

**WORTHINGTON CITY COUNCIL
REGULAR MEETING, APRIL 26, 2021**

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: Chad Cummings, Chris Kielblock, Larry Janssen, Alaina Kolpin and Amy Ernst (7:21 p.m.).

Staff present: Steve Robinson, City Administrator; Todd Wietzema, Public Works Director; Jason Brisson, Assistant City Administrator/Director of Economic Development; Mindy Eggers, City Clerk.

Others present: Ryan McGaughey, The Globe; Pat Shorter, Assistant Fire Chief.

The Pledge of Allegiance was recited.

AGENDA APPROVED WITH ADDITIONS/CHANGES

A motion was made by Council Member Janssen, seconded by Council Member Kolpin and unanimously carried to approve the agenda as presented.

CONSENT AGENDA APPROVED

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

- City Council Minutes of Regular Meeting of April 12, 2021
- Water & Light Commission Minutes of April 19, 2021
- Worthington Public Arts Commission Minutes of March 9, 2021
- Joint Powers Transit Authority Minutes of January 28, 2021
- 2021 Private Dock Applications
- Municipal Liquor Store Income Statement for the Period of January 1, 2021 through March 31, 2021
- Bills payable and totaling \$3,002,018.21 be ordered paid

RESOLUTION NO. 2021-04-25 ADOPTED AUTHORIZING EXECUTION OF MUTUAL AID AGREEMENT CONTINGENT ON RECEIVING APPROVAL FROM THE STATE OF MINNESOTA AND APPROVED SITE VISIT FOR FIRE STAFF

Steve Robinson, City Administrator, explained the Sibley Fire Department extended a request for Mutual Aid limited to use of the City's aerial fire truck and operating personnel. They have had access to Sheldon, Iowa's aerial truck but this apparatus is currently out of service. The Mutual Aid would be requested only in the event that an aerial truck is necessary to respond to an emergency situation.

Under Minnesota Statute 12.27, passed in 1996, mandates that the "...local governing body designate a city administrator or manager, public safety director, police chief, fire chief, public works director, or other officer, who exercising discretion and considering the needs of the political subdivision and its inhabitants, may dispatch equipment and personnel as considered necessary if a danger of fire, hazard, casualty, or another similar occurrence exists outside the political subdivision and by its suddenness it would be impractical for the governing body itself to authorize the dispatch of equipment and personnel to combat that emergency or disaster." (MSS 12.27 Subd. 3).

Pat Shorter, Assistant Fire Chief, said that he has been in contact with the Emergency Management Assistance Compact (EMAC) and there is approval that needs to be obtained from the Governor's office before our fire department could go across state lines. He said he is working on getting the approval.

Mr. Shorter said he has also been working with staff on a fee schedule and are suggesting that the City would supply five fireman for the first two hours at no charge and \$750.00 per hour thereafter.

Mr. Shorter said he would also like to request that 3 to 5 fireman be allowed to meet with representatives from the Sibley department to make sure that our equipment is compatible and everyone is on the same page concerning the agreement.

A motion was made by Chad Cummings, seconded by Chris Kielblock to adopt the resolution and the mutual aid agreement contingent on receiving approval from the state. Council Member Cummings amended the motion to add also approve fire staff to meet with department representatives from Sibley, Council Member Kielblock concurred and the motion was unanimously carried.

RESOLUTION NO. 2021-04-25

RESOLUTION AUTHORIZING EXECUTION OF MUTUAL AID AGREEMENT

(Refer to Resolution File for complete copy of Resolution)

APPROVED PLANS AND SPECIFICATIONS AND AUTHORIZED ADVERTISEMENT FOR BIDS - WORTHINGTON AQUATIC CENTER PROJECT FUNDED WITH LOCAL OPTION SALES TAX REVENUE

Mr. Robinson said as part of Phase I of the local option sales tax projects the Aquatic Center Committee has approved the project design for the Aquatic Center addition. The improvements will add 9,875 square feet of new pool area and includes a zero-depth splash area, recreation pool, slides and a lazy river. Also included in the project is a separate bathhouse, driveway and parking area. Anticipated project completion is July 2022.

If authorized the bids will be received on May 26, 2021 and considered at a Special Meeting the following week.

A motion was made by Council Member Cummings, seconded by Council Member Kolpin and unanimously carried to authorize the Advertisement for Bids for the Worthington Aquatic Center Project.

**APPROVED CONSTRUCTION MANAGEMENT SERVICES AGREEMENT - PHASE II
FIELD HOUSE AND RECREATION CENTER FUNDED WITH LOCAL OPTION SALES
TAX REVENUE**

Mr. Robinson said Phase II of the project includes a 3,900 square foot office addition, parking, driveways and site improvements. The Chamber of Commerce will occupy the office addition along with Field House operations staff.

Mr. Robinson said staff is proposing retaining Tri State General Contracting, as the construction manager at risk for this phase to streamline delivery and completion of the project. Mike Pigman, Tri-State General Contracting said the Construction Manager at Risk is a delivery method in which the Construction Manager delivers the project within the budget based on construction document bid packages prepared by the Owner's design team. The construction manager oversees and manages the entire project through completion and final acceptance.

Mr. Robinson said Tri State is proposing to perform this service for the following fee schedule:

4. Preconstruction and bidding phase: \$5,000.00
5. General conditions: \$153,363.00
- Construction Management Fee: 5.75% of construction bids
6. Bonds: 2.0% of construction bids

The total management fee is approximately 12.5% of the estimated construction cost which aligns with usual overhead and profit one anticipates from a prime contractor in a customary design, bid, build delivery method. The project completion date is January 2022.

