

**WORTHINGTON CITY COUNCIL  
REGULAR MEETING, AUGUST 22, 2022**

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: Alaina Kolpin, Chad Cummings, Larry Janssen, Amy Ernst and Chris Kielblock.

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

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

The Pledge of Allegiance was recited.

**AGENDA APPROVED WITH ADDITIONS/CHANGES**

The Mayor stated the following item would be added to the agenda as *F.I.A. Memorial Auditorium Update*.

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

**PUBLIC HEARING AND RESOLUTION NO. 2022-08-52 ADOPTED APPROVING TAX ABATEMENT FOR CERTAIN PROPERTY PURSUANT TO MINN. STAT. 469.1813 - BRAD & SHERYL HOEKSTRA**

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, City Planner, said staff has reviewed the Nobles Home Initiative (NHI) application submitted by Brad & Sheryl Hoekstra. The applicant is seeking approval of tax abatement for the construction of a single-family home on Lot 1, Block 2, Woodland Ridge Addition.

Mayor Kuhle 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 Ernst and unanimously carried to close the hearing.

The motion was made by Council Member Ernst, seconded by Council Member Janssen and unanimously carried to adopt the following resolution approving the Nobles Home Initiative

application submitted by Brad & Sheryl Hoekstra.  
RESOLUTION NO. 2022-08-52

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 Cummings, seconded by Council Member Kielblock and unanimously carried to approve the consent agenda as presented:

- City Council Meeting Minutes of August 8, 2022
- LEC Joint Powers Board Meeting Minutes of August 10, 2022
- Heron Lake Watershed District Meeting Minutes of August 4, 2022
- Water & Light Commission Meeting Minutes of August 1, 2022
- Heron Lake Watershed District Meeting Minutes of July 20, 2022
- E.O. Olson Trust Board Meeting Minutes of July 19, 2022
- Cross Cultural Advisory Committee Meeting Minutes of July 19, 2022
- Economic Development Authority Meeting Minutes of July 11, 2022
- Applications for Temporary On-Sale Liquor Licenses - St. Mary's Parish / School
- Municipal Liquor Store Income Statement for the Period January 1, 2022 through July 31, 2022
- Bills payable and totaling \$6,496,819.99 ordered paid

### **HEARD MEMORIAL AUDITORIUM UPDATE - TAMMY MAKRAM**

Tammy Makram, Memorial Auditorium Manager, gave an update on the upcoming 2022-2023 Performing Arts Schedule. A video was shown highlighting each upcoming show. Tickets can be purchased online and in person at the box office from 9:00 a.m. to 1:00 p.m. Council commended her on the wide variety of entertainment that is planned for the upcoming season.

### **NOMINATING COMMITTEE RECOMMENDATIONS FOR COMMITTEE APPOINTMENTS/REAPPOINTMENTS APPROVED**

The Nominating Committee met on August 15, 2022 and are making the following recommendations for a committee appointment:

#### **Cross Cultural Committee**

Appoint Jesse Nitzschke to fill the unexpired term of Andrea Duarte who resigned her position, term to expire December 31, 2023

Memorial Auditorium Advisory Board

Re-appoint Brett Lehman to a second three-year term, term to expire July 31, 2025

A motion was made by Council Member Kielblock, seconded by Council Member Kolpin and unanimously carried to approve the Nominating Committee Recommendations for Committee Appointments/Reappointments as presented.

**EMPLOYEE LONGEVITY AWARDS RECOGNIZED**

Mayor Kuhle said an employee luncheon was held once again and employees were recognized for 2021 with Longevity Awards given out and are as follows:

**2021 Longevity Awards**

**10 Years of Service**

Gretchen Block  
Joe Joswiak  
Kevin Prins  
Mark Riley

**20 Years of Service**

Jeremy Braaksma

**15 Years of Service**

Kirk Feit  
Keith Heidebrink  
Josh McCuen

**25 Years of Service**

Troy Appel  
Vida Iten  
Deb Olsen  
Nancy Veen  
Todd Wietzema

**THIRD READING AND ORDINANCE NO. 1185 TO AMEND TITLE XV OF THE CITY CODE OF WORTHINGTON, NOBLES COUNTY, MINNESOTA TO REZONE PROPERTY FROM "T-Z" (TRANSITION ZONE) TO "R-4" (MEDIUM DENSITY RESIDENTIAL DISTRICT)**

Pursuant to published notice this is the time and date set for the third reading of a proposed ordinance to amend Title XV of the City Code of Worthington, Nobles County, Minnesota to Rezone Property from "T-Z" (Transition Zone) to "R-4" (Medium Density Residential District).

A complete copy of the ordinance was provided in your July 25, 2022 Council Agenda.

