

**SPECIAL JOINT CITY, COUNTY, SCHOOL WELL MEETING
JULY 30, 2019**

The meeting was called to order at 7:00 p.m. in the High School Media Center by Mayor Mike Kuhle with the following Council Members present: Alan Oberloh, Chad Cummings, Amy Ernst, Mike Harmon, Larry Janssen.

School District 518 Board Members present: Joel Lorenz, Steve Schnieder, Mike Harberts, Adam Blume, Brad Shaffer, Linden Olson, Lori Dudley

County Commissioners present: Matt Widboom, Gene Metz, Robert Demuth, Jr., Donald Linssen, Justin Ahlers

Staff present: Steve Robinson, City Administrator; John Landgaard, Superintendent, School District 518; Tom Johnson, County Administrator; Jason Brisson, Assistant City Administrator/Director of Economic Development; Dave Skog, Director of Management Services Lisa Ahrenstorff, Administrative Secretary; Mindy Eggers, City Clerk.

Others present: Kathy Craun; Charlene Wintz; Mary Ingenthron; Peg Faber; Darlene Macklin, Chamber of Commerce; Abraham Algadi, WREDC; Ryan McGaughey; Cheryl Avenel-Navara; Tom Navara; Brad Meester; Tara Thompson; Julie Buntjer, The Globe; Justine Wettschrek, Radio Works, and other members of the community.

A motion was made by Commissioner Demuth, seconded by Commissioner Metz and unanimously carried to approve that all members were present.

Each chair welcomed everyone for coming.

A motion was made by Commissioner Ahlers, seconded by School Board Member Shaffer and unanimously carried to approve Commissioner Widboom as chair/facilitator of the meeting.

Commissioner Widboom reviewed the objective of the meeting.

OVERVIEW OF WELL PROJECT

Tom Johnson, County Administrator gave an overview of the WELL project and actions by each entity involved to date. Steve Robinson, City Administrator stated that the City is currently moving forward with the Field House project that is part of phase 1 of the ½ cent sales tax project.

POSITION OF ENTITIES INVOLVED IN WELL PROJECT

Kathy Craun President of the Nobles County Library Board presented the Library's position of the WELL project, noting they are a governing board but are funded by the County. They have put together a guiding document that has eight criteria identified as needs for the project. Ms. Craun

stated the Library Board voted 3 to 2 in support of the project with concerns about the location and the safety of the soil.

Ryan McGaughy President of the Chamber of Commerce Board presented the Chambers position on the WELL Project and indicated they are interested in a joint partnership but it would also need to be within their budget. Darlene Macklin, Chamber of Commerce stated that in talking with Jeff Rotert, Director of the Worthington Health Care Foundation they are interested in being included in the project as the Chamber of Commerce provides services for the Foundation.

Council Member Cummings who also serves as a member of the Worthington Regional Economic Development Corporation Board stated that WREDC also supports the WELL Project.

BONDING REQUEST DISCUSSION

Tom Johnson, County Administrator reviewed the state bonding request process and indicated he has already submitted a bonding request application to the state. The building costs are estimated at \$41 million for an approximately 60,000 square foot building. Other factors he indicated that would affect the cost of the building are the new B3 state energy requirements in place and prevailing wage costs.

FORMAL COMMITMENT FROM EACH ENTITY AND PROPERTY COMMITMENT APPROVED FOR WELL PROJECT

Brad Shaffer, School Board Member indicated that the school district has already committed 12.5 million to the collaborative project and again extended the district's commitment to the project.

A motion was made by Commissioner Metz, seconded by Commissioner Demuth and unanimously carried to approve the County's commitment to the WELL project.

A motion was made by Council Member Janssen, seconded by Council Member Ernst and unanimously carried to approve the City's commitment of the land at no charge for the WELL project. The group also discussed soil remediation and cost responsibilities.

FINANCIAL COMMITMENT FOR LIBRARY PROJECT APPROVED

A motion was made by Council Member Oberloh, seconded by Council Member Harmon and unanimously carried to approve the City to commit 1.5 million of the 2 million that was approved in prior action that expired due to a sunset date and recommit 1.5 million to the WELL Project.

DISCUSSION OF TIMELINE OF PROJECT

Tom Johnson, County Administrator discussed the timelines for development of the project and the need to develop a plan based on bond funding which he anticipates learning about in March. He mentioned the architects indicated a time frame of 6-8 months for design. The group also discussed having letters of support written from each entity.

RECOMMENDATION OF ARCHITECT APPROVED

Matt Widboom, County Commissioner indicated there were 2 requests for proposals reviewed by the boards/council. One from Wold Architects and Engineers and the other from LHB Architects.

A motion was made by Commissioner Demuth, seconded by Commissioner Linssen to approve LHB as the architect for the WELL Project. Those voting in favor of the motion: Commissioners Metz, Linssen, Widboom, Demuth. Commissioners voting against the same motion: Ahlers. Motion passed.

A motion was made School Board Member Olson, seconded by School Board Member Lorenz and unanimously carried to approve LHB as architect for the WELL Project.

A motion was made by Council Member Harmon, seconded by Council Member Janssen and unanimously carried to approve LHB as architect for the WELL Project.

AUTHORIZED ADMINISTRATION TO DEVELOP JOINT COLLABORATION AGREEMENT

The boards/council came to a consensus to authorize administrators of each entity to begin developing a joint collaboration agreement.

PROPOSED OWNERS REPRESENTATIVE FOR PROJECT DISCUSSED

John Landgaard, Superintendent discussed a need for an owner's representative to help with the project and a suggestion was made for the three administrators to research different owner representatives and make a recommendation to each of the boards/council. It was also suggested to form a subcommittee and to designate representation from each entity.

ADJOURNMENT

A motion was made by Commissioner Metz, seconded by Commissioner Linssen and unanimously carried to adjourn the meeting at 8:30 p.m.

A motion was made by Council Member Oberloh, seconded by Council Member Cummings and unanimously carried to adjourn the meeting at 8:30 p.m.

Special Joint City, County, School WELL Meeting
July 30, 2019
Page 4

School Board Chair Shaffer adjourned the meeting at 8:30 p.m.

Mindy L. Eggers, MCMC
City Clerk