

**WORTHINGTON CITY COUNCIL
REGULAR MEETING, APRIL 10, 2017**

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: Larry Janssen, Alan Oberloh, Chad Cummings, Amy Ernst, Mike Harmon. Honorary Council Member: Chris Kielblock.

Staff present: Steve Robinson, City Administrator; Brad Chapulis, Director of Community/Economic Development; Todd Wietzema, Public Works Director; Dwayne Haffield, Director of Engineering; Janice Oberloh, City Clerk.

Others present: Justine Wettschreck, KWOA; Karl Evers-Hallstrom, Daily Globe; Jay Milbrandt; Kim Milbrandt; Dan Krueger.

The Pledge of Allegiance was recited.

HONORARY COUNCIL MEMBER

Mayor Kuhle welcomed Chris Kielblock as the Honorary Council Member for the months of February, March and April, 2017.

AGENDA CLOSED/APPROVED

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

CONSENT AGENDA APPROVED

The motion was made by Council Member Janssen, seconded by Council Member Harmon and unanimously carried to approve the consent agenda as follows:

- City Council Minutes of Regular Meeting March 27, 2017; City Council Minutes of Special Meeting - Strategic Planning Session March 31, 2017
- Minutes of Boards and Commissions - Water and Light Commission Minutes of Regular Meeting April 3, 2017; Worthington Convention and Visitors Bureau Minutes of February 22, 2017; Worthington Housing and Redevelopment Authority Board Minutes of February 28, 2017; Center for Active Living Committee Minutes of March 13, 2017; Heron Lake Watershed Board of Directors Minutes of February 21, 2017; Traffic and Safety Committee Minutes of March 28, 2017
- Bills payable and totaling \$444,980.96 be ordered paid

CONSIDERATION OF DISPOSAL OF CITY-OWNED DREDGE SITE PROPERTY

Staff noted that the City received an inquiry from Smith Trucking about acquiring City owned property along County Road 57 that was used as a fill area for disposal of material dredged from the

lake. Steve Robinson, City Administrator, said a grant from the E.O. Olson Trust fund was used to purchase the land in 1979, so any money from the sale of the land would be obligated to go back into that trust fund. Inquiries regarding annexation of land near that site have also been received by the City.

The property is zoned transitional and is identified as being Business Park in the City's Comprehensive Plan - a mixture of manufacturing, warehousing, and transportation related industries. The property has access to sanitary sewer service but not City water - the City would need to undertake the infrastructure costs of water main construction.

Mr. Robinson said Council needed to determine their interest in selling the property, and if so, they would also need to determine the method of sale, authorize the Mayor to sign a zoning application for the property as it would need to be re-zoned to accommodate the proposed end use, and direct staff to obtain an appraisal. Following discussion, consensus was that commercial appraisals on the property need to be obtained before moving forward.

The motion was made by Council Member Oberloh and seconded by Council Member Harmon to have the City-owned dredge site property appraised.

Council Member Oberloh asked if we would obtain three appraisals - Council Member Janssen asked if the appraisal would be come from out of town, as he didn't know if anyone here was certified for commercial appraisals. Mr. Robinson said staff would obtain proposals to come before Council prior to getting an appraisals.

The motion was unanimously carried.

2017 SUMMER HOURS FOR PUBLIC WORKS EMPLOYEES APPROVED

Staff presented a memorandum of understanding between the City of Worthington and the International Union of Operating Engineers Local No. 49 Public Works employees for summer hours beginning April 24, 2017. Employees will work nine-hour days Monday through Thursday, and one four-hour day on Fridays. Summer hours will continue until ended by the City Administrator and Director of Public Works.

The motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to approve the memorandum of understanding for summer hours for the IOU Local 49 Public Works employees.

