WORTHINGTON CITY COUNCIL
SPECIAL MEETING

3:30 P.M. - Wednesday, January 20, 2021
City Hall Council Chambers

A. CALL TO ORDER

B. CITY COUNCIL BUSINESS - PUBLIC WORKS

1. Change the Airport and Park Advisory Board Resident Requirements

C. CITY COUNCIL BUSINESS - COMMUNITY DEVELOPMENT

1. Cecilee Addition Preliminary Plat - Park and Sidewalk Discussion

2. City Fieldhouse - Authorization to Proceed with Update to Site Plan Conditional Use Permit Zoning Application

3. Development Proposal (Duininck Inc.)

D. ADJOURNMENT

GREEN

PUBLIC WORKS MEMO

DATE: **JANUARY 14, 2021**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

SUBJECT: **ITEM REQUIRING CITY COUNCIL ACTION OR REVIEW**

COUNCIL WORK SESSION CASE ITEM

1. CHANGE THE AIRPORT AND PARK ADVISORY BOARD RESIDENT REQUIRMENTS

City Public Works staff is requesting Council's discussion on whether to amend the City of Worthington's Board and Commissions policy, for the Airport Advisory Board, requiring that all members reside in the Worthington city limits. Staff feels that it would be advantageous for the board to consist of members who have an interest in the airport policies and management practices. Airport staff has a possible member who lives just outside city limits, but has a great interest in the Worthington Municipal Airport

The Park and Recreation Advisory Board is guided by a council adopted resolution that states that all 5 of the members shall be Worthington City residents. While staff agrees that a majority of the Park Board members should be city residents, we feel that this requirement is excluding some very capable members from being considered. Staff would like council to consider amending the Park and Recreation Advisory Boards resolution to allow for one member of the board, to not reside in the Worthington City limits

Council discussion and action is requested

GRAY

COMMUNITY/ECONOMIC DEVELOPMENT MEMO

DATE: **JANUARY 20, 2021**
TO: **HONORABLE MAYOR AND CITY COUNCIL**
SUBJECT: **ITEMS REQUIRING CITY COUNCIL ACTION OR REVIEW**

CASE ITEMS

1. CECILEE ADDITION PRELIMINARY PLAT – PARK AND SIDEWALK DISCUSSION

At the January 5, 2021 Planning Commission Meeting the Planning Commission discussed the Cecilee Addition Preliminary Plat that can be seen in Exhibit 1A. After much discussion, the planning commission voted to table recommending approval of the plat until having a joint session with City Council about discussing a potential park in the plat and a potential sidewalk running north/south about midblock that would partially be in the Worthington Christian School property as can be seen in Exhibit 1B and could potentially be extended up to the front of the movie theater sidewalk.

Staff has had discussions with the Worthington Christian School about an easement for that sidewalk on part of their property. It is staff's understanding, they are likely not opposed to a trail but would not want to pay for any construction costs or assessments or be responsible for snow removal, maintenance or liability. The route to make this happen would have it be a developer installed improvement to meet what they would not be opposed to. If the City were to build the sidewalk as a developer installed improvement, the cost would likely need to be incorporated into the cost of the lots. The estimated cost for the potential trail would be somewhere around $30,000-50,000. Staff would recommend scrapping the sidewalk from the plat due to costs at this time.

Staff has had internal discussions about a potential park in this plat or in other nearby non-City owned land for this area. Both the comprehensive plan seen in Exhibit 1C and the Oxford Redevelopment Plan in Exhibit 1D call for a park in this general vicinity. The closest park to the proposed plat is Watland Park, which is a little over 1500 feet from the furthest East lot in the plat as can be seen in Exhibit 1E. It is unknown at this time if the property owners of the other potential locations for a park would be interested in selling. If a park was put into the plat, the City would not have as much money recovered to pay for the improvements for Cecilee Street. At this time, it is estimated that the single-family home lots will cost somewhere around $30,000 based on some of the smaller lots in Glenwood Heights 2nd Addition. A decent park that could potentially have multiple features would likely need at least 3-4 lots in the plat but a better neighborhood park would require more land. It is thought that if a park were to go into the Cecilee addition plat, that it should be on the North side of Cecilee street, likely towards Grand Avenue.

Staff would like discussion to know if a park should be included with the proposed Cecilee Addition preliminary plat or not and if the proposed north/south sidewalk should remain in the plans going forward.

GRAY

2. CITY FIELDHOUSE-AUTHORIZATION TO PROCEED WITH UPDATE TO SITE PLAN CONDITIONAL USE PERMIT ZONING APPLICATION

The City of Worthington approved a conditional use permit (CUP) for the recreational fieldhouse at 700 2nd Avenue on April 13, 2020 with the approved site plan that can be seen in Exhibit 2A. Any change to the approved site plan requires an updated amended CUP. The city has proposed adding a 50 foot by 17 foot storage room onto the facility that was not in the original conditional use permit that was approved. The City owns the property and therefore needs to be the ones to sign the zoning application for an updated CUP.

Staff is requesting Council authorization for the Mayor to sign the zoning application for an updated CUP for the addition.

