural Competency training scheduled for Thursday from 3:00 p.m. to 6:00 p.m.

Council Member Kielblock - No report.

Council Member Kolpin - Attended a Nobles County Childcare meeting. The HRA duplex on Cecilee is close to being finished.

Council Member Cummings - No report.

### **CITY ADMINISTRATOR REPORT**

No report.

### **ADJOURNMENT**

The motion was made by Council Member Cummings, seconded by Council Member Kielblock and unanimously carried to adjourn the meeting at 5:50 p.m.

Worthington City Council  
Annual Council Meeting, January 8, 2024  
Page 7

Mindy L. Eggers, MCMC  
City Clerk