AUTHORIZATION TO EXECUTE VARIANCE APPLICATION ON BEHALF OF CITY OF WORTHINGTON FOR PROPOSED IMPROVEMENTS TO LUDLOW PARK

Representatives from Bedford Industries approached City staff in 2016 about making some improvements and additions to Ludlow Park. The Ludlow Park property was donated by H.J. Ludlow, who's descendent, Bob Ludlow, founded Bedford Industries here in Worthington. Bob's grandson, Jay Milbrandt, was present at the meeting, along with Dan Krueger, Ideal landscape & Design, Inc, to provide information on the proposed project, which includes a small band shell structure by the lake shore, amphitheater style seating, signage, a new dock, and a parking lot. The City's dumping station that is located in the north portion of the park would need to be removed. Due to underground utility placement, the band shell structure would be placed less than 50 feet from the lakeshore, which, according to the City's planning regulations, requires that we submit a variance application. Some engineering for the project will be required, which will then need to go the Planning Commission for approval. Pending that approval, the plans will come to Council for final approval.

The motion was made by Council Member Oberloh, seconded by Council Member Cummings and unanimously carried to authorize the Mayor to execute the variance application on behalf of the City of Worthington for the proposed improvements to Ludlow Park.

Council thanked the Milbrandt's for their wanting to improve the park.

PLANS APPROVED AND ADVERTISEMENT FOR BIDS AUTHORIZED FOR 2017 SAP CONCRETE RECONDITIONING PROJECT

The 2017 State Aid Project concrete reconditioning project includes replacement of fractured concrete pavement panels on Humiston Avenue and 5th Avenue from Clary Street to 12th Street. It also includes partial depth pavement repairs along segments of certain pavement joints and replacement of pedestrian curb ramps at all crosswalks within this segment. As an add-alternate, pedestrian bump-outs on the west side of Humiston Avenue at Clary Street could be added, which can be decided by Council at the time the bid is awarded. Mr. Haffield said the bump-outs were identified in the Active Living Plan. Total estimated project cost is \$540,125, which includes \$54,800 for the bump-outs.

The motion was made by Council Member Ernst, seconded by Council Member Harmon and unanimously carried to approve the plans and specifications for the 2017 SAP Concrete Reconditioning Project and to authorize advertisement for bids to be received May 5, 2017 and considered for award at the May 8, 2017 Council meeting.

CONTRACT FOR PROFESSIONAL SERVICES BETWEEN CITY OF WORTHINGTON AND SOUTHWEST REGIONAL DEVELOPMENT COMMISSION APPROVED

With his upcoming departure from the City, Brad Chapulis, Director of Community/Economic Development, said he and Administrator Steve Robinson have discussed temporarily assigning

various responsibilities of the Director to existing staff until a replacement is permanently hired. Their proposal is that the City Administrator will handle the Department supervisory and economic development activities while daily zoning inquiries would be covered by existing department staff. Planning/zoning administration and enforcement services would be contracted with the Southwest Regional Development Commission (SRDC) on an as-needed basis. The SRDC would assist with preparation of required public notices, process all zoning related applications, prepare planning/zoning related case items for Planning Commission/City Council, attend Planning Commission meetings, attend City Council meetings when requested, and maintain a minimum of 4 hours of office time each week to attend to any planning/zoning related matters. A proposal from the SRDC for such services was presented to Council for consideration.

The motion was made by Council Member Cummings, seconded by Council Member Oberloh and unanimously carried to concur with staff's recommendation and authorize the Mayor to execute the contract.

Mayor Kuhle requested that Mr. Chapulis put together a letter of recommendation of what he would like to see happen with his department here.

COUNCIL COMMITTEE REPORTS

Mayor Kuhle - He and several other Council Members attended the BioScience Conference last week - had a couple of meetings with potential businesses that might move to Worthington. Thought the planning session amongst Council Members was good, should have them more often.

Council Member Janssen - attended the planning session March 31st.

