

**WORTHINGTON CITY COUNCIL
REGULAR MEETING, JULY 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, Alaina Kolpin, Amy Ernst, Larry Janssen.

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

Others present: Ryan McGaughey, Radio Works; Leah Ward, The Globe (7:23 p.m.)

The Pledge of Allegiance was recited.

AGENDA APPROVED WITH ADDITIONS/CHANGES

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

CONSENT AGENDA APPROVED

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

- Economic Development Authority Minutes of July 20, 2021
- Water & Light Commission Minutes of July 19, 2021
- Planning Commission Minutes of July 6, 2021
- Center for Active Living Minutes of July 12, 2021
- Economic Development Authority Minutes of July 12, 2021
- Cross Cultural Advisory Committee Minutes of July 20, 2021
- Center for Active Living Minutes of June 14, 2021
- Economic Development Authority Minutes of June 14, 2021
- Joint Powers Transit Authority Minutes of April 22, 2021
- Bills payable and totaling \$2,843,560.72 be ordered paid

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

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

A complete copy of the ordinance was provided in the July 12, 2021 council agenda.

The motion was made by Council Member Kielblock, 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 - TEXT AMENDMENT

Pursuant to published notice, this was the time and date set for the second reading of a proposed ordinance to Amend Title XV of the City Code of Worthington, Nobles County, Minnesota - Text Amendment, Section 155 Appendix D: 4, Required Distance Buffering

The text being deleted is as follows:

Quarrying or operation of any stockpile. Minimum of 200' to any property line except minimum of 50" to street line

A complete copy of the ordinance was provided in the July 12, 2021 council agenda.

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

OLSON PARK TRAIL IMPROVEMENTS APPROVED

Todd Wietzema, Public Works Director, said improvements to the multi-use trail through Olson Park has been included in the City's approved Capital Improvement Plan (CIP) each year since 2016. The funds have been levied and has a current balance of \$218,628.

A feasibility study was received from Short Elliott Hendrickson (SEH) to offer guidance for the following projects:

- Safety enhancements of the trails,
- Reconstruction and re-pavement trail options,
- Options for walk bridge replacement,
- Plans for paving the Sunset Boat Landing parking area,
- Plans for constructing a fish cleaning facility at Sunset Park
- Preparing a trail master plan for the area bounded by County Road 10 on the west and First Avenue SW on the south

The fees associated with this proposal have been broken down into the following three areas:

Fee #1 - Olson Park Trail Improvements and Pedestrian Bridge....\$12,985

Fee #2 - Sunset Parking Lot and Fish Cleaning Building.....	\$5,330
Fee #3 - Trail Master Plan.....	\$6,376
	Total \$24,961

The costs will be covered by the previously levied tax reserves and local option sales tax funds.

Mayor Kuhle asked if a crossing going into Glenwood Heights would also be addressed. Mr. Wietzema said that there is a crossing from Olson Park to Sutherland already in place.

A motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to approve the Olson Park Trail Improvements.

REVIEWED AND APPROVED FIELD HOUSE NETTING QUOTE

Mr. Wietzema said quotes for Field House Netting and Column Pads were received on July 14, 2021. One quote was received and it was from On Deck Sports of Braintree, MA. The bid to furnish and install the netting, column pads and batting cages was \$155,367.51, this figure includes \$9,656.11 in sales tax, which will be deducted from the total. The final submittal cost will be \$145,711.40. The submittal complied with the performance specifications detailed in the City's Request for Quotations.

A motion was made by Council Member Kolpin, seconded by Council Member Ernst and unanimously carried to approve the Field House Netting Quote in the amount of \$145,711.40.

REVIEWED AND APPROVED FIELD HOUSE TURF QUOTE

Mr. Wietzema said the City received two quotes for the Field House turf from the following companies:

- On Deck Sports of Braintree, MA in the amount of\$109,739.75
- FieldTurf USA, Inc of Calhoun, GA in the amount of....\$168,974.66

Both of the submittals complied with the performance specifications detailed in the City's Request for Quotations.

Mr. Wietzema said after evaluating each proposal it was agreed to accept the proposal from On Deck Sports in the amount of \$109,739.75.

A motion was made by Council Member Cummings, seconded by Council Member Kiellblock and unanimously carried to accept the turf quote from On Deck Sports of Braintree, MA in the amount of \$109,739.75.

APPROVED FIELD HOUSE CHANGE ORDER

Mr. Wietzema said Tri-State General Contracting, the contractor for our field house project, has submitted a change order that includes:

- Change the light switching to allow for every other row of lights to be controlled independently.

Mr. Wietzema noted the proposed change order is contingent on review and approval by the architect on the project. The proposal is an increase of \$4,712.40 increasing our total contract price to \$1,960,700.11.

Mr. Robinson said this change order would allow the lighting to have more switches so all of the lights do not have to be either all on or all off.

