

**WORTHINGTON CITY COUNCIL
REGULAR MEETING
MAY 13, 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: Dennis Weber, Larry Janssen, Amy Ernst, Chris Kielblock, Chad Cummings.

Staff present: Hyunmyeong Goo, City Engineer; Matt Selof, Community Development Director; Todd Wietzema, Public Works Director; Troy Appel, Public Safety Director; Mindy Eggers, City Clerk.

Others Present: Sam Martin, The Globe.

The Pledge of Allegiance was recited.

AGENDA APPROVED WITH ADDITIONS/CHANGES

Mayor Von Holdt said Item *H.2. Bid Recommendation for Airport Terminal Roof Project* would be added to the agenda. A motion was made by Council Member Kielblock, seconded by Council Member Janssen and unanimously carried to approve the agenda with the noted addition.

HELD PUBLIC HEARING FOR REVIEW OF STORM WATER POLLUTION PREVENTION PLAN

Pursuant to published notice, this was the time and date set for a public hearing for the review of the Storm Water Pollution Prevention Plan.

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

Hyunmyeong Goo, City Engineer, said, the City of Worthington is a regulated city under phase II of the federal program to reduce pollution from Municipal Separate Storm Sewer Systems (MS4s). He explained regulated cities need to be covered under a statewide NPDES permit. Permit requirements include implementation of a Storm Water Pollution Prevention Plan (SWPPP) which is to include the following six mandatory minimum control measures:

- Public Education and Outreach
- Public involvement and Participation
- Illicit Discharge Detection and Elimination
- Construction Site Storm Water Runoff Control
- Post-Construction Storm Water Management
- Pollution Prevention/ Good Housekeeping for Municipal Operations

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Mr. Goo said the City conducts an annual public meeting to allow public comment on our plan, which satisfies the Public Involvement and Participation control measure. A copy of the SWPPP, in the form of the application for NPDES permit coverage, is available for review at the office of the City Engineer and on the City's website.

Following the overview and Council comments, Mayor Von Holdt asked if there was any testimony. None was received.

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

PUBLIC HEARING AND RESOLUTION NO. 2024-05-35 ADOPTED APPROVING NOBLES HOME INITIATIVE APPLICATION FOR TAX ABATEMENT-DAN & TANYA WAGNER, STERLING AVENUE

Pursuant to published notice this was the time and date for a public hearing on a Nobles Home Initiative application for tax abatement.

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

Matt Selof, Community Development Director, said an application for the Tax Abatement program has been submitted by Dan & Tanya Wagner. The applicant is seeking approval of tax abatement for the construction of a new single-family home on Sterling Avenue (Lot 4, Block 1 Wagner Addition).

Staff has reviewed the application and has concluded that it meets all the parameters of the Program Guidelines. Therefore, staff is recommending approval of the application. To comply with State Statutes regarding tax abatement, a public hearing has been scheduled tonight to allow for public comment on the proposed abatement.

Mayor Von Holdt asked if there was anyone who wished to present testimony. None was received.

The motion was made by Council Member Kielblock seconded by Council Member Cummings 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 approving the Nobles Home Initiative application submitted by Dan & Tanya Wagner.

RESOLUTION NO. 2024-05-35

A RESOLUTION APPROVING TAX ABATEMENT FOR CERTAIN PROPERTY PURSUANT TO MINN STAT 469.1813

(Refer to Resolution File for complete copy of Resolution)

PUBLIC HEARING AND RESOLUTION NO. 2024-05-36 ADOPTED APPROVING NOBLES HOME INITIATIVE APPLICATION FOR TAX ABATEMENT-DAN & TANYA WAGNER, 1111 SIXTH AVENUE

Pursuant to published notice this was the time and date for a public hearing on a Nobles Home Initiative application for tax abatement.

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

Matt Selof, Community Development Director, said an application for the Tax Abatement program has been submitted by Dan & Tanya Wagner. The applicant is seeking approval of tax abatement for the construction of a new single-family home at 1111 6th Avenue. The previous home on the property suffered damages from a house fire and was demolished a couple years ago. The lot has since sold.

Staff has reviewed the application and has concluded that it meets all the parameters of the Program Guidelines. Therefore, staff is recommending approval of the application. To comply with State Statutes regarding tax abatement, a public hearing has been scheduled tonight to allow for public comment on the proposed abatement.

Mayor Von Holdt asked if there was anyone who wished to present testimony. None was received.

The motion was made by Council Member Ernst seconded by Council Member Weber and unanimously carried to close the hearing.

The motion was made by Council Member Kielblock, seconded by Council Member Cummings and unanimously carried to adopt the following resolution approving the Nobles Home Initiative application submitted by Dan & Tanya Wagner.

RESOLUTION NO. 2024-05-36

A RESOLUTION APPROVING TAX ABATEMENT FOR CERTAIN PROPERTY PURSUANT TO MINN STAT 469.1813

(Refer to Resolution File for complete copy of Resolution)

CONSENT AGENDA

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

- City Council Meeting Minutes of April 22, 2024
- Special City Council Meeting Minutes of April 17, 2024
- Water & Light Commission Meeting Minutes of March 15, 2024
- Joint Transit Authority Meeting Minutes of January 25, 2024
- Application to Block Street(s) - Worthington International Festival /Cultural Awareness Organization
- Application to Block Street(s) - St. Mary's Church
- Application to Block Street(s) - Solid Rock Church
- Private Dock Applications
- Bills Payable Totaling \$874,645.43

APPROVED LETTER OF FUNDING COMMITMENT - HAACK ACRES MARKET RATE RENTAL HOUSING

Mr. Selof said it has been a priority of City Council for a number of years to address the shortage of market rate rental housing. A recent survey of four newer market rate rental projects built between 1995 and 2015 found zero vacancy and most reported having waiting lists. The scarcity of rental housing poses a significant obstacle to attract and retain a talented work force which is crucial for continued growth and success of our flourishing and robust local economy. City Council transferred unobligated surplus funds from Tax Increment District No. 7 to the Spending Plan in December 2022 and targeted those funds to address the tightly constrained market rate rental housing market.