3. DEVELOPMENT PROPOSAL (DUININCK INC.)

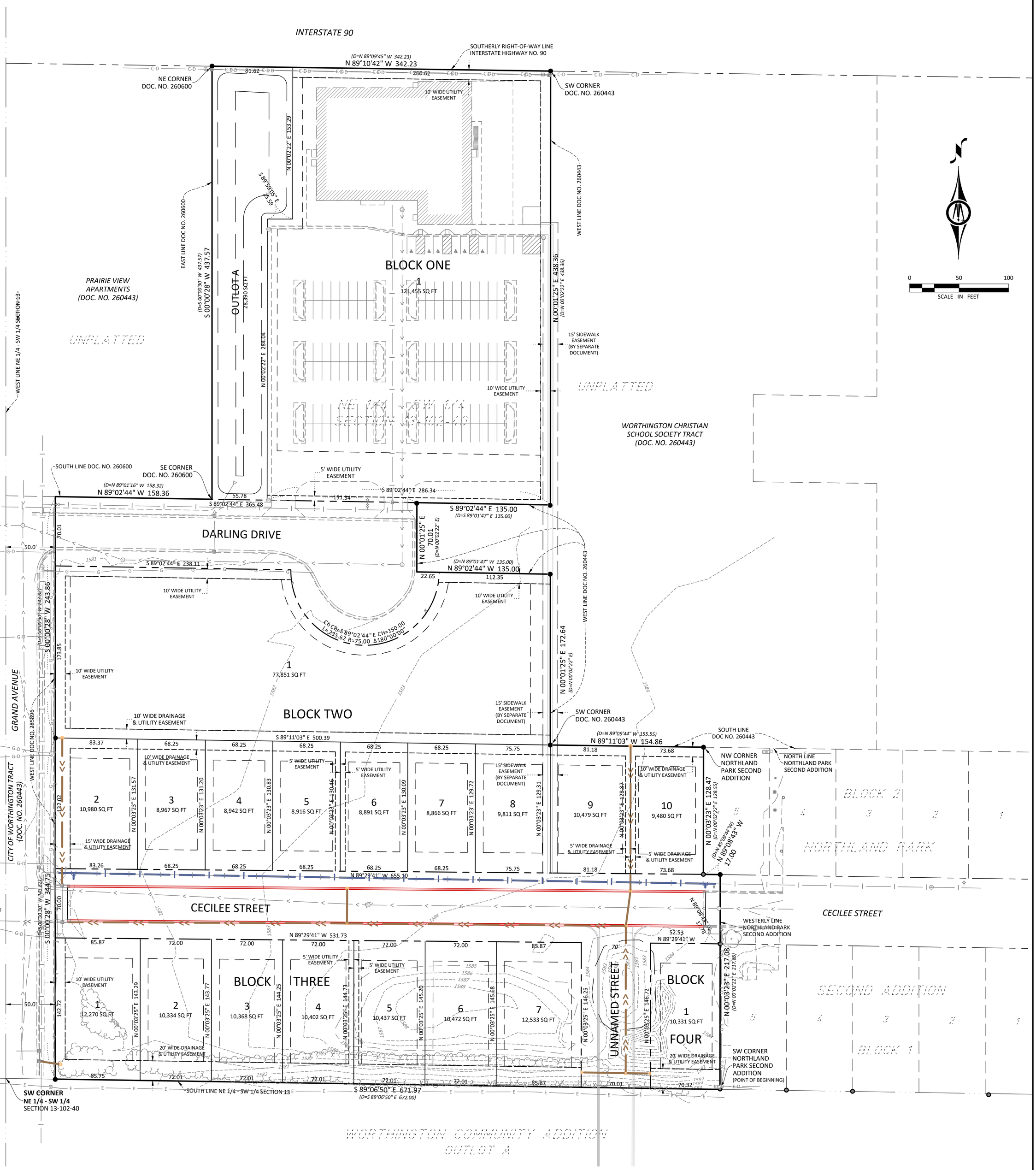
EDA staff has been in negotiations with Cemstone regarding their interest in purchasing EDA-owned property south of Twenty-Seventh (27th) Street, west of Bedford Technology (parcel 31-3850-000) to develop a ready-mix concrete facility. The EDA set a price for the property at its December 22, 2020 meeting and the EDA will review a counteroffer from the developer at its January 2021 regular meeting. City staff has now also received a development proposal from Duininck Inc. to construct a bituminous facility in this same area. A proposed site plan for this facility is shown as Exhibit 3A.

If Council is interested in exploring this development proposal further, staff recommends approval of up to $5,500.00 in consulting fees and authorization for the Mayor and Clerk to sign any necessary agreements to update the recent North Industrial Park Master Corridor Study that was performed by Bolton & Menk. The objectives of the study will be determining the most economical configuration for the two proposed developments and preserving the marketability of the remaining and nearby undeveloped properties.

PRELIMINARY PLAT

CECILEE ADDITION

IN THE
CITY OF WORTHINGTON
NOBLES COUNTY, MINNESOTA



UTILITY & SITE DATA

All Zoning and Setback information was obtained from the City of Worthington Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Worthington.

ZONING:

Lot 1, Block One – B-3 Business District

Lot 1, Block Two – R-4, Residential District

Lots 2-10, Block Two, Blocks 3 & 4 – R-2, Residential Districts

R-2 SETBACKS:

Front	20 feet
Street Side	10 feet
Side	8 feet
Rear	20 feet

Lot Area (minimum) = 6,000 sq.ft.
Lot Width (minimum) = 60 feet
Maximum Ground Coverage = 30% by all structures

R-4 SETBACKS:

Front (Grand Ave.)	15 feet
Side	10 feet
Rear	20 feet

Lot Area (minimum) = 12,000 sq.ft.
Lot Width (minimum) = 100 feet
Maximum Ground Coverage = 30% by all structures

B-3 SETBACKS:

Front	50 feet
Side	10 feet
Rear	10 feet

Lot Area (minimum) = 10,000 sq.ft.
Lot Width (minimum) = 50 feet
Maximum Floor Area Ratio (FAR): .3