A motion was made by Council Member Ernst, seconded by Council Member Kolpin, and unanimously carried to approve the Field House change order in the amount of \$4,712.40.

DECLARED CITY VEHICLE AS SURPLUS PROPERTY

Mr. Wietzema said staff would like council to authorize the following vehicle as surplus property:

- 2002 International 4700 dump truck with 44,415 miles (plow and underbody scraper included)

He said in accordance with the City of Worthington's Disposal of Property Policy, City Council needs to declare City owned vehicles as surplus property, before they can be listed for sale so it can be disposed of by sealed bid. For Sale signs will also be placed in the vehicle with information on how it can be purchased. The vehicle was replaced in the 2021 budget.

Mr. Wietzema said he has had interest from a couple of small towns in the area. Mayor Kuhle asked if there was an option to trade it in, Mr. Wietzema said that wasn't an option because the City purchases off state contracts.

A motion was made by Council Member Ernst, seconded by Council Member Kolpin and unanimously carried to declare the vehicle as surplus property and allow staff to advertise it for disposal.

RESOLUTION NO. 2021-07- 44 RECEIVING REPORT AND CALLING FOR HEARING ON PROPOSED IMPROVEMENT - TWENTY-SEVENTH STREET

Jeff Faragher, Acting Engineer, said staff received the feasibility report on the improvement of Twenty Seventh Street from 1300 feet to 2570 feet west of Trunk Highway 59 by grading, base

construction, and bituminous surfacing to provide contiguous hard surfacing for access to the Cemstone plant currently under construction. The report was prepared by Bolton & Menk, Inc., and provides detailed information on the proposed improvement including location, need for improvement, costs, and proposed financing.

A motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to set the public hearing for 7:00 p.m. on August 16th and adopt the following resolution:

RESOLUTION NO. 2021-07- 44

RECEIVING REPORT AND CALLING FOR HEARING ON PROPOSED IMPROVEMENT - TWENTY-SEVENTH STREET

(Refer to Resolution File for the complete copy of resolution)

RESOLUTION NO. 2021-07- 45 ADOPTED CONVEYING CERTAIN REAL PROPERTY TO THE WORTHINGTON ECONOMIC DEVELOPMENT AUTHORITY

Jason Brisson, Assistant City Administrator/Director of Economic Development, said the City's legal counsel at Dorsey & Whitney LLP, along with staff, find that the most desirable and appropriate method of selling the newly created lots in the Glenwood Second Addition and Cecilee First Addition is for the EDA to establish redevelopment plans for the area, take ownership of the property, and sell the lots to the individual buyers by utilizing its HRA powers. Mr. Brisson explained both of the EDA's redevelopment plans have already been approved by the City Council. The EDA may sell, lease, or develop the property contained within the project boundaries in accordance with the approved development plans, subject to the requirements of Minn. Stat. § 469.029.

Mr. Brisson said the final plat for Cecilee Addition has been approved and recorded, and by approving the resolution conveying the City's Cecilee Addition lots, with the exception of the lot containing the City's movie theater building, to the Worthington EDA these lots may be sold to interested parties for residential development.

Mayor Kuhle asked if there has been interest in the lots, Mr. Brisson responded there has been a high interest in the lots. The Mayor also asked the projected timeline of the Cecilee street construction. Mr. Robinson said that it would go through the construction season.

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

RESOLUTION NO. 2021-07-45

**A RESOLUTION CONVEYING CERTAIN REAL PROPERTY TO THE WORTHINGTON
ECONOMIC DEVELOPMENT AUTHORITY**

(Refer to Resolution File for the complete copy of resolution)

COUNCIL COMMITTEE REPORTS

Mayor Kuhle - said a church service was held on the lakeshore by the Living Waters Church on Sunday, Pastor Stewart's message included reminding everyone to appreciate the lake that we are lucky to have in our community because without it we would just be another Marshall, the sermon had a great message.

Council Member Janssen - No applications have been received for the Heron Lake Watershed District staff opening.

Council Member Ernst - asked Todd and Jeff why the street repairs are being piece mealed and not completely redone. Jeff Faragher replied that it is scheduled to get a bituminous overlay next year.

Council Member Kielblock - No report.

Council Member Kolpin - No report.

Council Member Cummings - No report.

CITY ADMINISTRATOR REPORT

Mr. Robinson said the City will be receiving the American Recovery Act Funds tomorrow. The first half amount is \$693,048.00 and the same amount will be disbursed next year. Mr. Robsinson said that there are some projects that have been earmarked by staff but will wait to receive guidance from the League of MN Cities to make sure the projects qualify. Field House sub-committee meetings will start to be held to make decisions on finishing items. The 10th Street Plaza is almost complete, just waiting on an overhead door and excavation has started on the new Aquatic Center.

ADJOURNMENT

The motion was made by Council Member Janssen, seconded by Council Member Kielblock and unanimously carried to adjourn the meeting at 7:29 p.m.

Mindy L. Eggers, MCMC
City Clerk