

**WORTHINGTON CITY COUNCIL  
REGULAR MEETING, SEPTEMBER 12, 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: Chad Cummings, Chris Kielblock, Amy Ernst, Larry Janssen. Absent: Alaina Kolpin (excused)

Staff present: Steve Robinson, City Administrator; Matt Selof, Director of Community Development; Hyunmyeong Goo, Assistant Engineer; Deb Olsen, Finance Director; Todd Wietzema, Public Works Director; Angela Thiner, Assistant City Clerk.

Others present: Ryan McGaughey, Radio Works; Emma McNamme, The Globe; Lizbeth Lerma; Jay Milbrandt; Jason Johnson.

The Pledge of Allegiance was recited.

**AGENDA APPROVED WITH ADDITIONS/CHANGES**

They Mayor stated the following item would be added to the agenda under Administration *E.8. Application for Taxi Operator License.*

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

**CONSENT AGENDA**

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

- City Council Meeting Minutes of August 22, 2022
- Special City Council Meeting Minutes of September 7, 2022
- Joint City Council / Nobles County Commission Minutes of Special Meeting September 1, 2022
- Special City Council Meeting Minutes of August 31, 2022
- Water & Light Commission Minutes of September 6, 2022
- Cross Cultural Advisory Committee Minutes of August 16, 2022
- Housing & Redevelopment Authority Meeting Minutes of July 27, 2022
- Public Arts Commission Meeting Minutes of June 7, 2022
- Bills payable and totaling \$4,662,730.48 be ordered paid

**ON-SALE/SUNDAY LIQUOR LICENSES - THE MAV GRILL (NEW LICENSE)**

Arond & Shaila Peil have purchased the former Ground Round Grill & Bar location and will be opening a new restaurant called The Mav Grill. They have submitted the On-Sale and Sunday Liquor License applications with an anticipated opening date of October 1, 2022. All of the required

paperwork and fees have been submitted

The motion was made by Council Member Ernst, seconded by Council Member Janssen and unanimously carried to approve the On-Sale/Sunday Liquor License for The Mav Grill.

**ON-SALE/SUNDAY LIQUOR LICENSES - LERMA'S EVENT CENTER (NEW LICENSE)**

Lizbeth Lerma has purchased the former Sports Center building and will be opening Lerma's Event Center. She has submitted the On-Sale and Sunday Liquor License applications with an anticipated opening date of September 23, 2022. All of the required paperwork and fees have been submitted.

The motion was made by Council Member Cummings, seconded by Council Member Kielblock and unanimously carried to approve the On-Sale/Sunday Liquor License for Lerma's Event Center.

**NOMINATING COMMITTEE RECOMMENDATIONS FOR COMMITTEE APPOINTMENT/REAPPOINTMENTS**

The Nominating Committee met on September 8, 2022 and are making the following recommendations for committee appointments:

**Cross Cultural Advisory Committee**

Appoint Citlali Chavez Vega to fill the unexpired term of Angie del Carmen Hurtado Rivera, term to expire December 31, 2022

**Planning Commission**

Appoint Mike Hoeft to fill the unexpired term of Drake Hagen, term to expire March 31, 2023

Council Member Ernst stated she felt the Cross Cultural Advisory Committee should align the student terms with the school year instead of the calendar year.

A motion was made by Council Member Ernst, seconded by Council Member Cummings and unanimously carried to approve the Nominating Committee appointments/reappointments as presented.

**RESOLUTION NO. 2022-09-55 AND WORTHINGTON HOUSING AND REDEVELOPMENT AUTHORITY RESOLUTION NO. 2022-09-54 ADOPTED APPROVING THE PROPOSED 2022 TAX LEVIES COLLECTIBLE IN 2023**

A Resolution approving the Proposed City of Worthington Tax Levy of \$6,646,866, which breaks down in to an operating levy of 5,620,093 and Special Tax Levies of \$1,026,773, and represents a 17.08% levy increase over 2022. The proposed levy is an amount not to exceed and may be lowered but not raised for the final levy certification in December. Also presented was a Resolution approving the Housing and Redevelopment Authority's 2023 proposed levy of \$151,000, an increase of \$6,000 over 2022.

The motion was made by Council Member Cummings, seconded by Council Member Kielblock and unanimously carried to adopt the following Resolutions Approving the Proposed 2022 Tax Levies collectible in 2023.