LEGAL DESCRIPTION

That part of the Northeast Quarter of the Southwest Quarter of Section 13, Township 102 North, Range 40 West, City of Worthington, Nobles County, Minnesota, described as follows:

Beginning at the Southwest comer of the plat of Northland Park Second Addition, according to the recorded plat thereof, thence on an assumed bearing of North 0 degrees 02 minutes 22 seconds East, along the westerly line of said plat, a distance of 216.86 feet; thence North 89 degrees 09 minutes 44 seconds West, along said westerly line, a distance of 17.00 feet; thence North 0 degrees 02 minutes 22 seconds East, along said westerly line, a distance of 128.55 feet to the Northwest corner of said Northland Park Second Addition; thence North 89 degrees 09 minutes 44 seconds West, along the south line of a tract as recorded in Document No. 260443, a distance of 155.00 feet to the Southwest corner of said tract; thence North 0 degrees 02 minutes 22 seconds East, along the westerly line of said tract, a distance of 172.64 feet; thence North 89 degrees 01 minutes 47 seconds West, along said westerly line, a distance of 135.00 feet; thence North 0 degrees 02 minutes 22 seconds East, along said westerly line, a distance of 70.01 feet; thence South 89 degrees 01 minutes 47 seconds West, along said westerly line, a distance of 135.00 feet; thence North 0 degrees 02 minutes 22 seconds East, along said westerly line, a distance of 438.36 feet to the Northwest corner of said tract as recorded in Document No. 260443; thence North 89 degrees 09 minutes 45 seconds West, along the southerly right of way line of Interstate Highway No. 90, a distance 342.23 feet to the Northeast corner of a tract as recorded in Document No. 260600; thence South 0 degrees 00 minutes 30 seconds West, along the east line of said tract, a distance of 437.57 feet to the Southeast corner of said tract; thence North 89 degrees 01 minutes 16 seconds West, along the south line of said tract, a distance of 158.32 feet to the east line of a tract as recorded in Document No. 285896; thence South 0 degrees 00 minutes 30 seconds West, along the east line of said tract, a distance of 243.82 feet an iron monument; thence continuing South 0 degrees 00 minutes 30 seconds West, along said east line, a distance of 344.84 feet to the south line of the Northeast Quarter of the Southwest Quarter of said Section 13; thence South 89 degrees 06 minutes 50 seconds East, along said south line, a distance of 672.00 feet to the point of beginning, containing 11.29 acres, subject to easements now of record in said county and state.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Joseph A. Haefner
License Number 43909

12/18/2020
Date

LEGEND

○	3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 43909	⋈	POST INDICATOR VALVE
●	MONUMENT FOUND	◈	SOIL BORING
⊕	BENCH MARK	▣	TRAFFIC SIGNAL POLE
AC	AIR CONDITIONER	⊓	SIGN - NON TRAFFIC
←	ANCHOR	○	TRAFFIC SIGN
▨	CATCH BASIN	✳	SPRINKLER HEAD
◈	CONTROL POINT	C	COMMUNICATION PEDESTAL
CO	CLEAN OUT	⌀	UTILITY POLE
⊗	CURB STOP VALVE	❀	DECIDUOUS TREE
CLVT	CULVERT	✳	CONIFEROUS TREE
E	ELECTRIC PEDESTAL	◎	BUSH
⊠	ELECTRIC TRANSFORMER	⋈	VALVE
♿	HANDICAPPED PARKING	C	COMMUNICATION UNDERGROUND
H	HAND HOLE	E	ELECTRIC UNDERGROUND
⊕	HYDRANT	F	FIBER UNDERGROUND
⊠	IRRIGATION VALVE BOX	G	GAS UNDERGROUND
☼	LIGHT POLE	OU	OVERHEAD UTILITY
✉	MAILBOX	OC	OVERHEAD COMMUNICATION
E	MANHOLE-ELECTRIC	OE	OVERHEAD ELECTRIC
S	MANHOLE-SANITARY	I	WATER SYSTEM
D	MANHOLE-STORM	>>	STORM SEWER
U	MANHOLE-UTILITY	>	SANITARY SEWER
W	MANHOLE-WATER	- - - -	INTERMEDIATE CONTOURS
M	METER	— — —	INDEX CONTOURS