The motion was made by Council Member Ernst, seconded by Council Member Janssen and unanimously carried to give a third reading and subsequently adopt the following ordinance:

ORDINANCE NO. 1185

AN ORDINANCE TO AMEND TITLE XV OF THE CITY CODE OF WORTHINGTON, NOBLES COUNTY, MINNESOTA TO REZONE PROPERTY FROM “T-Z” (TRANSITION ZONE) TO “R-4” (MEDIUM DENSITY RESIDENTIAL DISTRICT)

(Refer to Ordinance File for complete copy of Ordinance)

**THIRD READING AND ORDINANCE NO. 1186 TO AMEND TITLE XV OF THE CITY CODE OF WORTHINGTON, NOBLES COUNTY, MINNESOTA - APPENDIX E: TABLE 5, SCHEDULE OF USE REGULATIONS**

Pursuant to published notice this is the time and date set for the third reading of a proposed ordinance to amend Title XV of the City Code of Worthington, Nobles County, Minnesota - Appendix E: Table 5, Schedule of Use of Regulations.

A complete copy of the ordinance was provided in your July 25, 2022 Council Agenda.

The motion was made by Council Member Cummings, seconded by Council Member Kielblock and unanimously carried to give a third reading and subsequently adopt the following ordinance:

ORDINANCE NO. 1186

TO AMEND TITLE XV OF THE CITY CODE OF WORTHINGTON, NOBLES COUNTY, MINNESOTA - APPENDIX E: TABLE 5, SCHEDULE OF USE REGULATIONS

(Refer to Ordinance File for complete copy of Ordinance)

**RESOLUTION NO. 2022-08-53 ADOPTED REQUESTING GOVERNOR TIM WALZ CALL THE MINNESOTA LEGISLATURE INTO SPECIAL SESSION TO ACT ON SEVERAL AGREED UPON OMNIBUS FUNDING BILLS**

Steve Robinson, City Administrator, said the Minnesota Legislature was unsuccessful in passing Bonding and Tax bills during the 2022 Legislative session. While Worthington did not have any bonding requests before the House or Senate Capital Investment Committees, funding through bonding bills assist cities in paying for necessary infrastructure projects. Most notably, the Tax bill includes appropriations for Local Government Aid (LGA) which is an essential program to help restrain local property taxes in many Minnesota cities. The 2022 Tax Bill would have increase LGA Appropriations.

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

RESOLUTION NO. 2022-08-53

A RESOLUTION REQUESTING GOVERNOR TIM WALZ CALL THE MINNESOTA LEGISLATURE INTO SPECIAL SESSION TO ACT ON SEVERAL AGREED UPON OMNIBUS FUNDING BILLS

(Refer to Resolution File for complete copy of Resolution)

**RENTAL HOUSING MAINTENANCE AND OCCUPANCY ORDINANCE INSPECTION PROGRAM CONTRACT FOR SERVICES**

Staff is recommending the City contract the services with JJ Lopez Enterprises, LLC to assist the City's Department of Community Development in initiating the Rental Housing Maintenance and Occupancy Ordinance. The term of this agreement shall commence on or about September 6, 2022 and terminate on or about January 20, 2023.

The work shall include incorporating new and existing rental housing data into the Municipality data base. This work will necessitate using City-provided computers and software. This will also require working at a City-provided work space.

The Scope of Work includes, but is not limited to:

- Updating the Rental Housing Data Base of
- Rental Properties,
- Rental Property Owners, and
- Previous Inspections.
- Identifying the status of previously identified Rental Housing Code violations and determine if corrections have been performed,
- Assisting the Director of Community Development in preparing a proposed Schedule of Fees,
- Assisting the Director of Community Development in preparing a proposed Schedule of Administrative Penalties,
- Performing scheduled inspections of rental properties after the program has been implemented, and
- Performing inspections of rental properties arising from complaints forwarded by tenants, civil authorities or other sources.

The Work shall be performed on an hourly basis at a rate of \$60.00/hour for a total fee not to exceed \$24,000.00. Mr. Robinson noted that the plan is the individual will join the City full-time in February.

A motion was made by Council Member Kolpin, seconded by Council Member Ernst and unanimously carried to approve the Rental Housing Maintenance and Occupancy Ordinance Inspection Program Contract for Services.

### **SEH PROFESSIONAL SERVICES PROPOSAL APPROVED**

Todd Wietzema, Public Works Director, said the Worthington Municipal Airport, received notice they would be a recipient of a MN Department of Transportation Aeronautics grant for fiscal year 2023. The grant is to be used for replacing the roofing on the maintenance hangar and is not to exceed \$250,000.00. The grant covers 70% of all eligible cost, with the Worthington Municipal Airport funding the other 30%.

