

**WORTHINGTON CITY COUNCIL REGULAR MEETING
JULY 13, 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: Matt Selof, Community Development Director; Hyunmyeong Goo, City Engineer; Jill Cuperus, Center for Active Living Director; Cristina Adame, Community Relations and Communications; Mindy Eggers, City Clerk.

Others Present: Chloe Farnsworth, *The Globe*; Adam Blume, Honorary Council Member; Chad and LeAnn Jeffers.

The Pledge of Allegiance was recited.

AGENDA APPROVED WITH ADDITIONS/CHANGES

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

CONSENT AGENDA

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

- Special City Council Meeting Minutes of June 24, 2026
- City Council Meeting Minutes of June 22, 2026
- Housing & Redevelopment Authority Meeting Minutes of May 13, 2026
- Housing & Redevelopment Authority Meeting Minutes of April 8, 2026
- Housing & Redevelopment Authority Meeting Minutes of March 4, 2026
- Housing & Redevelopment Authority Meeting Minutes of February 4, 2026
- Housing & Redevelopment Authority Meeting Minutes of January 21, 2026
- Housing & Redevelopment Authority Meeting Minutes of January 7, 2026
- Housing & Redevelopment Authority Meeting Minutes of December 2, 2025
- Housing & Redevelopment Authority Meeting Minutes of November 12, 2025
- Housing & Redevelopment Authority Meeting Minutes of October 13, 2026
- Housing & Redevelopment Authority Meeting Minutes of October 1, 2025
- Application for Temporary On-Sale Liquor License – King Turkey Day, Inc.
- 2026-2027 Club On-Sale Liquor License Renewals
- Bills Payable Totaling \$2,033,553.08

RESOLUTION NO. 2026-07-36 ADOPTED APPOINTING ELECTION JUDGES AND ALTERNATES FOR THE AUGUST 11, 2026 PRIMARY ELECTION

Steve Robinson said State Statute 204B.21 Subd, 2 states that election judges for precincts in a municipality shall be appointed by the governing body of the municipality at least 25 days before the election at which they will serve, which this year is July 18th for the August 11, 2026 state primary election. The statute also provides municipalities to authorize the City Clerk to appoint additional or alternate judges should the need arise for the primary election after the July 18th deadline.

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

RESOLUTION NO. 2026-07-36

A RESOLUTION APPOINTING ELECTION JUDGES AND ALTERNATES FOR THE AUGUST 11, 2026 PRIMARY ELECTION

(Refer to Resolution File for complete copy of Resolution)

MARKET RATE RENTAL HOUSING FINANCIAL ASSISTANCE TO DEROCHER BROTHERS CONSTRUCTION, LLC APPROVED

Mr. Robinson said at the January 27, 2026, council meeting City Council approved an offer of financial assistance to DeRocher Brothers Construction.

Included in the City's financial assistance package is \$15,000.00 per apartment unit up to a maximum of 36 units. The financial assistance shall be paid on a prorated basis upon issuance of individual building certificates of occupancy.

The Certificate of Occupancy was issued for DeRocher's Building No. 1 on July 1, 2026, which is a twelve unit building at the corner of Grand Avenue and Darling Drive. In accordance with the approved financial assistance, the City shall issue payment of \$180,000.00.

He explained funding for the assistance will come in part from funds received through the Minnesota Statewide Affordable Housing Aid program. The city has received \$131,082.00 to date with another allocation of \$20,943.00 due later this year from the housing aid program.

Additional funding may come from the Spending Plan which has a current balance of \$1,073,991. Spending Plan funds must be committed by the end of 2026. Uncommitted funds after that date shall be transferred back to TIF District No. 7: Darlings Third Addition.

The motion was made by Council Member Weber, seconded by Council Member Kuhle and unanimously carried to approve payment of \$180,000.00 to DeRocher Brothers Construction, LLC.