PRELIMINARY PLAT
WORTHINGTON, MINNESOTA

BOLTON & MENK

1501 SOUTH STATE STREET, SUITE 100
FAIRMONT, MINNESOTA 56031
(507) 238-4738

PART OF NE 1/4 - SW 1/4
SECTION 13, T-102-N, R-40-W
CITY OF WORTHINGTON
NOBLES COUNTY, MINNESOTA

FOR: WORTHINGTON, CITY OF

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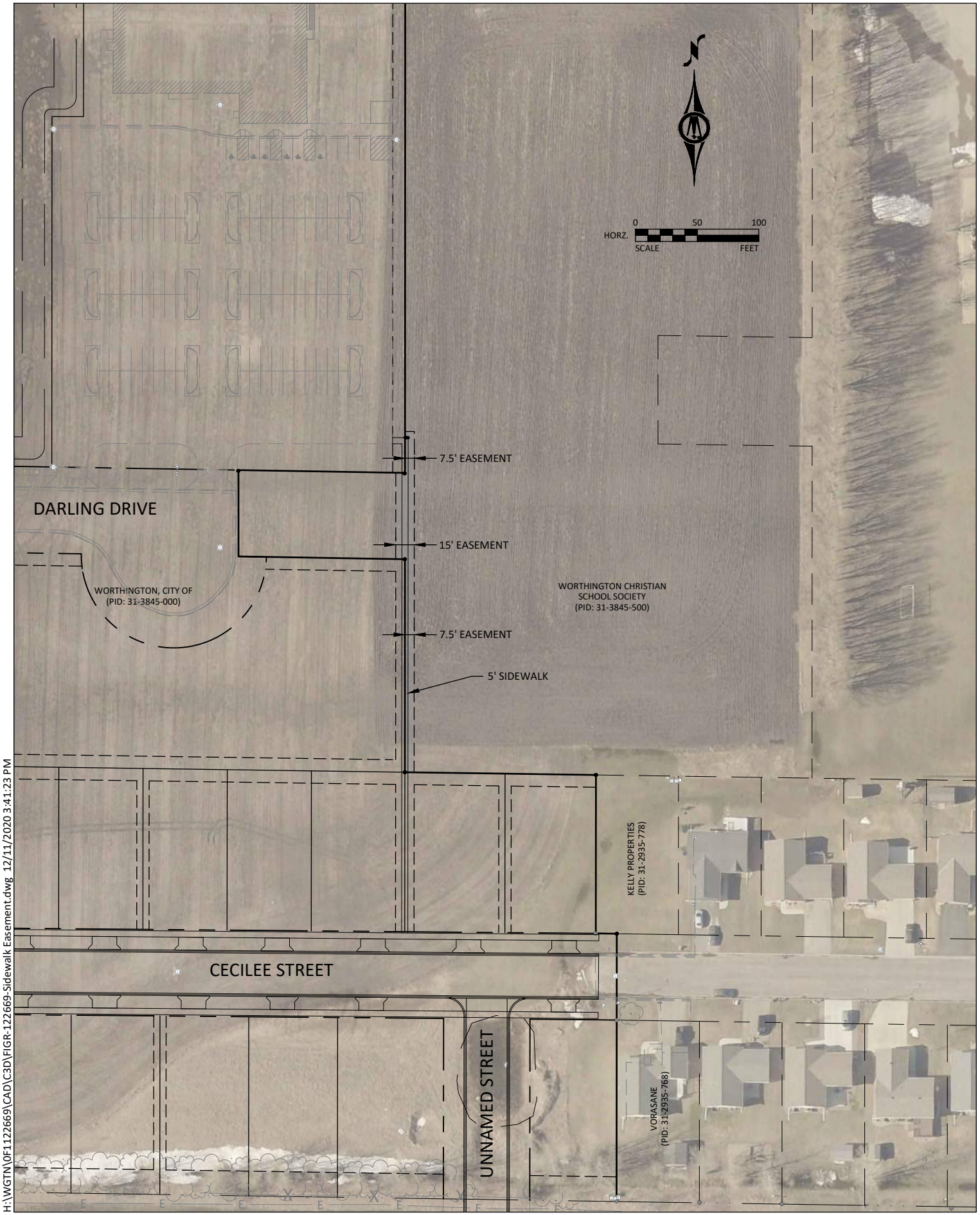

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Exhibit 1B

Park and Open Space Recommendations

The park and open space recommendations in this plan occur in both general and specific forms. First, recommendations are offered pertaining to general community and neighborhood park needs. These recommendations are followed by suggested park system improvements and then, specific improvement recommendations are offered for existing park sites. The Park and Recreation Plan is shown on Figure 5-3.

Future Community Park Sites

A new community park area is identified in northwest Worthington in an area designated in the Land Use Plan as future residential growth area. Park development in this area is a longer term planning issue when growth warrant, making this area available for development.

Community parks, by definition, contain a variety of active recreational uses. Passive recreational uses should also be considered in community parks.

Future Neighborhood Park Sites

General locations for Future neighborhood park sites are identified in the Park and Recreation Plan, Figure 5-2. These general park locations indicate the need for a neighborhood park based on residential population, showing the general 1/2 mile service area for each.

General Park System Recommendations

The Worthington Park Plan suggests that in order to serve future community residents, neighborhood park areas will need to be acquired as new residential development occurs. Determining the size of future neighborhood parks should include a process that has an initial programming phase that takes into account the population to be served and projected facility needs. In most cases, it will be in the City's best interest to acquire the minimum amount of land that meets the programming needs of a future park. In doing so, the City will not incur undue long-range maintenance costs and may have additional cash dedication from developments to help fund physical improvements.

1. Continue programs to improve park signs. Attractive, consistent signage is an important element of the public's perception of the park system.

2. Continue programs to upgrade existing playground equipment.

3. Carefully examine the recreation needs of Worthington's mobile home parks. Where appropriate, consider acquisition of a remaining lot(s) or adjacent land to accommodate play areas and small neighborhood parks.