He said representatives of Apollo Development, along with local investors, are proposing a multi-story, 51-unit apartment building with one and two-bedroom units and attached garages west of the City's puppy park on First Avenue Southwest.

To assist with the project, the City has been asked to provide \$1,000,000 in funding to offset unfavorable market conditions that are prevalent throughout Greater Minnesota. He noted this money would come from the Spending Plan

The motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to approve the letter of funding commitment for Haack Acres Market Rental Housing.

BID RECOMMENDATION FOR AIRPORT TERMINAL ROOF PROJECT

Todd Wietzema, Public Works Director, said at the Feb 22, 2024 Council meeting, Council approved an agreement with the firm of Short Elliott Hendrickson, Inc. They will do the design work for replacement of the terminal building roof and heating unit at the Worthington Municipal Airport. The project is part of a FAA AIP Grant and will be contingent on the Worthington Municipal Airport receiving the grant. The FAA will fund 58.7% of the project, the State of Minnesota will contribute 27.6%, and the City of Worthington will be responsible for the remaining 13.7%.

Bids for the project were opened on May 8, 2024 and the results are as follows:

Nieman Roofing Co, Inc. \$162,000.00 Bid Withdrawn
Laraway Roofing, Inc. \$214,042.00
Gag Sheet Metal, Inc. \$253,300.00
Equity Builders, Inc \$300,000.00

He said the estimated cost for the project is \$268,000.00. Nieman Roofing Company had the initial low bid but has since withdrawn it because it did not include the high wind specifications. The next low bid from Laraway Roofing, Inc. is \$214,042.00, which is \$53,958.00 or 20.1% under the estimate.

Council Member Weber asked what the speculated completion date is. Mr. Wietzema said September 15, 2024.

A motion was made by Council Member Kielblock, seconded by Council Member Weber and unanimously carried to accept the bid from Laraway Roofing, Inc.

FIRST 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

Troy Appel, Public Safety Director, said attached is a proposed ordinance amending Chapter 71.5 of the City Code of the City of Worthington, Minnesota to provide regulations for the use of motorized golf carts on public and private property in the City of Worthington. Also attached is a map of the prohibited roadways.

Council Member Cummings said with the technology of new golf carts requests have been received for the city to consider allowing motorized golf carts to be driven on city streets.

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

APPROVE PLANS FOR MILL AND OVERLAY AND FIRST AVENUE SW TRAIL RECONSTRUCTION AND AUTHORIZE ADVERTISEMENT FOR BIDS

Mr. Goo said staff has prepared plans and specifications for the Mill and Overlay and the First Avenue SW Trail reconstruction projects. He explained the Mill and overlay includes segments on Lake Street from Third Avenue to Seventh Avenue that perpetuates the corridor from last year's project. Trail reconstruction will be paved concrete from Knollwood Drive to the most easterly driveway of Prairie Elementary School (1700 1st Ave SW).

Staff is planing to have bids received on Wednesday May 29, 2024, at 2:00 p.m. and 2:15 p.m., and then considered for award at the June 10, 2024, City Council Meeting.

A motion was made by Council Member Ernst, seconded by Council Member Jasnssen and unanimously carried to approve the plan and specifications and authorize advertisement for bids.

DISCUSSION HELD ON COMPREHENSIVE PLAN IMPLEMENTATION STEPS OUTLINE/FORMAT

Mr. Selof said a major component of the 2045 Comprehensive Plan will be the implementation steps, they will be separated into the applicable sections. For example, in the housing section there will be implementation actions/steps pertaining to housing.

Staff is looking for input regarding the outline and format of these steps. He presented a draft of the outline/format and explained the final format will look somewhat similar to a table but for now it shows the categories, descriptions, and how it will be displayed. Currently we have action type, complexity, benefit, lead department, and partners.

Council agreed the format shown looks good if staff is comfortable with it.

COUNCIL COMMITTEE REPORTS

Mayor Von Holdt - No report.

Council Member Janssen - No report.

Council Member Ernst - No report.

Council Member Kielblock - No report.

Council Member Weber - No report.

Council Member Cummings - Attended a Joint Transit Authority meeting and discussion was held on the lack of use by the city bus. Dial a Ride is used 45 times more than the City bus route. A new person has been hired to handle the transportation at SMOC. Attended a LEC Joint Powers Board meeting. The board voted to award the bid and move forward with the construction of the cold storage building. He noted the bid came in \$15,000 over budget which will be paid by the City so the project can move forward.

CITY ADMINISTRATOR REPORT

No report.

ADJOURNMENT

The motion was made by Council Member Kielblock, seconded by Council Member Cummings and unanimously carried to adjourn the meeting at 6:13 p.m.

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Mindy Eggers, MCMC
City Clerk