A motion was made by Council Member Kolpin, seconded by Council Member Janssen and unanimously carried to approve the construction management agreement for Phase II Field House and Recreation Center with Tri-State General Contracting.

**AWARDED BIDS FOR CECILEE STREET EXTENSION AND APPROVED
CONSTRUCTION PHASE ENGINEERING SERVICES**

Mr. Robinson stated the Cecilee Street Extension project involves extending the street approximately

650 feet from its current east termination to Grand Avenue. The project includes curb and gutter, storm sewer, bituminous pavement base bid with a concrete alternate, and alternate to replace the existing water main, installation of water services, installation of sanitary sewer services at the existing sanitary main, and boulevard sidewalks on both sides of Cecilee Street.

He said the project will add seventeen single-family lots, there will be a future street extension into the undeveloped former Northland Mall site and a future sidewalk north to the movie theater site.

The lowest Total Bid Base along with Alternate A (concrete pavement) and Alternate B (12" water main replacement) was submitted by Larson Crane Service for \$492,807.75.

Council approved a proposal from the consulting firm of Bolton and Menk at its September 14, 2020 meeting for subdivision platting and engineering services to develop and prepare plans and specifications for the Cecilee Street Extension project. At the time, construction services were not included in the proposal. Bolton and Menk has been asked to provide construction phase services. The proposed estimate of \$65,000 for full services as needed, are proposed on an hourly basis. Other services may be requested as needed to ensure the project is properly administered.

A motion was made by Council Member Janssen, seconded by Council Member Cummings and unanimously carried to award the Cecilee Street Extension bid to Larson Crane Service, Inc, for the amount of \$492,807.75.

A motion was made by Council Member Ernst, seconded by Council Member Kolpin and unanimously carried to approve the construction phase services agreement with Bolton & Menk.

FIRST READING PROPOSED ORDINANCE TO AMEND TITLE XV OF THE CITY CODE OF THE CITY OF WORTHINGTON, NOBLES COUNTY, MINNESOTA

Jason Brisson, Assistant City Administrator/Economic Development Director, said KJSM Investments, LLC is requesting a planned unit development amendment for PUD #10. He explained the 7.83 acres of land is located directly south of Olson Park. The amendment would reduce the required rear yard setbacks from their current 30-foot requirement to 20 feet.

Mr. Brisson said the City Planning Commission voted unanimously to recommend approval of the applicant's land use application as requested. Their recommendation was based especially on the development's compatibility with the surrounding land uses and the request being driven by changes in "technology and demand" as outlined in City Code § 155.188 Section (A)(1), namely a demand for wider garage widths, which have become a common topic in the City.

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

FIRST READING PROPOSED ORDINANCE TO AMEND TITLE XV OF THE CITY CODE OF WORTHINGTON, NOBLES COUNTY, MINNESOTA, TO REZONE PROPERTY FROM “T-Z” (TRANSITION ZONE) TO “M-2” (GENERAL MANUFACTURING DISTRICT)

Mr. Brisson said the Economic Development Authority of the City of Worthington, Minnesota has requested a change of zone for 8.51 acres of property they own located approximately 1,600 feet west of Highway 59, south of Twenty Seventh Street from its current ‘TZ’ – Transition Zone District zoning to ‘M-2’ – General Manufacturing District.

Mayor Kuhle stated the manufacturing will be in the far corner and transition towards the interstate as new development progresses. Mr. Brisson stated that the site plan for Cemstone includes a burn and coniferus screening.

Council Member Cummings asked since the hard surface road ends at Bedford Technologies has consideration been given to extending that which would help with dust control. Mr. Robinson said that Bolton & Menk is preparing plans and specifications to continue the hard surfacing.

The Planning Commission voted unanimously with one Commissioner abstaining to recommend approval of the applicant’s land use application as requested at its April 13, 2021 meeting.

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

COUNCIL COMMITTEE REPORTS

Mayor Kuhle - Attended an E. O. Olson Trust Board meeting. There is a little over \$200,000.00 in the local fund and each year they receive an interest disbursement that can be used towards clean water projects. The Trust board had committed \$37,500.00 to the Clean Water Partnership for carp studies and removal. The Trust Board also designated \$92,000.00 to go towards the City dam project to start the process of replacing the dam.

Council Member Janssen - No report.

Council Member Ernst - No report.

Council Member Kielblock - Attended an Airport Advisory Board Meeting and looked at the Master Plan proposal that needs to be updated to move the footprint towards the future. Attended a Joint Powers Transit Board meeting and the Taxi contract will be ending this year so proposals are being sought. The bus has only had 200 riders in the first three months of the year but has started to see numbers slowly increase.

Council Member Kolpin - No report.

Council Member Cummings - Attended a YMCA Board meeting, the membership is down significantly with all of the restrictions. There has already been 50 day camp registrants and as

restrictions are lifted more openings will be added. The YMCA is a grant recipient for a program that will offer bags of snacks for each day of the week and can be picked up on Mondays. They have had over 50 kids picking them up so far and are asking for volunteers to help assemble the bags. He has also been asked about the grass re-seeding at Centennial Park. Todd Wietzema stated that it had been re-seeded last fall and drilled in. He will take a look at it again and see if the area can be roped off or sod may have to be considered.

CITY ADMINISTRATOR REPORT

Mr. Robinson said that he has had conversations with an Engineer on how to approach the dam project on the rebuilding, licensing, etc. We are looking at a 5 to 10 year project and looking at early June to schedule a town hall meeting.

ADJOURNMENT

The motion was made by Council Member Kielblock, seconded by Council Member Kolpin and unanimously carried to adjourn the meeting at 8:05 p.m.

Mindy L. Eggers, MCMC
City Clerk