4. Retain a park maintenance staff commensurate with the size of the park system.

5. Conduct an overall review of the City's park dedication requirements.

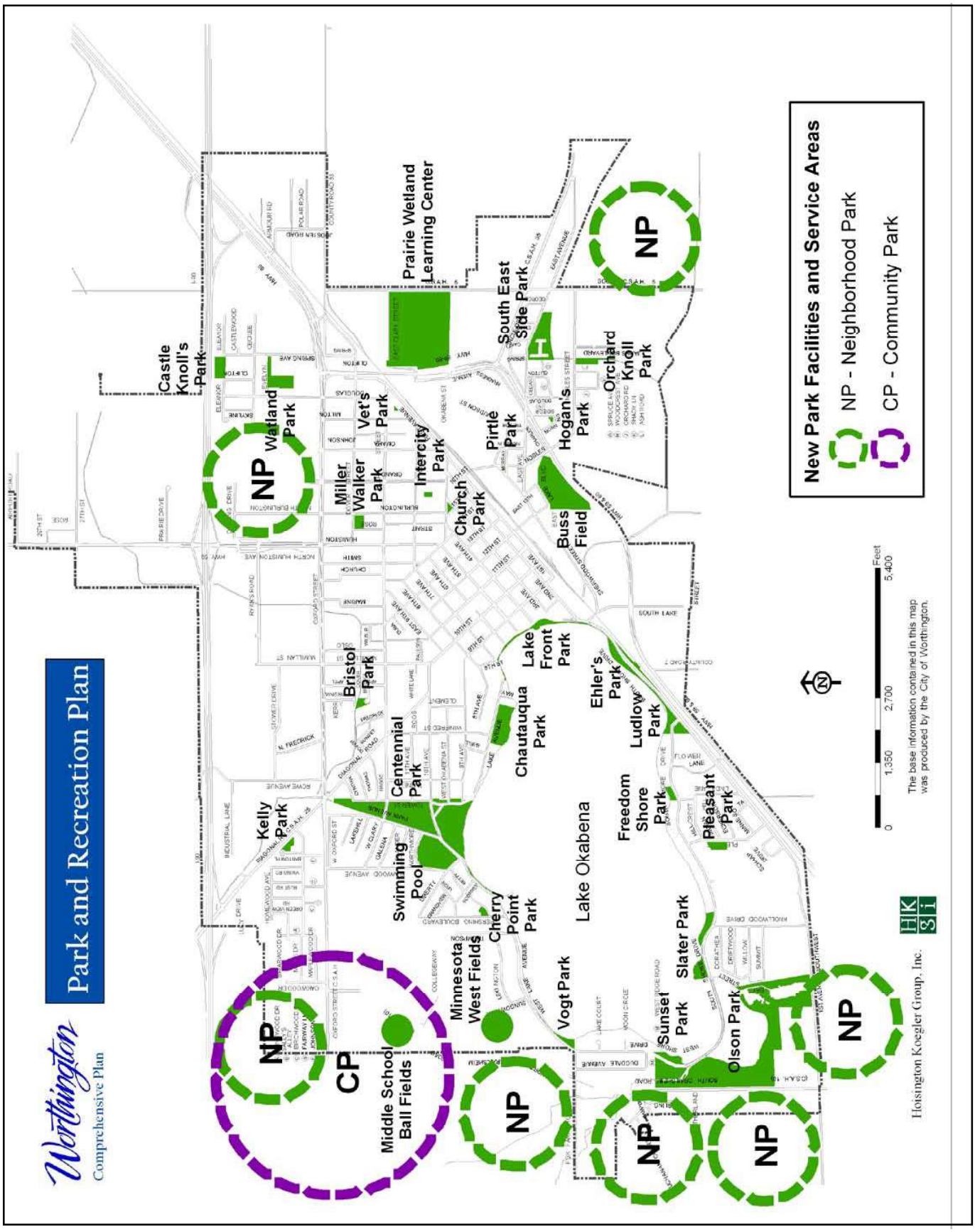


Figure 5-3
Park Plan

6. In reviewing fees, the City will need to strive for an equitable balance. Residential park dedication fees area passed on to homeowners, thereby impacting housing affordability.

7. Involve youth representatives in park programming to help identify youth interests as they related to facility needs.

Trails

A strong trail system complements a city's park and open space network by providing links between neighborhoods, parks, schools and community centers. In addition, trails provide residents with recreational opportunities such as walking, jogging, biking and in-line skating. Trails can also be useful connections between neighborhoods and employment centers, providing residents with the opportunity to walk or bike as an alternative to driving.

Recognizing the importance of a city-wide network of trails, the City has actively pursued trail improvements. The trail and bike lane system looping around Lake Okabena is an especially significant system connecting many neighborhoods and park facilities. Trails can be particularly cost effective when combined with street reconstruction projects.

Worthington has a strong existing network of trails and on street bike lanes that takes advantage community parks, facilities and natural resources like Lake Okabena. The existing trail system provides good linkages between neighborhoods and parks, schools and recreation centers. As the City of Worthington grows, future trail development should concentrate on linking new residential neighborhoods and parks to this trail network.

Future Trail Recommendations

Future trails should build on the existing system by linking existing neighborhoods and newly developed areas to the established trail network. As new residential neighborhoods, commercial and business/industrial areas are developed, trail connections should be built. Residential developments should connect trail systems to neighborhoods parks. Connections to business and industrial parks should also be pursued to provide transportation alternatives.

GRAY

Parks & Trails

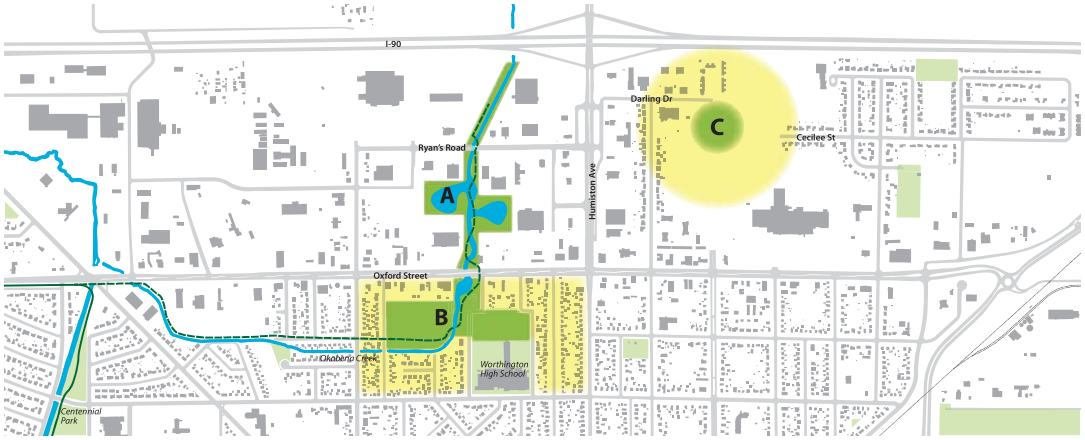
Introduce parks and trails that are functional, safe, and maintainable.