Airport Staff has asked Brian Bergstrom, from the firm of Short Elliott Hendrickson, Inc, to do design work for this roof replacement. The proposal for these design and construction services calls for a lump sum fee of \$13,300.00. Mr. Wietzema said the proposal has been submitted to the state for review and would be eligible for a reimbursement amount of \$9,310.00. Staff is asking for approval of the agreement at this time and fully execute the documents after State DOT approval.

A motion was made by Council Member Kielblock, seconded by Council Member Janssen and unanimously carried to approve the proposal with Short Elliott Hendrickson Inc.

### **BLUE LINE AND POTTER PROPERTY DISCUSSION HELD**

Matt Selof, City Planner, said City Council directed staff to further explore options regarding annexation of the Blue Line Travel Stop and surrounding property owned by Mr. Larry Potter. Staff now has the following updates and more information:

#### **Regarding annexation:**

1. Annexation is possible. Staff has determined this area is within an orderly annexation agreement with Lorain Township. Next steps would be to verify that agreement and proceed with annexation.

#### **Regarding the option of connecting to the existing industrial sewer line to the east:**

1. Staff has inquired with the Minnesota Pollution Control Agency (MPCA) and found that there would be no issue with putting 'household' waste into the industrial line. Pending annexation, Council could give the directive to proceed with an agreement allowing the Blue line Travel Center to connect to this line.

2. While the additional sewer load would be minimal, Council should acknowledge that this industrial line is already overburdened. The City is looking at future plans to alleviate that but there is currently no timeline for any projects to resolve the overcapacity issues. City

wastewater staff advises waiting until improvements to resolve the overcapacity issues are completed.

3. Connecting to the industrial line may be possible. Permits would need to be obtained from the Minnesota Department of Transportation and Union Pacific Railroad to cross their respective right-of-way areas. Lateral sewer lines in the city are private and so permits would need to be obtained by the owner of the line.

4. Water service extension feasibility would need to be determined as well. The next step in this would be a feasibility study. Funding is being determined.

**Regarding the option of connecting to 27th Street/wastewater plant:**

1. A feasibility study would need to be done to determine the ability of connecting to the existing sewer on 27th Street. Generally, that work would be up to the developer. If Council wishes to share the cost, staff can work with landowners to determine a proposal.

Council concurred that with no current interest in the area properties at this time it is best to wait on moving forward until platting is done.

**EDA PROPERTY UTILITY EASEMENTS (ELECTRICAL, DRAINAGE AND STORMWATER POND) APPROVED**

Mr. Selof said the City of Worthington is requesting three easements be granted over EDA property for the purposes of installation, maintenance, and operation of public utilities and drainage areas.

1. The first easement will grant the City a 10- foot easement along the northern property line of the new Cemstone site.

2. The second easement will grant the city a 50- foot stormwater/drainage easement along the south and part of the west side of the new Cemstone site.

3. The third easement will grant the city an easement over a stormwater pond to the southeast of the new Cemstone site.

The City's EDA still owns the property containing the new Cemstone plant. Prior to closing the City would like to establish these in order to protect our rights to manage stormwater.

A motion was made by Council Member Ernst, seconded by Council Member Cummings and unanimously carried to approve the utility easement as presented.

A motion was made by Council Member Ernst, seconded by Council Member Cummings and unanimously carried to approve the stormwater easement as presented.

A motion was made by Council Member Ernst, seconded by Council Member Kolpin and unanimously carried to approve the stormwater easement as presented.

**COUNCIL COMMITTEE REPORTS**

Mayor Kuhle - No report.

Council Member Janssen - No report.

Council Member Ernst - Congratulated years of service recipients.

Council Member Kielblock - No report.

Council Member Kolpin - Attended a Joint LEC Board meeting, waiting to hear on an existing building option to house impounded vehicles.

Council Member Cummings - Attended the Joint LEC Board meeting as well. Commended years of service recipients and Administration staff on the employee luncheon, he has heard from employees that they appreciate the way it's being done now.

**CITY ADMINISTRATOR REPORT**

Mr. Robinson said he received an updated purchase agreement on the Butcher property and forwarded it to them today. The Governor's Pheasant opener will be held October 14<sup>th</sup> & 15<sup>th</sup> in Worthington. The Fieldhouse will be used for a lot of the festivities. The Fieldhouse will be open to the public officially on September 6<sup>th</sup>. The Regular October Council meeting has been moved to Wednesday, October 12<sup>th</sup> at 7:00 p.m. The budget meeting has also been scheduled for Wednesday, August 31, 2022, 4:30 p.m., in City Hall Council Chambers.

**ADJOURNMENT**

A motion was made by Council Member Janssen, seconded by Council Member Kolpin and unanimously carried to adjourn the meeting at 7:58 p.m.

Mindy L. Eggers. MCMC  
City Clerk