SUMMARY OF PERFORMACE EVALUATION – CITY ADMINISTRATOR

Mayor VonHoldt gave a summary of the performance evaluation for City Administrator Steve Robinson, noting he received a very strong performance evaluation and demonstrates strong leadership, professionalism, strategic vision, and a consistent commitment to serving the City Council, staff, and community.

RESOLUTION NO. 2026-07-37 ADOPTING ACTIVE TRANSPORTATION PROGRAM GRANT AGREEMENT

Hyunmyeong Goo, City Engineer, said the City of Worthington has been awarded funding through the Minnesota Department of Transportation (MnDOT) Active Transportation Program for the construction of East Okabena Lake trail project.

The total estimated project cost is \$1,492,135.45. Funding for the project includes a \$1,000,000 grant, consisting of \$592,000 in federal Transportation Alternatives (TA) funds and \$228,602 in required local matching funds.

The motion was made by Council Member Woitalewicz, seconded by Council Member Ernst and unanimously carried to approve the Active Transportation Program Grant Agreement and the following resolution:

RESOLUTION NO. 2026-07-37

A RESOLUTION ADOPTING ACTIVE TRANSPORTATION PROGRAM GRANT AGREEMENT

(Refer to Resolution File for complete copy of Resolution)

RESOLUTION NO. 2026-07-38 ADOPTED DISBURSING FUNDS FROM THE SPENDING PLAN TO THOMSON JJ DEVELOPMENTS LLC FOR CONSTRUCTION IMPROVEMENTS AT 1710 HUMISTON AVENUE TO ADD A RESTAURANT TO THE EXISTING BUILDING

Community Development Director Matt Selof reported that on December 22, 2025, the City Council approved a \$50,000 grant to Thomson JJ Developments for interior improvements at 1710 Humiston Avenue to add a Jimmy John's restaurant in the existing building. The grant was approved to assist the business in relocating after losing its lease at a previous location, with the goal of retaining jobs and a restaurant business within the city. The grant is funded through the Spending Plan using unobligated TIF District 7 funds.

Mr. Selof stated that the project has been completed and the restaurant is officially open which makes them eligible for payment.

The motion was made by Council Member Woitalewicz, seconded by Council Member Weber and

unanimously carried to adopt the following resolution:

RESOLUTION NO. 2026-07-38

A RESOLUTION ADOPTED DISBURSING FUNDS FROM THE SPENDING PLAN TO THOMSON JJ DEVELOPMENTS LLC FOR CONSTRUCTION IMPROVEMENTS AT 1710 HUMISTON AVENUE TO ADD A RESTAURANT TO THE EXISTING BUILDING

(Refer to Resolution File for complete copy of Resolution)

APPROVED ADOPTION OF ACTIVE TRANSPORTATION PLAN

Mr. Selof reported over the last year, the City and Nobles County have worked jointly on an Active Transportation Plan, intended to serve as a replacement for the 2015 Active Living Plan. The project was led by a consultant through a grant from MnDOT.

At the June 24, 2026 Special Council meeting the plan was reviewed and Council agreed that it could move forward for adoption. The plan will also be going to the County Commissioners for approval focusing on their goals and joint City/County items in the plan.

The motion was made by Council Member Weber, seconded by Council Member Kuhle and unanimously carried to adopt the Active Transportation Plan.

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 Housing & Redevelopment Authority meeting on July 8 and approved the audit review done by ABDO.

Council Member Kielblock – No report.

CITY ADMINISTRATOR REPORT

Mr. Robinson said there will be an open house held by the MnDOT on July 16, 2026 at 3:00 p.m. and 6:00 p.m. for businesses concerning the Highway 59 project.

The first payroll is being processed through Paycom and Election Judge training will be held the week of July 20th.

Worthington City Council
Regular Meeting, July 13, 2026
Page 5

ADJOURNMENT

The motion was made by Council Member Kielblock, seconded by Council Member Weber and unanimously carried to adjourn the meeting at 5:51 p.m.

Mindy Eggers, MCMC
City Clerk