A. **Extend trail along Okabena Creek and City Ditch 12 from Diagonal Road to the stores north of Ryan's Road.**

B. **Connect open spaces at the High School to each other and to Oxford Street.**

C. **Develop a community park in the neighborhood east of Humiston Avenue.**

D. **Encourage outdoor seating spaces in commercial areas.**



Issues

Compared to the rest of Worthington, the study area is lacking in the critical community-building infrastructure of parks, outdoor gathering spaces, and trails. There are few sidewalks and no trails. Even citizens that live within walking distance of the businesses in the study area have indicated that, while they would like to walk or bike, because of the lack of infrastructure they always drive.

Plan Recommendations

The Plan recommends introducing new parks and trails in critical areas so as to improve connectivity and create amenities that will spur and support new development.

In 2013, Worthington completed a new multi-use trail connecting Olson Park, through Centennial Park, to Lake Okabena. By adding a new arm of this trail east on Oxford Street along Okabena Creek, an important link in connectivity through a currently inaccessible portion of the city can be created. Not only will this trail bring users along a potentially beautiful natural feature, it can connect open spaces and allow citizens to access shops and businesses in the study area by foot or by bike, improving overall health and reducing their carbon footprint.

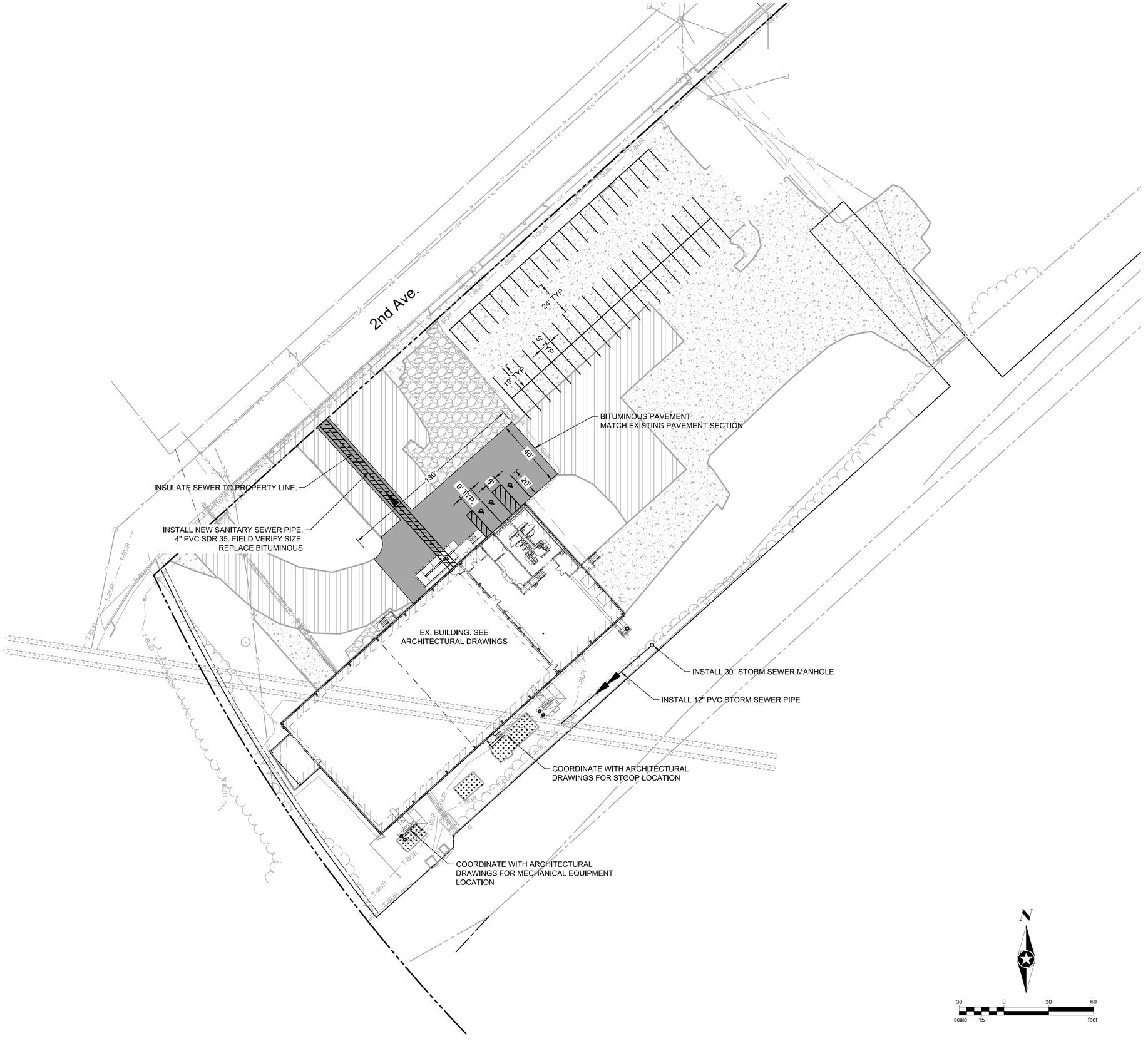
Introducing open space on Oxford Street is one way to improve the experience of street and provide amenities that can help stimulate redevelopment. The open space at the north end of Worthington High School - just one parcel off Oxford Street - provides an opportunity to do this. The Plan recommends connecting the two spaces on either side of the Creek (currently divided by a parking lot) and extending the park up to Oxford Street. The track and other recreational facilities can stay with this concept - the spaces around and between them would be improved with walking paths, plantings, and community open space. These improvements will create a significant amenity that will be more likely to attract developers to redevelop the parcels in the immediate vicinity. This concept is explored more thoroughly in the Catalytic Sites chapter of the Plan.