RESOLUTION NO. 2021-09-55

A RESOLUTION APPROVING 2022 TAX LEVIES COLLECTIBLE IN 2023

(Refer to Resolution File for complete copy of Resolution)

RESOLUTION NO. 2021-09-54

A RESOLUTION APPROVING THE 2022 TAX LEVY COLLECTIBLE IN 2023 - WORTHINGTON HOUSING & REDEVELOPMENT AUTHORITY

(Refer to Resolution File for complete copy of Resolution)

**RESOLUTION NO. 2022-09-56 ADOPTED REQUESTING REVIEW OF MINNESOTA DEPARTMENT OF TRANSPORTATION PRELIMINARY SPEED STUDY PERFORMED IN AUGUST 2022 ALONG CSAH 10 (CRAILSHEIM ROAD) WITHIN THE CITY OF WORTHINGTON**

The week of August 15, 2022, MnDOT conducted a preliminary speed study along CSAH 10 between Oxford Street and CSAH 12 (First Avenue SW) at the request of the Nobles County Engineer to address safety concerns along the corridor with the presence of ISD 518's Middle School, Intermediate School, Alternative Learning Center, Gymnastics Facility, Community Education Facility and Minnesota West Community and Technical College. In addition, the Cherrywood and Glenwood Heights residential subdivisions have been developed since the last speed study was conducted in 2015.

MnDOT's speed study was conducted prior to classes being held at any of the above referenced schools. Performing a speed study during this week failed to adequately represent actual traffic and pedestrian patterns that are present during school and activity hours.

A motion was made by Chad Cummings, seconded by Amy Ernst and unanimously carried to adopt the following resolution:

RESOLUTION NO. 2022-09-56

A RESOLUTION REQUESTING REVIEW OF MINNESOTA DEPARTMENT OF TRANSPORTATION PRELIMINARY SPEED STUDY PERFORMED IN AUGUST 2022 ALONG CSAH 10 (CRAILSHEIM ROAD) WITHIN THE CITY OF WORTHINGTON

(Refer to Resolution File for complete copy of Resolution)

**APPROVE PURCHASE AGREEMENT FOR THE ACQUISITION REAL PROPERTY PARCELS 31-3973-0100, 31-3973-700 AND 31-0685-000, BUTCHER LAKESHORE SERVICE**

City Council is requested to approve the Purchase Agreement prepared by the City Attorney for the acquisition of the following parcels: 31-3973-0100, 31-3973-700 and 31-0685-000. The agreed upon purchase price is \$380,000.00 for the combined property of the former Lakeshore Service Station.

A motion was made by Council Member Ernst, seconded by Chris Kielblock and unanimously carried to approve the purchase agreement.

**APPROVE PROPOSAL TO INSTALL A VIDEO SECURITY SYSTEM AT THE EVENT CENTER**

Midwest Alarms has submitted a proposal to furnish and install a video security system at the City's Event Center for a total of \$12,416.13.

Mr. Robinson explained several incidents have occurred at the Event Center over the past 6-8 months which could have been prevented if camera's were in place. He added the current proposal is for indoor cameras only but exterior cameras may be added in the future. He also noted the system would be compatible with the systems at other City-owned facilities.

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

**APPROVE APPLICATION FOR TAXI OPERATOR LICENSE**

Ayano Badassa of USA Transportation Service, LLC has submitted an application to operate a taxi service in Worthington and surrounding areas. The application has been reviewed and approved by the Transit Authority. Mr. Robinson noted this is not an exclusive license. The Transit Authority would entertain other applications as well.

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

**TABLED ICE ARENA LEASE AGREEMENT**

At the July 11<sup>th</sup>, 2022 City Council meeting, Council discussed taking over management duties of the arena. Mr. Wietzema stated since that time, a formal proposed lease has been drafted, noting the proposed lease agreement was reviewed and approved by the City Attorney. Details of the lease were discussed. Council Member Ernst stated she was of the understanding from the July 11<sup>th</sup> meeting that additional discussion would take place to involve financial information from the Worthington Hockey Association. Ms. Ernst said she would like to see the numbers regarding facility maintenance and would like details regarding the current conditions of the facility to get a better understanding of how much additional cost the City would incur. Council Member Kielblock

added he would also like to see the past costs and financials.

On behalf of the Worthington Hockey Association, Jason Johnson stated he would be happy to provide whatever financial information the City would like to see. He noted he would like to see the agreement move forward as he was told the Hockey Association would not have to hire a manager for this year.

A motion was made by Chris Kielblock, seconded by Amy Ernst and unanimously carried to table the topic for further discussion at the September 21 Council Work Session.

**RESOLUTION NO.'S 2022-09-57 THROUGH 2022-09-68 ADOPTED DECLARING COST TO BE ASSESSED AND ORDERING PREPARATION OF PROPOSED ASSESSMENT AND CALLING FOR HEARING ON PROPOSED ASSESSMENT**

Staff presented a Resolution Declaring Costs to be Assessed and Ordering Preparation of Proposed Assessment and a Resolution Calling for Hearing on Proposed Assessment.