Council Member Oberloh - the HRA completely replaced the heating/cooling system at the Atrium, a \$350,000 upgrade - some of the funds are reimbursable - installed state of the art equipment that will notify them immediately if something goes wrong with the system. Final sign-off on the project that will allow the reimbursement to happen has not occurred yet. Traffic and Safety - a decision was made to install a sign on the south side of Worthington coming into town to try to slow people down where the speed limit drops to 45 - lots of discussion - Dwayne Haffield noted the decision is coming back to the Committee.

Council Member Cummings - Other than meetings where Council was at all together, he attended the Chamber CVB meeting - they discussed their biggest thing, Harmony Park - the amenity thing is something being taken note of by the CVB, to push the amenities as a marketing tool - getting the Concierge Program kicked off to welcome people into town, to assist employers in welcoming people and bringing people - a tutorial of here's how, here's whom what we have to offer. The Memorial Auditorium Advisory Board - the lighting grant was received - the new lighting board should allow the lighting to be used as it should. They are working on a couple of main stream contemporary shows - might attract a different crowd at the Auditorium. If we can get the success of the local option sales tax extension, because the Auditorium was part of the initial sales tax request, we should consider using some of those funds for things that need to be addressed there, like

seating, and railings for safety. Curtain repair also needs to be addressed.

Council Member Ernst - nothing to report.

Council Member Harmon - attended the March 31st strategic planning session. Also attended the Water and Light Commission meeting on April 3rd - they welcomed Deb Weg as their new member on the Commission. Lyle Ten Haken was selected to be the representative to the Lewis and Clark Board. All of the bonding bills contain the Lewis and Clark funding of \$11.5 million - they are still trying to get the \$8 million remaining from Phase II released - that would reduce the \$11.5 million request to \$3.5 million. They are also trying to get that funding moved out of the bonding bill into the appropriations bill. Attended the BioScience Conference on the 6th and 7th - attendance was down pretty bad for what we're paying. Feels it's expensive and maybe it has run its course. The CAL Committee met this morning and discussed Saturday hours and upcoming programs. They made contact with Sioux Falls Active Life group to see if there is anything we might have in common.

CITY ADMINISTRATOR'S REPORT

Steve Robinson, City Administrator, provided an update on the sales tax extension - it is not included in the House Bill as they felt it was too vague, but it is included in the Senate Bill. Following the House determination, we put together a letter a couple of days later that identified uses, one of which was the seating at Memorial Auditorium - if that extends out we will be investing more money in the Auditorium. Last week in St. Paul he met with several people that may be on the Conference Committee from the House side to ask for continued support for the sales tax. It seems to be pretty strong on the Senate side. Wednesday morning Lewis and Clark had a hearing in the Senate Capital Committee, which is the Bonding Committee - it was approved and passed on to the Finance Committee - it is not as quick of a process as we initially thought, but it's another route to get the funding without depending on the Bonding Bill. Mr. Robinson expressed his appreciation to Council for their participation in the all-day planning session - they gave staff great direction. He suggested that perhaps we could do more 2 to 4 hour sessions that focus on a specific topic. It was very insightful and informative for him.

CLOSED SESSION UNDER MINN. STAT. § 13D.05, SUBD. 3 (A) PERFORMANCE EVALUATION - CITY ADMINISTRATOR

Mayor Kuhle announced that Council would be going in to closed session under Minn. Stat. § 13D.05 Subd. 3 (a) to complete the performance evaluation of the City Administrator. Those in attendance for the Council meeting but not allowed to stay for the closed session left the meeting.

The motion was made by Council Member Janssen, seconded by Council Member Cummings and unanimously carried to close the meeting at 7:58 p.m.

The motion was made by Council Member Oberloh, seconded by Council Member Ernst and

unanimously carried to re-open the meeting at 8:45 p.m.

ADJOURNMENT

The motion was made by Council Member Cummings, seconded by Council Member Janssen and unanimously carried to adjourn the meeting at 8:46 p.m.

Janice Oberloh, MCMC
City Clerk