

**WORTHINGTON CITY COUNCIL REGULAR MEETING  
JUNE 8, 2026**

The meeting was called to order at 5:30 p.m., in City Hall Council Chambers by Mayor Rick Von Holdt with the following Council Members present: Amy Woitalewicz, Chris Kielblock, Dennis Weber, Amy Ernst, Mike Kuhle.

Staff present: Todd Wietzema, Public Works Director; Matt Selof, Community Development Director; Hyunmyeong Goo, City Engineer; Deb Olsen, Finance Director; Cristina Adame, Community Relations and Communications; Mindy Eggers, City Clerk.

Others Present: Chloe Farnsworth, *The Globe*; Ryan McGaughey, Radio Works (5:31 p.m.).

The Pledge of Allegiance was recited.

**AGENDA APPROVED WITH ADDITIONS/CHANGES**

The Mayor stated *Item K. Closed Session Under Minn Stat § 13D.05, SUBD. 3 (A) Performance Evaluation – City Administrator* would be removed from the agenda.

A motion was made by Council Member Kielblock, seconded by Council Member Weber and unanimously carried to approve the agenda with the noted change.

**CONSENT AGENDA**

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

- Regular City Council Meeting Minutes of May 26, 2026
- Application to Block Streets – Joyful Eyes Optometry
- 2026-2027 Club On-Sale Liquor License Renewal
- Bills Payable Totaling \$919,707.73

**RESOLUTION NO. 2026-06-28 ADOPTED APPROVING TRANSFER FROM GENERAL FUND TO RECREATION FUND**

Steve Robinson, City Administrator said staff is requesting a resolution be approved authorizing the transfer of \$60,603.73 in American Rescue Plan Act (ARPA) funds from the General Fund to the Improvement Construction Fund. He noted that the City received \$1,431,488.03 in ARPA funding in 2021 and 2022, and that on December 23, 2024, the Council designated a portion of those funds to help offset costs associated with upgrades to municipal sanitary sewer and domestic water services in underserved neighborhoods.

Robinson explained that the E. 9th Avenue project was completed substantially in 2025 and the ARPA funds are currently held in the General Fund. The proposed transfer, effective December 31, 2025, is necessary to align the ARPA revenue with the related construction expenditures incurred in 2025, in accordance with governmental accounting requirements.

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

RESOLUTION NO. 2026-06-28

A RESOLUTION APPROVING TRANSFER FROM GENERAL FUND TO RECREATION FUND

(Refer to Resolution File for complete copy of Resolution)

**BID RECOMMENDATION FOR AIRPORT PAVEMENT PROJECT**

Todd Wietzema reported bids were opened for the South Taxilanes Pavement project on the Worthington Municipal Airport. on June 3, 202. Three bids were received and they are as follows:

- Gee Asphalt Systems, Inc \$118,644.30
- American Road Maintenance \$141,516.00
- Fahrner Asphalt Sealers, Inc \$152,924.43

The lowest bid received was approximately 11.26% higher than the Engineer's estimate of \$106,638.00 for the project.

Staff reviewed the bid tabulation and the recommendation from the project consultant, and is requesting the bid be awarded to Gee Asphalt Systems, Inc. noting that project funding will consist of 70% State of Minnesota funds and 30% local funds. The total local share, including engineering and administration costs, is estimated at \$40,213.30.

The motion was made by Council Member Woitalewicz, seconded by Council Member Weber and unanimously carried to award the low bid to Gee Asphalt, Inc. in the amount of \$118,644.30.

**RESOLUTION NO. 2026-06-29 ADOPTED ACCEPTING A DONATION OF PERSONAL PROPERTY**

Mr. Wietzema said members of the Worthington Early Risers Kiwanis approached the City last fall about installing a life-sized checkerboard game in Chautauqua Park. The proposed project includes a painted concrete checkerboard with wooden checker pieces.

City staff will provide and install the concrete pad, while the Kiwanis group will donate the remaining project materials and components. The Park and Recreation Advisory Committee reviewed the proposal at its June 3, 2026 meeting and unanimously recommended approval.

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

RESOLUTION NO. 2026-06-29

A RESOLUTION ACCEPTING A DONATION OF PERSONAL PROPERTY

(Refer to Resolution File for complete copy of Resolution)

**RESOLUTION NO. 2026-06-30 ADOPTED ACCEPTING A DONATION OF PERSONAL PROPERTY**

Mr. Wietzema said the Worthington Early Risers Kiwanis approached the City this spring with a proposal to donate a book exchange box for Chautauqua Park. The Kiwanis group will purchase the box and has agreed to maintain it by keeping it stocked with books.

He noted the Park and Recreation Advisory Committee reviewed the proposal and unanimously approved it.

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

RESOLUTION NO. 2026-06-30

A RESOLUTION ACCEPTING A DONATION OF PERSONAL PROPERTY

(Refer to Resolution File for complete copy of Resolution)

**RESOLUTION NO.S 2026-06-31 AND 2026-06-32 ADOPTED ACCEPTING A DONATION OF PERSONAL PROPERTY**

The Park and Recreation Advisory Committee received and approved two applications to place benches along the County trail and in Chautauqua Park. The requests are as follows:

- The Lorang family in memory of Mike Lorang.
- Burdel and Jolene Kuhl near the playground in Chautauqua Park

The donations meet all the requirements of the Park Donation policy.

