

**WORTHINGTON CITY COUNCIL REGULAR MEETING
AUGUST 24, 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, Mike Kuhle, Amy Ernst.

Staff present: Matt Selof, Community Development Director; Tammy Makram, Memorial Auditorium Managing Director; Cristina Adame, Community Relations and Communications; Mindy Eggers, City Clerk.

Others Present: Ryan McGaughey, Radio Works; Nathan Schuck; Rebecca Kurtz, Ehlers & Associates.

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.

PUBLIC HEARING AND RESOLUTION NO. 2026-08-43 ADOPTED APPROVING TAX ABATEMENT FOR CERTAIN PROPERTY PURSUANT TO MINN. STAT. 469.1813 – SOUTH SHORE APARTMENTS

Pursuant to published notice, this was the time and date set for a public hearing approving tax abatement for the South Shore Apartments.

The motion was made by Council Member Kielblock, seconded by Council Member Kuhle and unanimously carried to open the hearing.

Matt Selof, Community Development Director, reported an application has been submitted by South Shore Apartments of Worthington. The applicant is seeking approval of tax abatement for the construction of an additional two, 38-unit apartment buildings on East Flower Lane. The additional buildings would be identical to the two buildings currently under construction.

Staff reviewed the application and it meets all the parameters of the program guidelines and recommended approval of the application.

Mayor Von Holdt asked if there was any testimony. None was received.

The motion was made by Council Member Ernst, seconded by Council Member Kielblock and unanimously carried to close the hearing.

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

RESOLUTION NO. 2026-08-43

A RESOLUTION APPROVING TAX ABATEMENT FOR CERTAIN PROPERTY PURSUANT TO MINN. STAT. 469.1813

(Refer to Resolution File for complete copy of Resolution)

CONSENT AGENDA

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

- Regular City Council Meeting Minutes of August 10, 2026
- LEC Joint Powers Meeting Minutes of August 12, 2026
- Park & Recreation Advisory Board Meeting Minutes of August 5, 2026
- Water & Light Commission Meeting Minutes of August 3, 2026
- Bills Payable Totaling \$1,216,986.07

RESOLUTION NO. 2026-08-44 ADOPTED AUTHORIZING ISSUANCE, AWARDED SALE, PRESCRIBING THE FORM AND DETAILS AND PROVIDING FOR THE PAYMENT OF \$8,280,000 GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2026A

At the July 27, 2026 meeting Council adopted a resolution authorizing the issuance and sale of \$8,785,000 General Obligation Improvement Bonds, Series 2026A. Bids were received on Monday August 24, 2026.

Rebecca Kurtz from Ehlers and Associates - Financial Advisors for the City of Worthington, was present at the meeting and provided a Sale Day Report to Council. She said the city received an AA-Standard & Poors rating which reflects a stable outlook because the city will continue to maintain reserves. Nine bids were received for the 2026A Sales Tax Revenue Bonds, with the low bid was from the Piper Sandler & Co. as follows:

Principal Amount: \$8,280,000
Underwriter's Discount \$63,873
Reoffering Premium \$456,417
Costs of Issuance: \$90,325
Yield: 3.42% - 3.720%
Total Net P&I: \$11,570,855

Ms. Kurtz said subsequent to bid opening, the issue size was decreased from \$8,785,000 to \$8,280,000. The cost of issuance is \$90,325. True Interest Cost was projected to be at 3.720%. The

closing date on this issue is September 10, 2026, which is the day that the city will receive the proceeds from the sale. As part of the Sale Day Report, Council was also provided with a bid tabulation, final sources and use of the funds, and a final debt service schedule. The bonds will mature on February 1, 2037 and thereafter are callable on February 1, 2036 or any date thereafter.

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

RESOLUTION NO. 2026-08-44

A RESOLUTION AUTHORIZING ISSUANCE, AWARDING SALE, PRESCRIBING THE FORM AND DETAILS AND PROVIDING FOR THE PAYMENT OF \$8,280,000 GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2026A

(Refer to Resolution File for complete copy of Resolution)

MEMORIAL AUDITORIUM PERFORMING ART CENTER UPDATE

Tammy Makram, Managing Director for the Memorial Auditorium, gave a recap of the 2025-2026 entertainment season. She said Theater Camp was attended by 54 children and also highlighted the new tech storage area that was redone.

She said the Steinway piano will be 120 years old and will be celebrated by hosting “Sundays on the Steinway”. Free concerts will be held on Sundays and any donations would go towards the piano upkeep. She said Charlie Albright will be performing with the Symphony Orchestra in December and will also do a solo concert on the Sunday after. She noted Mr. Albright will be playing the Steinway for the performances and will be the oldest piano he has ever played.

A video clip of the 2026-2027 upcoming events was shown highlighting each of the upcoming performances.

RESOLUTION NO. 2026-08-45 ADOPTED ACCEPTING A DONATION OF PERSONAL PROPERTY

Mr. Robinson said the Friends of the Auditorium have generously purchased a professional theater projector and projector lens for backstage rear screen projection at the Memorial Auditorium Performing Arts Center.

Ms. Makram stated that the value of the projector is approximately \$12,000.00.

