

**WORTHINGTON CITY COUNCIL
REGULAR MEETING
MAY 22, 2023**

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, Larry Janssen, Alaina Kolpin, Amy Ernst.

Staff present: Steve Robinson, City Administrator; Steve Schneider, City Engineer; Hyunmyeong Goo, Assistant City Engineer; Todd Wietzema, Public Works Director; Tammy Makram, Memorial Auditorium Manager; Mindy Eggers, City Clerk.

Others Present: Ryan McGaughey, Radio Works; Emma McNamee, The Globe.

The Pledge of Allegiance was recited.

AGENDA APPROVED WITH ADDITIONS/CHANGES

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

HELD PUBLIC HEARING AND ADOPTED RESOLUTION 2023-05-15 ORDERING IMPROVEMENT AND PREPARATION OF PLANS AND SPECIFICATIONS

Pursuant to published notice this was the time and date for a public hearing on a Residential Property Tax Abatement.

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

Steve Schnieder, City Engineer, said the project report on the improvement and preliminary assessment roll was submitted to Council at its May 8, 2023 meeting. A summary of the improvement costs and total estimated assessments for the project is provided below:

Shell Street

City Share for Concrete:

<i>Center 24-feet</i>	\$ 145,045.14
<i>Rate determining non-assessable costs (1)</i>	\$ 24,207.71
<i>Other non-assessable costs (2)</i>	\$ <u>208,392.32</u>
Total City Share	\$ 377,645.17 (78.44%)

Assessments for Concrete:

<i>Base rate determining cost (3)</i>	\$ 127,982.54
<i>Rate determining non-assessable costs (1)</i>	\$ -24,207.71

Assessments Receivable	\$ 103,774.83 (21.56%)
Total Cost – Shell Street Concrete	\$ 481,420.00

City Share for Bituminous:

<i>Center 24-feet</i>	\$ 123,336.52
<i>Rate determining non-assessable costs (1)</i>	\$ 20,584.69
<i>Other non-assessable costs (2)</i>	\$ <u>177,205.32</u>
Total City Share	\$ 321,126.53 (78.44%)

Assessments for Bituminous:

<i>Base rate determining cost (3)</i>	\$ 108,828.16
<i>Rate determining non-assessable costs (1)</i>	\$ -20,584.69
Assessments Receivable	\$ <u>88,243.47</u> (21.56%)
Total Cost – Shell Street	\$ 409,370.00

Based on a rate determining frontage of 731.7 ft, the estimated assessment rate is **\$174.91/ft. for Concrete and \$148.73/ft for Bituminous**

- (1) Includes costs for lot allowances and rounding.
- (2) Includes costs for replacing ADA ped ramps and watermain.
- (3) Includes costs for sanitary sewer service replacements (100% owners cost)

Mr. Schnieder noted the street reconstruction improvement was not initiated by petition; therefore, a 4/5's vote of the Council will be required to order this improvement.

Mayor Von Holdt asked if there was anyone that would like to make comments. None were 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 approve the concrete option and adopt the following resolution Ordering Improvement and Preparation of Plans and Specifications.

RESOLUTION NO. 2023-05-15

A RESOLUTION ORDERING IMPROVEMENT AND PREPARATION OF PLANS AND SPECIFICATIONS

CONSENT AGENDA

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

- Regular City Council Meeting Minutes of May 8, 2023
- LEC Joint Powers Board Meeting Minutes of May 10, 2023
- Economic Development Authority Meeting Minutes of May 8, 2023
- Heron Lake Watershed District Board Meeting Minutes of April 19, 2023
- Cross Cultural Advisory Committee Meeting Minutes of April 18, 2023
- Dock Permits
- Application for Temporary On-Sale Liquor License - King Turkey Day, Inc
- Application for Temporary On-Sale Liquor License - FORWARD Worthington
- Application to Block Streets - FORWARD Worthington Agribusiness Committee
- Application for Parade Permit or to Block Streets - Solid Rock Church
- Application for Exemption From Lawful Gambling Permit - St. Mary's Church
- 2023-2024 On-Sale Liquor, Wine, Club and Sunday On-Sale License Renewals
- Municipal Liquor Store Income Statement for the Period of January 1, 2023 through April 30, 2023
- Olson Park Statement of Revenue and Expenditures - Budget and Actual for the Period of January 1, 2023 - April 30, 2023
- Field House Statement of Revenue and Expenditures - Budget and Actual for the Period of January 1, 2023 - April 30, 2023
- Bills Payable Totaling \$1,985,200.57

MEMORIAL AUDITORIUM UPDATE

Tammy Makram, Managing Director for the Memorial Auditorium gave a recap of the 2022-2023 entertainment season and showed a video clip of each performance that was held. She said performers from seven states have performed at the auditorium this year and more than 28,000 people have attended with three more shows before the season officially ends. She said the Brule' concert was a highlight as 3,700 students attended.

Council thanked Ms. Makram for the update.

SECOND READING PROPOSED ORDINANCE TO AMEND TITLE XV OF THE CITY CODE OF WORTHINGTON, NOBLES COUNTY, MINNESOTA, TO REZONE PROPERTY FROM "I" (MAJOR INSTITUTION DISTRICT) TO "R-1" (SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT) - 1477 KNOLLWOOD DRIVE

Pursuant to published notice this is the time and date set for the second reading of a proposed

ordinance to Amend Worthington City Code Title XV, to Rezone Property from "I" (Major Institution District) to "R-1" (Single Family Detached Residential District).

A complete copy of the ordinance was provided in your May 8, 2023 Council Agenda.

