

**WORTHINGTON CITY COUNCIL
SPECIAL MEETING, MAY 19, 2021**

The meeting was called to order at 3:30 p.m. in City Hall Council Chambers by Mayor Mike Kuhle with the following Council Members present: Chad Cummings, Amy Ernst, Chris Kielblock, Larry Janssen, Alaina Kolpin.

Staff present: Jason Brisson, Assistant City Administrator/Director of Economic Development; Jeff Faragher, Acting City Engineer; Deb Olsen, Finance Director; Scott Hain, Public Utilities Manager; Todd Wietzema, Public Works Director; Mindy Eggers, City Clerk.

Others present: Ryan McGaughey, The Globe.

GLENWOOD HEIGHTS SECOND ADDITION APPROVED

Jason Brisson, Assistant City Administrator/ Director of Economic Development, said the work is progressing on the City's Glenwood Heights housing subdivision and it is anticipated that Phase 1 lots will be available for home construction by mid-summer.

He explained initially, Campbell Boulevard in the "Move-Up" lot area was only able to extend approximately 450-feet north from Sutherland Drive due to the presence of a wetland area. The wetland has since been mitigated and work could now proceed with completing construction of Campbell Boulevard which results in nine additional "Move-Up" lots in the development. Mr. Brisson explained that staff is waiting for legal counsel to verify the legality of expanding the scope of the project.

Bolton and Menk has reviewed the additional work necessary to complete this and prepared a change order that was presented to the joint Water & Light/City Council Housing Committee on May 10. The change order is in the amount of \$246,241.40. Additional engineering fees are an estimated \$45,000.00. (The expenditures to date, remaining expenditures to complete Phase 1, and expenditures to complete Phase 1A.)

The current Phase 1 project will have 28 lots comprised of 14 Executive Lots, 8 Move-Up lots and 6 Twin Home lots. With the addition of Phase 1A work would result in a total of 37 lots comprised of 14 Executive Lots, 17 Move-Up Lots and 6 Twin Home Lots.

The estimated total project cost for these two phases will be \$3,300,000.00 which exceeds the original allocation of \$3.0 million committed by the two entities.

Mayor Kuhle asked why the additional lots are listed at \$32,000 instead of the originally \$52,000. Mr. Brisson said there are lower development costs on the new lots and the committee would like to keep the price consistent with the other lots. Council Member Cummings stated that the size and price are standard as other lots in town.

A motion was made by Council Member Cummings, seconded by Council Member Kolpin and unanimously carried to approve the change order for Phase 1A in the amount of \$246,241.40 subject to legal counsel review and to approve the allocation of the additional \$200,000 funding.

APPROVED PLANS AND SPECIFICATIONS, AUTHORIZED ADVERTISEMENT FOR BIDS - PHASE 2 JBS FIELD HOUSE AND RECREATION CENTER PROJECT FUNDED WITH LOCAL OPTION SALES TAX REVENUE

Mr. Brisson said Council approved the Field House and Recreation Center project as part of the initial phase of the local option sales tax projects. Phase 2 of the project includes a 4,000 square foot office addition, parking and site improvements. The Field House Committee, including Council members Ernst and Kolpin have approved project design. The Advertisement for Bids would be in the May 26th and June 2nd editions of the Globe with the Bid Opening on Wednesday, June 16th at 2:00 p.m., a Special City Council meeting would occur the following week.

A motion was made by Council Member Kolpin, seconded by Council Member Ernst and unanimously carried to approve the plans and specifications and authorize bids for the Phase 2 JBS Field House project.

SALES TAX PROJECT UPDATE

Todd Wietzema, Public Works Director, stated the local option sales approved by the voters in the November 2018 referendum for Quality of Life amenities has generated \$1,252,784.02 since it was initiated in January 2020. He explained the city receives an estimate from the Minnesota Department of Revenue six to eight weeks after the month end and issues final settlement about six weeks later.

The following projects have been completed to date:

- Ice Arena re-roof, Building and Equipment Improvements,
- Centennial Park Softball Field Outfield Fence,
- Centennial Park Playground,
- Centennial Park shelter,
- Centennial Park walk bridge.
- Pleasant Park Tennis Court Rehabilitation,
- Ludlow Park parking lot,
- Slater Park parking lot,
- Sunset Park boat ramp and driveway,
- Slater Park shelter/restroom, and
- Buss Soccer Field restroom.

Mr. Wietzema said the following projects are currently under construction or scheduled to begin

construction this summer:

- Chautauqua Park restroom,
- Chautauqua Park bandshell rehabilitation,
- Chautauqua Park All Inclusive Playground,
- Aquatic Center,
- 10th Street Plaza, and
- JBS Field House and Recreation Center

Mayor Kuhle asked where the bonding is at. Deb Olsen, Finance Director, said the \$7,970,000 bond is for 15 years. The first interest only payment is due August 1st in the amount of \$96,000. February 1st the first principal payment of 465,000 will be due.

APPLICATION FOR ON-SALE BEER LICENSE - WORTHINGTON AREA YOUTH BASEBALL TABLED

Mr. Brisson said an application for an On-Sale Beer license has been submitted by the Worthington Area Youth Baseball Association for the 2021 baseball season. The license period is May through August, 2021. All the required paperwork, fees and insurance certificate listing the City of Worthington as additional insured have been received.

Council Member Ernst asked what team games the beer would be sold at. Mr. Wietzema said he thought it was for the Jr. Legion, Legion and Cubs games but couldn't be one hundred percent sure and did not want to speculate.

Council agreed to table this until the City Council meeting on May 24th and have Jason Turner attend.

APPROVED LAKE SHORE MARINA ADDITION

Mr. Wietzema said Lake Shore Marina provided boat slip spaces last season that were rented out. The City charged them \$500.00 annually. Six of the 8 slip spaces provided were rented out for the season. Lake Shore Marina wanted to provide 2 more slip spaces this year, but are not able to secure the necessary docks. The Marina is planning on purchasing additional docks for the 2022 season and would like to add as many additional slips possible.

Council Member Cummings said that he would be in favor of adding an additional 8 slips but would like another shore access added and keeping the fee the same as the first set of slips. Council members agreed that there is enough shore for the additional spaces and agreed that another shore access should be added.

A motion was made by Council Member Cummings, seconded by Council Member Kolpin and unanimously carried to approve the additional 8 slips at a cost of \$500.00 and add another shore access.

TRACY MEMORIAL SERVICE - INFORMATIONAL ITEM

Mr. Wietzema informed Council that staff has been working with representatives regarding an outdoor memorial service for Tom Tracy. He explained staff and the representatives agreed that the green space at Prairie View would be a suitable location and have talked with the Boy Scouts to address any concerns they may have. Mr. Tracy's representatives have agreed to purchase the necessary City Green Space Permit, and provide the City with a copy of the appropriate liability insurance. The Boy Scouts have agreed to allow this group to use their facilities as needed and in turn the memorial representatives have offered to make a financial donation to the Boy Scouts.

ADJOURNMENT

The motion was made by Council Member Janssen, seconded by Council Member Cummings and unanimously carried to adjourn the meeting at 4:20 p.m.

Mindy L. Eggers MCMC
City Clerk