The Plan also recommends that a new community park be established in the expanding neighborhood north of Oxford Street and east of Humiston Avenue. Currently this neighborhood is incomplete with vacant land dividing two residential areas. The Plan recommends that these areas be connected with new residential development (see details on page 27). To support and serve this new housing, a new community park of a similar size to other Worthington parks should be developed.

Finally, the Plan recommends that outdoor seating spaces be encouraged in commercial areas, especially in areas adjacent to natural amenities, such as along Okabena Creek or near parks and open spaces. Outdoor seating on patios and sidewalks is an important way that restaurants and cafes to attract and maintain customers. It also creates an atmosphere of community that can strengthen an area's sense of place.

Cecilee Addition
Approximate Distance 1500 ft. to Watland Park from Cecilee Addition
Watland Park
ELEANOR STREET
CECILEE STREET
SKYLINE DRIVE
DOUGLAS AVENUE
CLIFTON AVENUE
SPRING AVENUE
CASTLEWOOD
SERVICE DRIVE
DRIVE

Exhibit 1E



LEGEND

- PROPOSED BITUMINOUS SURFACE
- 6" TOPSOIL AND SEED
- EXISTING BITUMINOUS SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING GRAVEL SURFACE

NOTES:
1: RESTORE TURF FOR ALL DISTURBED AREAS NOT INTENDED TO BE IMPERVIOUS SURFACE.
2: USE EXISTING AGGREGATE BASE UNDER REMOVED BITUMINOUS UNLESS DIRECTED BY ENGINEER. RECOMPACT PRIOR TO PAVING.

N

30 0 30 60
scale 15 feet

Exhibit 2A

GRAY SEH

NOT FOR CONSTRUCTION

Project Owner
CITY OF WORTHINGTON

CITY OF WORTHINGTON
FIELD HOUSE RENOVATION
700 2nd Avenue
Worthington, MN 56187

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SEH Project	WORTC 151154
Checked By	BB
Drawn By	FS
Project Status	**Issue Date**

Revision Issue

Rev. #	Description	Date

SITE LAYOUT

C101

Save: 3/2/2020 1:40 PM kpederson Plot: 3/10/2020 12:00 PM P:\UZ\WW\Worktc\151\15415-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\WO 151154_PL.dwg

INSTALL INLET PROTECTION (ROCK LOG)

EXISTING BUILDING FLOOR IS APPROXIMATELY 6" LOWER THAN THE GROUND AROUND THE BUILDING. FILL AREA WITH BITUMINOUS PAVEMENT. SURFACE SHALL BE FLUSH WITH THE GROUND AROUND THE BUILDING FOOTPRINT.

INSTALL BITUMINOUS PAVEMENT PATCH IN GRASS BLVD TO CREATE DRIVEWAY ENTRANCE

4" SOLID LINE WHITE (TYP.)

2nd Ave.

RESTRICTED COVENANT AREA

24' TYP.

9' TYP.

19' TYP.

24' TYP.

46'

130'

9' TYP.

8'

20'

8'

3" BITUMINOUS PAVEMENT (PATCH) 10" CLASS 5 AGGREGATE BASE

INSTALL ACCESSIBLE PARKING SIGNS (SEE DETAIL)

INSULATE SEWER TO PROPERTY LINE

INSTALL NEW SANITARY SEWER PIPE 4" PVC SDR 35 @ 1.0% CONTRACTOR TO FIELD VERIFY INVERTS AND LOCATION PRIOR TO INSTALL

INSTALL 30" STORM SEWER MANHOLE (SEE DETAIL)

ST-40

CONTRACTOR TO VERIFY WATER SERVICE DEPTH AT LOCATION DETERMINED BY ENGINEER IN FIELD

LIMIT OF SOIL DISTURBANCE

EX. BUILDING. SEE ARCHITECTURAL DRAWINGS

SEE SHEET A700 FOR MAIN ENTRY STAIRS AND RAMP DETAILS

TOPSOIL, SEED AND MULCH (TYP.)

COORDINATE WITH ARCHITECTURAL DRAWINGS FOR STOOP LOCATION

COORDINATE WITH ARCHITECTURAL DRAWINGS FOR MECHANICAL EQUIPMENT LOCATION

50' x 17' STORAGE ROOM ADDITION

INSTALL SILT FENCE

N

30 0 30 60

scale 15 feet

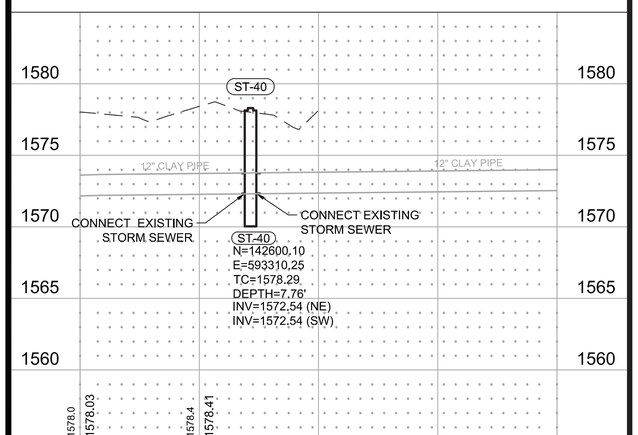
Exhibit 2B

LEGEND

- PROPOSED BITUMINOUS PAVEMENT (PATCH)
- 6" TOPSOIL, SEED MIXTURE 25-131 AND MULCH
- (ST) PROPOSED STORM SEWER MANHOLE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED SANITARY SEWER PIPE INSULATION
- EXISTING BITUMINOUS SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING GRAVEL SURFACE

NOTES:

1: EXISTING SOILS MAY BE CONTAMINATED. REFER TO SPECIFICATION SECTION 02 60 10 - HANDLING OF CONTAMINATED SOILS/DEBRIS FOR MORE INFORMATION.