Hyunmyeong Goo, Assistant Engineer, said the resolutions call for hearings to be held at the October 12, 2022 Council meeting.

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

RESOLUTION NO. 2022-09-57

DECLARING COST TO BE ASSESSED AND ORDERING PREPARATION OF PROPOSED ASSESSMENT

(Refer to Resolution File for complete copy of Resolution)

The motion was made by Council Member Cummings seconded by Council Member Ernst and unanimously carried to adopt the following resolution:

RESOLUTION NO. 2022-09-58

CALLING FOR HEARING ON PROPOSED ASSESSMENT

(Refer to Resolution File for complete copy of Resolution)

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

RESOLUTION NO. 2022-09-59

DECLARING COST TO BE ASSESSED AND ORDERING PREPARATION OF PROPOSED ASSESSMENT

(Refer to Resolution File for complete copy of Resolution)

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

RESOLUTION NO. 2022-09-60

CALLING FOR HEARING ON PROPOSED ASSESSMENT

(Refer to Resolution File for complete copy of Resolution)

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

RESOLUTION NO. 2022-09-61

DECLARING COST TO BE ASSESSED AND ORDERING PREPARATION OF PROPOSED ASSESSMENT

(Refer to Resolution File for complete copy of Resolution)

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

RESOLUTION NO. 2022-09-62

CALLING FOR HEARING ON PROPOSED ASSESSMENT

(Refer to Resolution File for complete copy of Resolution)

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

RESOLUTION NO. 2022-09-63

DECLARING COST TO BE ASSESSED AND ORDERING PREPARATION OF PROPOSED ASSESSMENT

(Refer to Resolution File for complete copy of Resolution)

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

RESOLUTION NO. 2022-09-64

CALLING FOR HEARING ON PROPOSED ASSESSMENT

(Refer to Resolution File for complete copy of Resolution)

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

RESOLUTION NO. 2022-09-65

DECLARING COST TO BE ASSESSED AND ORDERING PREPARATION OF PROPOSED ASSESSMENT

(Refer to Resolution File for complete copy of Resolution)

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

RESOLUTION NO. 2022-09-66

CALLING FOR HEARING ON PROPOSED ASSESSMENT

(Refer to Resolution File for complete copy of Resolution)

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

RESOLUTION NO. 2022-09-67

DECLARING COST TO BE ASSESSED AND ORDERING PREPARATION OF PROPOSED ASSESSMENT

(Refer to Resolution File for complete copy of Resolution)The motion was made by Council Member Cummings, seconded by Council Member Janssen and unanimously carried to adopt the following resolution:

RESOLUTION NO. 2022-09-68

CALLING FOR HEARING ON PROPOSED ASSESSMENT

(Refer to Resolution File for complete copy of Resolution)

**FIRST READING PROPOSED ORDINANCE TO AMEND CITY CODE CHAPTER 155 APPENDIX A: TABLE 1: SCHEDULE OF DENSITY, AREA AND BULK REGULATONS**

Matt Selof, Director of Community Development, stated the City of Worthington is considering a text amendment to City Code Chapter 155Appendix A: Table 1 which establishes requirements for

density, area, and bulk. The proposed text amendment would completely remove the ‘Maximum Floor-To-Area Ratio’ requirement for 13 zoning districts. This requirement governs the ratio of floor area (of a building) compared to the square footage of a lot.

In response to a question from Mayor Kuhle, Mr. Selof noted the text amendment will not effect the Shoreland Overlay District.

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

### **COUNCIL COMMITTEE REPORTS**

Mayor Kuhle - Attended Nobles County Rebuilding Day Inaugural Event. There were 2 different properties who were the recipients of some maintenance. He thanked Dana Oberloh of First State Bank Southwest, Galen Kauffman, Glen Thuringer, Matt Selof, Jim Mahoney, Jorge Lopez and the Trojan Football team. Attended a Nobles County Childcare Task Force Meeting.

Council Member Janssen - No report.

Council Member Ernst - Drove down Cecilee Street, is happy to see houses being built.

Council Member Kielblock - No Report.

Council Member Cummings - Attended the joint speed study meeting. Reminded all of KTD weekend and it being the 50<sup>th</sup> Anniversary of the Great Gobbler Gallop. Thanked all of the volunteers who make it happen.

### **CITY ADMINISTRATOR REPORT**

Mr. Robinson reminded Council that Wednesday, October 12 will be the first meeting in October. The Pheasant Forever opener will be held in Worthington and the 10<sup>th</sup> Street Plaza, Fire Hall and Field House will be utilized for the event.

### **ADJOURNMENT**

The motion was made by Council Member Kielblock, seconded by Council Member Cummings and unanimously carried to adjourn the meeting at 7:57 p.m.

Angela Thiner  
Assistant City Clerk