

**WORTHINGTON CITY COUNCIL
REGULAR MEETING
AUGUST 26, 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, Amy Ernst, Chris Kielblock, Chad Cummings, Larry Janssen.

Staff present: Todd Wietzema, Public Works Director; Matt Selof, Community Development Director; Cristina Adame, Communications & Relations; Steve Robinson, City Administrator; Mindy Eggers, City Clerk.

Others Present: Ryan McGaughey, Radio Works; Sam Martin, 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.

PUBLIC HEARING AND RESOLUTION NO. 2024-08-54 ADOPTED APPROVING TAX ABATEMENT- MARCO RAMOS, PARCEL # 31-1068-055

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

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 KJSM Investments. The applicant is seeking approval of tax abatement for the construction of a single-family home.

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 Statute 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 Weber and unanimously carried to close the hearing.

The motion was made by Council Member Cummings, seconded by Council Member Kielblock and unanimously carried to adopt the following resolution approving the residential property tax abatement submitted by Marco Ramos - Parcel # 31-1068-55.

RESOLUTION NO. 2024-08-54

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. 2024-08-55 ADOPTED APPROVING TAX ABATEMENT- MARCO RAMOS, PARCEL # 31-1068-075

Pursuant to published notice this was the time and date for a public hearing on a residential Property Tax Abatement program application for tax abatement.

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

Mr. Selof, Community Development Director, said an application for the Tax Abatement program has been submitted by Marco Ramos. The applicant is seeking approval of tax abatement for the construction of a two-unit duplex.

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 Statute 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 Weber and unanimously carried to close the hearing.

The motion was made by Council Member Ernst, seconded by Council Member Kielblock and unanimously carried to adopt the following resolution approving the residential property tax abatement submitted by Marco Ramos, Parcel # 31-1068-075.

RESOLUTION NO. 2024-08-55

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

- City Council Meeting Minutes of August 12, 2024
- Water & Light Commission Meeting Minutes of August 19, 2024
- Cross Cultural Advisory Committee Meeting Minutes of July 16, 2024
- Bills Payable Totaling \$5,711,414.29

MEMORIAL AUDITORIUM UPDATE

Tammy Makram, Managing Director for the Memorial Auditorium, explained all of the masonry repairs have finally been completed on the building and custom made hoods were put over the outside vents to protect from rain events. She said on August 1st she was honored with the American Choral Excellence Award and is celebrating her 10th year of employment with the City of Worthington. She also noted the Brule' documentary that Council is viewing this evening will also be aired on PBS on August 29, 2024, at 7:00 p.m. and again on September 1, 2024, at 3:00 p.m.

She gave a recap of the 2023-2024 entertainment season and said over sixty-eight different events were held September through May with 16,000 tickets being sold.

Recently, the Children's Theatre put on the Super Hero Show which had 48 children involved and 200 people attend the performance. A video clip of the 2024-2025 upcoming events was shown highlighting each of the upcoming performances.

Council thanked Ms. Makram for the update.

RECOGNIZED EMPLOYEE LONGEVITY AWARDS

Steve Robinson said City Staff was treated to an Employee Appreciation Luncheon with the following staff recognized for their years of service:

2023 Longevity Awards

40 Years of Service
Glenn Duitsman

30 Years of Service
Tim Gaul

25 Years of Service
Aaron Sieve

20 Years of Service
Randy Liepold

15 Years of Service
Dan Bruns
Shari Droll
Mindy Eggers
Lori Henning
Tom Jones

10 Years of Service
Dan Brouillet
Jason Like
Tyler Olson
Brandon Peil
Angela Thiner

Council thanked staff members for their service.

SECOND READING PROPOSED ORDINANCE TO AMEND TITLE XV OF THE CITY CODE OF THE CITY OF WORTHINGTON, NOBLES COUNTY, MINNESOTA - PUD AMENDMENT #14 - GLENWOOD HEIGHTS SECOND AND THIRD ADDITIONS

Pursuant to published notice this is 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 Planned Unit Development #14 to remove the minimum roof requirements, including pitch. If approved, roof pitches less than 6/12 may be allowed as well as alternative roofing materials. The legal description of the property under consideration is as follows:

All of Glenwood Heights Second and Third Additions in the City of Worthington, Nobles County, Minnesota.

A complete copy of the ordinance was provided in your August 12, 2024 Council Agenda.

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

AIRPORT CONSULTANT MASTER AGREEMENT APPROVED

Todd Wietzema, Public Works Director, explained the City needs to agree to certain terms and conditions for receiving Airport Improvement Program (AIP) grants funded by the Federal Aviation Administration (FAA). The requirements include those pertaining to the procurement of consultant services such as:

1. The consultant is to be selected through a qualification-based selection process.
2. The selection process must allow for open and free competition.
3. The services to be solicited are limited to projects that are initiated within 5 years of the master agreement implementation.

The previous Professional Services contract with the firm of Bolton and Menk, Inc, approved by Council on April 19, 2019 has expired. City staff has started the process of selecting a new consultant by posting a Request for Qualifications (RFQ), in May of 2024. An RFQ was posted on the League of MN website and was made available to all suitable firms that operate within the State of Minnesota.

He explained nine firms requested the RFQ with four proposals being received. The firms that submitted proposals were Bolton & Menk, Inc., Bollig Inc., SEH, and RLB Inc. The proposals were reviewed and scored by a committee consisting of the Airport Manager, Council Representative to the Airport Board, City Engineer, and City Street Superintendent.

After unanimously scoring the firm of Bolton & Menk highest, it was the committee's consensus to offer the Master Agreement to their firm. The Master Agreement establishes the terms and conditions that may be common to all airport projects undertaken by the firm. Work Orders will address the scope of services and any other specific items in each project. The updated Master Agreement will have the same terms and conditions as the previous one.

The motion was made by Council Member Cummings, seconded by Council Member Kielblock and unanimously carried to approve the 5-year Master Agreement with the firm of Bolton and Menk, Inc.

APPROVED JOINT RESOLUTION - ANNEXATION PARCEL #20-0162-000

Mr. Selof said Parcel 20-0162-000, formerly part of Vogt Farm, has been completely surrounded by the City of Worthington for many years. As the land was prepared for sale, it was determined that is was an appropriate time to annex the property.

The subject property is located within a designated orderly annexation area. As such, it is subject to the requirements contained within Minnesota Statute 414.032, which requires a joint resolution approving the annexation be passed by the Township and the City. The Worthington Township Board passed the joint resolution on August 13, 2024.

Mr. Selof noted as the property was advertised for sale, it was made known that the City of Worthington was pursuing annexation. There were no objections to the proposed annexation.

The motion was made by Council Member Weber, seconded by Council Member Cummings and unanimously carried to adopt the joint resolution.

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 - No report.

CITY ADMINISTRATOR REPORT

Mr. Robinson said six of the smaller lots in Glenwood Heights have been sold.

ADJOURNMENT

The motion was made by Council Member Kielblock, seconded by Council Member Janssen and unanimously carried to adjourn the meeting at 6:07 p.m.

Mindy Eggers, MCMC
City Clerk