GRAY SEH

NOT FOR CONSTRUCTION

Project Owner
CITY OF WORTHINGTON

CITY OF WORTHINGTON
FIELD HOUSE RENOVATION
700 2nd Avenue
Worthington, MN 56187

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SEH Project	WORTC 151154
Checked By	AM
Drawn By	KP

Project Status — Issue Date

Revision Issue

Rev. #	Description	Date
1	Addendum #1	9-24-2020
2	Updated access aisle and set back info.	10-20-2020
3	50' x 17' Storage Room Addition	01-11-2021

SITE LAYOUT

C200

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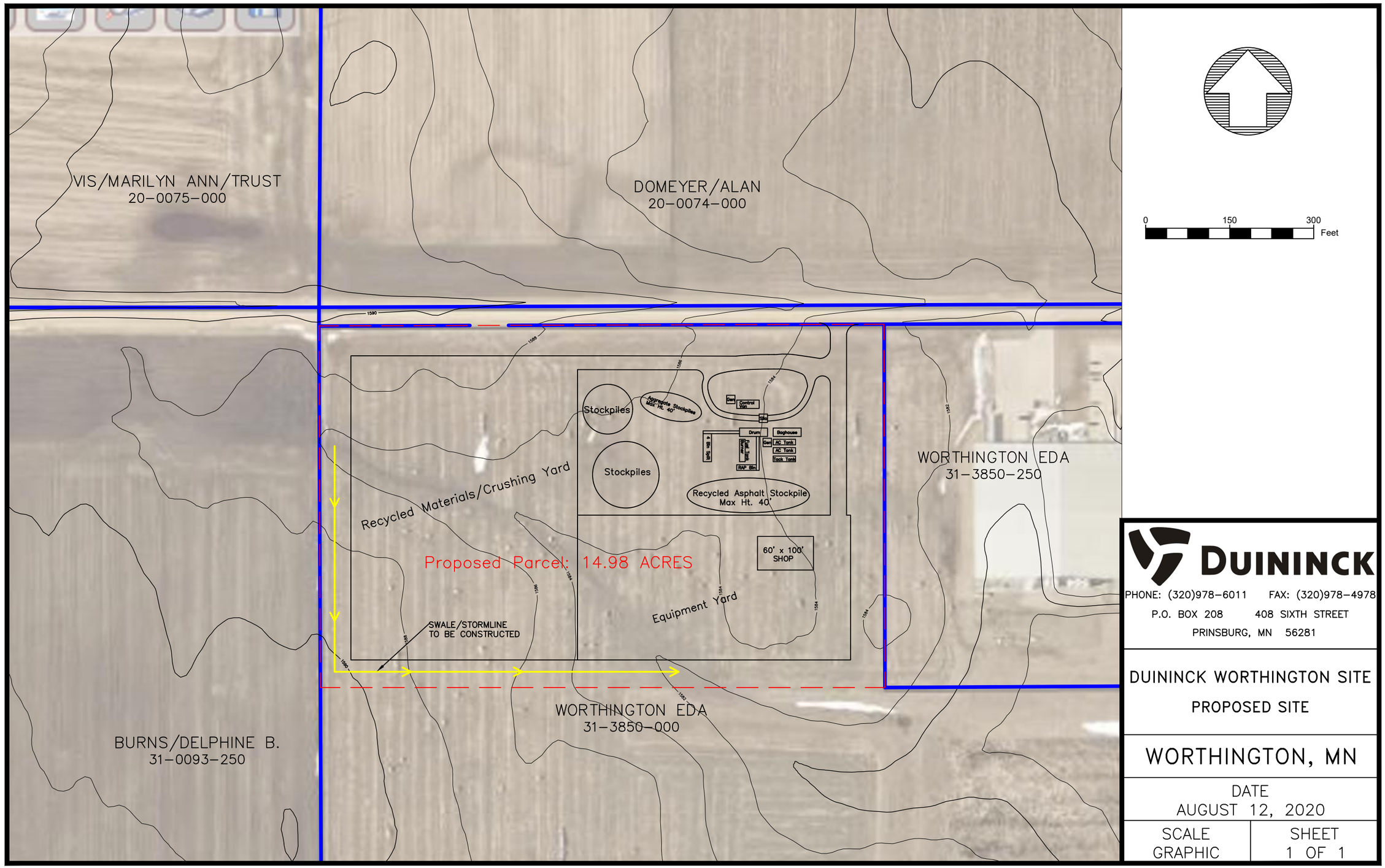
GRAY



DUININCK
PHONE: (320)978-6011 FAX: (320)978-4978
P.O. BOX 208 408 SIXTH STREET
PRINSBURG, MN 56281

DUININCK WORTHINGTON SITE

PROPOSED SITE

WORTHINGTON, MN

DATE
AUGUST 12, 2020

SCALE	SHEET
GRAPHIC	1 OF 1