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

RESOLUTION NO. 2026-08-45

A RESOLUTION ADOPTED ACCEPTING A DONATION OF PERSONAL PROPERTY

(Refer to Resolution File for complete copy of Resolution)

SECOND READING PROPOSED ORDINANCE TO ENACT A NEW CHAPTER OF THE CODE OF ORDINANCES TO PROVIDE REGULATIONS FOR THE USE AND OPERATION OF ELECTRIC ASSISTED BICYCLES WITHIN THE CITY

Pursuant to published notice this is the time and date set for the second reading of a proposed ordinance to Enact a New Chapter of the Code of Ordinances to Provide Regulations for the Use and Operation of Electric Assisted Bicycles within the City.

A complete copy of the ordinance was provided in the August 10, 2026 Council Agenda.

The motion was made by Council Member Ernst, seconded by Council Member Woitalewicz and unanimously carried to give a second reading to the proposed ordinance.

FIRST READING PROPOSED ORDINANCE AMENDING CHAPTER 111 OF THE CODE OF ORDINANCES ON THE IMPOSITION OF CIVIL PENALTIES FOR LIQUOR LICENSE VIOLATIONS

Steve Robinson, City Administrator, said staff is requesting Council to consider the proposed ordinance that would amend Section 111.58 of Chapter 111 of the Worthington City Code regarding the imposition of civil penalties for liquor license violations.

The proposed ordinance establishes a graduated penalty structure for violations by liquor licensees and provides a consistent process for imposing penalties. The ordinance is authorized by Minn. Stat. § 340A.415 and provides that prior violations occurring more than thirty-six (36) calendar months before the most recent violation will not be considered when determining successive violations.

The proposed penalties are as follows:

- First Violation: \$1,000 civil fine.
- Second Violation: \$1,000 civil fine and a weekend suspension of the liquor license.
- Third Violation: \$1,000 civil fine and a seven-day suspension of the liquor license.
- Fourth Violation: Revocation of the liquor license.

The ordinance would also establish procedural requirements when a suspension or revocation is proposed. The licensee must receive written notice of the proposed action, the reasons for the action, the proposed penalty, and information regarding the right to request a hearing. No suspension or revocation would become effective until the licensee has been afforded an opportunity for a hearing. Any requested hearing would be conducted in accordance with the applicable state law.

The motion was made by Council Member Weber, seconded by Council Member Kielblock and unanimously carried to give a first reading to the proposed ordinance Amending Chapter 111 of the Code of Ordinances on the Imposition of Civil Penalties for Liquor License Violations.

REQUEST TO UPDATE THE CITY OF WORTHINGTON GUIDELINES AND PROCEDURES FOR THE MINNESOTA GOVERNMENT DATA PRACTICES ACT APPROVED

Mr. Robinson said Council is requested to approve an amendment to the City's Guidelines and Procedures for the Minnesota Government Data Practices Act per recommendation by the League of Minnesota Cities.

Minnesota Statute Section 13.04, subdivision 4 "Procedure when data is not accurate or complete", subdivision 4a was amended by the Legislature. The previous statute was "An individual subject of the data may contest the accuracy or completeness of public data about themselves."

This subdivision was amended to: "Sex offender program data: challenges. Notwithstanding subdivision 4, challenges to the accuracy or completeness of data maintained by the Direct Care and Treatment sex offender program about a civilly committed sex offender as defined in Section 246B.01, subdivision 1a, must be submitted in writing to the data practices compliance official of Direct Care and Treatment or a delegee. The data practices compliance official or a delegee must respond to the challenge as provided in this section."

Mr. Robinson noted the above amended statute will be added to the City's Guidelines and Procedures, Exhibit B, Resource List Non-Public Data Maintained by the City of Worthington.

The motion was made by Council Member Ernst, seconded by Council Member Weber and unanimously carried to update Guidelines and Procedures for the Minnesota Government Data Practices Act.

DISCUSSION HELD ON PROPOSED LAND PURCHASE

Mr. Selof stated that the City recently purchased parcel 20-0175-000 (commonly known as the Koepsell Property) with the intent to extend East Flower Lane to connect to the existing railroad crossing. He explained that the proposed roadway alignment would curve through the property, resulting in a significant area of unused land, particularly on the south side. The City's intent is to sell the remaining south-side property for commercial development upon completion of the project.

Mr. Selof further noted that a small portion of parcel 20-0170-000 lies adjacent to the south side of the City's parcel. This area exists due to the realignment of Highway 59/60, which split parcel 20-0170-000. The portion is approximately 70 feet by 420 feet (approximately 0.67 acres).

He indicated that, to the best of Staff's knowledge, the portion has no street frontage or other direct access (including easements). The owner has advised they may be willing to sell the property to the City.

Mr. Selof stated that acquisition of this portion would allow the city to combine it with the remaining land after the road extension, creating a larger, more readily developable lot with highway frontage.

Discussion was held and the consensus was to inquire about the property.

COUNCIL COMMITTEE REPORTS

Mayor Rick Von Holdt – No report.

Council Member Ernst – No report.

Council Member Weber - No report.

Council Member Woitalewicz – Attended a YMCA Board meeting, they continue to work through a strategic assessment trying to strengthen all of the financial components and are considering changing the budget timeline.

Council Member Kuhle – No report.

Council Member Kielblock – No report.

CITY ADMINISTRATOR REPORT

Mr. Robinson said a budget meeting is being scheduled for Wednesday, September 2nd at 4:30 p.m.

ADJOURNMENT

The motion was made by Council Member Kielblock, seconded by Council Member Weber and unanimously carried to adjourn the meeting at 6:39 p.m.

Mindy Eggers, MCMC
City Clerk