The motion was made by Council Member Weber, seconded by Council Member Kuhle and unanimously carried to adopt the following resolutions:

RESOLUTION NO. 2026-06-31

A RESOLUTION ACCEPTING A DONATION OF PERSONAL PROPERTY

(Refer to Resolution File for complete copy of Resolution)

RESOLUTION NO. 2026-06-32

A RESOLUTION ACCEPTING A DONATION OF PERSONAL PROPERTY

(Refer to Resolution File for complete copy of Resolution)

**AWARDED CONTRACT FOR EAST OKABENA LAKE TRAIL PROJECT**

Hyunmyeong Goo, City Engineer, reported the bid opening for the East Okabena Lake Trail project was held on Wednesday, June 3, 2026, at 2:00 p.m. He noted the bid results will be made public once the contract is awarded to the lowest responsible bidder.

The lowest bid was submitted by Henning Excavating, in the amount of \$1,492,135.45. The bid is approximately 8% lower than the engineer's estimate.

The motion was made by Council Member Kuhle, seconded by Council Member Ernst and unanimously carried to award the East Okabena Lake Trail Project to Henning Excavating in the amount of \$1,492,135.45.

**ORDINANCE NO. 1221 AMENDING TITLE XV OF THE CITY CODE OF WORTHINGTON, NOBLES COUNTY, MINNESOTA, TO REZONE PROPERTY FROM "R-4" (MEDIUM DENSITY RESIDENTIAL TO "R-2" (ONE FAMILY, LOW DENSITY RESIDENTIAL DISTRICT)**

Matt Selof, Community Development Director, said Sandy Escobar requested approval of a change of zone from 'R-4' Medium Density Residential to 'R-2' One Family, Low Density Residential District for property on the East end of Cecilee Street, commonly known as parcel 31-1068-00. The subject property currently contains a duplex. If approved, the applicant plans to pursue platting of the property into additional lots.

The Planning Commission held a public hearing at their June 2, 2026 meeting and voted to recommend the approval of the requested change of zone. Their decision was based on the following:

1. The applicant owns parcel 31-1068-000. The property currently contains a duplex on the east end of the property that was constructed in 2025. The applicant plans to build another 2 duplexes (4 total units) and one single-family home. For future resale, they are planning on platting the property.

2. The subject property is currently 'R-4' Medium Density Residential. The 'R-4' zone requires a minimum lot width of 100 feet along with other requirements such as lot size, setbacks, etc. The applicant's desire is to eventually plat the property into lots under 100 feet wide in order to best utilize the space. In order to be able to do this, the applicant is requesting a change of zone to 'R-2' which requires a minimum lot width of 60 feet.

3. The City's 2045 Comprehensive Plan designates the subject property as future park and open space land as shown in Exhibit 1C which is due to the previous 'use' of the property as open space at the time of adoption. The Plan includes a number of goals and objectives related to housing including:

- "Support the development of denser, more walkable housing with adequate walking distances to recreational amenities."

- "The city should look to encourage the development of Missing Middle style housing..."

4. With any land use or change of zone request, the surrounding zoning and land uses should be considered to reduce conflicts. The surrounding properties zoning and uses are as follows:

North: 'R-4', Single-Family Homes

South: 'R-5' Sungold Height Mobile Home Park

East: 'R-4' Apartments and Rental Townhomes

West: 'R-2' Single-family homes

Mr. Selof noted the ordinance only requires one reading.

The motion was made by Council Member Kuhle, seconded by Council Member Woitalewicz and unanimously carried to adopt the following ordinance:

ORDINANCE NO. 1221

AN ORDINANCE TO AMEND TITLE XV OF THE CITY CODE OF WORTHINGTON, NOBLES COUNTY, MINNESOTA, TO REZONE PROPERTY FROM "R-4" (MEDIUM

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DENSITY RESIDENTIAL TO “R-2” (ONE FAMILY, LOW DENSITY RESIDENTIAL DISTRICT)

(Refer to Ordinance File for complete copy of Ordinance)

**RESOLUTION NO. 2026-06-33 ADOPTED AUTHORIZING THE ABATEMENT OF A HAZARDOUS BUILDING LOCATED AT 90 12<sup>th</sup> STREET E**

Mr. Selof reported staff notified the owners of 90 E. 12th Street on March 10, 2025, that the deteriorated building must be demolished by the end of 2025 due to the collapse of most of the roof and unsecured access to the structure. Although the property owners remained in communication with staff and attempted to secure funding or sell the property, they were unable to do so.

Under Minnesota Statute 463, the City may declare the building hazardous and order its abatement. If the owners fail to comply, the City may seek a court order authorizing demolition and assess the demolition costs to the property as a special assessment. Demolition costs are estimated at \$50,000 to \$60,000 and must be assessed in a single installment, creating a risk of future tax forfeiture if unpaid. Mr. Selof said the City could use funds from reserves or from the Worthington Rediscovered Funds for the upfront cost of the demolition.

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

RESOLUTION NO. 2026-06-33

A RESOLUTION AUTHORIZING THE ABATEMENT OF A HAZARDOUS BUILDING LOCATED AT 90 12<sup>th</sup> STREET E

(Refer to Resolution File for complete copy of Resolution)

**COUNCIL COMMITTEE REPORTS**

Mayor Rick Von Holdt – No report.

Council Member Ernst – No report.

Council Member Weber - No report.

Council Member Woitalewicz – No report.

Council Member Kuhle – Attended a City, County, School Meeting, discussion was held on the new softball complex and the proposed Ice Arena. The College reported while the local location is doing well there are things happening at the state level that may affect future local resources.

Council Member Kielblock – No report.

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**CITY ADMINISTRATOR REPORT**

Mr. Robinson reported that he attended the groundbreaking ceremony for the ISD 518 Softball Complex. Construction of the concession building is anticipated to be completed in August.

Mr. Robinson also reported that he is scheduled to speak at the Hospital Auxiliary meeting on Thursday morning.

**ADJOURNMENT**

The motion was made by Council Member Kielblock, seconded by Council Member Weber and unanimously carried to adjourn the meeting at 5:52 p.m.

Mindy Eggers, MCMC  
City Clerk