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

SECOND READING PROPOSED ORDINANCE TO AMEND TITLE XV OF THE CITY CODE OF WORTHINGTON, NOBLES COUNTY, MINNESOTA, TO REZONE PROPERTY FROM "TZ" (TRANSITION ZONE DISTRICT) TO "B-3" (GENERAL BUSINESS DISTRICT) - 1530 AIRPORT ROAD

Pursuant to published notice this is the time and date set for the second reading of a proposed ordinance to Amend Worthington City Code Title XV, to Rezone Property from "TZ" (Transition Zone District) to "B-3" (General Business District).

A complete copy of the ordinance was provided in your May 8, 2023 Council Agenda.

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

SECOND READING PROPOSED ORDINANCE TO AMEND TITLE XV OF THE CITY CODE OF WORTHINGTON, NOBLES COUNTY, MINNESOTA, TO REZONE PROPERTY FROM "R-2" (SINGLE FAMILY, LOW DENSITY RESIDENTIAL DISTRICT) TO "R-4" (MEDIUM DENSITY RESIDENTIAL DISTRICT) - CECILEE STREET ADDITION

Pursuant to published notice this is the time and date set for the second reading of a proposed ordinance to Amend Worthington City Code Title XV, to Rezone Property from "R-2" (Single Family, Low Density Residential District) to "R-4" (Medium Density Residential District)

A complete copy of the ordinance was provided in your May 8, 2023 Council Agenda.

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

APPROVED CHANGE ORDER FOR AQUATIC CENTER PROJECT

Todd Wietzema, Public Works Director, said Tri-State General Contracting, the contractor on the Aquatic Center project, has proposed a Change Order for the project. The change order would include:

1. Add sod instead of grass seeding

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The proposed amount of the Change Order is \$20,242.00, if approved it would bring the total price of the Aquatic Center to \$6,795,572.67.

A motion was made by Council Member Ernst, seconded by Council Member Cummings and unanimously carried to approve the change order on the Aquatic Center project.

APPROVED AMENDMENT OF STATE OF MINNESOTA GRANT

Mr. Wietzema said the City was notified they were awarded a Minnesota Department of Transportation Grant to replace the roof on Worthington Municipal Airport's Maintenance Hangar. Staff received a State DOT grant for the project design and recently received an amendment for the construction portion of the project. He explained the proposed State grant will pay for 70% of the total project cost, equaling \$147,939.00. The city's share will be \$63,402.00.

A motion was made by Council Member Cummings, seconded by Council Member Kielblock and unanimously carried to accept the State grant and authorize the Mayor and City Clerk to sign any necessary agreements.

RESOLUTION NO. 2023-05-16 ADOPTED FOR AUTHORIZATION TO EXECUTE MINNESOTA DEPARTMENT OF TRANSPORTATION AIRPORT MAINTENANCE AND OPERATION GRANT CONTRACT

Mr. Wietzema said biannually the City enters into a grant agreement with the State of Minnesota DOT Aeronautics division for partial reimbursement of the airport maintenance and operation cost. The proposed grant would cover the State fiscal years of 2024 and 2025. The City of Worthington will be paid for 75% of the eligible maintenance and operations cost, not to exceed \$77,251.00 of state aid for each fiscal year.

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

RESOLUTION NO. 2023-05-16

A RESOLUTION FOR AUTHORIZATION TO EXECUTE MINNESOTA DEPARTMENT OF TRANSPORTATION AIRPORT MAINTENANCE AND OPERATION GRANT CONTRACT

(Refer to Resolution File for complete cop of Resolution)

AGREEMENT FOR PROFESSIONAL SERVICES FOR RECONSTRUCTION OF SECOND AVENUE FROM TENTH STREET TO TWELFTH STREET, ALONG WITH UTILITY IMPROVEMENTS

Mr. Schnieder said the contract for the reconstruction of Second Avenue was awarded on May 8, 2023. With the nature of the project and the current workload scheduled this construction season, consulting engineering services are being planned. The City currently has a Master Agreement for

Professional Services dated September 14, 2020 with Bolton & Menk, Inc. Task Order Number 20 is proposed at a cost of \$120,000, which is 9.8% of the project cost.

A motion was made by Council Member Kolpin, seconded by Council Member Janssen and unanimously carried to approve Task Order number 20 with Bolton and Menk, Inc. to provide Administrative Services for the Second Avenue Reconstruction and Utility in the amount of \$120,000.

COUNCIL COMMITTEE REPORTS

Mayor Von Holdt - He said the SW MN Mayor's tuition bill did not move forward in the Legislature. The SW Regional Commission will be doing a survey on the trail systems in SW MN the months of June and July.

Council Member Janssen - No report.

Council Member Ernst - No report, wished Mindy a Happy Birthday.

Council Member Kielblock - No report.

Council Member Kolpin - Attended a PJC meeting still working on the storage building for impounded vehicles. Attended a City, County, College meeting, the County has taken Crailsheim Road off the list of priorities for a few years. Water World will open on Saturday.

Council Member Cummings - Attended the PJC meeting as well and feels if something does not happen with the storage building soon it will be off the table. He took work colleagues around the city and they were very impressed with the many things going on in Worthington. Water World is finishing up little things before the opening on Saturday. Mr. Wietzema said the parking lot will be finished in the next couple of days.

CITY ADMINISTRATOR REPORT

Mr. Robinson said he has been appointed to the search committee for the YMCA Director position.

Mr. Wietzema said the splash pad has been opened for the season. Puppy Park has also been expanded and there is now a separate area for small dogs.

ADJOURNMENT

The motion was made by Council Member Kielblock, seconded by Council Member Cummings and unanimously carried to adjourn the meeting at 6:16 p.m.

Mindy L. Eggers, MCMC
City Clerk